

# **WATER POLLUTION ABATEMENT PLAN MODIFICATION**

**ROUND ROCK COMMERCIAL**  
**Round Rock, Williamson County, TEXAS**

*Prepared For:*

**Round Rock Commercial**

16225 N RM 620 RD  
Austin, TX 78717

*Prepared By:*

**KIMLEY-HORN AND ASSOCIATES, INC.**

6800 Burleson Rd, Bldg 312, Suite 150  
Austin, TX 78744  
(512) 616-9942

Firm No. 928  
KHA Project No. 064589710

**AUGUST 2024**



# TABLE OF CONTENTS

<b>Edwards Aquifer Application Cover Page.....</b>	<b>SECTION 1</b>
Edwards Aquifer Application Cover Page.....	TCEQ-20705
<b>General Information Form.....</b>	<b>SECTION 2</b>
General Information Form.....	TCEQ-0587
Road Map.....	Attachment A
USGS / Edwards Recharge Zone Map.....	Attachment B
Project Description.....	Attachment C
<b>Geologic Assessment Form.....</b>	<b>SECTION 3</b>
Geologic Assessment Form.....	TCEQ-0585
Geologic Assessment Table.....	Attachment A
Stratigraphic Column.....	Attachment B
Site Geology.....	Attachment C
Site Geologic Map(s).....	Attachment D
<b>Modification of a Previously Approved Recharge &amp; Transition Zone.....</b>	<b>SECTION 4</b>
Modification of Previously Approved Plan.....	TCEQ-0590
Original Approval Letter and Approved Modification Letters.....	Attachment A
Narrative of Proposed Modification.....	Attachment B
Current Site Plan of the Approved Project.....	Attachment C
<b>Water Pollution Abatement Plan Application.....</b>	<b>SECTION 5</b>
Water Pollution Abatement Plan Application.....	TCEQ-0584
Factors Affecting Surface Water Quality.....	Attachment A
Volume and Character of Stormwater.....	Attachment B
Suitability Letter from Authorized Agent.....	Attachment C
Exception to the Required Geologic Assessment.....	Attachment D
<b>Temporary Stormwater Section.....</b>	<b>SECTION 6</b>
Temporary Stormwater Section.....	TCEQ0602
Spill Response Actions.....	Attachment A
Potential Source of Contamination.....	Attachment B
Sequence of Major Activities.....	Attachment C
Temporary Best Management Practices and Measures.....	Attachment D
Request to Temporarily Seal a Feature.....	Attachment E
Structural Practices.....	Attachment F
Drainage Area Map.....	Attachment G
Temporary Sediment Pond(s) Plans and Calculations.....	Attachment H
Inspection and Maintenance for BMPs.....	Attachment I
Schedule of Interim and permanent Soil Stabilization.....	Attachment J



<b>Permanent Stormwater Section.....</b>	<b>SECTION 7</b>
Permanent Stormwater Section.....	TCEQ0600
20% or Less Impervious Cover Declaration.....	Attachment A
BMP for Upgradient Stormwater.....	Attachment B
BMP for On-site Stormwater.....	Attachment C
BMP for Surface Streams.....	Attachment D
Request to Seal Features.....	Attachment E
Construction Plans.....	Attachment F
Inspection, Maintenance, Repair and Retrofit Plan.....	Attachment G
Pilot-Scale Field Testing Plan.....	Attachment H
Measures for Minimizing Surface Stream Contamination.....	Attachment I
 <b>Additional Forms.....</b>	 <b>SECTION 8</b>
Previously Approved TSS Removal Calculations.....	
Agent Authorization Form.....	TCEQ-0599
Owner Authorization Form.....	
Application Fee Form.....	TCEQ-0574
Core Data Form.....	TCEQ-10400



***SECTION 1:  
EDWARDS AQUIFER APPLICATION  
COVER PAGE***



# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

---

### Our Review of Your Application

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

### Administrative Review

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

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

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

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

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

### Technical Review

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



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

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

### Mid-Review Modifications

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

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

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

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

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

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

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

<b>1. Regulated Entity Name:</b> Round Rock Commercial					<b>2. Regulated Entity No.:</b> 105093744				
<b>3. Customer Name:</b> AG Round Rock RE Holdings, LLC					<b>4. Customer No.:</b> N/A				
<b>5. Project Type:</b> (Please circle/check one)	New	Modification			Extension	Exception			
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential	Non-residential				<b>8. Site (acres):</b>		1.573	
<b>9. Application Fee:</b>	\$4,000		<b>10. Permanent BMP(s):</b>			N/A - existing regional water quality/detention pond			
<b>11. SCS (Linear Ft.):</b>			<b>12. AST/UST (No. Tanks):</b>						
<b>13. County:</b>	Williamson		<b>14. Watershed:</b>			Lake Creek			



# Application Distribution

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

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](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.)	—	—	<u>X</u>
Region (1 req.)	—	—	<u>X</u>
County(ies)	—	—	<u>X</u>
Groundwater Conservation District(s)	<u>—</u> Edwards Aquifer Authority <u>—</u> Barton Springs/ Edwards Aquifer <u>—</u> Hays Trinity <u>—</u> Plum Creek	<u>—</u> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<u>—</u> Austin <u>—</u> Buda <u>—</u> Dripping Springs <u>—</u> Kyle <u>—</u> Mountain City <u>—</u> San Marcos <u>—</u> Wimberley <u>—</u> Woodcreek	<u>—</u> Austin <u>—</u> Bee Cave <u>—</u> Pflugerville <u>—</u> Rollingwood <u>—</u> Round Rock <u>—</u> Sunset Valley <u>—</u> West Lake Hills	<u>—</u> Austin <u>—</u> Cedar Park <u>—</u> Florence <u>—</u> Georgetown <u>—</u> Jerrell <u>—</u> Leander <u>—</u> Liberty Hill <u>—</u> Pflugerville <u>X</u> Round Rock

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

**Ryan McKay**

Print Name of Customer/Authorized Agent

08/16/2024

Signature of Customer/Authorized Agent

Date

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

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



***SECTION 2:***  
***General Information Form***



# General Information Form

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 08/16/2024

Signature of Customer/Agent:



## Project Information

1. Regulated Entity Name: Round Rock Commercial
2. County: Williamson
3. Stream Basin: Lake Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:  
☒ Recharge Zone  
☐ Transition Zone
6. Plan Type:  
☒ WPAP  
☐ SCS  
☒ Modification

- ☐ AST  
☐ UST  
☐ Exception Request



7. Customer (Applicant):

Contact Person: Grey Reed

Entity: AG Round Rock RE Holdings, LLC

Mailing Address: 12360 Market Dr

City, State: Oklahoma City, OK

Zip: 73114

Telephone: (214)725-4886

FAX: \_\_\_\_\_

Email Address: Greyreed@ashtongray.com

8. Agent/Representative (If any):

Contact Person: Ryan McKay

Entity: Kimley-Horn

Mailing Address: 6800 Burleson Rd, Building 312, Suite 150

City, State: Austin, Texas

Zip: 78744

Telephone: 512-518-4875

FAX: \_\_\_\_\_

Email Address: ryan.mckay@kimley-horn.com

9. Project Location:

- ☐ The project site is located inside the city limits of \_\_\_\_\_.
- ☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Round Rock
- ☐ The project site is not located within any city's limits or ETJ.

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

South of the Great Oaks Dr and N FM 620 intersection.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.
13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- ☐ Survey staking will be completed by this date: when advised of TCEQ site visit



14. ☒ **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☒ Existing paved and/or unpaved roads
- ☒ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Uncleared)
- ☒ Other: \_\_\_\_\_

### ***Prohibited Activities***

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

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

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

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



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

### ***Administrative Information***

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

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☐ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

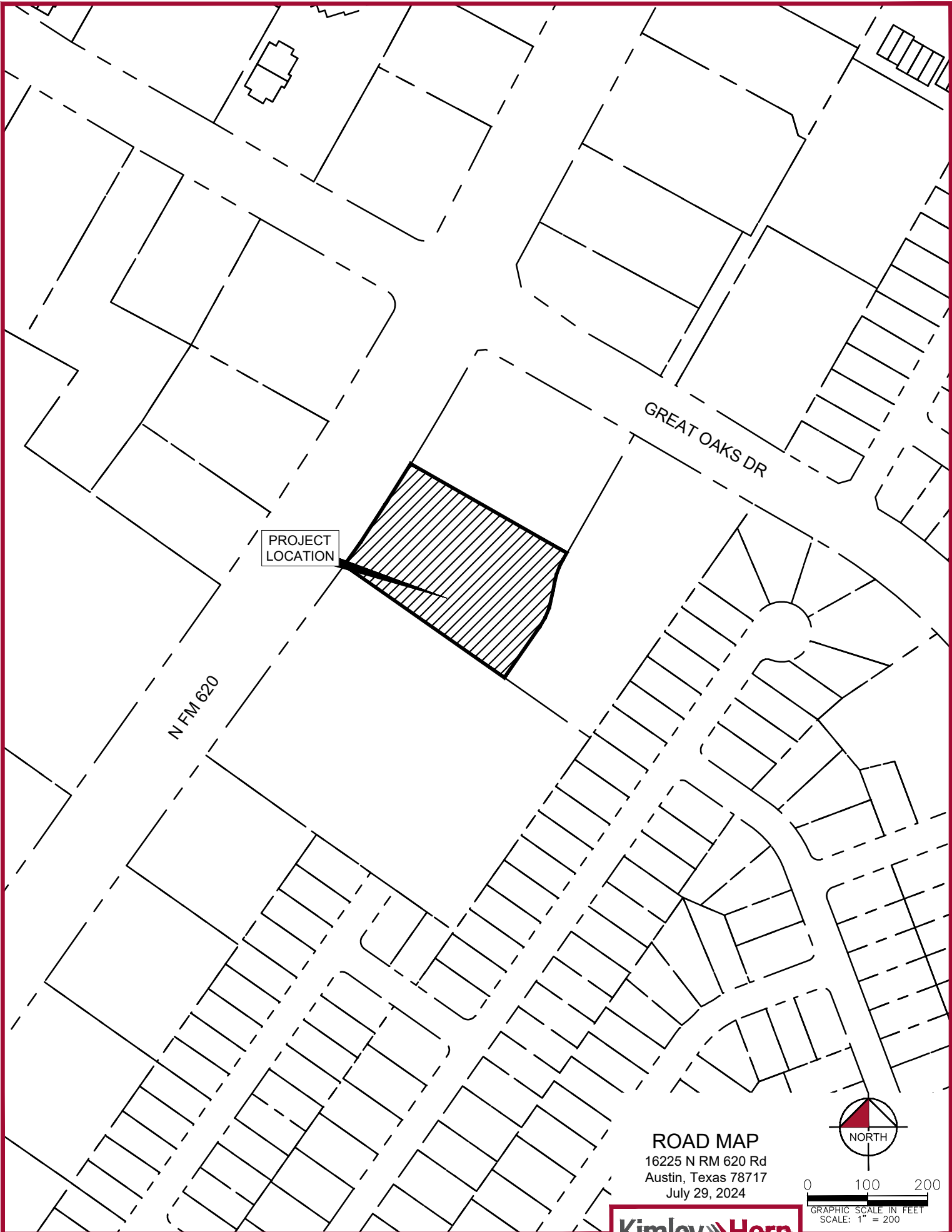
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.





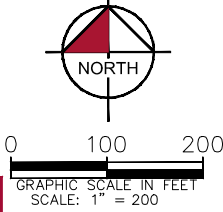
## **ATTACHMENT A: Road map**





**ROAD MAP**

16225 N RM 620 Rd  
Austin, Texas 78717  
July 29, 2024







## **ATTACHMENT B: USGS / Edwards Recharge Zone Map**

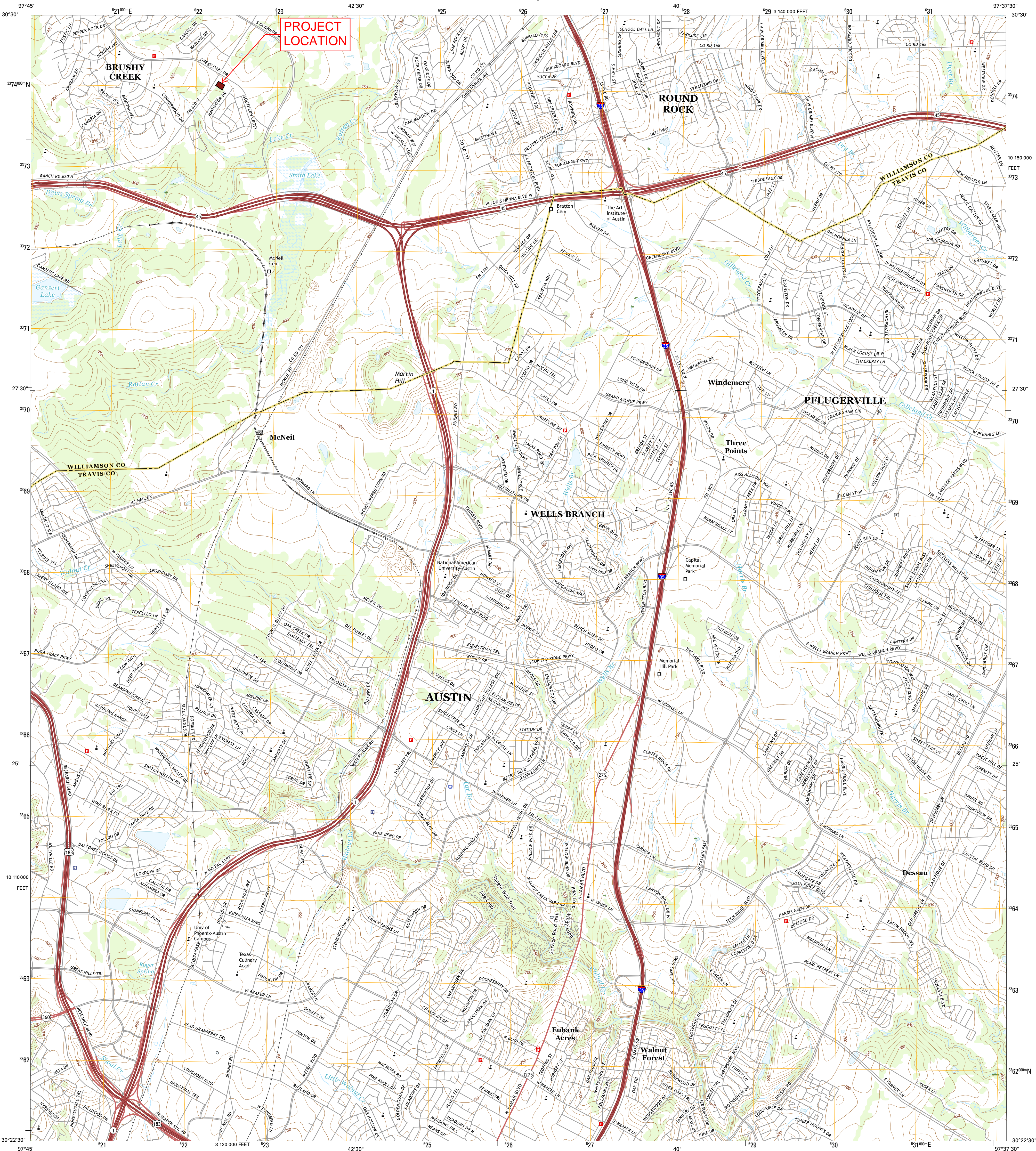




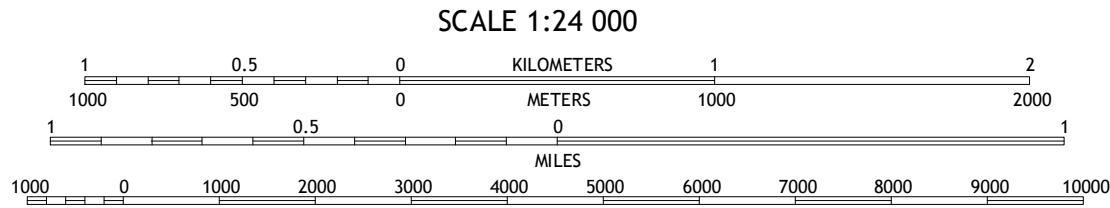
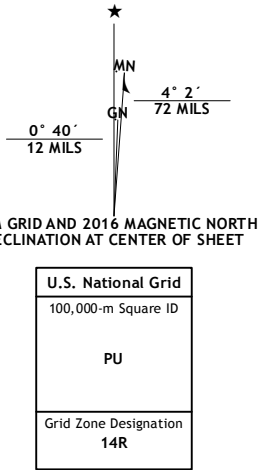
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



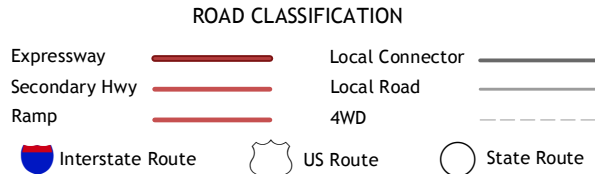
PFLUGERVILLE WEST QUADRANGLE  
TEXAS  
7.5-MINUTE SERIES



Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84), Projection and  
1000-meter grid: Universal Transverse Mercator, Zone 14R  
10 000-foot ticks: Texas Coordinate System of 1983 (central  
zone)  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.  
Imagery.....NAP, October 2014  
Roads.....U.S. Census Bureau, 2014 - 2015  
Names.....GNIS, 2015  
Hydrography.....National Hydrography Dataset, 2014  
Contours.....National Elevation Dataset, 2002  
Boundaries.....Multiple sources; see metadata file 1972 - 2015  
Wetlands.....FWS National Wetlands Inventory 1977 - 2014



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988  
This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.19



1	2	3	1 Leander
4	5	2 Round Rock	
6	7	3 Jollyville	
		4 Pflugerville East	
		5 Austin West	
		6 Austin East	
		7 Manor	

PFLUGERVILLE WEST, TX  
2016





## **ATTACHMENT C: Project Description**

The Round Rock Commercial project proposes improvements on a  $\pm 1.573$ -acre tract located at 16225 N RM 620 Rd, Round Rock, Texas. This tract is currently undeveloped. The development proposed with this site plan application is for the construction of a commercial building, and associated parking and utility improvements.

No portion of the site is located within the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map number 48491C0630F, dated December 20, 2019, for Travis County, Texas and unincorporated areas. The site is located within the Edwards Aquifer Recharge Zone according to the Texas Commission on Environmental Quality (TCEQ). There are no critical water quality zones or water quality transition zones on-site. No ERI has been performed for this site, however, a geologic assessment has been provided with this report in Section 3. There is an existing karst feature on site which is an undeveloped cave. This feature will remain undeveloped.

The site is in the Lake Creek watershed. There is an existing Water Quality Best Management Practice (BMP) for the original WPAP of Highland Horizon Phase I Subdivision Improvements approved by TCQE on September 11, 2007 (EAPP ID No. 11-06102402B). The detention pond proposed with the Highland Horizon Phase I Subdivision Improvements will be used by this project to address the water quality requirements for the ultimate area disturbed by this commercial development.

The proposed impervious cover for this project is  $\pm 0.76$ -acres and no areas are to be demolished considering that the site is undeveloped.



***SECTION 3:  
GEOLOGIC ASSESSMENT FORM***





**GEOLOGIC ASSESSMENT  
FOR THE APPROXIMATELY 1.57-ACRE  
16225 NORTH RANCH-TO-MARKET  
620 ROAD TRACT**

Williamson County, Texas

August 2024

**Submitted to:**

Ashton Grey Real Estate, L.L.C.  
12360 Market Drive  
Oklahoma City, Oklahoma 73114

**Prepared by:**

aci environmental consulting  
1001 Mopac Circle  
Austin, Texas 78746  
TBPG Firm License No. 50713

aci project #: 22-24-075



# Geologic Assessment

## Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

## Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Mark T. Adams

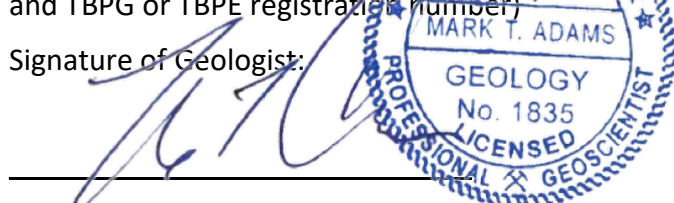
Telephone: (512) 347-9000

Date: 8/19/2024

Fax: (512) 306-0974

Representing: aci environmental consulting, LLC TBPG License No. 50713 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: HIGHLAND HORIZON PHASE I SUBDIVISION IMPROVEMENTS

## Project Information

1. Date(s) Geologic Assessment was performed: 5/21/2024

2. Type of Project:

- ☒ WPAP  
☒ SCS

- ☐ AST  
☐ UST

3. Location of Project:

- ☒ Recharge Zone  
☐ Transition Zone  
☐ Contributing Zone within the Transition Zone



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

**Table 1 - Soil Units, Infiltration Characteristics and Thickness**

Soil Name	Group*	Thickness(feet)
See Section 4.0 of report		

*\* Soil Group Definitions (Abbreviated)*

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. ☒ **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'  
 Applicant's Site Plan Scale: 1" = 20'  
 Site Geologic Map Scale: 1" = 20'  
 Site Soils Map Scale (if more than 1 soil type): 1" = 80'
9. Method of collecting positional data:
  - ☒ Global Positioning System (GPS) technology.
  - ☐ Other method(s). Please describe method of data collection: \_\_\_\_\_
10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.



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

### ***Administrative Information***

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





## TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
2.0	PROJECT INFORMATION.....	1
3.0	INVESTIGATION METHODS .....	2
4.0	SOILS AND GEOLOGY.....	2
5.0	SUMMARY OF FINDINGS .....	5
6.0	REFERENCES .....	6

## LIST OF ATTACHMENTS

ATTACHMENT A .....	7
Site Maps (Figures 1-4)	
ATTACHMENT B.....	12
Geologic Table	
Geologic and Manmade Feature Map (Figure 5)	
Feature Descriptions and Recommendations	
ATTACHMENT C .....	18
Historic Aerial Photographs	





August 2024

## Geologic Assessment for the 16225 North Ranch-to-Market 620 Road Tract located in Williamson County, Texas

### 1.0 INTRODUCTION

The Texas Commission on Environmental Quality (TCEQ) regulates activities that have the potential to pollute the Edwards Aquifer through the Edwards Aquifer Protection Program. Projects meeting a certain criterion over the Edwards Aquifer Recharge Zone must submit an Edwards Aquifer Protection Plan (EAPP).

The purpose of this report is to identify all potential pathways for contaminant movement to the Edwards Aquifer and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed in the Edwards Aquifer Protection Plan (EAPP). This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards Aquifer Recharge Zone. Per the Rules, the Geologic Assessment must be completed by a Geologist licensed according to the Texas Geoscience Practice Act.

### 2.0 PROJECT INFORMATION

The 16225 North Ranch-to-Market 620 Road Tract, hereafter referred to as the subject area or site, is located at 16225 North (N) Ranch-to-Market (RM) 620 Road (Rd) in the extraterritorial jurisdiction (ETJ) of Round Rock, Williamson County, Texas (**Attachment A, Figure 1**) according to the City of Austin Jurisdictions Web Map (CoA 2024). Pedestrian investigations of the 1.57-acre tract were performed on May 21, 2024, by Marcos Cárdenas and Andrew McGlothlin, G.I.T. under the supervision of Mark Adams, P.G. with **aci environmental consulting, LLC**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP) and Sewage Collection System Plan (SCS). The site is approximately 1.57 acres in total. The proposed site use is for commercial development. The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental





Quality (TCEQ) matrix for Edwards Aquifer Recharge Zone features. The ranking of the features will determine their viability as “sensitive” features.

### 3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject area.

### 4.0 SOILS AND GEOLOGY

The following includes a site-specific description of the soils, geologic stratigraphy, geologic structure, and karstic characteristics as they relate to the Edwards aquifer. Also included in this section is a review of historic aerials for presence of geologic changes or changes to manmade features in bedrock.

#### Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (2024), two soil units occur within the subject area (**Attachment A, Figure 2**):

- EeB - Eckrant stony clay, 0 to 3 percent slopes, stony

The Eckrant, stony component makes up 85 percent of the map unit. Slopes are 0 to 3 percent. This component is on ridges on dissected plateaus. The parent material consists of residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 4 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not





ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Georgetown (8%) and Doss (7%) are minor soil components that make up the remaining 15 % of the map unit. These do not meet the criteria for hydric soils.

- GsB - Georgetown stony clay loam, 1 to 3 percent slopes

The Georgetown component makes up 90 percent of the map unit. Slopes are 1 to 3 percent. This component is on broad ridges on dissected plateaus. The parent material consists of clayey residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Tarpley (5%), Eckrant (3%), and Fairlie (2%) are minor soil components that make up the remaining 10 % of the map unit.

### Geologic Stratigraphy

According to the *Geologic Atlas of Texas, Austin Sheet*, one geologic unit occurs within the subject area (**Attachment A, Figure 3**). This unit and a description by Barnes (1981) is as follows:

- Edwards Limestone (Ked)

“Limestone, dolomite, and chert; limestone aphanitic to fine grained massive to thin bedded, hard, brittle, in part rudistid biostromes, much miliolid biosparite; dolomite fine to very fine grained, porous, medium gray to grayish brown; chert, nodules and plates common, varies in amount from bed to bed, some intervals free of chert, mostly white to light gray; in zone of weathering considerably recrystallized, ‘honeycombed,’ and cavernous forming an aquifer, forms flat areas and plateaus bordered by scarps; thickness 60-350 feet, thins northward”



### Site-Specific Stratigraphic Column

Formation	Members	Thickness (Barnes, 1981)
Edwards Limestone	Edwards Limestone	60-350 feet

#### Geologic Structure

The geologic strata associated with the Edwards Aquifer include the Georgetown Limestone Formation of the Washita Group, the Edwards Limestone Group, which is interfingered with the Comanche Peak Formation, followed by the Walnut formation, and finally the Glen Rose Formation of the Trinity Group. These Groups dip gently to the southeast and are characterized by the Balcones Fault Escarpment, a zone of en echelon normal faults downthrown to the southeast. Locally, the dominant structural trend of faults within the area is 25°, as evidenced by the mapped fault patterns (**Attachment A, Figure 4**). Thus, all features that have a trend ranging from 10° to 40° are considered “on trend” and were awarded the additional 10 points in the Geologic Assessment Table.

#### Karstic Characteristics

In limestone landscapes, karst is expressed by erratically developed cavernous porosity from dissolution of bedrock as water combined with weak acids moves through the subsurface. Karst terrains are typical of the Edwards Limestone, occurring across a vast region of Central Texas, including the Balcones Fault Escarpment. The features produced by karst processes include, but are not limited to, sinkholes, solution cavities, solution enlarged fractures, and caves. These features can eventually provide conduits for fluid movement such as surface water runoff, as “point recharge” to the Edwards Aquifer. Faults and manmade features within bedrock can also provide conduits for point recharge in many cases.

According to Edwards aquifer zone map produced by the TCEQ (2005), the entire subject area is within the northern segment of the Edwards aquifer Recharge Zone. Thus, all karst features identified as sensitive within the project limits have the potential to be point recharge features into the Edwards aquifer.





### Review of Historic Aerials

Aerial photographs were reviewed for the site, and it was determined that the site was used as undeveloped or agricultural land since before the first aerial dated 1941(**Attachment C**). FM 620 has been resurfaced and Great Oaks Drive first appears in the 1981 aerial. O'Connor Drive and additional rural roads first appear in the 1995 aerial. Commercial and residential developments to the north and northwest of the site appear in the 2004 aerial. A continuance for Great Oaks Drive to the north and residential developments to the southeast appear by the 2010 aerial. Clearing for a medical facility is seen to the south in the 2016 aerial, and the structure appears in the 2020 aerial. Residential and commercial buildings first appear to the north, south, and east in the 2004 aerial and continuously appear throughout the 2020 aerial.

## 5.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci environmental consulting, LLC** personnel on May 21, 2024. Three features (manmade features in bedrock and karst features) were noted on the site. Comprehensive descriptions and recommendations for each feature can be found in **Attachment B**. Based on assessment of each feature, it was determined that there is one sensitive feature within the subject area, F-01 or "Underdeveloped Cave." Two features were man-made features in bedrock.



## 6.0 REFERENCES

- Barnes, V.E. (project director) et. al., 1981. Geologic Atlas of Texas, Austin Sheet. The University of Texas at Austin, Bureau of Economic Geology. Scale 1:250,000
- (CoA) City of Austin. 2024. Jurisdictions Web Map. Accessed on June 5, 2024. Available at: <https://maps.austintexas.gov/GIS/JurisdictionsWebMap/>
- (TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.
- (TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.
- (TWDB) Texas Water Development Board. 2024. Water Data Interactive Groundwater Data Viewer. Accessed on June 5, 2024. Available at: <http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>
- (USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2024. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: May 23, 2024.

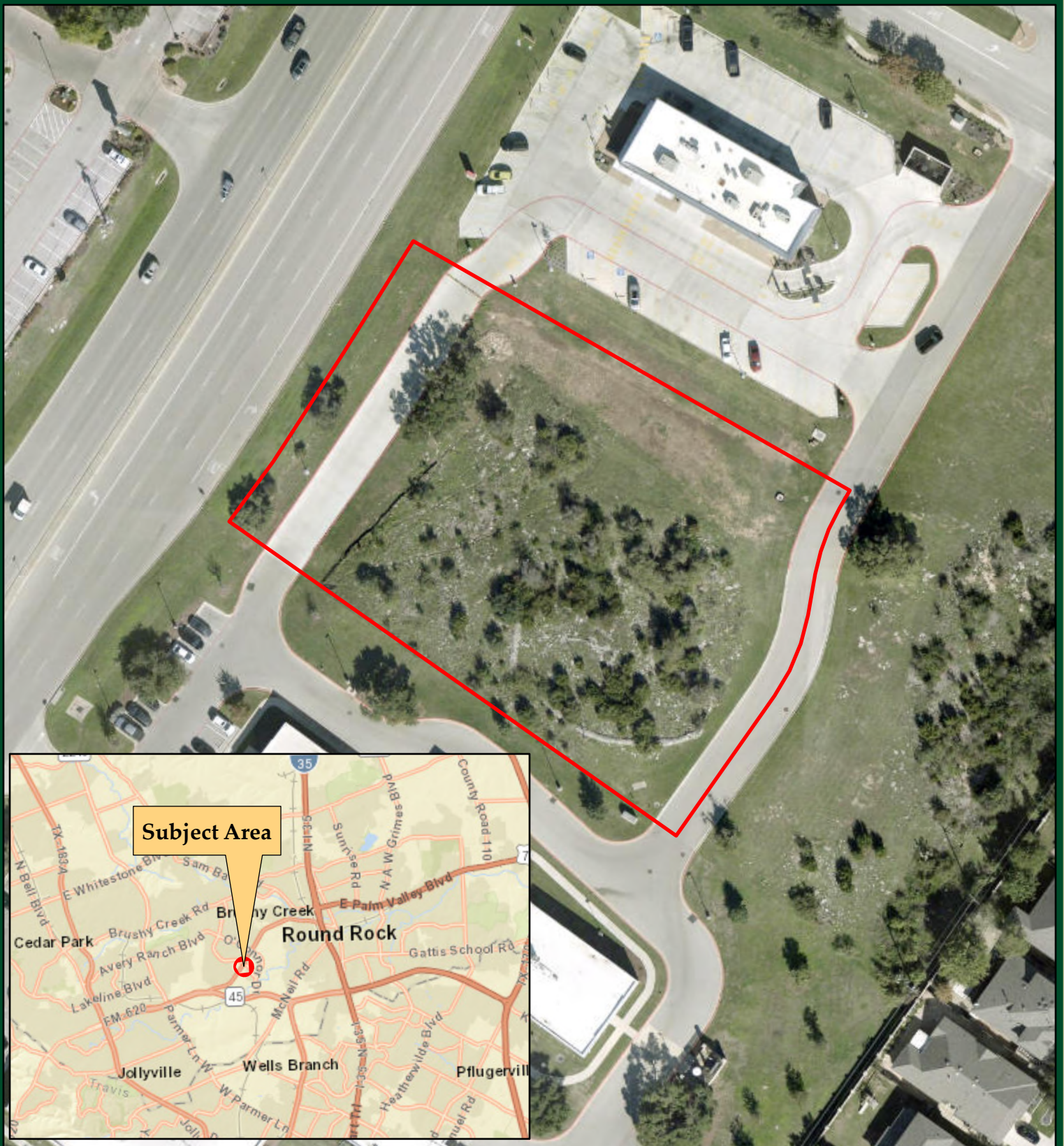




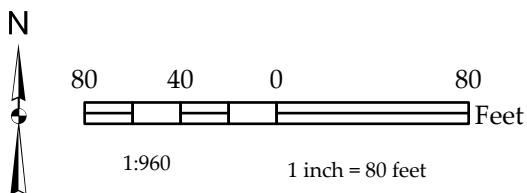
## ATTACHMENT A

### Site Maps





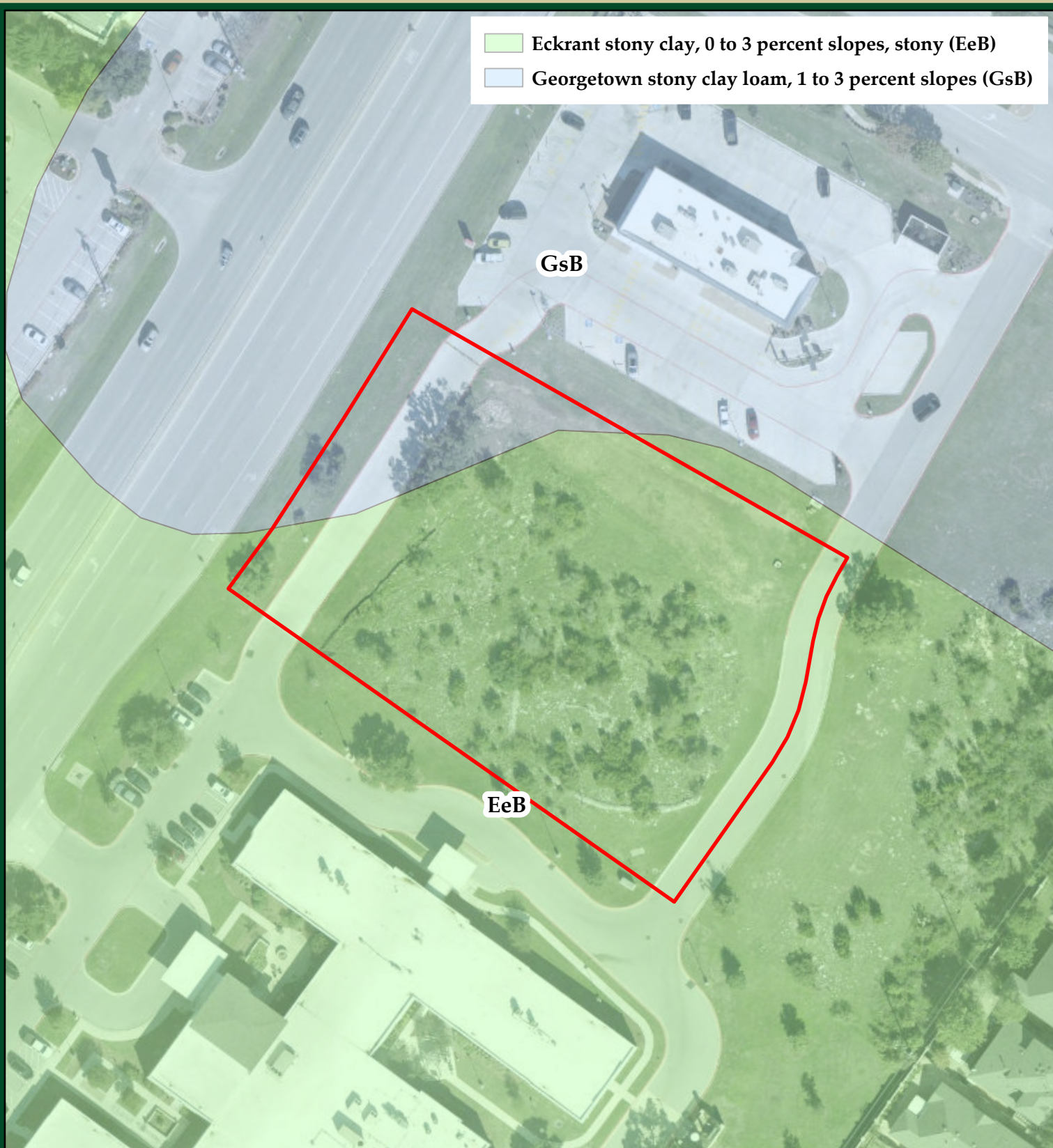
This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



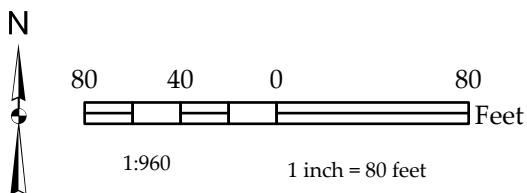
 Subject Area







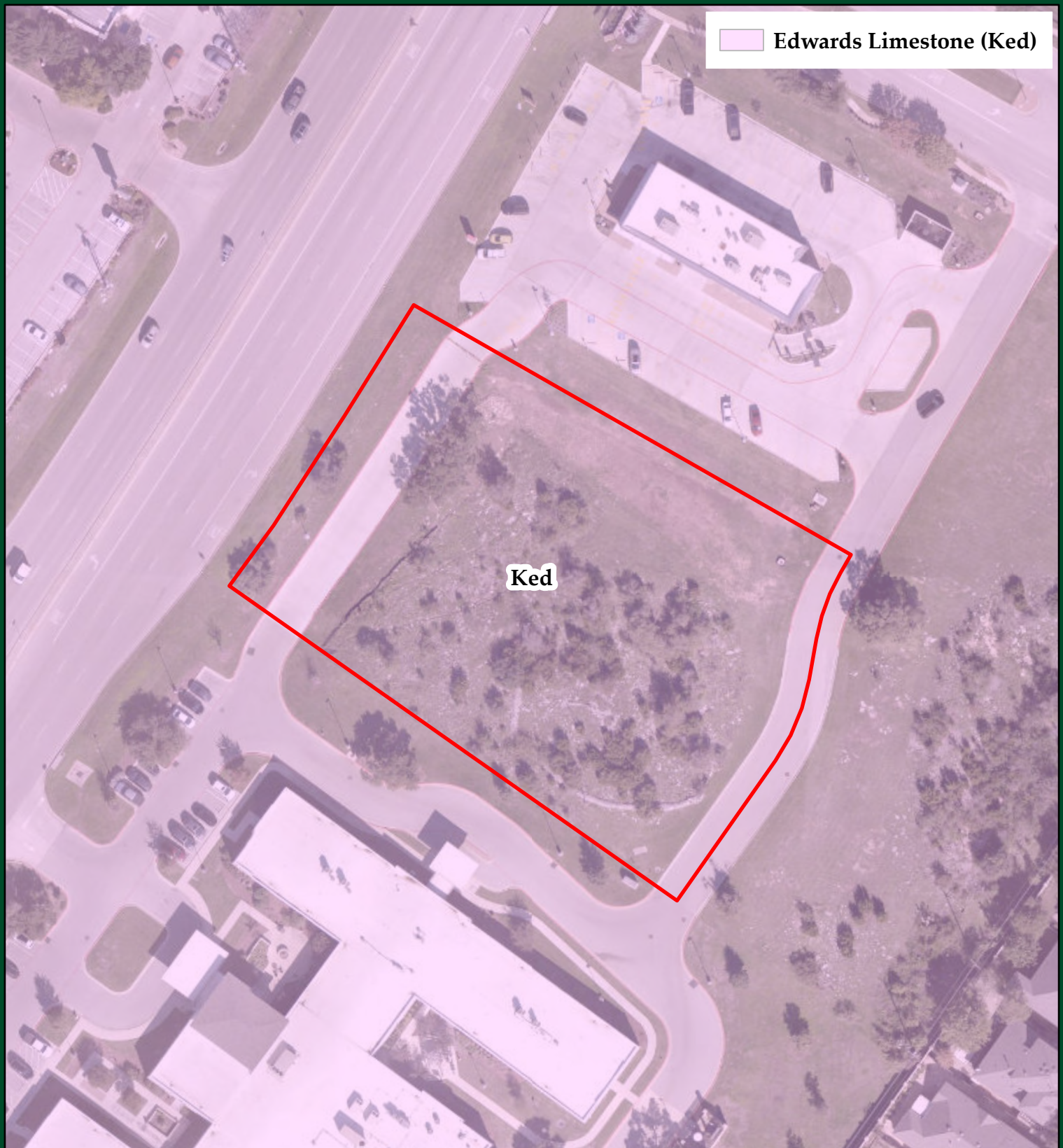
*This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.*



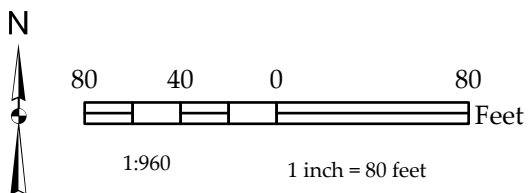
  Subject Area







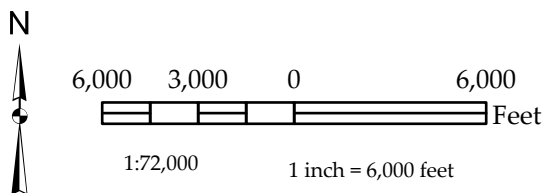
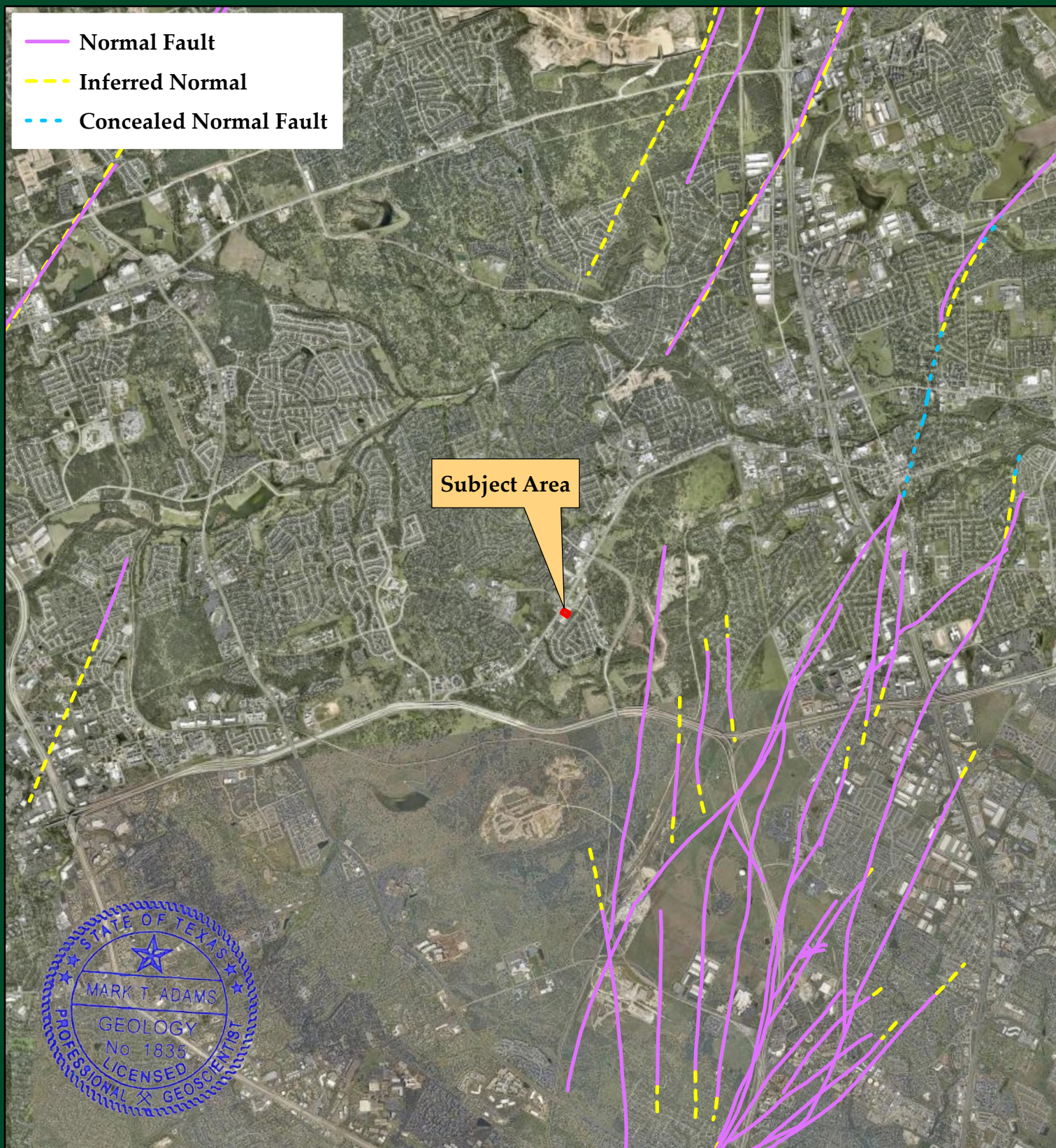
This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.




Subject Area







 Subject Area

Average Fault Trend: 25°





## **ATTACHMENT B**

### **Geologic Table Geologic and Manmade Feature Map (Figure 5) Feature Descriptions and Recommendations**



GEOLOGIC ASSESSMENT TABLE						PROJECT NAME: 16225 N RM 620 Rd Tract														
LOCATION			FEATURE CHARACTERISTICS											EVALUATION		PHYSICAL SETTING				
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOW	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
MB-01	30.492268	-97.725206	MB	30	Ked	-	-	-	-	0	-	-	-	10	40		X	X		Hilltop
MB-02	30.491805	-97.725549	MB	30	Ked	-	-	-	-	0	-	-	-	10	40		X	X		Hilltop
F-01	30.492025	-97.725521	C	30	Ked	5	5	-	-	0	-	-	N, O	30	60		X	X		Hilltop
													</							

\* DATUM: NAD 1983 State Plane 4203

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

8A INFILLING

N

None, exposed bedrock

C

Coarse - cobbles, breakdown, sand, gravel

O

Loose or soft mud or soil, organics, leaves, sticks, dark colors

F

Fines, compacted clay-rich sediment, soil profile, gray or red colors

V

Vegetation. Give details in narrative description

FS

Flowstone, cements, cave deposits

X

Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

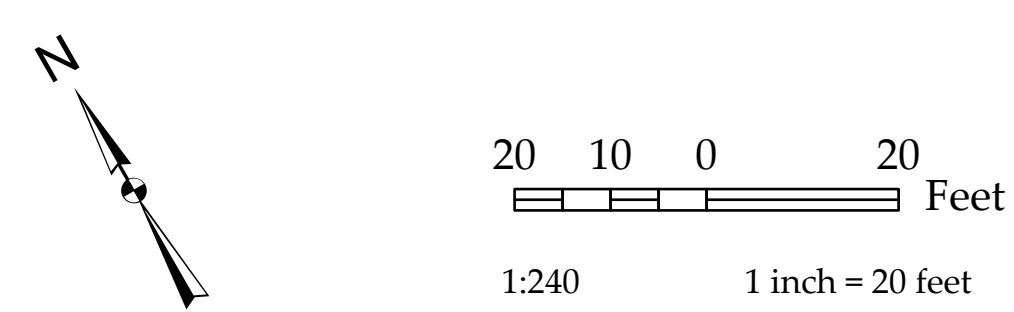



Date 8/19/2024

Sheet   1   of   1



P:\Project Folders\22-24-075 16225 N RM 620 Geologic Assessment\gis\maps\Fig1\_SA\Fig1\_SA.aprx



- Subject Area
- 50-foot Buffer from Cave Footprint
- Edwards Limestone (Ked)
- Manmade Features in Bedrock
- Sensitive Features



16225 N RM 620 Rd Tract  
Figure 5: Geologic Features Map



## MB-01

GPS: 30.492268, -97.725206

MB-01 is a cluster of manmade features in bedrock: a sewer manhole and wastewater subsurface infrastructure. The exact dimensions of these utilities are undetermined. The feature is located in the Edwards Limestone and is positioned on a hilltop. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. It was determined that this feature has a low infiltration rate and given a score of 10 points. The feature was given a total sensitivity rating of 40, making it sensitive in order to bring it to the attention of the project engineer.

**Recommendation:** No setbacks required. This feature needs to be brought to the attention of the engineer.

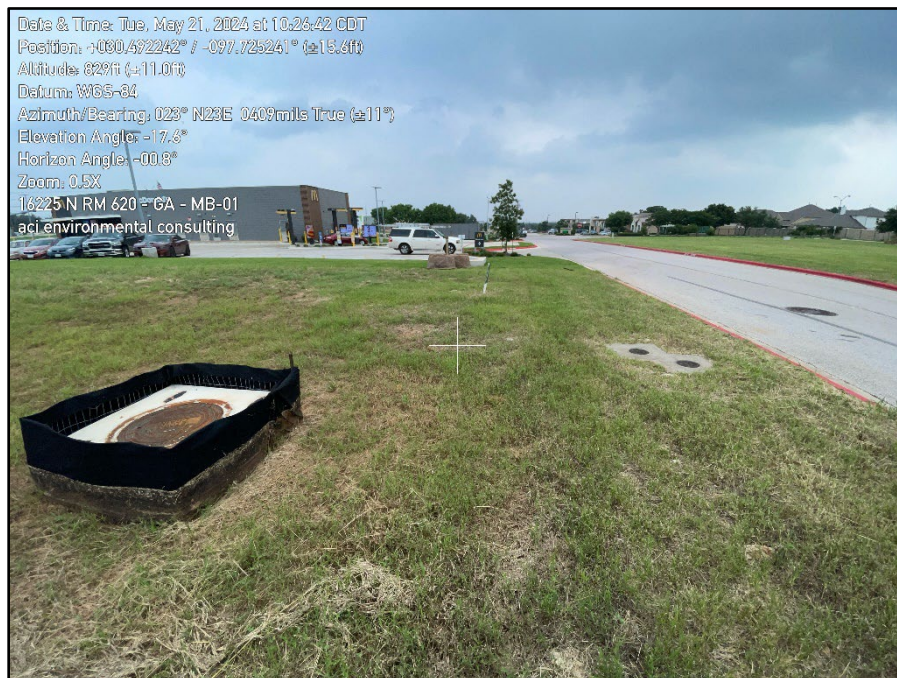


Photo of MB-01



## MB-02

**GPS:** 30.491805, -97.725549

MB-02 is a cluster of manmade features in bedrock: an electrical infrastructure manhole and a buried gas pipeline. There is also an electrical box located just off-site to the southwest. The exact dimensions of these utilities are undetermined. The feature is located in the Edwards Limestone and is positioned on a hilltop. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. It was determined that this feature has a low infiltration rate and given a score of 10 points. The feature was given a total sensitivity rating of 40, making it sensitive in order to bring it to the attention of the project engineer.

**Recommendation:** No setbacks required. This feature needs to be brought to the attention of the engineer.



Photo of MB-02



### F-01 (“Underdeveloped Cave”)

GPS: 30.492025, -97.725521

This feature is a named cave, Underdeveloped Cave. The opening is approximately 5 feet in diameter. Measurements inside the feature were not taken. The feature is located in the Edwards Limestone and is positioned on a hillside. Infill material consists of bedrock, leaf litter, and other organic material. The trend of this feature was not determined, and the drainage area appears to be less than 1.6 acres. It was determined that this feature has an intermediate infiltration rate due to its constricted catchment area, and has been assigned a value of 30 points. The feature was given a total sensitivity rating of 60 points, making it sensitive in terms of recharge potential. There is an existing buffer that appears to be 50 feet from the footprint of the cave and bounded to the south and west by a riprap wall that is 1-2 feet high.

**Recommendation:** This feature is sensitive. A 50-foot buffer around the footprint of the cave is required.

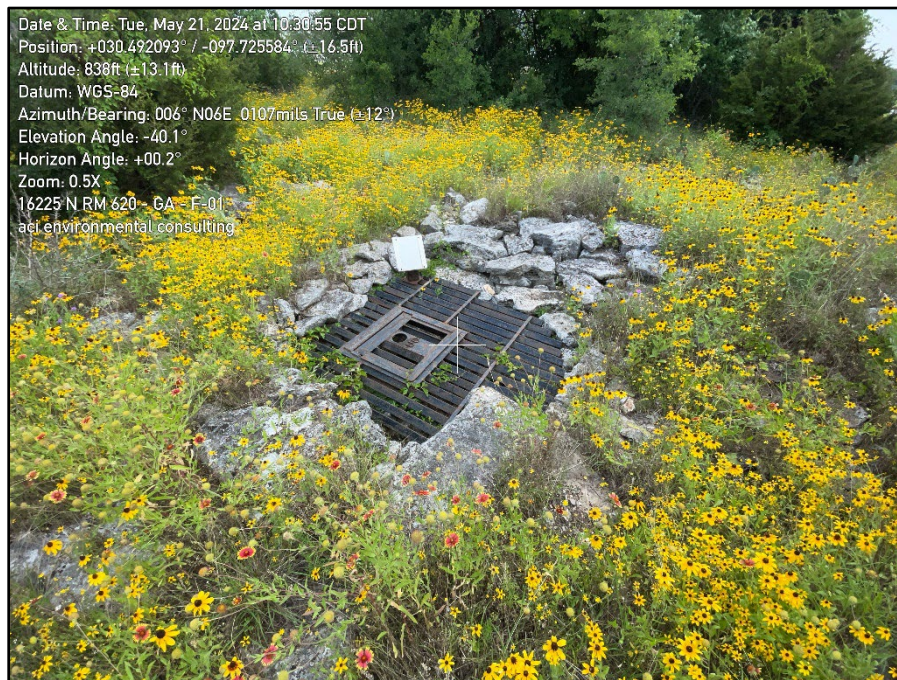


Photo of F-01: Underdeveloped Cave





## ATTACHMENT C

### Historic Aerial Photographs



**Prepared for:**

ACI CONSULTING  
1001 Mopac Circle  
Austin, TX 78746



# Historical Aerial Photographs

Highland Horizon Lot 8

TX

Williamson County

PO #: 22-21-196

ES-138138

Monday, November 22, 2021



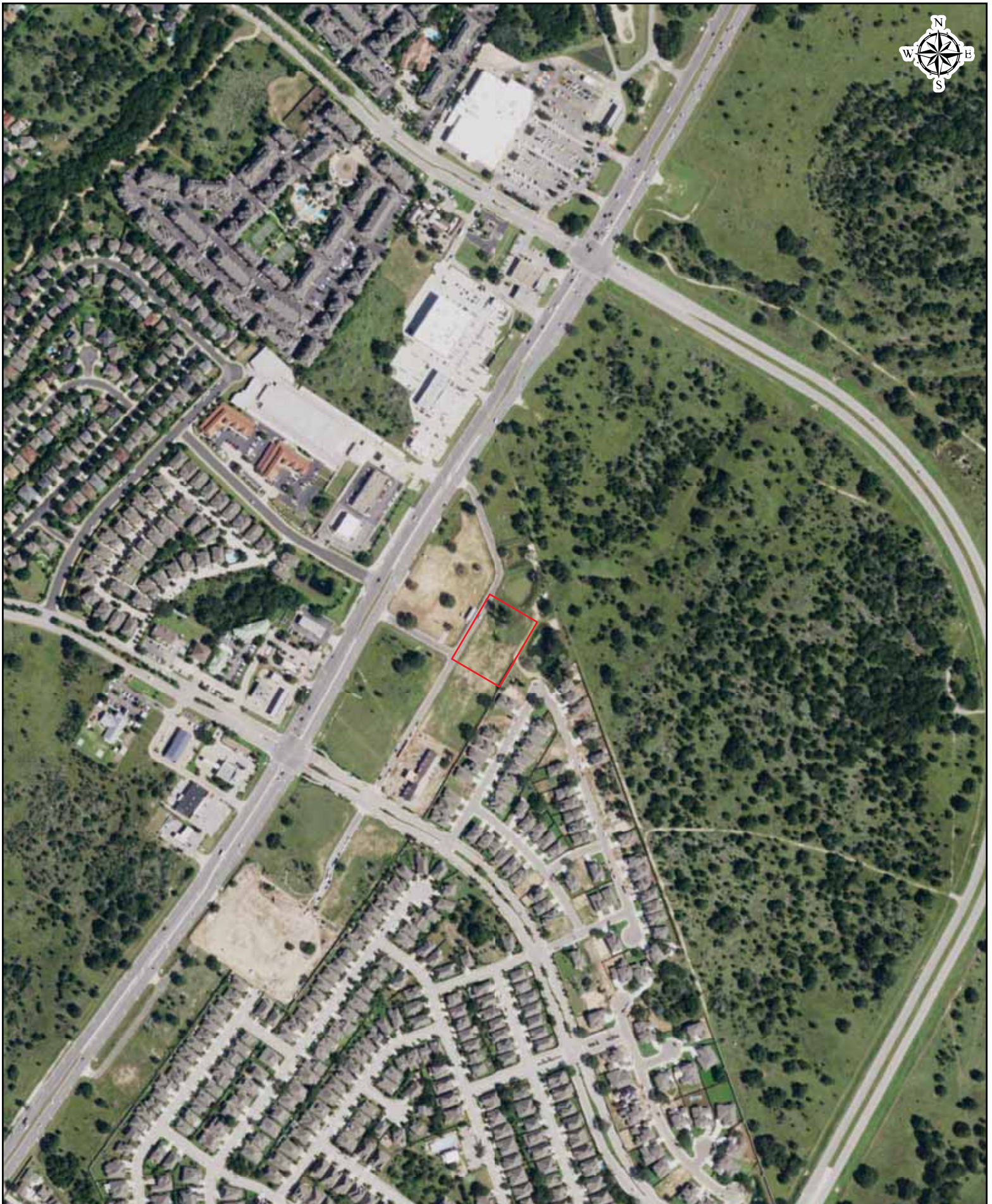


Date: 2020  
Source: USDA

0 250 500 1,000 Feet







Date: 2016  
Source: USDA

0 250 500 1,000 Feet





Date: 2010  
Source: USDA

0 250 500 1,000 Feet







Date: 2004  
Source: USDA

0 250 500 1,000 Feet





Date: 1995  
Source: USGS

0 250 500 1,000 Feet

 **BANKS**  
ENVIRONMENTAL DATA  
A DIVISION OF THE BANKS GROUP





Date: 1981  
Source: USGS

0 250 500 1,000 Feet

 **BANKS**  
ENVIRONMENTAL DATA  
A DIVISION OF THE BANKS GROUP





Date: 1973  
Source: USGS

0 250 500 1,000 Feet





Date: 1967  
Source: USGS

0 250 500 1,000 Feet

 **BANKS**  
ENVIRONMENTAL DATA  
A DIVISION OF THE BANKS GROUP



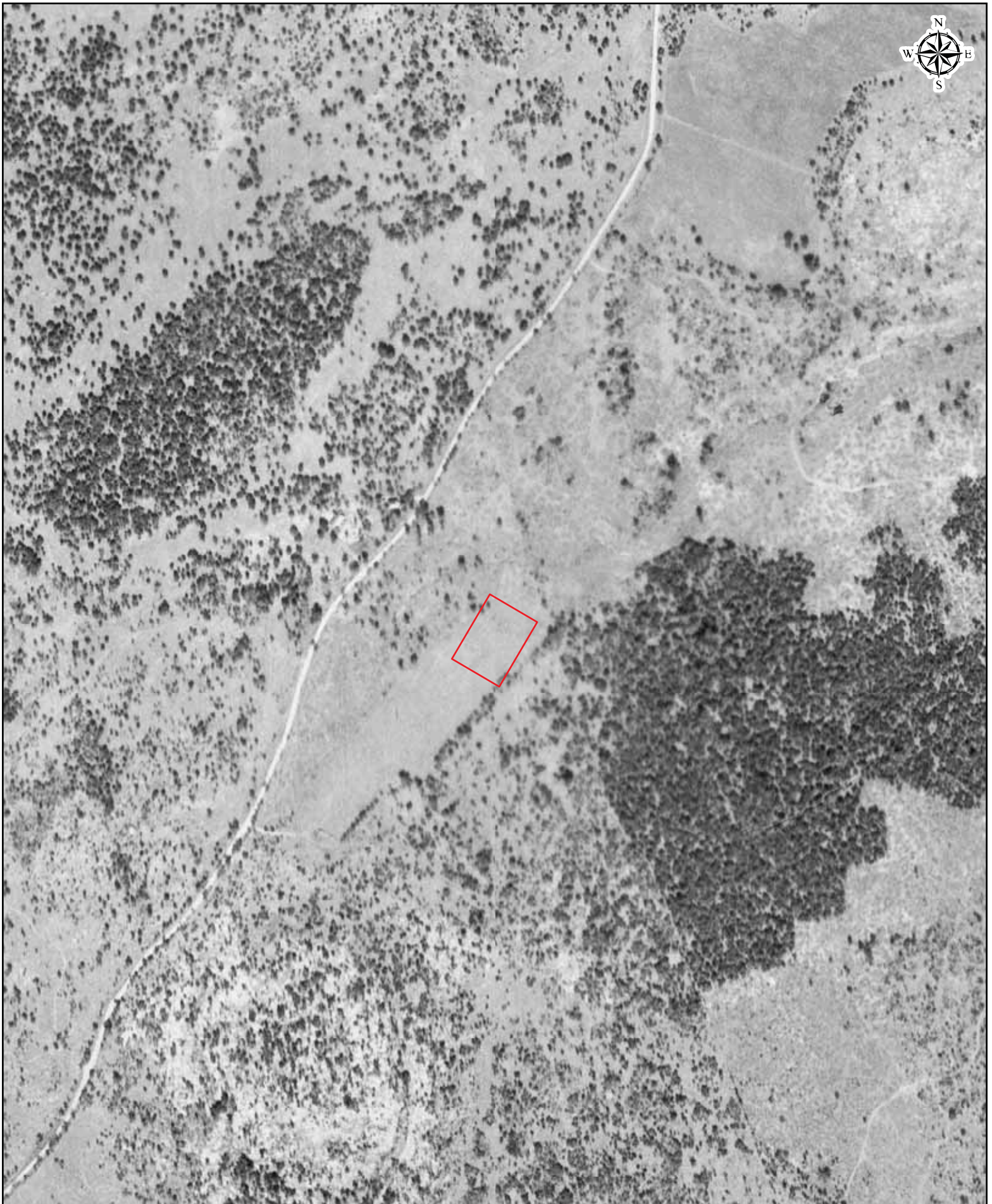


Date: 1954  
Source: USGS

0 250 500 1,000 Feet

 **BANKS**  
ENVIRONMENTAL DATA  
A DIVISION OF THE BANKS GROUP





Date: 1941  
Source: ASCS

0 250 500 1,000 Feet





HISTORICAL AERIAL PHOTOGRAPHS	
ES-138138	November 22, 2021



## AERIAL SOURCE DEFINITIONS

Acronym	Agency
NASA	National Aeronautics & Space Administration
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
SCS	Soil Conservation Service
USBR	United States Bureau of Reclamation
Fairchild	Fairchild Aerial Surveys
TXDOT	Texas Department of Transportation
BLM	Bureau of Land Management
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
TNRIS	Texas Natural Resources Information System



HISTORICAL AERIAL PHOTOGRAPHS	
ES-138138	November 22, 2021



## COPYRIGHT POLICY & DISCLAIMER

*This report is solely for the limited use of the client and its customers. Banks Environmental Data, Inc. makes no warranties as to accuracy, validity, completeness, merchantability, quality, condition, suitability or fitness for a particular use or purpose in respect to this report and any information contained herein. All risk is assumed by the user. Banks Environmental Data, Inc. assumes no liability to any party for loss or damage whether rising out of errors or omissions, negligence, accident, or any other cause. In no event shall Banks Environmental Data, Inc., its affiliates or agents, be liable to anyone for special incidental, consequential or exemplary damages.*



***SECTION 4:  
MODIFICATION OF A PREVIOUSLY  
APPROVED PLAN***



# Modification of a Previously Approved Plan

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 08/16/2024

Signature of Customer/Agent:



## Project Information

1. Current Regulated Entity Name: Round Rock Commercial

Original Regulated Entity Name: Highland Horizon Phase I Subdivision Improvements

Regulated Entity Number(s) (RN): 105093744

Edwards Aquifer Protection Program ID Number(s): N/A

☐ The applicant has not changed and the Customer Number (CN) is: \_\_\_\_\_

☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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



3. A modification of a previously approved plan is requested for (check all that apply):
- ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
  - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
  - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
  - ☐ Physical modification of the approved organized sewage collection system;
  - ☐ Physical modification of the approved underground storage tank system;
  - ☐ Physical modification of the approved aboveground storage tank system.
4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

<b><i>WPAP Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
<b><i>Summary</i></b>		
Acres	<u>94.5</u>	<u>1.573</u>
Type of Development	<u>Residential/mixed</u>	<u>Commercial</u>
Number of Residential Lots	<u>204</u>	<u>0</u>
Impervious Cover (acres)	<u>23.1</u>	<u>0.76</u>
Impervious Cover (%)	<u>24.4</u>	<u>48.31</u>
Permanent BMPs	<u>regional wet pond</u>	<u>existing regional wet pond</u>
Other	<u>          </u>	<u>          </u>

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



<b><i>AST Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
<b><i>Summary</i></b>		
Number of ASTs	<u>N/A</u>	<u>N/A</u>
Volume of ASTs	<u>N/A</u>	<u>N/A</u>
Other	<u>N/A</u>	<u>N/A</u>

<b><i>UST Modification</i></b>	<b><i>Approved Project</i></b>	<b><i>Proposed Modification</i></b>
<b><i>Summary</i></b>		
Number of USTs	<u>N/A</u>	<u>N/A</u>
Volume of USTs	<u>N/A</u>	<u>N/A</u>
Other	<u>N/A</u>	<u>N/A</u>

5. ☒ **Attachment B: Narrative of Proposed Modification.** A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.
6. ☒ **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. ☒ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
- ☐ Acreage has not been added to or removed from the approved plan.
8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.





**ATTACHMENT A: Original Approval Letter and Approved Modification Letters**



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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 11, 2007

Mr. David Bodenman  
Highland Six Twenty Residential, Ltd.  
Highland 620 Land Investment, Ltd.  
211 East 7<sup>th</sup> Street, Suite 700  
Austin, Texas 78701

Re: Edwards Aquifer, Williamson County  
NAME OF PROJECT: Highland Horizon Phase I Subdivision Improvements;  
Approximately at 16409 RM 620 (South of RM 620 at the Intersection of Great Oaks  
Drive), Round Rock, Texas  
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30  
Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer  
Edwards Aquifer Protection Program ID No. 06102402B

Dear Mr. Bodenman:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Baker-Aicklen & Associates, Inc. on behalf of Highland Six Twenty Residential, Ltd. and Highland 620 Land Investment, Ltd. on July 13, 2007. Final review of the WPAP submittal was completed after additional material was received on September 10, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*



### PROJECT DESCRIPTION

The 94.5 acre project includes the construction of 204 homes along with associated streets, utilities and drainage improvements within Phase I. The project also includes approximately 1,800 linear feet of Great Oaks Drive extension. Estimates of future impervious cover were included for the amenity center and future commercial lots, but the construction on these lots is not included in this WPAP. The impervious cover will be 23.1 acres (24.4 percent). Wastewater will be conveyed to the Brushy Creek Regional Wastewater System owned by the Brazos River Authority and the Lower Colorado River Authority.

### PERMANENT POLLUTION ABATEMENT MEASURES

One wet basin (water quality pond) will be constructed to treat stormwater runoff from the site. The pond will drain 66.4 acres out of a 73.5 acre drainage area. The main pool will provide a permanent storage volume of 146,831 cubic feet. The total volume at the water quality elevation will be 268,426 cubic feet. Additional storage will be provided in the pond for detention purposes. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

### GEOLOGY

According to the geologic assessment included with the application, the Edwards Limestone outcrops on the Highland Horizon Subdivision. The structural trend of geologic features in the area is 30 degrees. The geologic assessment included with the submittal was dated May 3, 2007. It was revised on June 27, 2007 (See EAPP File ID No. 11-07050302). It included 36 features numbered F-1 through F-31, and WS-97, WS-99, O6-3, O6-4, and O6-5. The different identification numbers following F-31 represent features that were identified on a different survey. The natural feature types include caves, sinkholes, solution cavities, solution enlarged fractures, and one bedrock outcrop.

Staff from the Austin Regional Office conducted multiple site investigations to examine geologic features. The last investigation was conducted on April 19, 2007. Our letter of June 28, 2007, regarding the protection of sensitive features and exception request to seal certain sensitive features, gives the disposition of sensitive features for the entire subdivision.

### SPECIAL CONDITIONS

- I. A copy of the TCEQ letter dated June 28, 2007, must be deed recorded along with this approval letter.



Mr. David Bodenman

Page 3

September 11, 2007

- II. A WPAP is required to be submitted to the Austin Regional Office for any construction on the amenity lot and the future commercial lots. A WPAP must be approved prior to the commencement of construction activities on these lots.
- III. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- IV. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 4 below.

#### STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

#### Prior to Commencement of Construction:

- 2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
- 3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.



5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The water quality pond shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.



Mr. David Bodenman

Page 5

September 11, 2007

10. No wells exist on the project. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.



Mr. David Bodenman

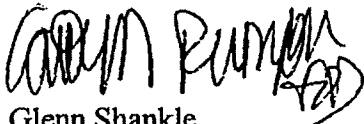
Page 6

September 11, 2007

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Ms. Heather L. Beatty, P.G. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512)339-2929.

Sincerely,



Glenn Shankle

Executive Director

Texas Commission on Environmental Quality

GS/hlb

Enclosures: Deed Recordation Affidavit, TCEQ-0625  
Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

cc: Mr. H. D. Roye, P.E., Baker-Aicklen & Associates, Inc.  
The Honorable Dan A. Gattis, County Judge, Williamson County  
Mr. Danny Halden, P.E., City Engineer, City of Round Rock  
Mr. Paulo Pinto, R.S., Williamson County & Cities Health District, Georgetown, Texas  
TCEQ Central Records  
Central Records, TCEQ Information Resources Division, Austin



## **ATTACHMENT B: Narrative of Proposed Modification**

The Round Rock Commercial project proposes modifications to the approved  $\pm 94.50$ -acre Highland Horizon Phase I Subdivision Improvements WPAP located at 30.492389, -97.725798, south of the intersection of N FM 620 and Great Oaks Dr in Round Rock, Williamson County, Texas. The commercial development proposes an 8000 SF building intended for medical and retail use with associated parking and utility improvements.

The  $\pm 1.573$ -acre tract proposes modifications to the total impervious cover of the original approved WPAP for Highland Horizon Phase I Subdivision Improvements. A commercial development consisting of one building, utility, storm, and parking improvements is to be constructed on this  $\pm 1.573$ -acre tract within the Highland Horizon Phase I Subdivision Improvements development. The original impervious cover approved with the current WPAP is 24.197 acres. The proposed modification includes  $\pm 0.76$ -acres of impervious cover which results in a total of 24.96 acres of impervious cover. 0.76 acres of impervious cover is within the limits of the original WPAP for our site area.





**ATTACHMENT C: Current Site Plan of the Approved Project**





LEGEND

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL
- FLOW DIRECTION

SCALE: 1" = 100'

**BAKER ACKLEN & ASSOCIATES, INC.**  
Engineers - Surveyors - GIS - Planning  
10714 Liberty Ave.  
Richmond, VA 23234  
813-844-9400

DESIGNED: JHR SCALE: 1"=100'  
DRAWN: JTC DATE: 31 August 2007  
REVIEWED: JHR XREF FILES:  
VIEW:

PROJECT: HIGHLAND 620 RESIDENTIAL  
SUBDIVISION IMPROVEMENTS

SHEET TITLE: OVERALL DRAINAGE PLAN

PROJECT NO.: 1600-2-001-36  
SHEET NO.: 55 OF 108

DATE: 31-07



***SECTION 5:  
WATER POLLUTION ABATEMENT  
PLAN APPLICATION***



# Water Pollution Abatement Plan Application

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 08/16/2024

Signature of Customer/Agent:



---

Regulated Entity Name: Round Rock Commercial

## Regulated Entity Information

1. The type of project is:

- ☐ Residential: Number of Lots: \_\_\_\_\_
- ☐ Residential: Number of Living Unit Equivalents: \_\_\_\_\_
- ☒ Commercial
- ☐ Industrial
- ☐ Other: \_\_\_\_\_

2. Total site acreage (size of property): 1.573

3. Estimated projected population: N/A

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



**Table 1 - Impervious Cover Table**

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	8000	÷ 43,560 =	0.18
Parking	22,272.73	÷ 43,560 =	0.51
Other paved surfaces	2,741.06	÷ 43,560 =	0.06
Total Impervious Cover	33,013.79	÷ 43,560 =	0.76

**Total Impervious Cover** 0.76 ÷ **Total Acreage** 1.573 X 100 = 48.32 % Impervious Cover

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

### ***For Road Projects Only***

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

7. Type of project:

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

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

- ☐ Concrete  
☐ Asphaltic concrete pavement  
☐ Other: \_\_\_\_\_

9. Length of Right of Way (R.O.W.): N/A feet.

Width of R.O.W.: N/A feet.

L x W = N/A Ft<sup>2</sup> ÷ 43,560 Ft<sup>2</sup>/Acre = N/A acres.

10. Length of pavement area: N/A feet.

Width of pavement area: N/A feet.

L x W = N/A Ft<sup>2</sup> ÷ 43,560 Ft<sup>2</sup>/Acre = N/A acres.

Pavement area N/A acres ÷ R.O.W. area N/A acres x 100 = N/A % impervious cover.

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

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



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

### ***Stormwater to be generated by the Proposed Project***

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

### ***Wastewater to be generated by the Proposed Project***

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

_____ % Domestic	_____ Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

☐ The SCS was previously submitted on \_\_\_\_\_.

☐ The SCS was submitted with this application.

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



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

☐ Existing.

☐ Proposed.

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

## **Site Plan Requirements**

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

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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



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

### ***Administrative Information***

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



## **ATTACHMENT A: Factors Affecting Surface Water Quality**

No Industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and construction entrances will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

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

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash which becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day. After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The permanent BMP proposed with the New Hope – West Phase commercial development will help mitigate these occurrences.



## ATTACHMENT B: Volume and Character of Stormwater

### EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with Rational Method using Atlas 14 rainfall data. The site has two existing on-site drainage areas which outfalls at two point of analysis (POA-1 & POA-2). There is also two offsite drainage areas which outfall at POA-1 and POA-2. Runoff from the existing drainage areas EX-1 and OFF-1 flows from the south west side of the property to the south east (POA-1). Runoff from the existing drainage areas EX-2 and OFF-2 flow from the south west corner of the property to the north east (POA-2).

The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

**Table 4.1 Existing Drainage Areas Summary**

EXISTING CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
EX-1	1.37	0.13	80.00	98.00	81.66	13.28	2.7	5.47	7.58	11.51
EX-2	0.12	0.00	80.00	98.00	80.00	5.00	0.27	0.55	0.76	1.15
OFF-1	0.16	0.00	80.00	98.00	80.00	5.00	0.36	0.73	1.01	1.54
OFF-2	0.11	0.00	80.00	98.00	80.00	5.00	0.24	0.50	0.69	1.06

### PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with the Rational Method using Atlas 14 rainfall data. The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated for sheet flow, shallow concentrated flow, and channel flow. Rainfall data taken from the Atlas 14 Rainfall depth revisions and IDF Curves Memorandum were used to define the 2, 10, 25, and 100-year rainfall events.

Proposed drainage areas correspond to their respective existing drainage areas by number. For example, POA-1 is outfalling to the same point-of-analysis (POA-1) as EX-1.



**Table 4.2 Proposed Drainage Areas Summary**

PROPOSED CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
POA-1	1.57	0.76	80.00	98.00	88.71	5.00	4.54	8.23	10.96	16.02
OFF-1	0.16	0.00	80.00	98.00	80.00	5.00	0.36	0.73	1.01	1.54
OFF-2	0.11	0.00	80.00	98.00	80.00	5.00	0.24	0.50	0.69	1.06





## **ATTACHMENT C: Suitability Letter From Authorized Agent**

An authorized suitability letter from Williamson County is not applicable to this project because no OSSFs are proposed.





## **ATTACHMENT D: Exception to the Required Geologic Assessment**

A geologic assessment is provided with this report. An exception is not required.



***SECTION 6:  
TEMPORARY STORMWATER  
SECTION***



# Temporary Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 08/16/2024

Signature of Customer/Agent:



Regulated Entity Name: Round Rock Commercial

## Project Information

### Potential Sources of Contamination

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

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

☐ The following fuels and/or hazardous substances will be stored on the site: \_\_\_\_\_

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

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



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

### ***Sequence of Construction***

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

### ***Temporary Best Management Practices (TBMPs)***

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

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



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



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

## ***Soil Stabilization Practices***

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

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



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

### ***Administrative Information***

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



## **ATTACHMENT A: Spill Response Actions**

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

### **Cleanup**

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

### **Minor Spills**

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

### **Semi-Significant Spills**

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

Spills should be cleaned up immediately:

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



## **Significant/Hazardous Spills**

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or (254)751-0335 (Waco) between 8 AM and 5PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
  - For spills of federal reportable quantities, in conformance with requirements in 40 CFR parts 110,119 and 302, the contractor should notify the National Response Center at (800) 424-8802.
  - Notification should first be made by telephone and followed up with a written report.
  - The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
  - Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.



## **ATTACHMENT B: Potential Source of Contamination**

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

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

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

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

**Potential Source:** Silt leaving the site.

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

**Potential Source:** Construction Debris

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

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

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

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

**Preventative Measures:** Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

**Potential Source:** Portable toilet spill.

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



## ATTACHMENT C: Sequence of Major Activities

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

### Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.02 Acres)
2. Installation of Temporary BMPs (1.54 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (0.99 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (0.99 Acres)
5. Wet and Dry Utility Construction (0.18 Acres)
6. Final Subgrade Preparation (0.18 Acres)
7. Instillation of Base Materials (0.18 Acres)
8. Paving Activities (0.51 Acres)
9. Site cleanup and Removal of Temporary BMPs (1.54 Acres) Maximum total construction time is not expected to exceed 12 months.



## **ATTACHMENT D: Temporary Best Management Practices And Measures**

As shown in the erosion and sediment control plan, to protect surface streams during construction activities, silt fence and triangular filter dike will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilized to filter stormwater through the rock material and inlet protection will be placed at installed inlets.





## **ATTACHMENT E: Request to Temporarily Seal a Feature**

The existing karst feature on site is not proposed to be sealed with this development.



## **ATTACHMENT F - Structural Practices**

The plan for temporary structural controls on this site includes placing silt fence and triangular filter dike at the down slope of the site that will collect sediment prior to exiting the site. For continued effective use, the silt fence and triangular filter dike will need to be cleaned out when appropriate.





## **ATTACHMENT G: Drainage Area Map**

Refer to Existing and Proposed Drainage Area Maps in Construction Plans.





## **ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations**

This attachment is not applicable. There will be no temporary sediment pond or basin provided on site.



## **ATTACHMENT I: Inspection and Maintenance for BMPs**

### **A. Inspection Schedule**

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:
  - a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or
  - b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.
2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:
  - a) the schedule can change a maximum of one time each month,
  - b) the schedule change must be implemented at the beginning of a calendar month, and
  - c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

### **B. Inspection Reports**

1. Completed inspection reports (see below) will include the following information:
  - a) scope of the inspection,
  - b) date of the inspection,
  - c) name(s) of personnel making the inspection,
  - d) reference to qualifications of inspection personnel,
  - e) observed major construction activities, and
  - f) actions taken as a result of the inspection.
2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.
3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.



4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

### **C. Final Stabilization**

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.



**Inspector Qualifications\***

Inspector Name: \_\_\_\_\_

Qualifications (Check as appropriate and provide description):

- ☐ Training Course \_\_\_\_\_
- ☐ Supervised Experience \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Qualifications (Check as appropriate and provide description):

- ☐ Training Course \_\_\_\_\_
- ☐ Supervised Experience \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Inspector Name: \_\_\_\_\_

Qualifications (Check as appropriate and provide description):

- ☐ Training Course \_\_\_\_\_
- ☐ Supervised Experience \_\_\_\_\_
- ☐ Other \_\_\_\_\_

*\*Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*



## INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change







ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

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

Name:

Address:

Telephone:

Site Location:

Inspector Signature:

Date:



## MAINTENANCE GUIDELINES

1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
  - All control measures will be inspected according to the schedule identified in Appendix E.
  - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
  - BMP Maintenance (as applicable)
    - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
    - Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
    - Drainage swale will be inspected and repaired as necessary.
    - Inlet control will be inspected and repaired as necessary.
    - Check dam will be inspected and repaired as necessary.
    - Straw bale dike will be inspected and repaired as necessary.
    - Diversion dike will be inspected and any breaches promptly repaired.
    - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
    - If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
    - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.
2. To maintain the above practices, the following will be performed:
  - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
  - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
  - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.



## **ATTACHMENT J: Schedule of Interim and permanent Soil Stabilization**

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

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

Records of the following shall be maintained:

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

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

1. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.
2. Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.
3. In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

## **Maintenance**

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

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as



silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

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

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



***SECTION 7:  
PERMANENT STORMWATER  
SECTION***



# Permanent Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 08/16/2024

Signature of Customer/Agent



Regulated Entity Name: Round Rock Commercial

## Permanent Best Management Practices (BMPs)

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

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



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

☒ N/A

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

☒ N/A

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

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

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

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

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

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

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

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

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



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



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

### ***Responsibility for Maintenance of Permanent BMP(s)***

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

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





## **ATTACHMENT A: 20% or Less Impervious Cover Declaration**

This site will not be used for multi-family residential developments, schools, or small business sites. Over 20% impervious cover is proposed.



## **ATTACHMENT B: BMPs for Upgradient Stormwater**

There are two upgradient drainage areas which sheet flow across the site that will be captured by the proposed storm system improvements. The proposed storm system on site connects to an existing storm main along Jena Marie Way which conveys storm runoff from the site and adjacent lots to the existing regional pond.



## **ATTACHMENT C: BMPs for On-site Stormwater**

No permanent BMPs are proposed for this project. An existing regional detention pond will be utilized to prevent surface water or groundwater that originates from on-site flows, including pollution caused by contaminated stormwater runoff.





## **ATTACHMENT D: BMPs for Surface Streams**

There are no existing surface streams or sensitive features on site.





## **ATTACHMENT E: Request to Seal Features**

There is no request to seal features that could divert flow from a naturally-occurring sensitive feature on site.





## ATTACHMENT F: Construction Plans

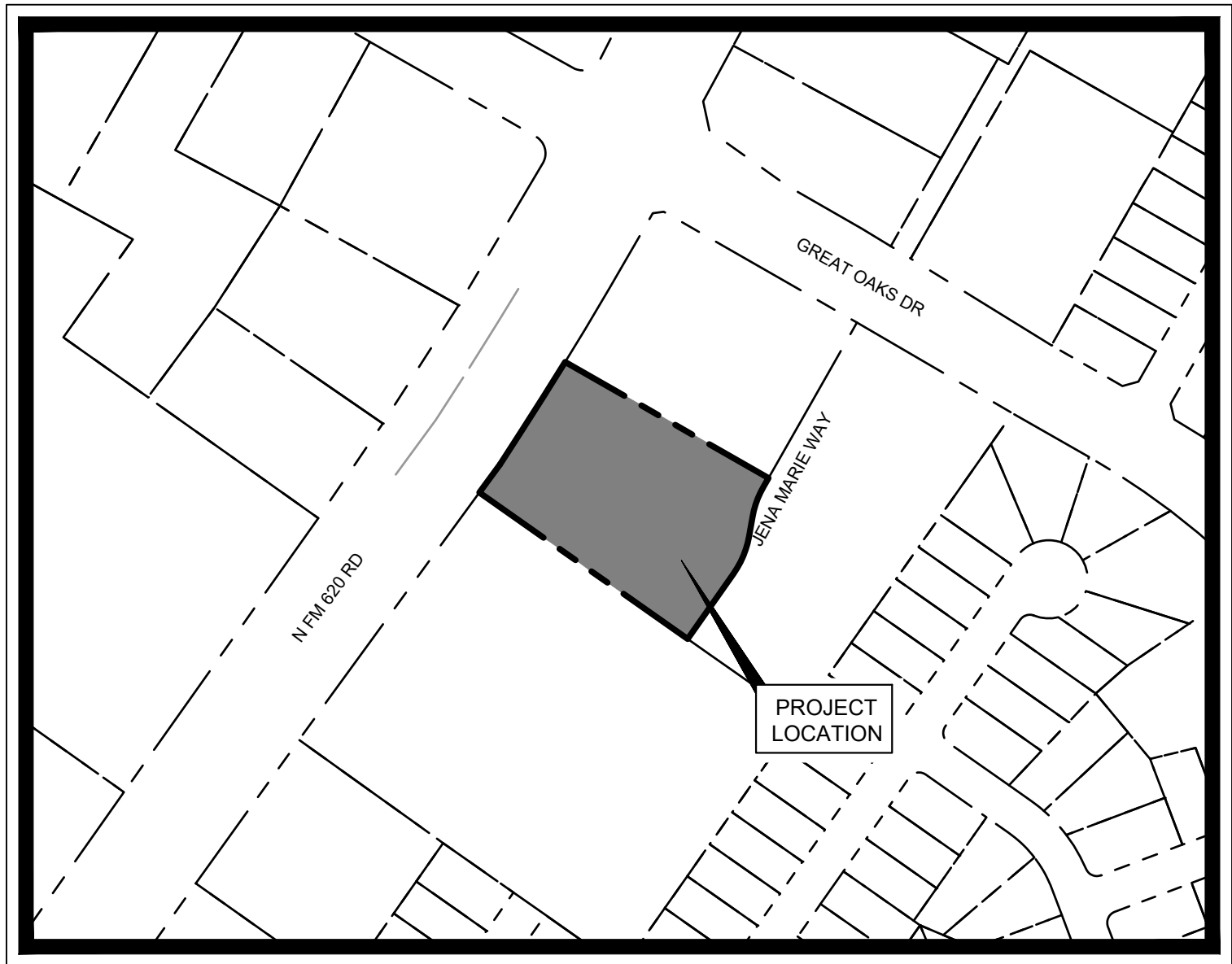


File Path: K:\EAL\Civil\064589710-Round Rock Commercial\CAD\PlanSheets\0 - Cover Sheet.dwg  
Plotted By: Estrada, Jacob Date: October 04, 2024 10:41:16am  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, BRUSHY CREEK MUNICIPAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0630F, WILLIAMSON COUNTY, TEXAS AND UNINCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY BRUSHY CREEK MUD, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
- THERE IS AN EXISTING KARST FEATURE ON SITE WHICH IS CONSIDERED TO BE AN UNDEVELOPED CAVE RECORDED UNDER 2007082085, 2009061197, AND 2015065500.
- NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
- 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.
- AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
- THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

# CIVIL SITE DEVELOPMENT PLANS FOR ROUND ROCK COMMERCIAL 120 JENA MARIE WAY, AUSTIN, TEXAS 78717



VICINITY MAP

SCALE: 1" = 200'

OWNER/DEVELOPER NAME AND ADDRESS:  
AG ROUND ROCK RE HOLDINGS, LLC

SUBDIVISION CASE NO.:

ZONING CASE NO.:

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: N/A

ZONING: ETJ

WATERSHED: LAKE CREEK

PRESSURE ZONE: NORTH

SUBMITTAL DATE: AUGUST 2024

PERMIT NUMBER: 2024-1465-COC

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (1 OF 2)
3	FINAL PLAT (2 OF 2)
4	GENERAL NOTES
5	KIMLEY-HORN GENERAL NOTES
6	EXISTING CONDITIONS AND DEMO PLAN
7	EROSION CONTROL PLAN
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	OVERALL SITE PLAN
11	PAVING PLAN
12	FIRE PROTECTION PLAN
13	GRADING PLAN
14	OVERALL UTILITY PLAN
15	OVERALL STORM PLAN
16	STORM DRAIN DETAILS
17	PAVING DETAILS
18	UTILITY DETAILS (1 OF 3)
19	UTILITY DETAILS (2 OF 3)
20	UTILITY DETAILS (3 OF 3)
21	EROSION CONTROL DETAILS

LEGAL DESCRIPTION

LOT 3 HIGHLAND HORIZON PHASE IV REPLAT

LISTS OF CONTACTS:

WATER & SANITARY SEWER  
BRUSHY CREEK MUD  
KELLY YOUNG  
16318 GREAT OAKS DR  
ROUND ROCK, TX 78681  
PH. (512) 255-7871

FIRE  
SAM BASS FIRE DEPARTMENT - ESD#2  
MARK SELBY  
16248 GREAT OAKS DR  
ROUND ROCK, TX 78681  
PH. (512) 255-0100

GAS  
TEXAS GAS SERVICE  
LINDA BARGAR  
5613 AVENUE F  
AUSTIN, TX 78751  
PH. (512) 465-1134  
LBARGAR@TXGAS.COM

ELECTRIC  
ONCOR  
200 NORTH ECTOR DR  
EULESS, TEXAS 76039  
PH. (817) 355-7057

SURVEYOR  
BLEW & ASSOCIATES  
ROBERT J. WINNICKI  
1050 TEXAS TRAIL, SUITE 400  
GRAPEVINE, TX 76051  
PH. (817) 591-7720  
SURVEY@BLEWINC.COM

PREPARED BY:

**Kimley»Horn**

6800 BURLISON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TEXAS 78744  
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 616-9942  
Fax No. XXX XXX-XXXX

BRUSHY CREEK MUD

DATE

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS (WCSR 2021B):

WILLIAMSON COUNTY

DATE

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	WILLIAMSON COUNTY APPROVAL DATE	DATE IMAGED

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.



BENCHMARKS

TBM: #1 SET MAG-NAIL NORTHING: 10152286.99 EASTING: 3117680.68 ELEVATION: 832.66'	TBM: #2 SET MAG-NAIL NORTHING: 10152232.83 EASTING: 3117882.32 ELEVATION: 829.33'
---	---

**Kimley»Horn**



10/04/2024

KHA PROJECT 064589710	DATE AUGUST 2024	SCALE: AS SHOWN	DESIGNED BY: JUE	DRAWN BY: JUE	CHECKED BY: RJM
--------------------------	---------------------	-----------------	------------------	---------------	-----------------

COVER SHEET

ROUND ROCK  
COMMERCIAL  
CITY OF ROUND ROCK ETJ  
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER

1 OF 21











SECTION B4 - CONSTRUCTION - GENERAL

**SECTION B5 - SUBGRADE**

SECTION B6 - BASE MATERIAL

TABLE B6.1: GRADATION SPECIFICATION FOR TY A, GRADE 4

86.2 EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

86.3 THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM FILL SHALL NOT EXCEED 4 INCHES. THE BASE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL. PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE, THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 OF TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL.

SECTION B7 - BITUMINOUS PAVEMENT

HIGH-TEMPERATURE BINDER GRADE	TEST METHOD	HAMBURG WHEEL TEST REQUIREMENTS*
		MINIMUM # OF PASSES @ 0.5" RUT DEPTH, TESTED @122°F
PG 64 OR LOWER	TEX-242-F	7,000
PG 70	TEX-242-F	15,000
PG 76 OR HIGHER	TEX-242-F	20,000

B.7.6. SUBMIT ANY PROPOSED ADJUSTMENTS OR CHANGES TO A JOB MIX FORMULA TO THE COUNTY ENGINEER BEFORE PRODUCTION OF THE NEW JOB MIX FORMULA.

B.7.7. UNLESS OTHERWISE APPROVED, PROVIDE TYPE B MIXTURES THAT HAVE NO LESS THAN 10% AIR, AND TYPE C MIXTURES WITH NO LESS THAN 4.7% AIR.

B.7.8. FOR MIXTURE DESIGN VERIFICATION, PROVIDE THE ENGINEER WITH TWO 5-GALLON BUCKETS OF EACH AGGREGATE STOCKPILE TO BE USED ON THE PROJECT AND THREE GALLONS OF EACH PG BINDER TO BE USED ON THE PROJECT. ALSO PROVIDE SUFFICIENT QUANTITY OF ANY OF THE AGGREGATE STOCKPILES TO BE USED ON THE PROJECT. ALL MUST BE DONE PRIOR TO APPROVAL OF THE MIX DESIGN, UNLESS ALREADY PERFORMED WITHIN A ONE-YEAR TIME PERIOD.

B.7.9. PRIOR TO ALLOWING PRODUCTION OF THE TRIAL BATCH, THE ENGINEER WILL USE THE MATERIALS PROVIDED BY THE CONTRACTOR TO PERFORM THE FOLLOWING TESTS TO VERIFY THE HMA MIXTURE DESIGN.

- FOR MIXTURES DESIGNED WITH A TEXAS GYRATORY COMPACTOR (TGC), THE ENGINEER MAY REQUIRE THAT THE TARGET LABORATORY MOLDED DENSITY BE RAISED TO NO MORE THAN 97.5% OR MAY LOWER THE DESIGN NUMBER OF GYRATIONS TO NO LESS THAN 35 FOR MIXTURES DESIGNED WITH AN SGC IF ANY OF THE FOLLOWING CONDITIONS EXIST.

1. THE INDIRECT TENSILE TEST RESULTS IN A VALUE GREATER THAN 200 PSI
2. THE HAMBURG WHEEL TEST RESULTS IN A VALUE LESS THAN 3.0 MM
3. THE OVERLAY TEST RESULTS IN A VALUE LESS THAN 100 CYCLES
4. THE CANTABRO TEST RESULTS IN A VALUE OF MORE THAN 20% LOSS

IN LIEU OF, OR IN ADDITION TO EVALUATING THE MIXTURE DESIGN PRIOR TO ALLOWING A TRIAL BATCH TO BE PRODUCED, THE ENGINEER MAY ALSO EVALUATE THE MIXTURE PRODUCED DURING THE TRIAL BATCH FOR COMPLIANCE WITH THE 4 TESTS LISTED ABOVE. WILLIAMSON COUNTY, TEXAS - SUBDIVISION REGULATIONS PAGE 41

BT 10 CONTRACTOR'S QUALITY CONTROL (CQC) TEST REPORTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER ON A DAILY BASIS. AS A MINIMUM, DAILY CQC TESTING ON THE PRODUCED MIX SHALL INCLUDE: SIEVE ANALYSIS TEX-200/F, ASPHALT CONTENT TEX-236/F, HVEEM STABILITY TEX-208/F, LABORATORY COMPACTED DENSITY TEX-207/F, AND MAXIMUM SPECIFIC GRAVITY TEX-227/F. THE NUMBER AND LOCATION OF ALL HMAc TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER WITH A MINIMUM OF THREE, 6-INCH DIAMETER FIELD CORES SECURED AND TESTED BY THE CONTRACTOR FROM EACH DAY'S PAVING. EACH HMAc COURSE SHALL BE TESTED FOR IN-PLACE DENSITY AND MAXIMUM SPECIFIC GRAVITY. THE NUMBER AND LOCATION OF ALL HMAc TESTS MEASURED FOR COMPACTED THICKNESS, THE NUMBER AND LOCATION OF ALL HMAc TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B7.11 RURAL ROADS MAY USE EITHER THE SPECIFICATIONS FOUND IN SECTION B7.1 OR A TWO-COURSE SURFACE IN ACCORDANCE WITH ITEM 316, TREATMENT WEARING SURFACE. OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE TYPE AND RATE OF ASPHALT AND AGGREGATE SHALL BE INDICATED ON THE PLANS AS A BASIS OF ESTIMATE AND SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. AGGREGATE USED IN THE MIX SHALL BE ON THE TxDOT QUALITY MONITORING SCHEDULE. AGGREGATE SHALL TYPE B GRADE. GRADATION TESTS SHALL BE REQUIRED FOR EACH 300 CUBIC YARDS OF MATERIAL PLACED WITH A MINIMUM OF TWO TESTS PER EACH GRADE PER EACH PROJECT. TEST RESULTS SHALL BE REVIEWED BY THE COUNTY ENGINEER PRIOR TO APPLICATION OF THE MATERIAL.

SECTION B8 - CONCRETE PAVEMENT

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

## SECTION B9 - CONCRETE - GENERAL

B9.1 UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE IN ACCORDANCE WITH ITEM 421 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND BE PLACED IN ACCORDANCE WITH THE APPLICABLE ITEM.

B9.2 ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH. ONE SET OF THREE CONCRETE TEST CYLINDERS SHALL BE MOLDED FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED FOR EACH CLASS OF CONCRETE PER DAY, OR AT ANY OTHER INTERVAL AS DETERMINED BY THE COUNTY ENGINEER. A SLUMP TEST SHALL BE REQUIRED WITH EACH SET OF TEST CYLINDERS. ONE CYLINDER SHALL BE TESTED FOR COMPRESSIVE STRENGTH AT AN AGE OF SEVEN DAYS AND THE REMAINING TWO CYLINDERS SHALL BE TESTED AT 28 DAYS OF AGE.

[illegible]

KHA PROJECT 064589710	DATE AUGUST 2024
SCALE: AS SHOWN	
DESIGNED BY: JUE	
DRAWN BY: JUE	
CHECKED BY: RJM	

**ROUND ROCK  
COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS

4 OF 21

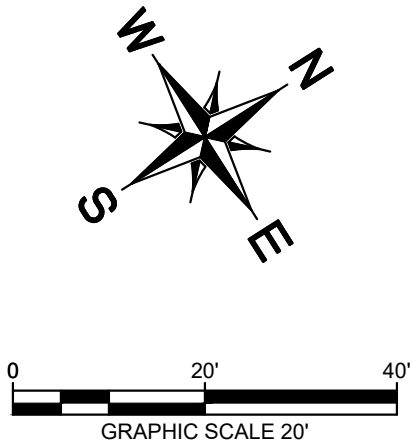
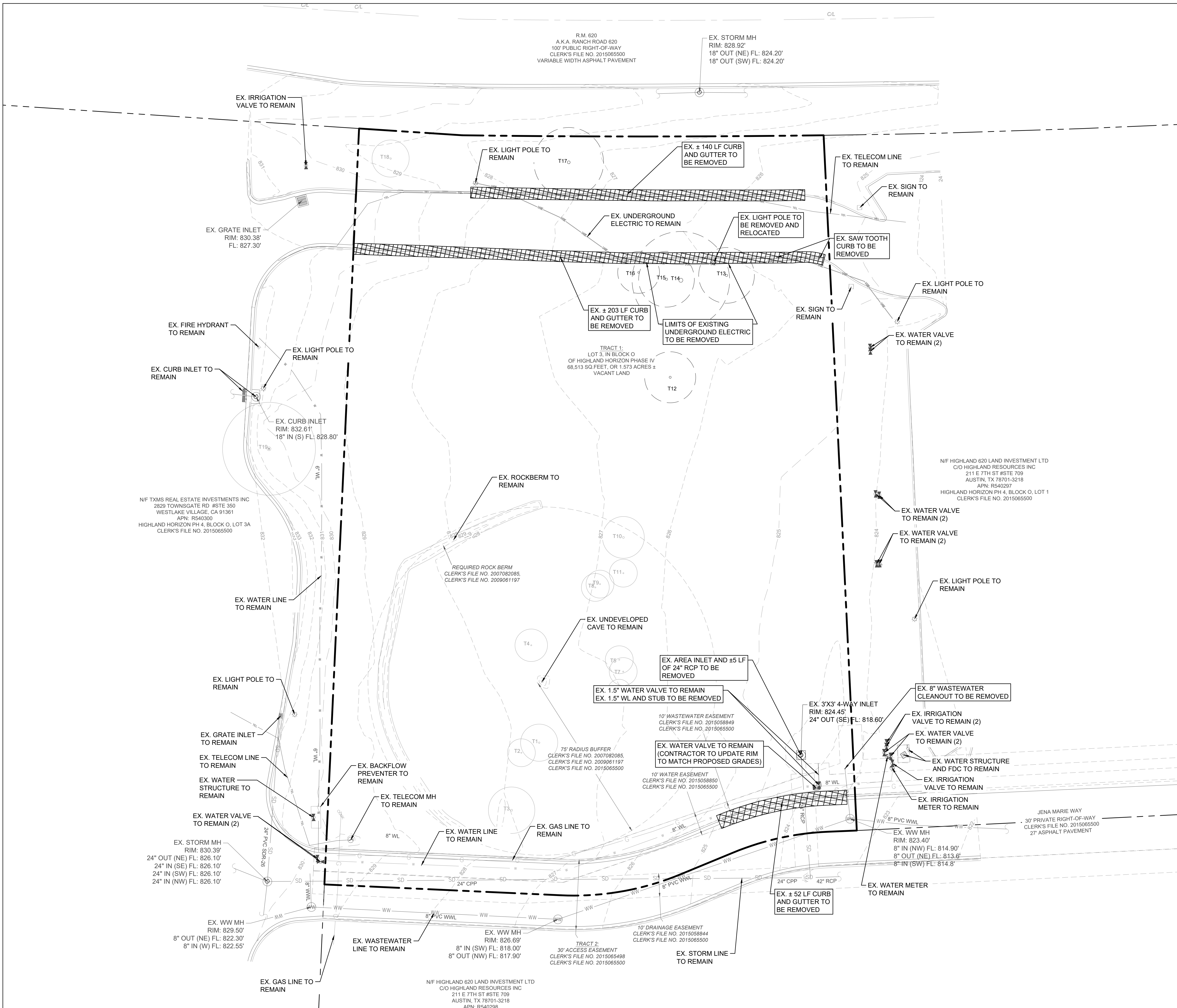






Plotted By: Estrada, Jacob Date: October 04, 2024 10:42:06am File Path: K:\E\AU\064589710-Round Rock Commercial\CAD\PlanSheets\0 - Existing Conditions and Demo Plan.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



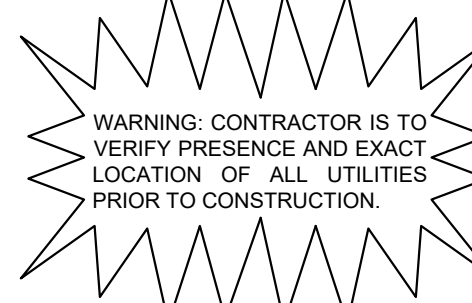
LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	WATER LINE
---	WASTEWATER LINE
---	STORM SEWER LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL
---	UNDERGROUND FIBER OPTIC LINE
---	WATER VALVE
---	BENCHMARK
---	FIRE HYDRANT
---	WATER METER
---	WATER MANHOLE
---	WATER VAULT
---	WASTEWATER MANHOLE
---	STORM SEWER GRATE INLET
---	STORM SEWER MANHOLE
---	TELEPHONE MANHOLE
---	LIGHT POLE
---	WASTEWATER CLEANOUT
---	DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
---	LIMITS OF CONSTRUCTION AREA
---	EXISTING TREES TO REMAIN
---	EXISTING TREES TO BE REMOVED

TAG	TRUNK	TREETYPE
T1	8"	OAK
T2	6"	OAK
T3	10"	OAK
T4	7"	OAK
T5	6"	OAK
T6	5"	OAK
T7	6"	OAK
T8	6"	OAK
T9	6"	OAK
T10	9"	OAK
T11	6"	OAK
T12	11"	OAK
T13	12"	OAK CLUSTER
T14	21"	OAK
T15	12"	OAK
T16	9"	OAK CLUSTER
T17	15"	OAK
T18	8"	OAK CLUSTER
T19	20"	OAK



Know what's below.  
Call before you dig.



BENCHMARKS

TBM: #1 SET MAG-NAIL NORTHING: 10152286.99 EASTING: 3117680.68 ELEVATION: 832.66'	TBM: #2 SET MAG-NAIL NORTHING: 10152232.83 EASTING: 3117882.32 ELEVATION: 829.33'
---	---

**Kimley»Horn**

6800 BURGESS ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-0942  
FAX: 512-616-0942  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928



10/04/2024

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JUE	DRAWN BY	JUE	CHECKED BY	RJM
064589710	AUGUST 2024	AS SHOWN							

EXISTING CONDITIONS  
AND DEMO PLAN

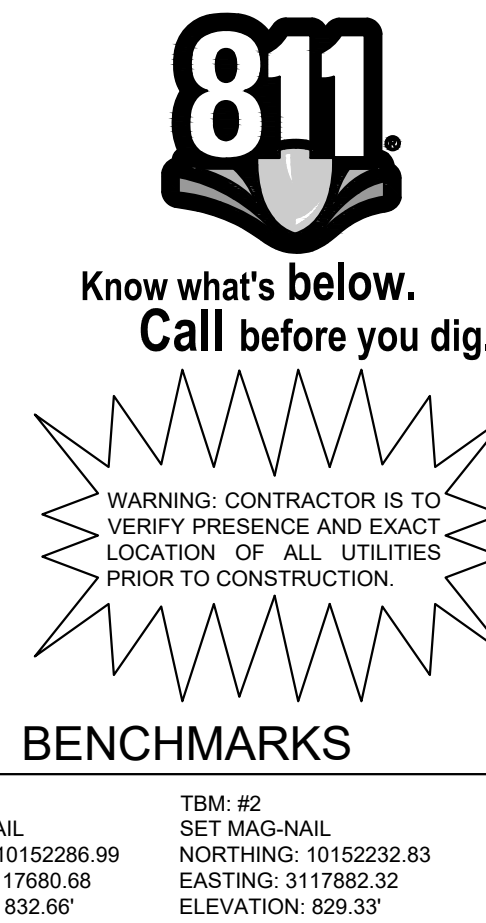
**ROUND ROCK  
COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS

SHEET NUMBER

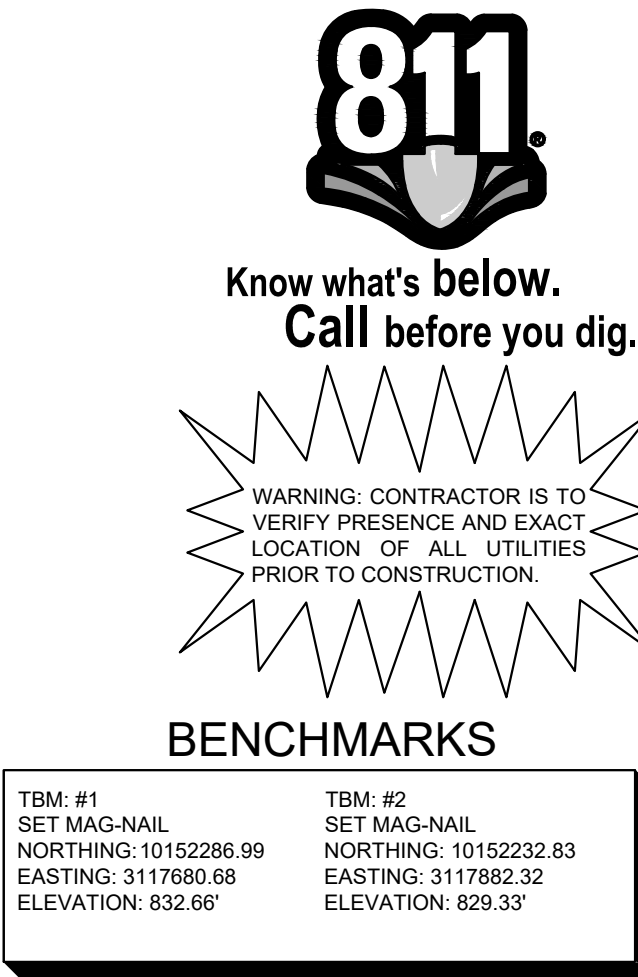
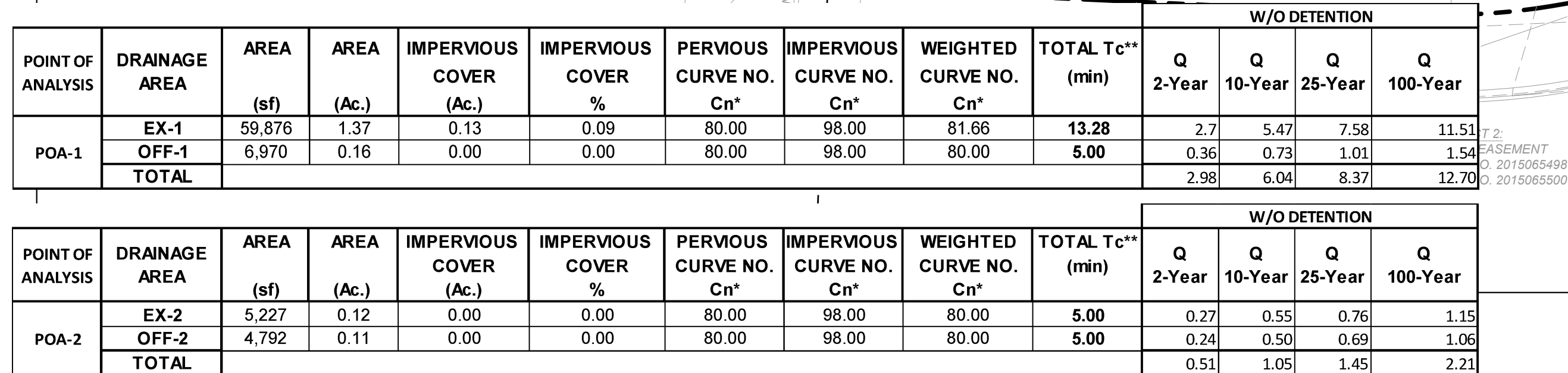
6 OF 21

2024-1465-COC

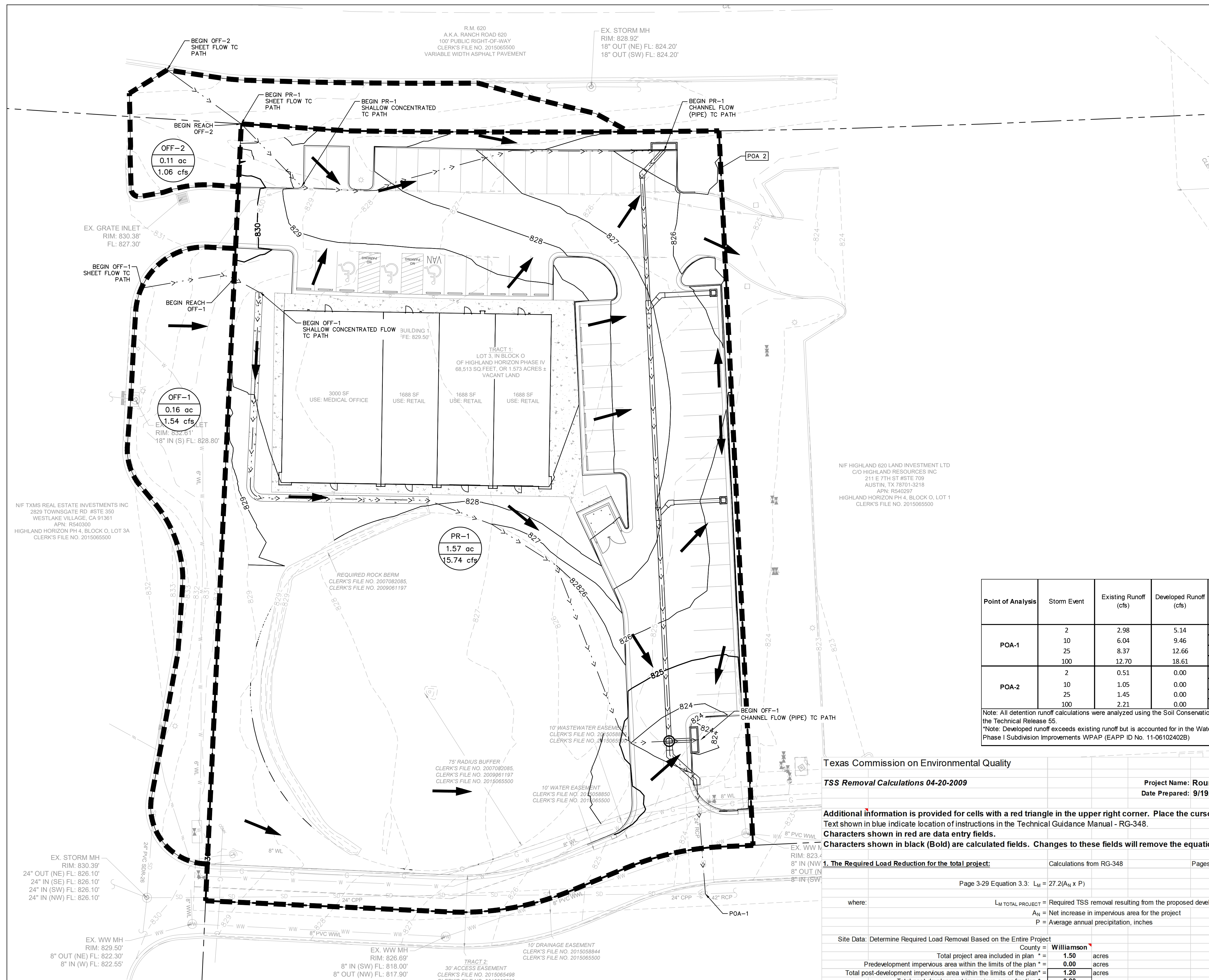




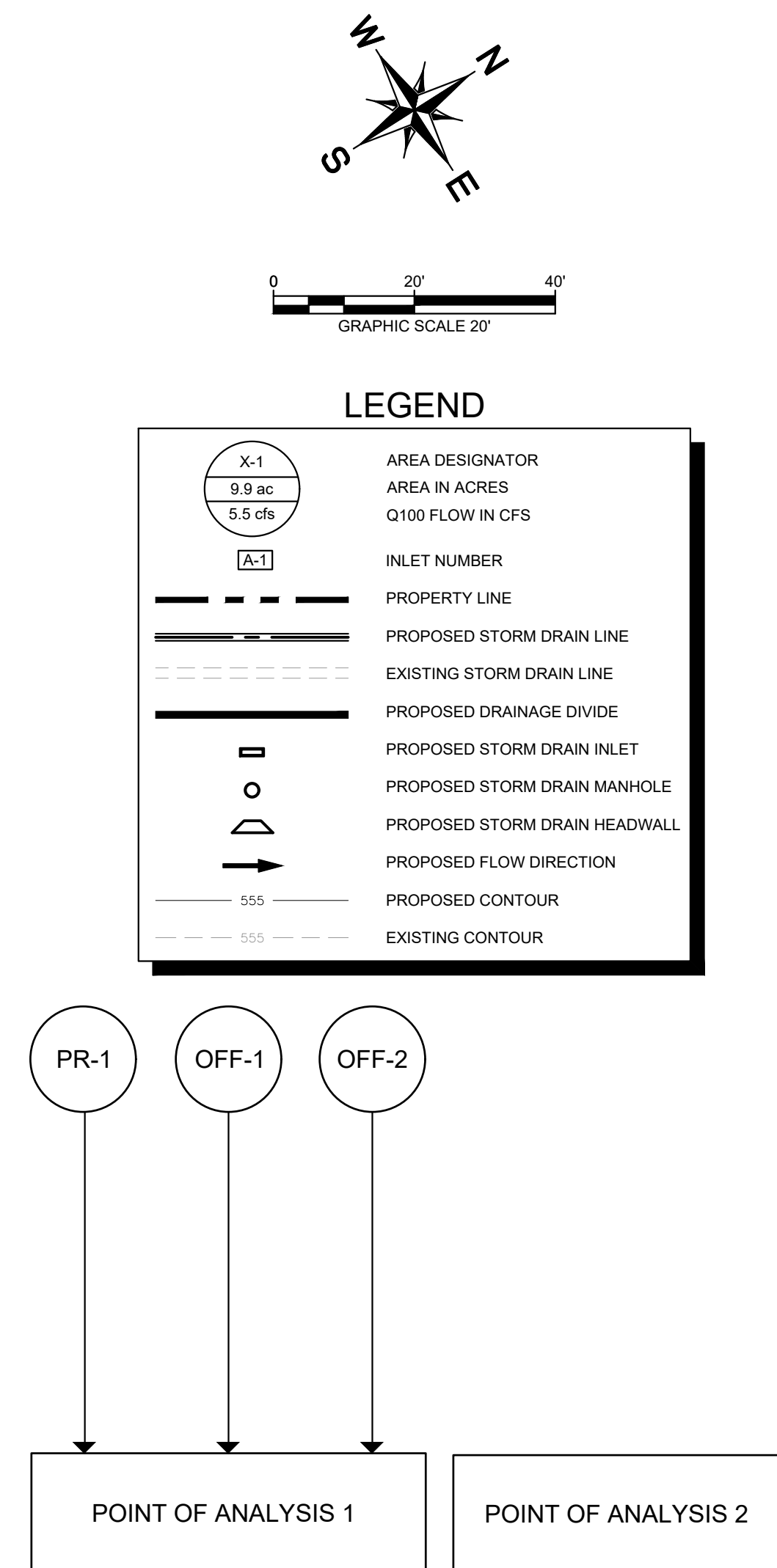








W/O DETENTION													
POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-1	PR-1	68,389	1.57	0.76	0.48	80.00	98.00	88.71	5.00	4.54	8.23	10.96	16.02
	OFF-1	6,970	0.16	0.00	0.00	80.00	98.00	80.00	5.00	0.36	0.73	1.01	1.54
	OFF-2	4,792	0.11	0.00	0.00	80.00	98.00	80.00	5.00	0.24	0.5	0.69	1.06
	TOTAL									5.14	9.46	12.66	18.61



Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
POA-1	2	2.98	5.14	2.16	NO*
	10	6.04	9.46	3.42	NO*
	25	8.37	12.66	4.29	NO*
	100	12.70	18.61	5.91	NO*
POA-2	2	0.51	0.00	-0.51	YES
	10	1.05	0.00	-1.05	YES
	25	1.45	0.00	-1.45	YES
	100	2.21	0.00	-2.21	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in the Technical Release 55.

\*Note: Developed runoff exceeds existing runoff but is accounted for in the Water Quality BMP in Highland Horizon Phase I Subdivision Improvements WPAP (EAPP ID No. 11-06102402B)

Texas Commission on Environmental Quality

**TSS Removal Calculations 04-20-2009**

Project Name:	Round Rock Commercial
Date Prepared:	9/19/2024


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

Characters shown in red are data entry fields.

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

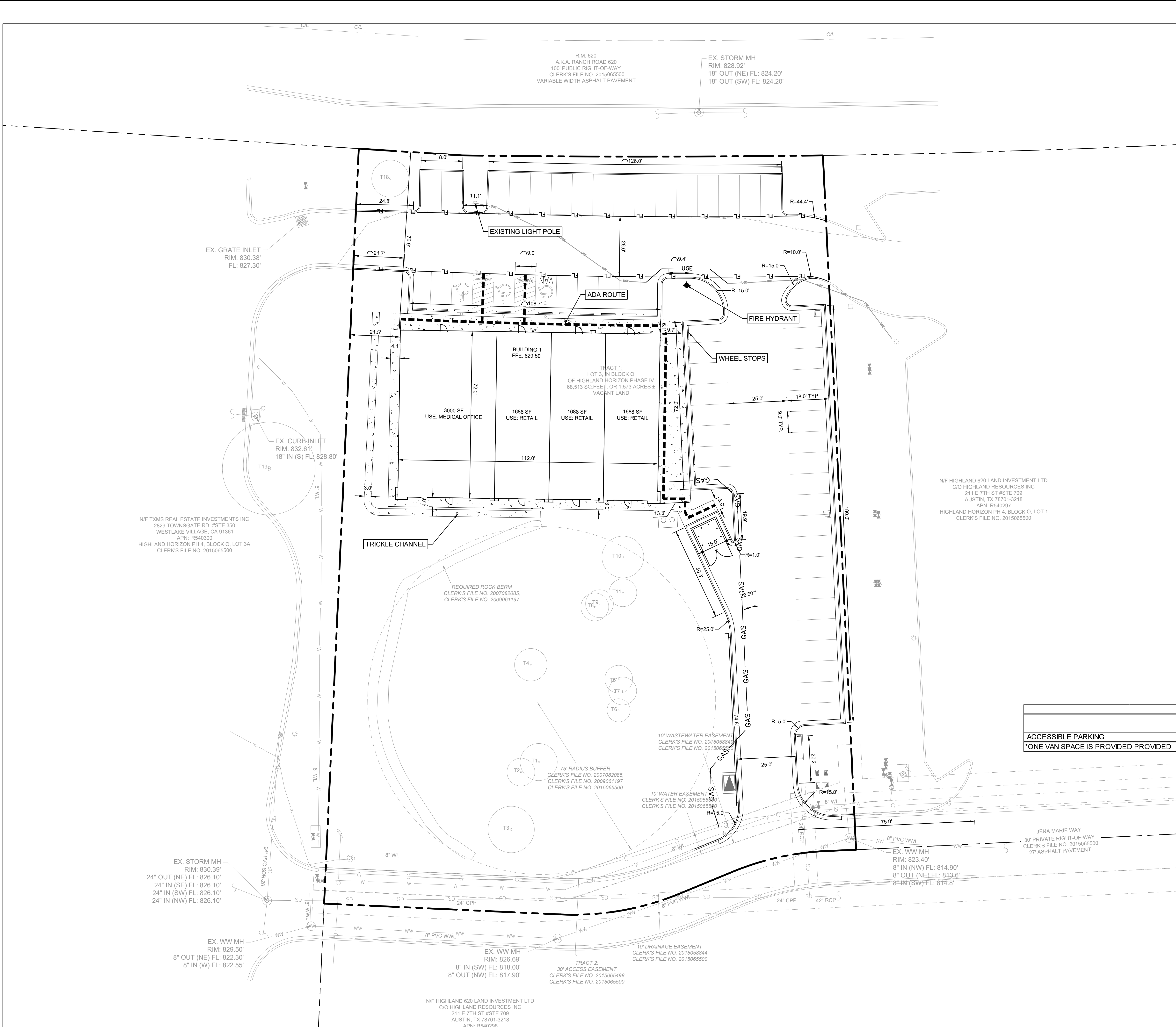
<b>1. The Required Load Reduction for the total project:</b>		Calculations from RG-348	Pages 3-27 to 3-30
Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$			
where:	$L_M$ TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load $A_N$ = Net increase in impervious area for the project $P$ = Average annual precipitation, inches		
Site Data: Determine Required Load Removal Based on the Entire Project			
	County = <b>Williamson</b>		
	Total project area included in plan = <b>1.50</b> acres		
	Predevelopment impervious area within the limits of the plan = <b>0.00</b> acres		
	Total post-development impervious area within the limits of the plan = <b>1.20</b> acres		
	Total post-development impervious cover fraction = <b>0.80</b>		
	$P$ = <b>32</b> inches		
	$L_M$ TOTAL PROJECT = <b>1044</b> lbs.		
<b>* The values entered in these fields should be for the total project area.</b>			
Number of drainage basins / outfalls areas leaving the plan area = <b>1</b>			
NOTE: TSS CALCULATIONS REPRESENT REQUIRED WATER QUALITY FOR THIS DEVELOPMENT. THIS IS PART OF AN OVERALL WPAP PER HIGHLAND HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID NO. 06102402B)			



SHEET NUMBER	9 OF 21	ROUND ROCK COMMERCIAL CITY OF ROUND ROCK ETJ WILLAMSON COUNTY, TEXAS	PROPOSED DRAINAGE AREA MAP	KHA PROJECT 064589710	10/04/2024		<b>Kimley»Horn</b>  6800 BURLISON ROAD, BUILDING 312, SUITE 150 AUSTIN, TX 78744 PHONE: 512-453-9292 WWW.KIMLEY-HORN.COM © 2024 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	No.	REVISIONS	DATE	BY
				DATE AUGUST 2024							
				SCALE: AS SHOWN							
				DESIGNED BY: JUE							
				DRAWN BY: JUE							
				CHECKED BY: RJM							



Plotted By: Estrada, Jacob Date: October 04, 2024 10:42:53am File Path: K:\E\AU\064589710-Round Rock Commercial\CAD\PlanSheets\0 - Overall Site Plan.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



0 20' 40'

GRAPHIC SCALE 20'

**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL
---	UNDERGROUND FIBER OPTIC LINE
---	WATER VALVE
---	BENCHMARK
---	FIRE HYDRANT
---	WATER METER
---	WATER MANHOLE
---	WATER VAULT
---	WASTEWATER MANHOLE
---	STORM SEWER GRATE INLET
---	STORM SEWER MANHOLE
---	TELEPHONE MANHOLE
---	LIGHT POLE
---	ADA ROUTE

- NOTES**
- ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
  - ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 30-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF, PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 30 FEET. SEC. 901.4.2
  - ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE. AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 31086.0 AND ANSI A117.1-1996-4.6.2.
  - CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL RADII TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
  - RETAINING WALLS SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT (IBC 105.2).
  - ALL STANDARD PARKING STALLS TO BE 9' WIDE BY 18' DEEP TO FACE OF CURB. ALL COMPACT PARKING STALLS TO BE 7.5' WIDE BY 15' DEEP TO FACE OF CURB. DRIVEWAY SPACING NOTE: PLEASE NOTE THIS PROPERTY CONTAINS A KARST FEATURE WITH A 75' OFFSET THAT DOES NOT ALLOW THE DRIVEWAY ENTRANCE TO BE ANY FURTHER WEST, THUS NOT MEETING THE 100' DRIVEWAY SPACING REQUIREMENT.

SITE TABLE	
SITE AREA (SF)	68,520
LOC (SF)	66,907
ALLOWABLE IMPERVIOUS COVER (SF)	54,816
ALLOWABLE IMPERVIOUS COVER (%)	80%
EXISTING IMPERVIOUS COVER	5,663
PROPOSED IMPERVIOUS COVER	40,936
PROPOSED IMPERVIOUS COVER, WITHIN LOC (%)	61.18%
TOTAL IC (SF)	40,936
TOTAL IC (%)	59.74%
BUILDING USE:	MEDICAL OFFICE, RETAIL
BUILDING SIZE: (SF)	8,000
TOTAL PARKING COUNT:	54

ACCESSIBLE PARKING TABLE		
	REQUIRED PARKING	PROVIDED PARKING*
ACCESSIBLE PARKING	3	3
*ONE VAN SPACE IS PROVIDED PROVIDED		

Know what's below.  
Call before you dig.

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

**BENCHMARKS**

TBM: #1 SET MAG-NAIL NORTHING: 10152286.99 EASTING: 3117680.68 ELEVATION: 832.65'	TBM: #2 SET MAG-NAIL NORTHING: 10152232.83 EASTING: 3117882.32 ELEVATION: 829.33'
---	---

**Kimley»Horn**

6800 BULESON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-0942  
FAX: 512-616-0943  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928

10/04/2024

KHA PROJECT	064589710	DATE	AUGUST 2024	SCALE	AS SHOWN	DESIGNED BY	JUE	DRAWN BY	JUE	CHECKED BY	RJM
-------------	-----------	------	-------------	-------	----------	-------------	-----	----------	-----	------------	-----

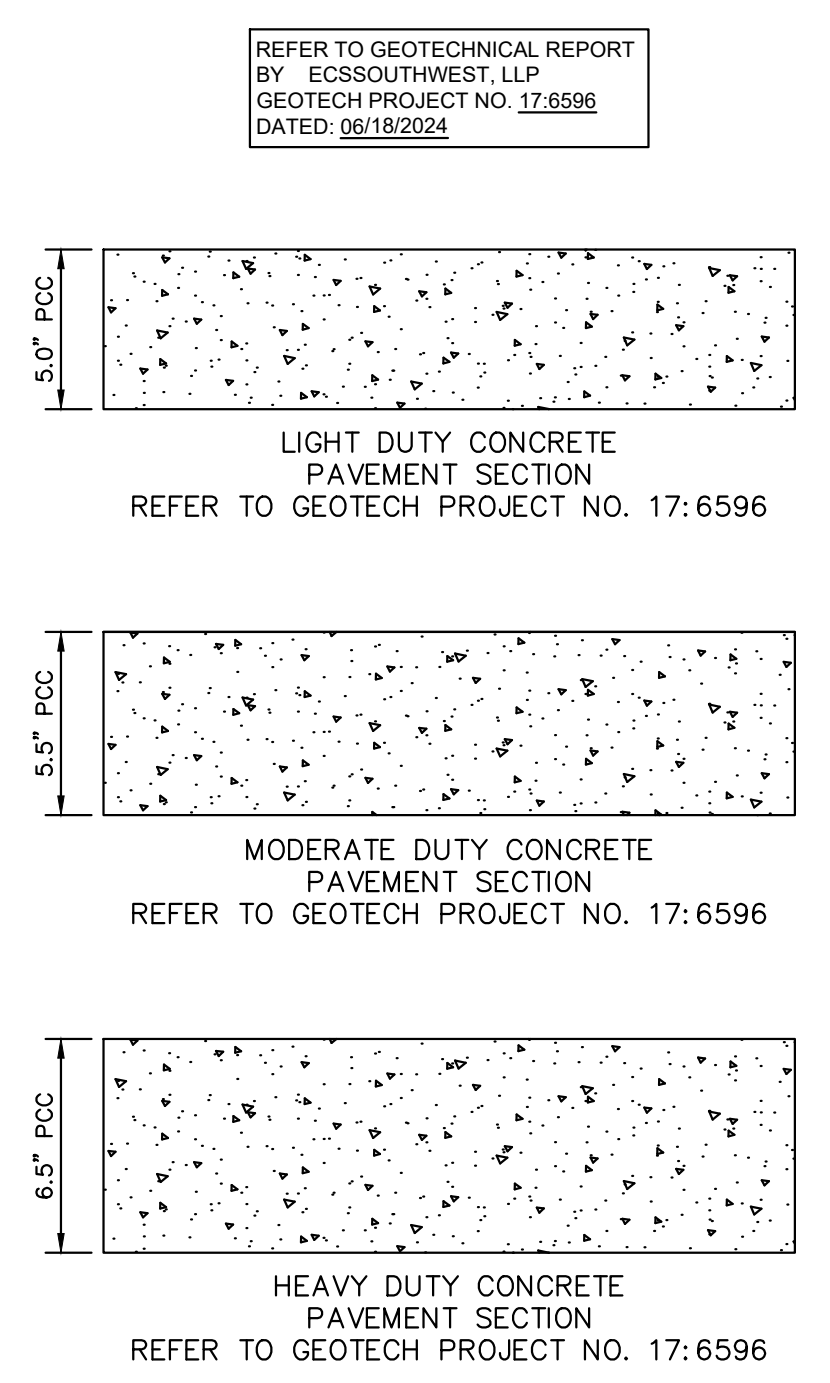
**OVERALL SITE PLAN**

**ROUND ROCK COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS

SHEET NUMBER  
**10 OF 21**

2024-1465-COC





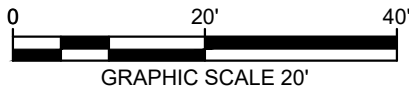
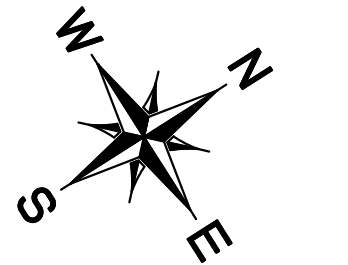
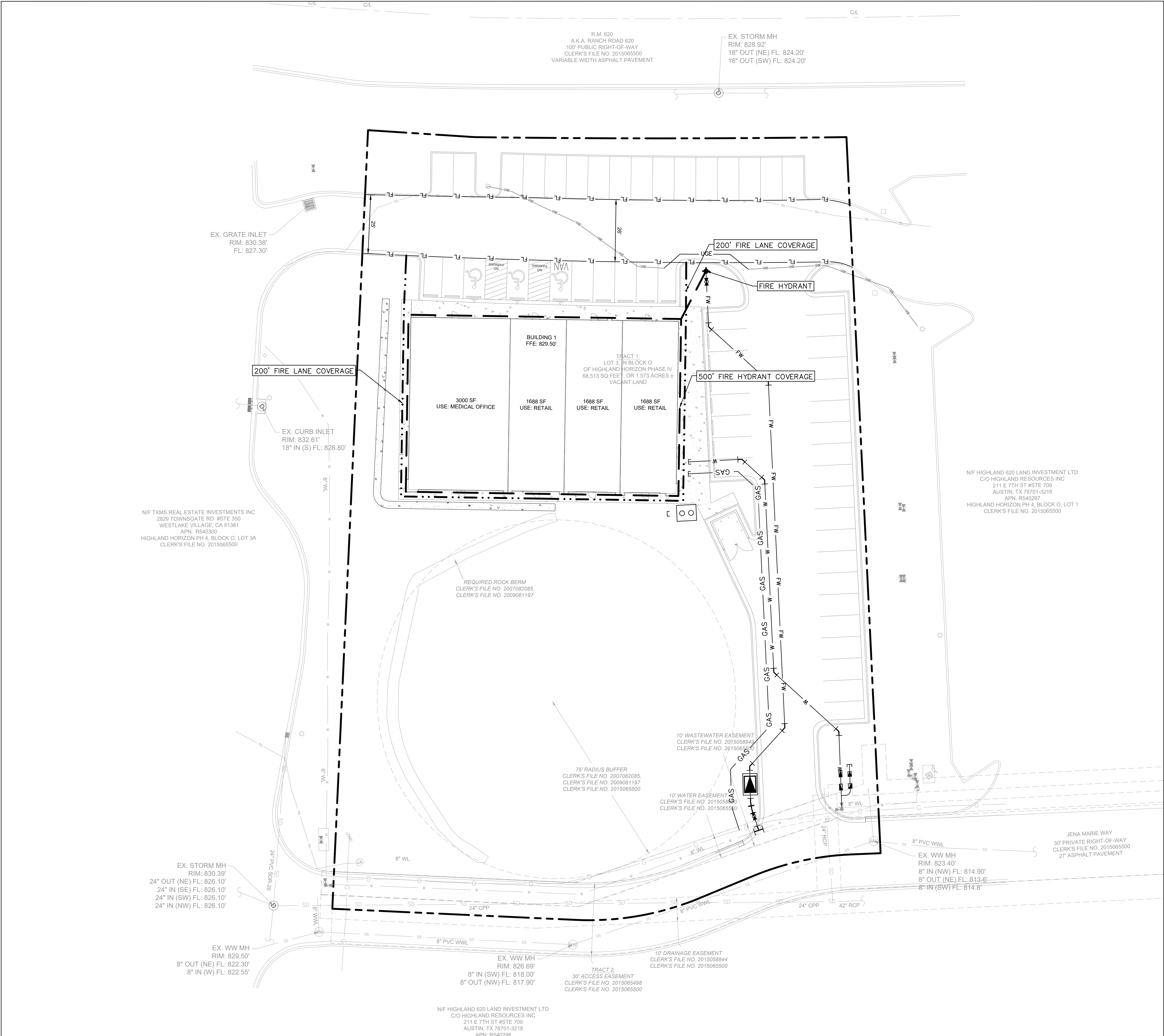
TBM: #1	TBM: #2
SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10152286.99	NORTHING: 10152232.83
EASTING: 3117680.68	EASTING: 3117882.32
ELEVATION: 832.66'	ELEVATION: 829.33'

SHEET NUMBER  
11 OF 21

[illegible]



Plotted By: Estrada, Jacob Date: October 04, 2024 10:43:17am File Path: K:\EAL\Civil\064589710-Round Rock Commercial\CAD\PlanSheets\0 - Fire Protection Plan.dwg  
This document, together with the concepts and designs presented herein, is an instrument of service, and its use is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



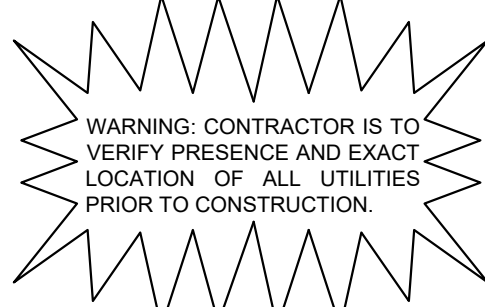
LEGEND

— W —	EXISTING WATER LINE
— G —	EXISTING GAS LINE
— USE —	EXISTING UNDERGROUND ELECTRIC LINE
◆	PROPOSED FIRE HYDRANT
— L —	PROPOSED WATER VALVE
— W —	PROPOSED DOMESTIC LINE
— FW —	PROPOSED FIRE LINE
— FL —	PROPOSED FIRE LANE STRIPING
— — — — —	500' FIRE HYDRANT COVERAGE
— · · · · ·	200' FIRE LANE COVERAGE
— ○ — ○ —	FENCE

FLOW TEST RESULTS  
STATIC - 76 PSI  
RESIDUAL - 61 PSI  
FLOW - 20 PSI, 2464 GPM



Know what's below.  
Call before you dig.



BENCHMARKS

TBM: #1 SET MAG-NAIL NORTHING: 10152286.99 EASTING: 3117680.68 ELEVATION: 832.66'	TBM: #2 SET MAG-NAIL NORTHING: 10152232.83 EASTING: 3117882.32 ELEVATION: 829.33'
---	---

**Kimley»Horn**  
6800 BURLISON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-0942  
FAX: 512-616-0943  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPE Firm No. 928



10/04/2024

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JUE	DRAWN BY	JUE	CHECKED BY	RJM
064589710	AUGUST 2024								

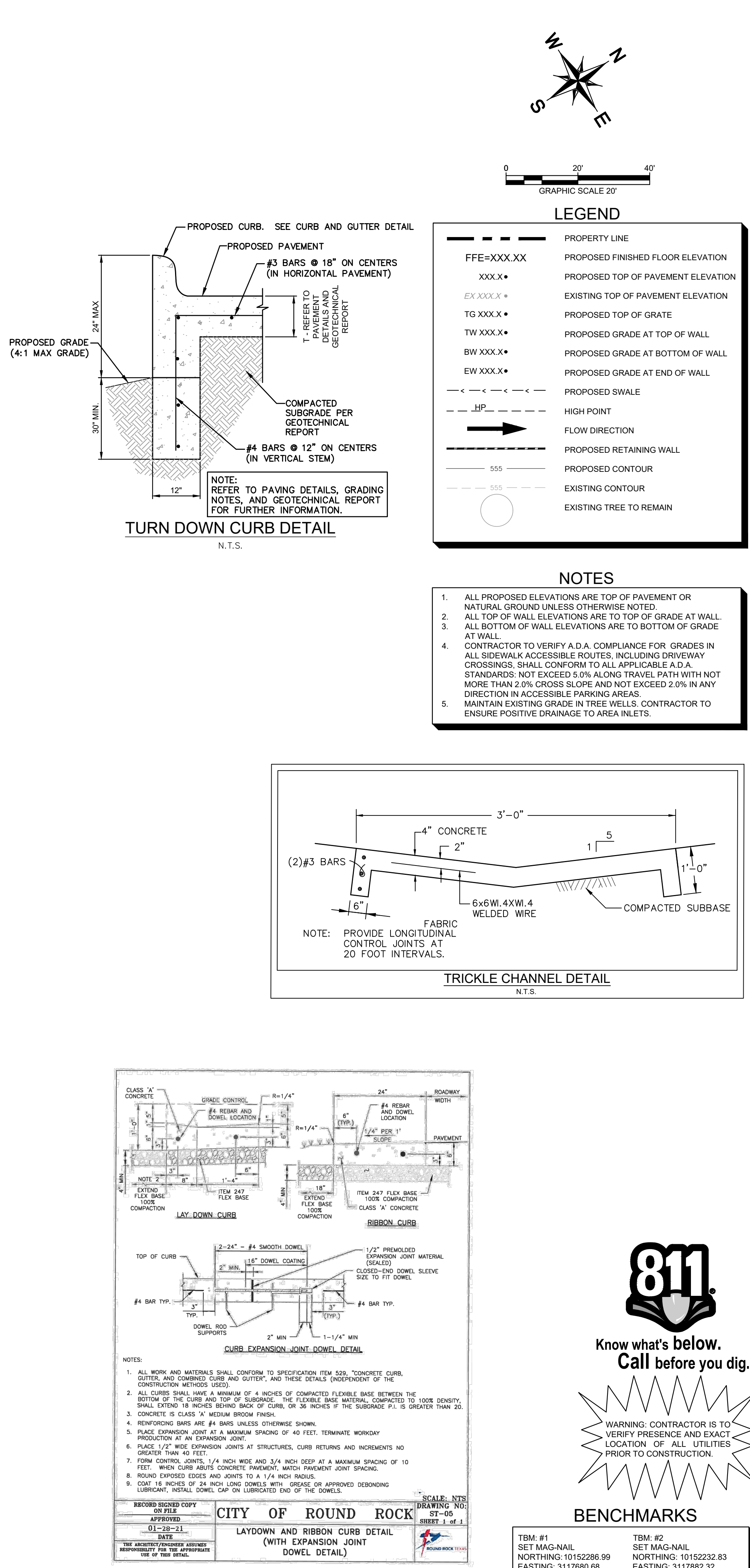
FIRE PROTECTION  
PLAN

**ROUND ROCK  
COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS

SHEET NUMBER

12 OF 21



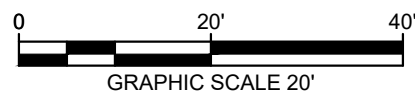
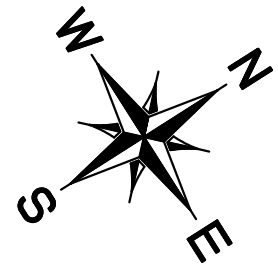
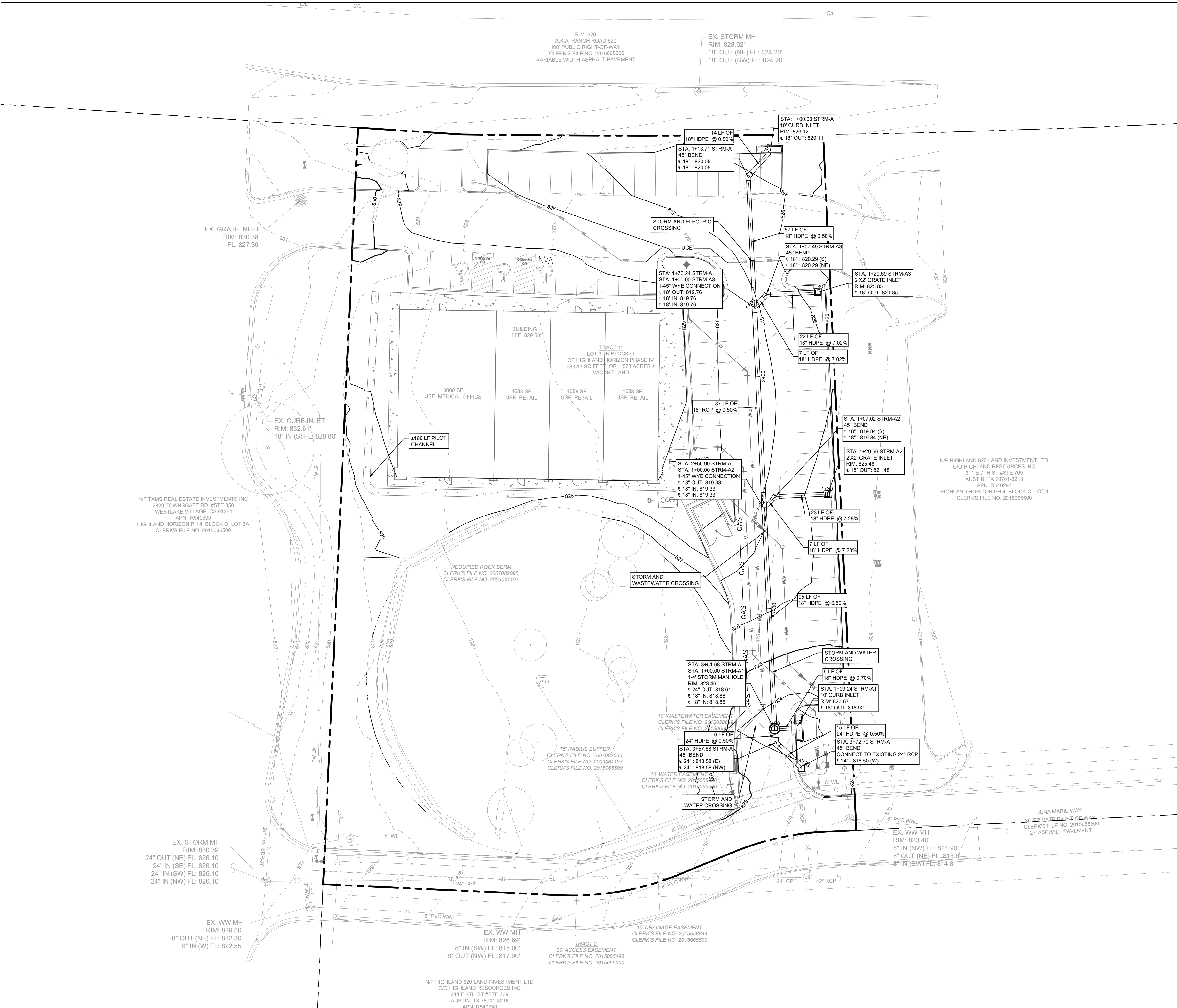








Plotted By: Estrada, Jacob Date: October 04, 2024 10:43:58am File Path: K:\EAD\064589710-Round Rock Commercial\CAD\PlanSheets\0 - Overall Storm Plan.dwg  
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

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

**Kimley»Horn**

6800 BURLESON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-618-0942  
FAX: 512-618-0943  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBE Firm No. 928



10/04/2024

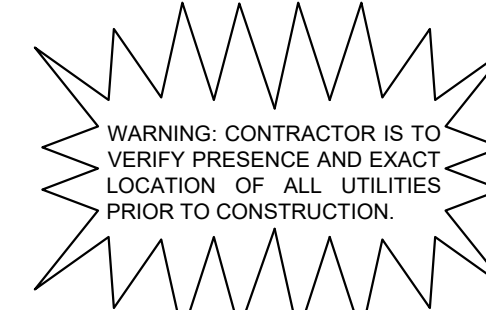
KHA PROJECT	064589710
DATE	AUGUST 2024
SCALE	AS SHOWN
DESIGNED BY	JUE
DRAWN BY	JUE
CHECKED BY	RJM

OVERALL STORM  
PLAN

**ROUND ROCK  
COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS



Know what's below.  
Call before you dig.



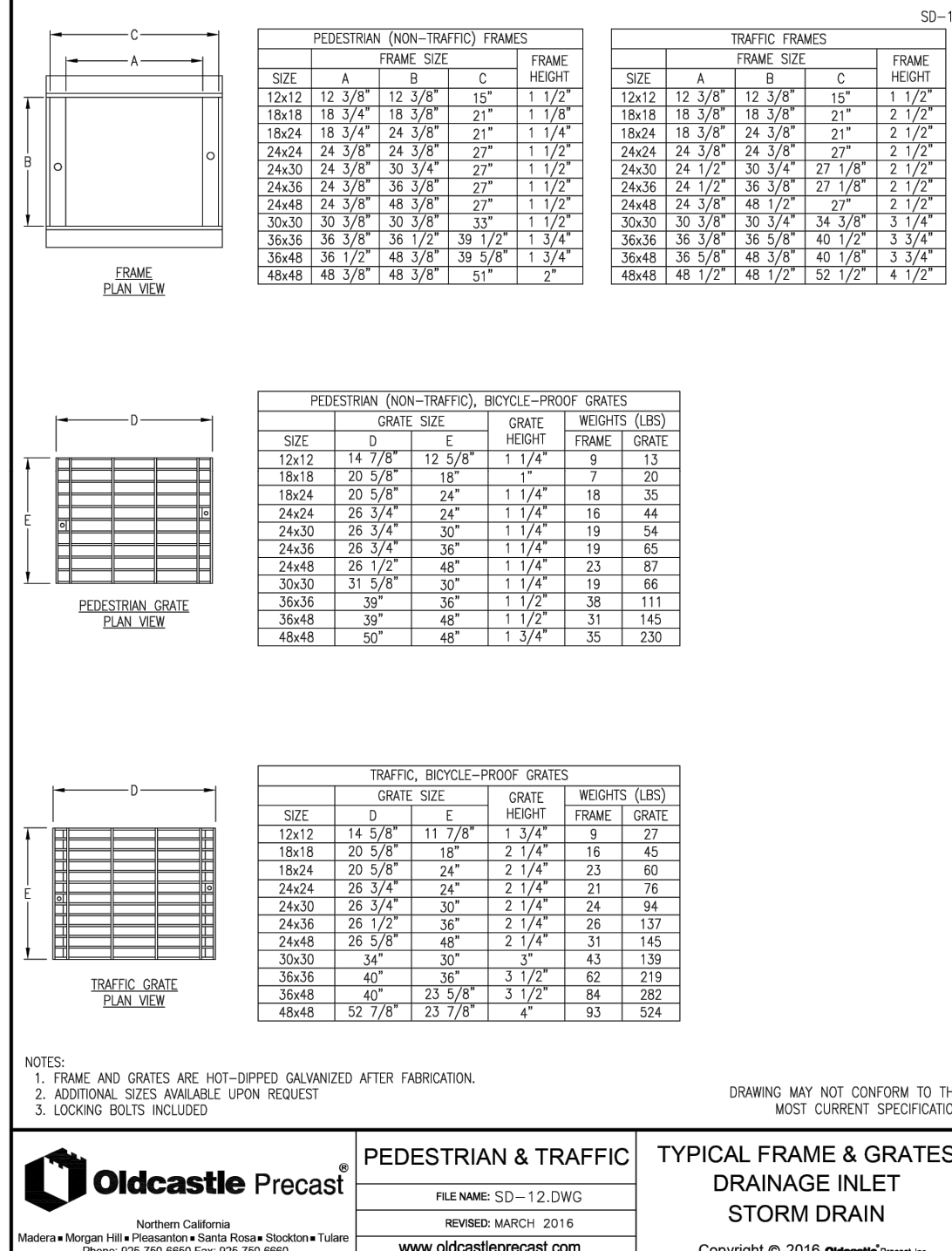
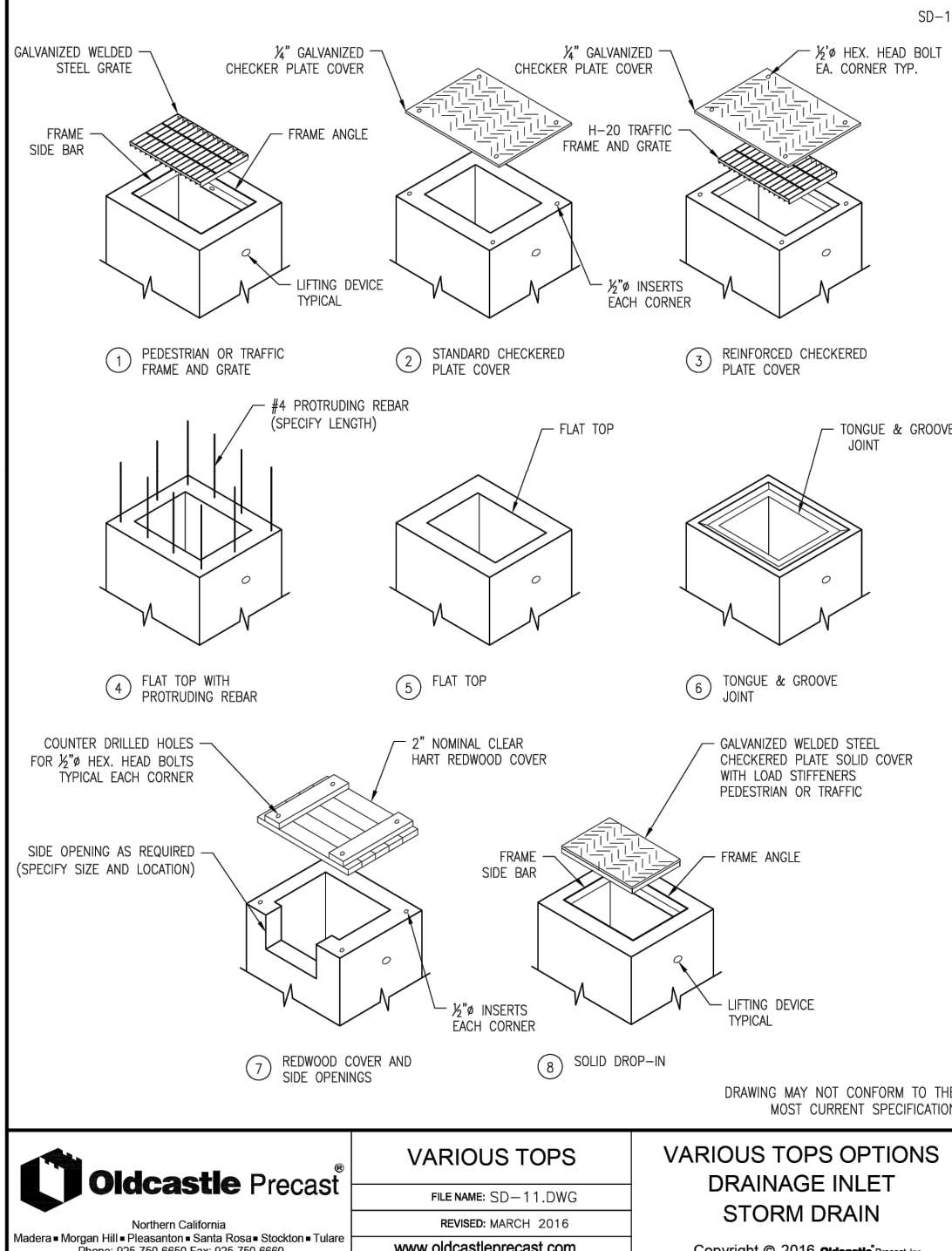
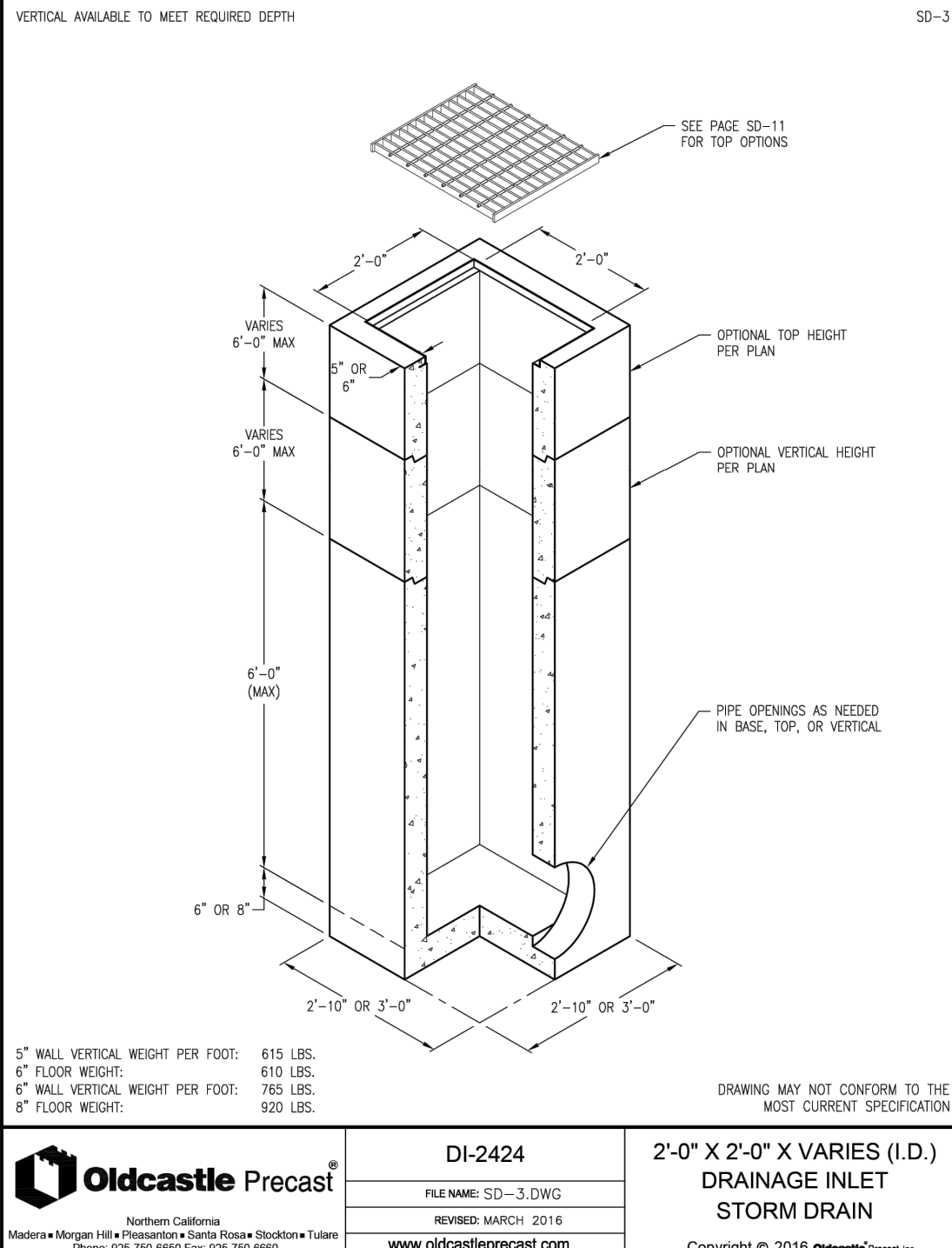
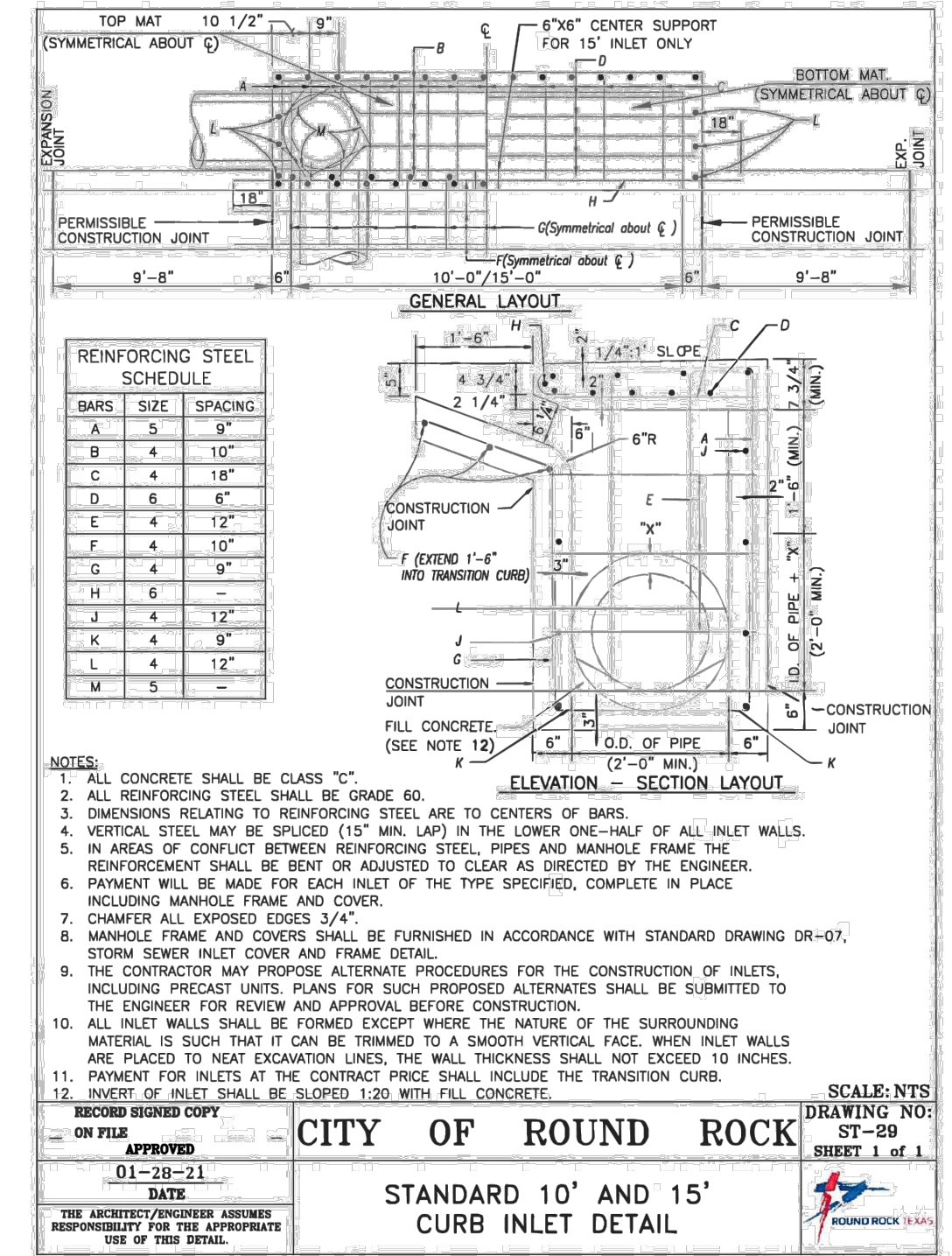
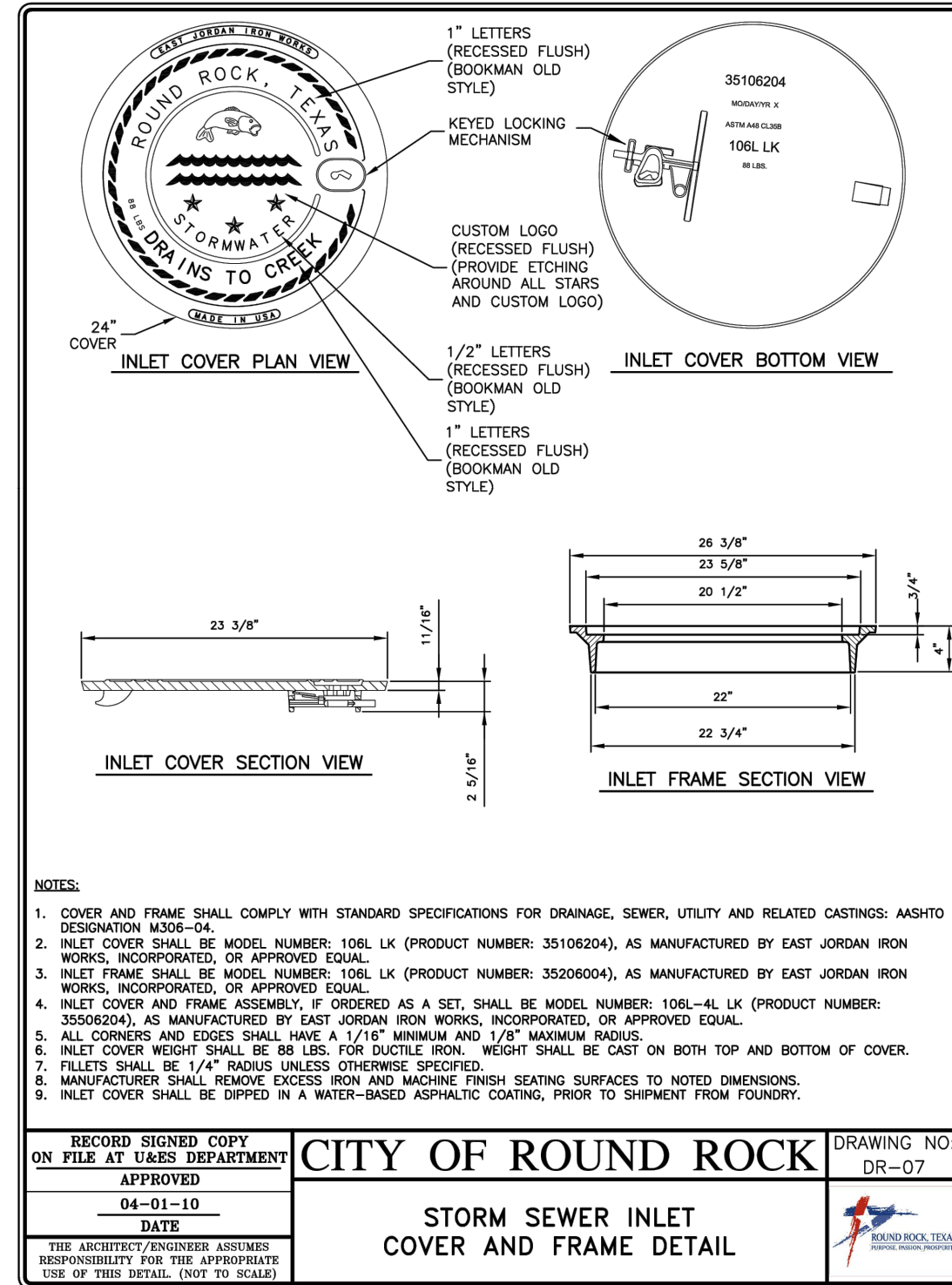
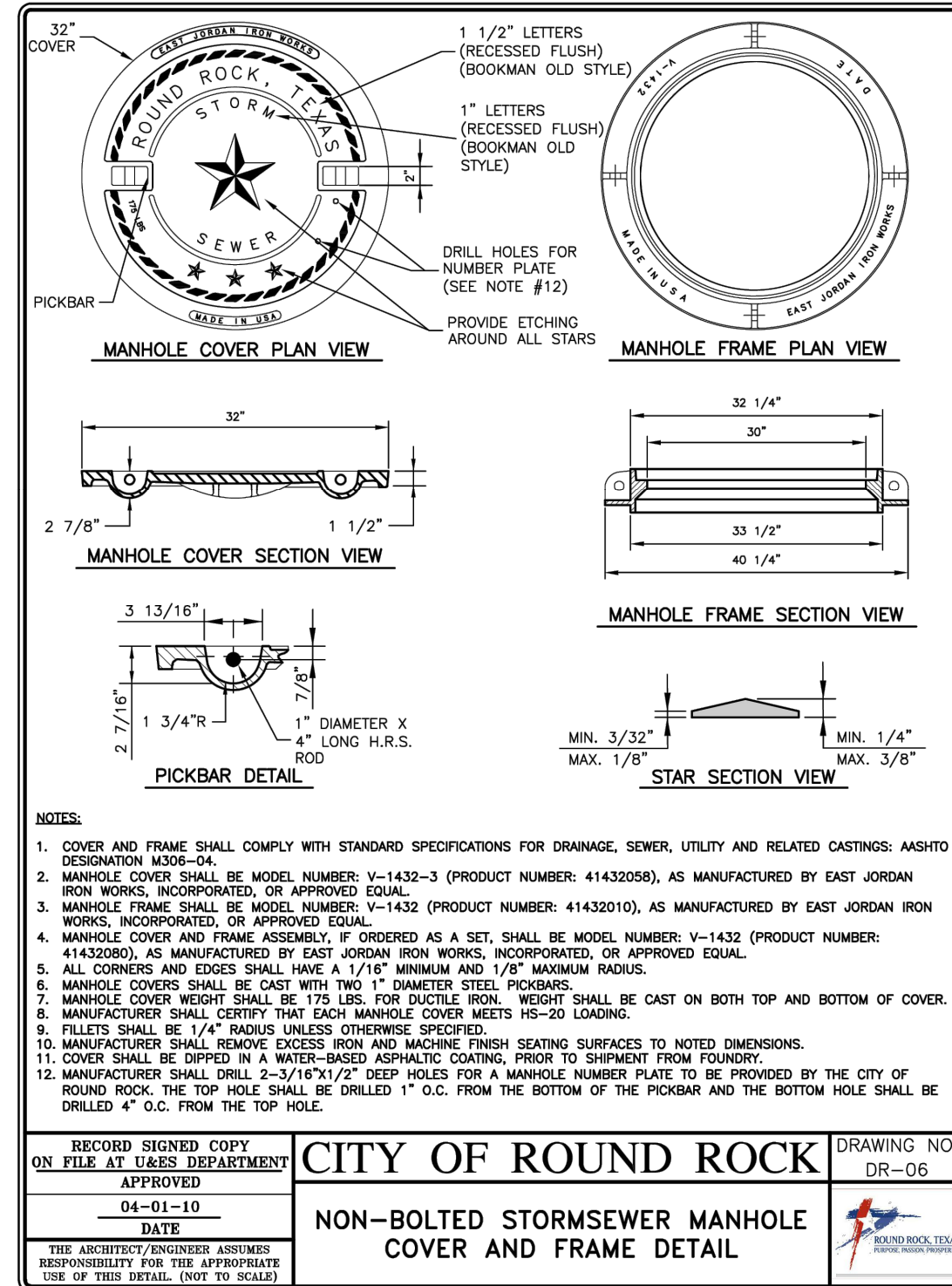
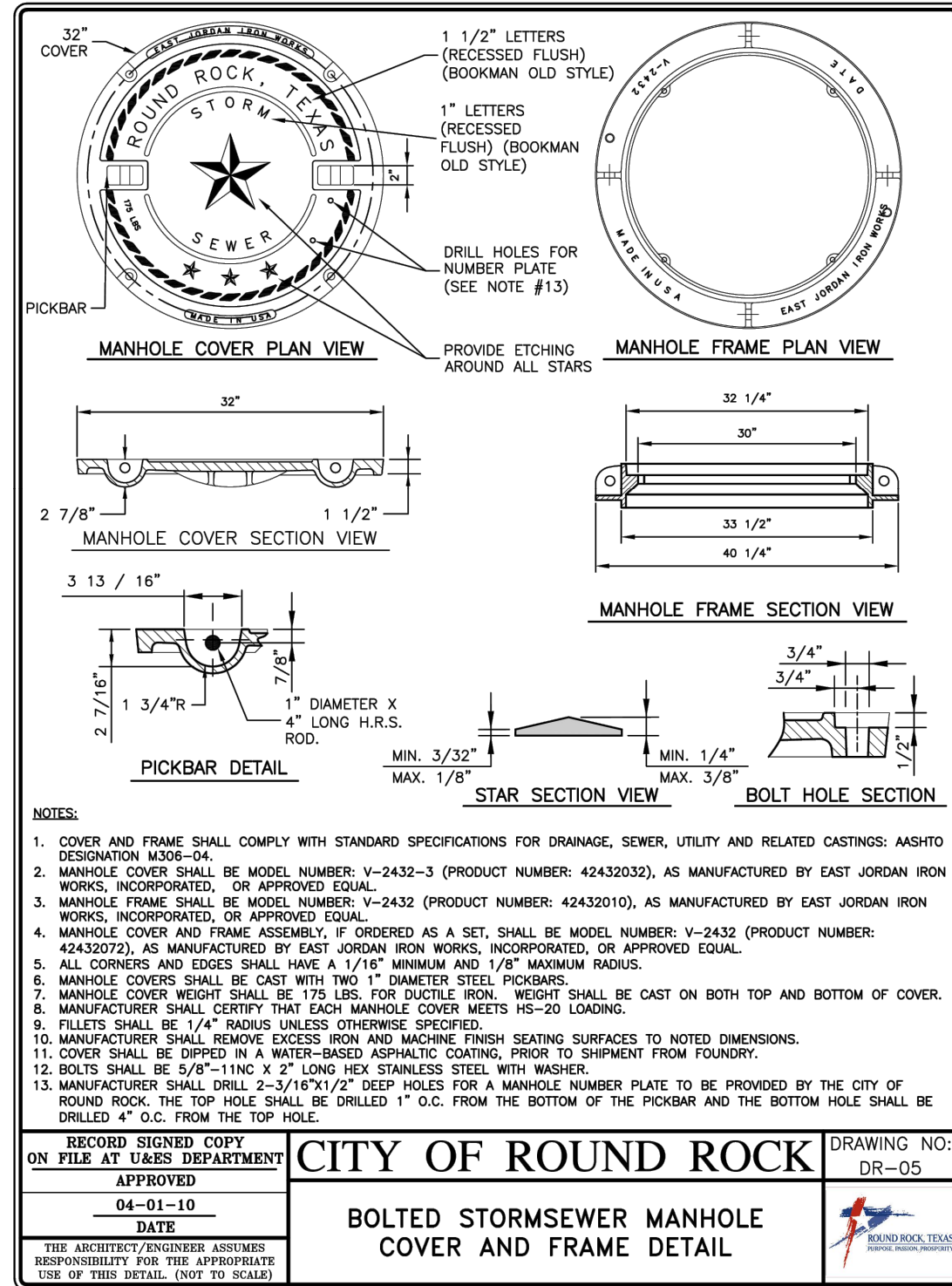
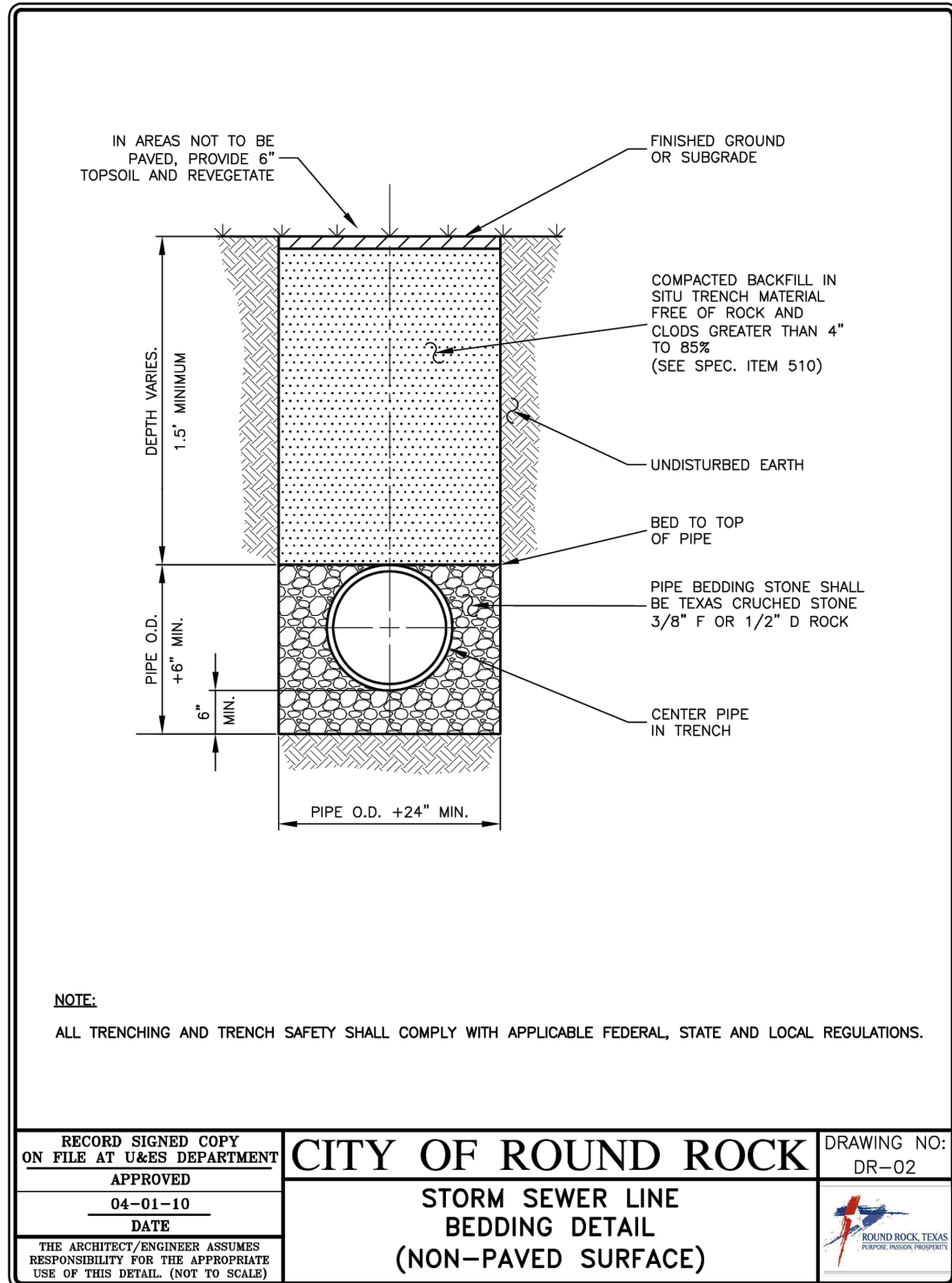
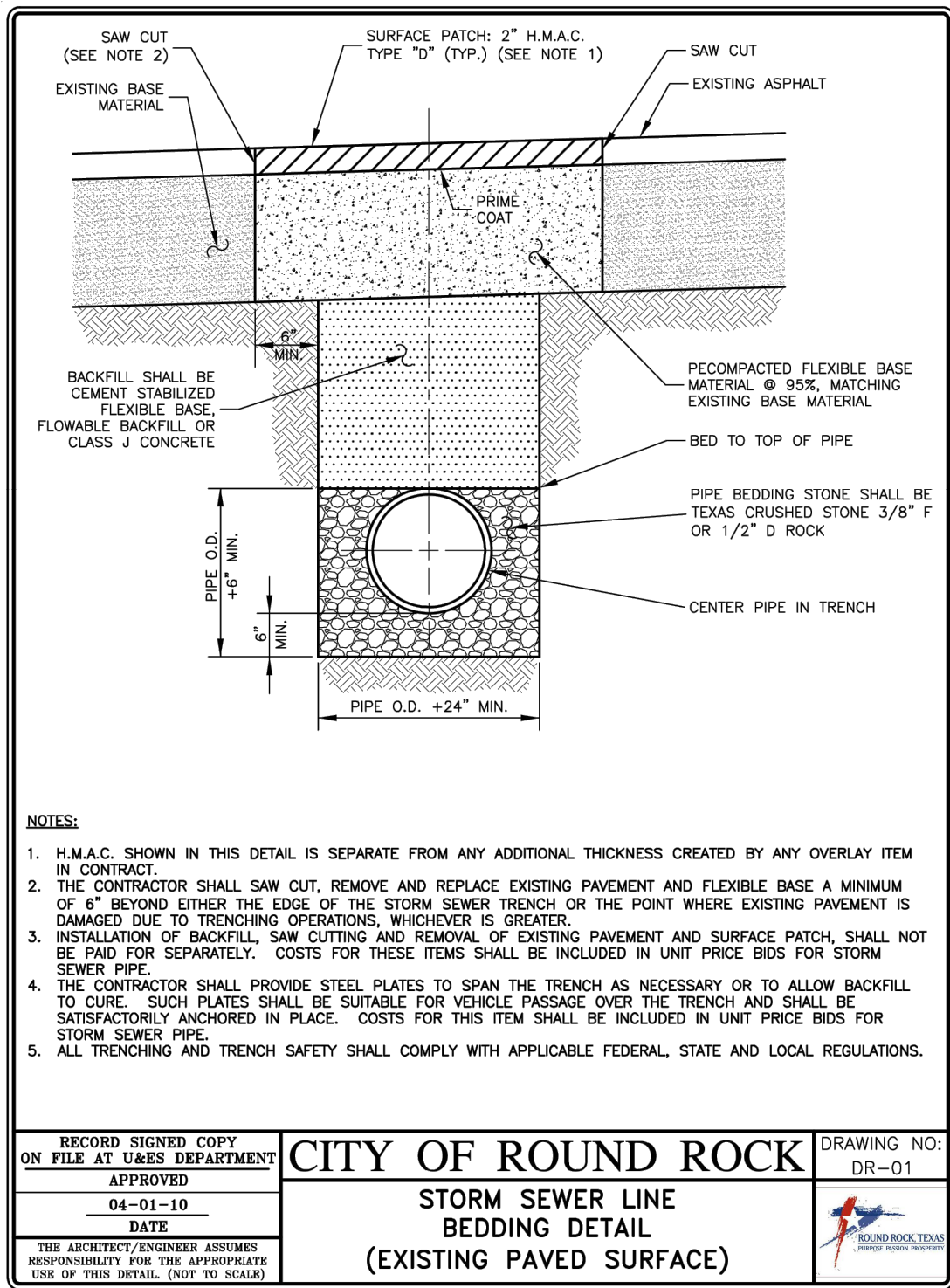
BENCHMARKS

TBM: #1 SET MAG-NAIL NORTHING: 10152286.99 EASTING: 3117680.68 ELEVATION: 832.66'	TBM: #2 SET MAG-NAIL NORTHING: 10152232.83 EASTING: 3117882.32 ELEVATION: 829.33'
---	---

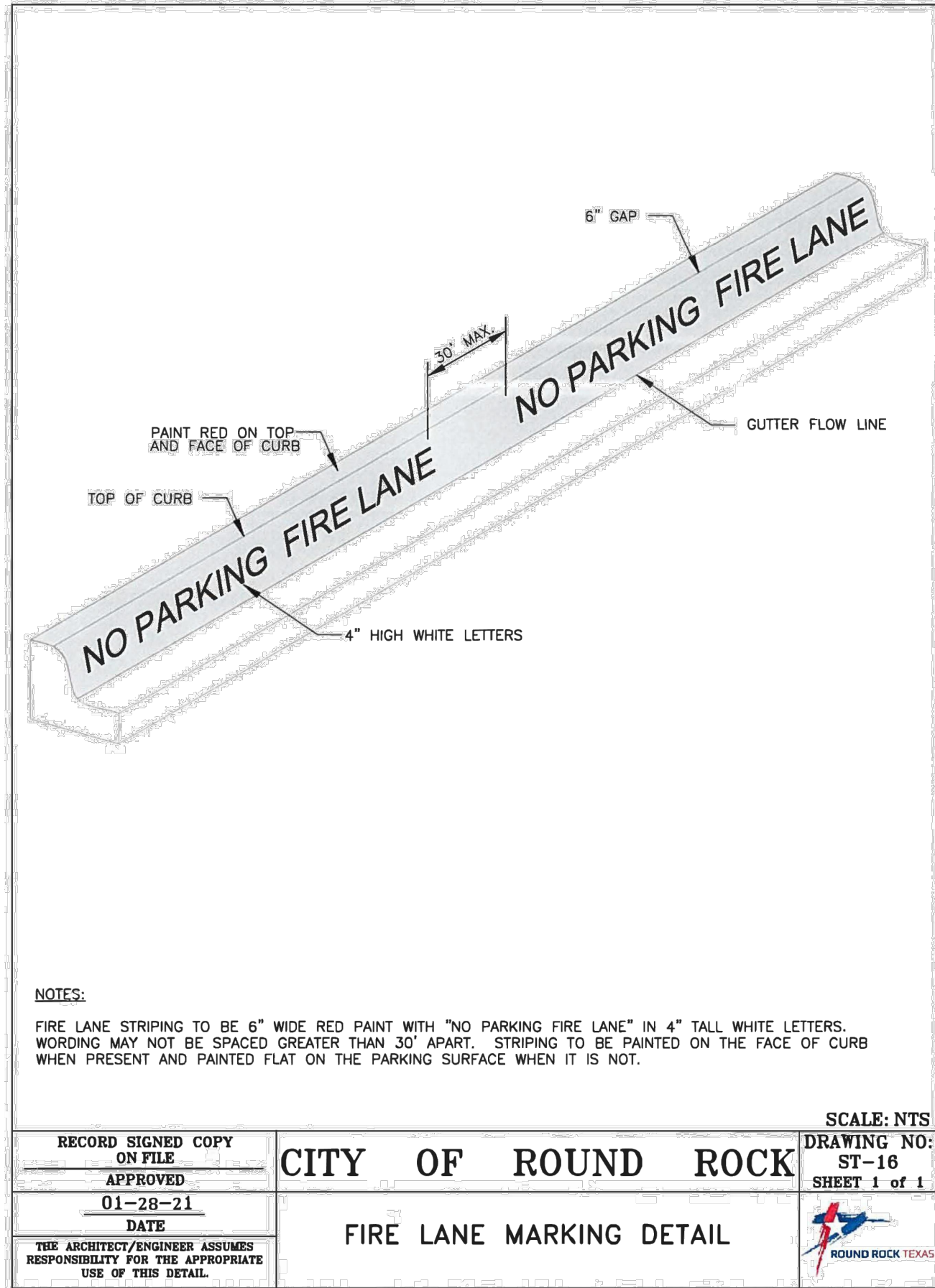
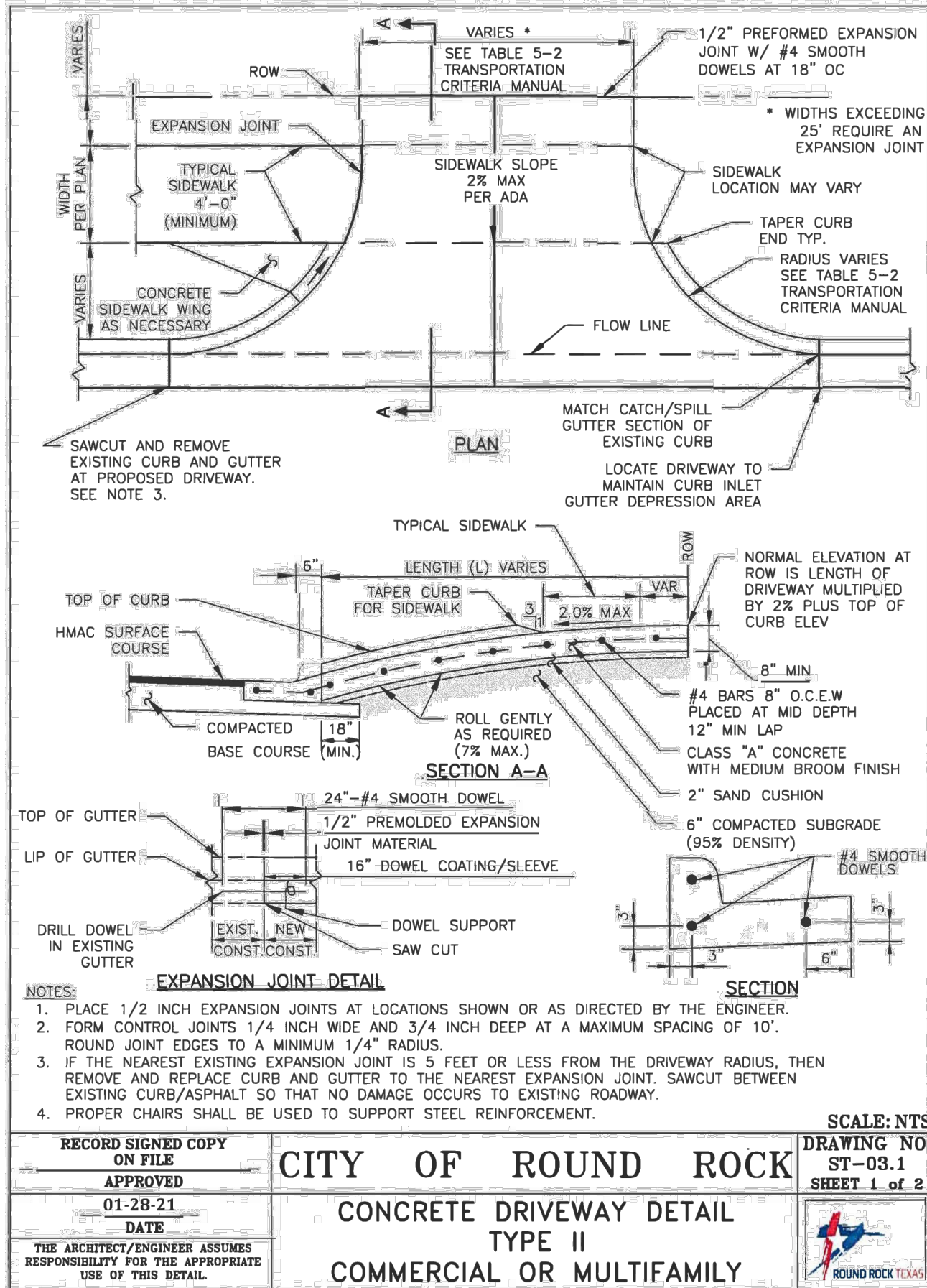
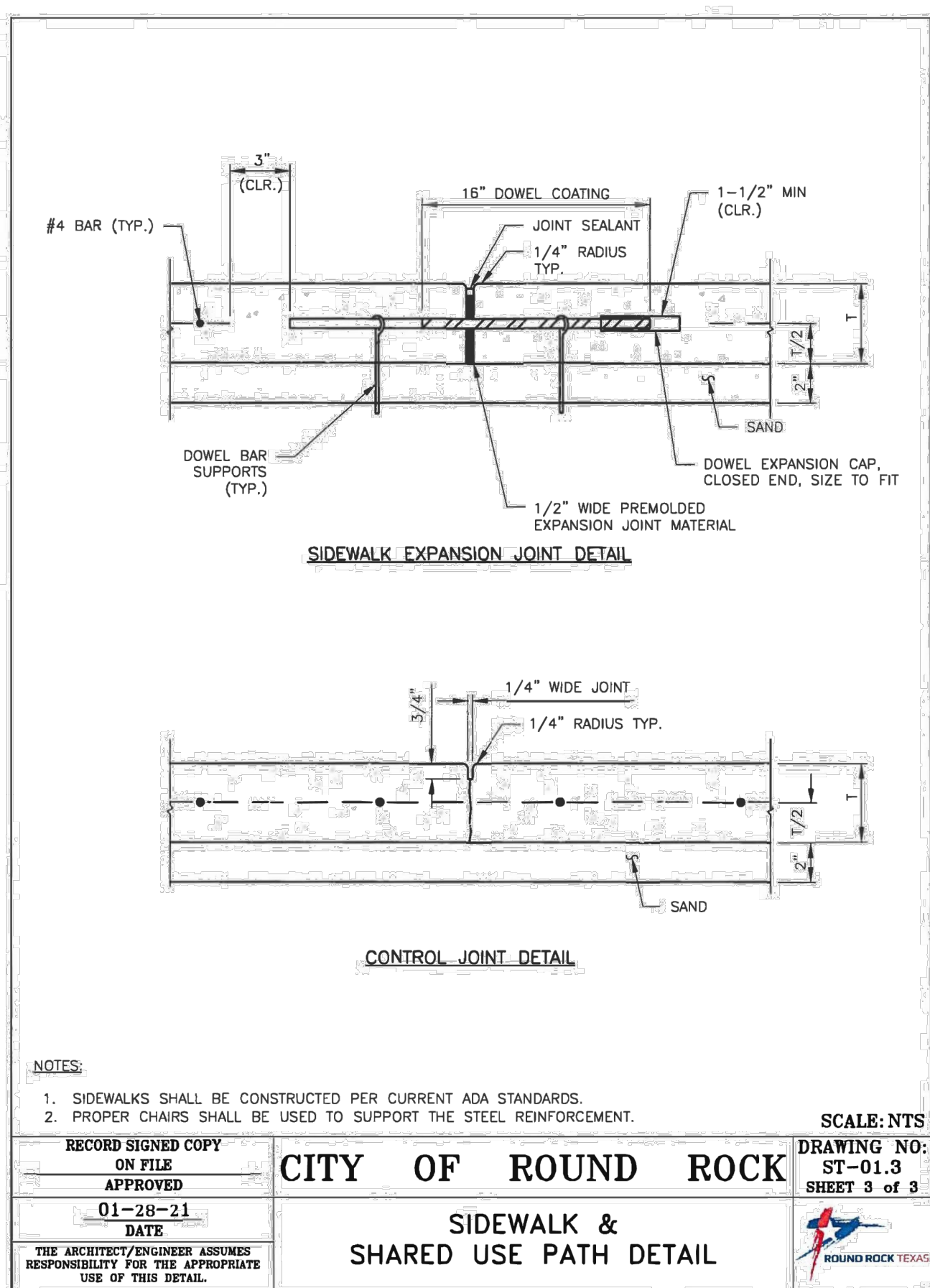
SHEET NUMBER

15 OF 21







[illegible]

**Kimley»»Horn**  
6800 BURELSON ROAD, BUILDING 312, SUITE 150  
AUSTIN, TX 78744  
PHONE: 512-616-9942  
WWW.KIMLEY-HORN.COM  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
TBPB Firm No. 928



KHA PROJECT 064589710	DATE AUGUST 2024
SCALE: AS SHOWN	DESIGNED BY: JUE
	DRAWN BY: JUE
	CHECKED BY: RJM

## PAVING DETAILS

**ROUND ROCK  
COMMERCIAL**  
CITY OF ROUND ROCK ETJ  
WILLAMSON COUNTY, TEXAS

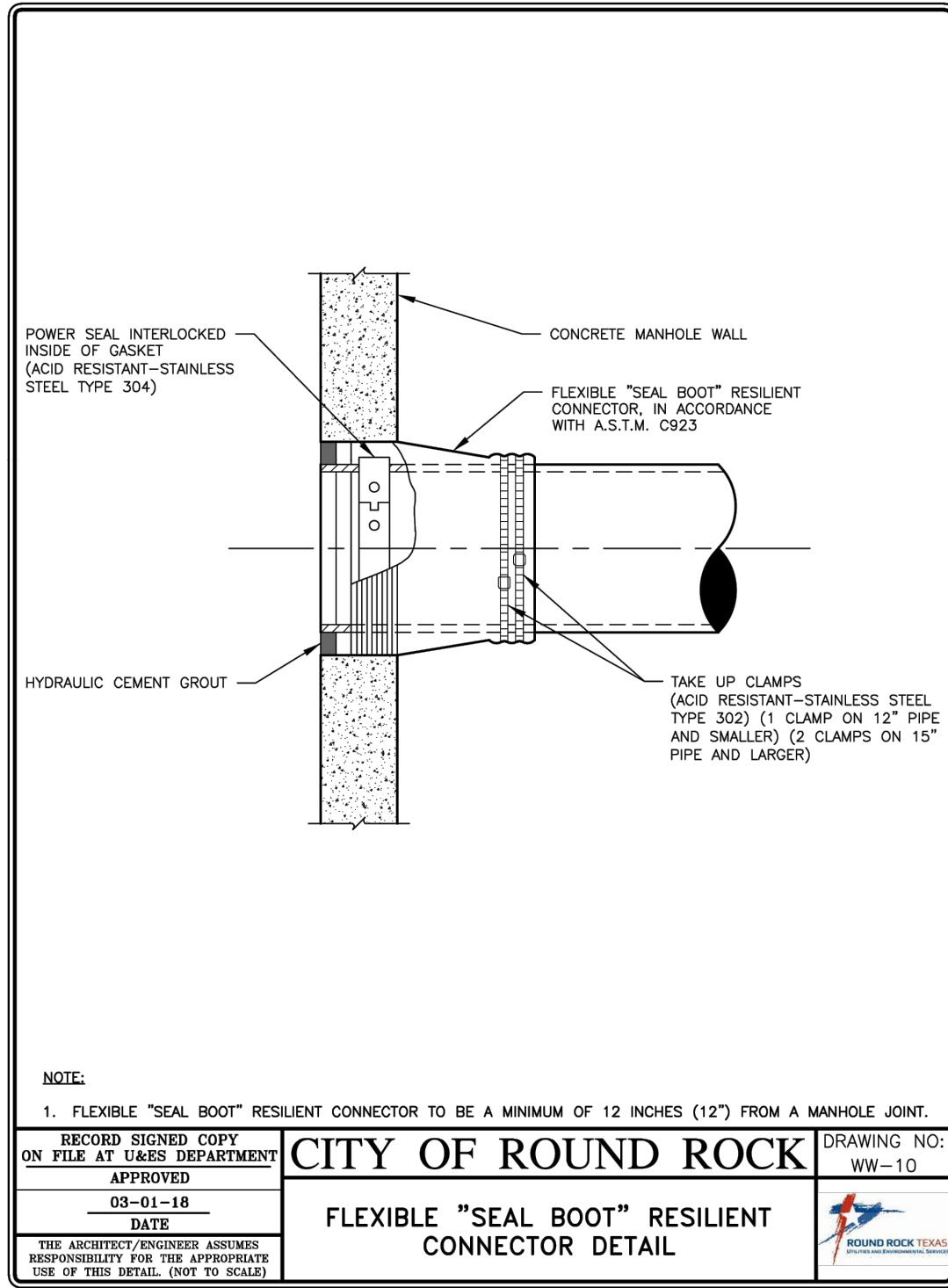
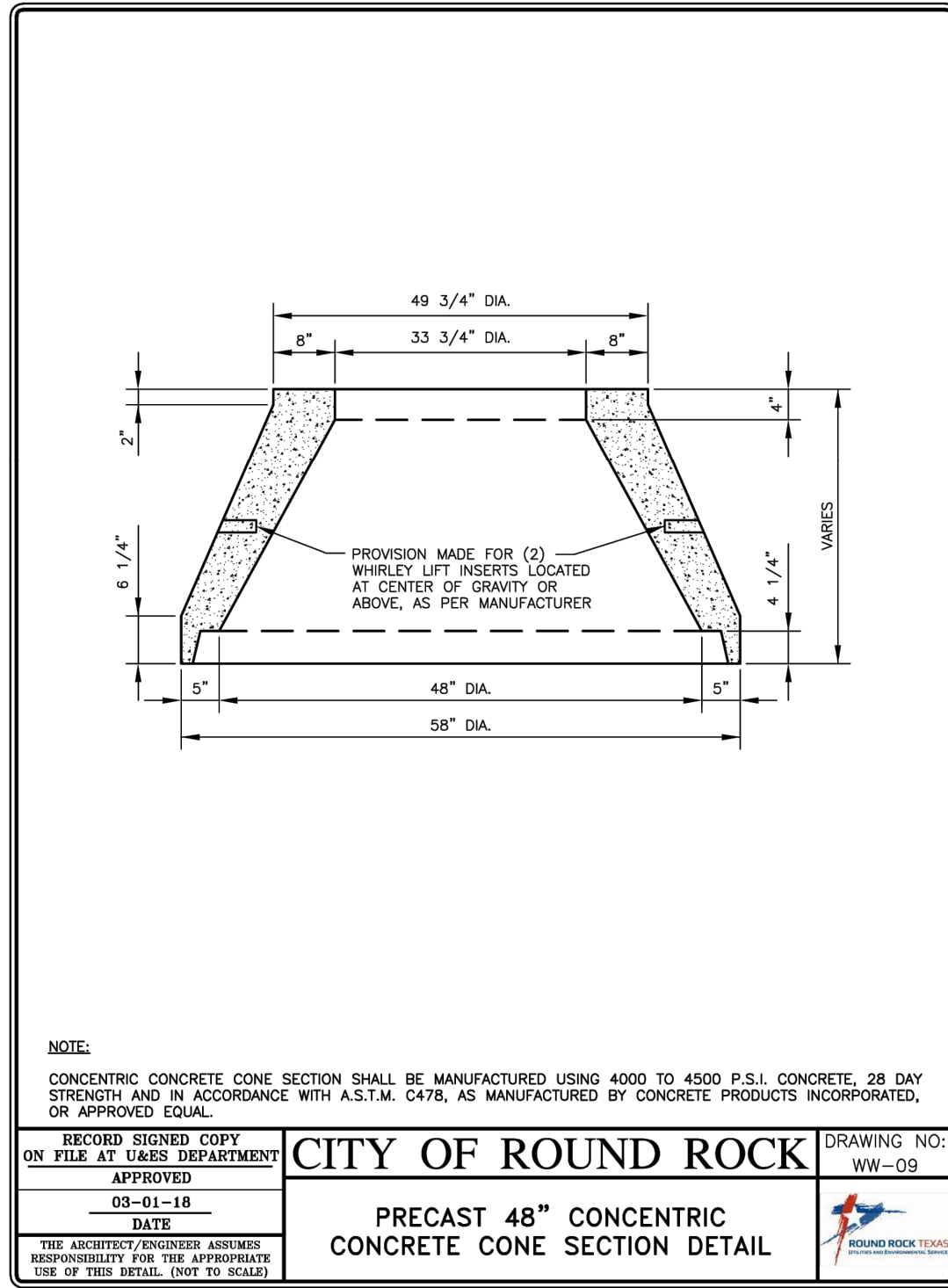
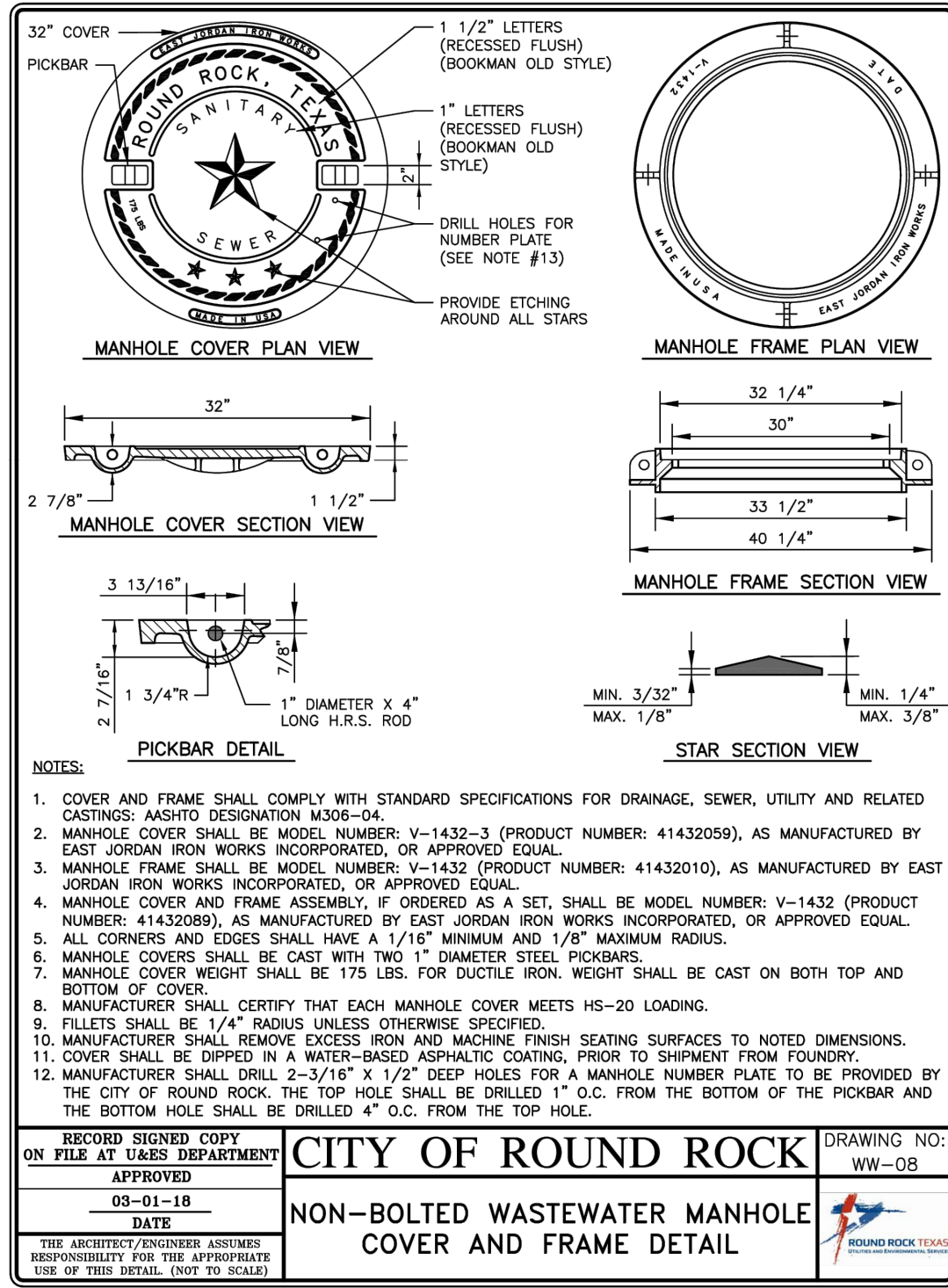
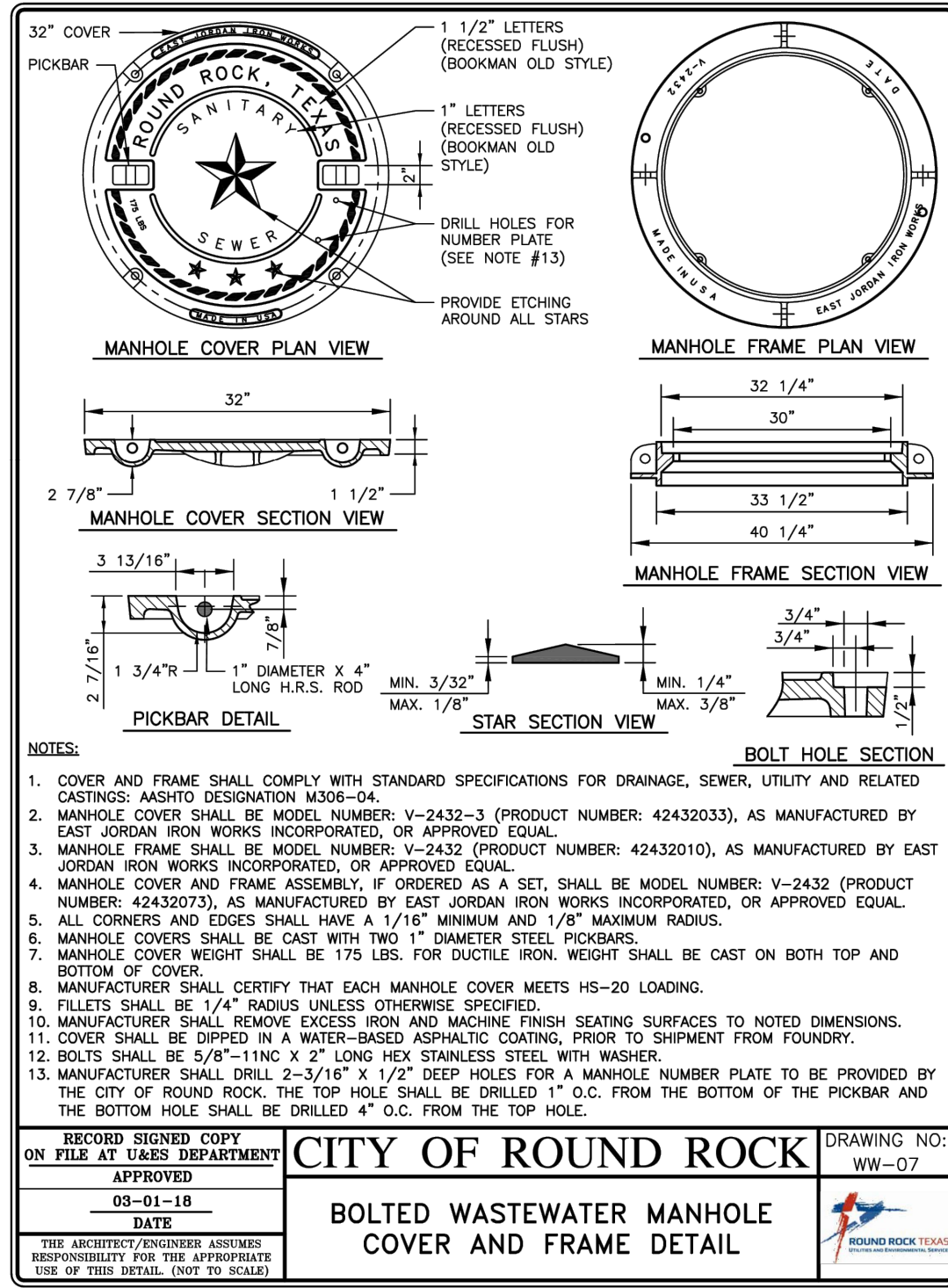
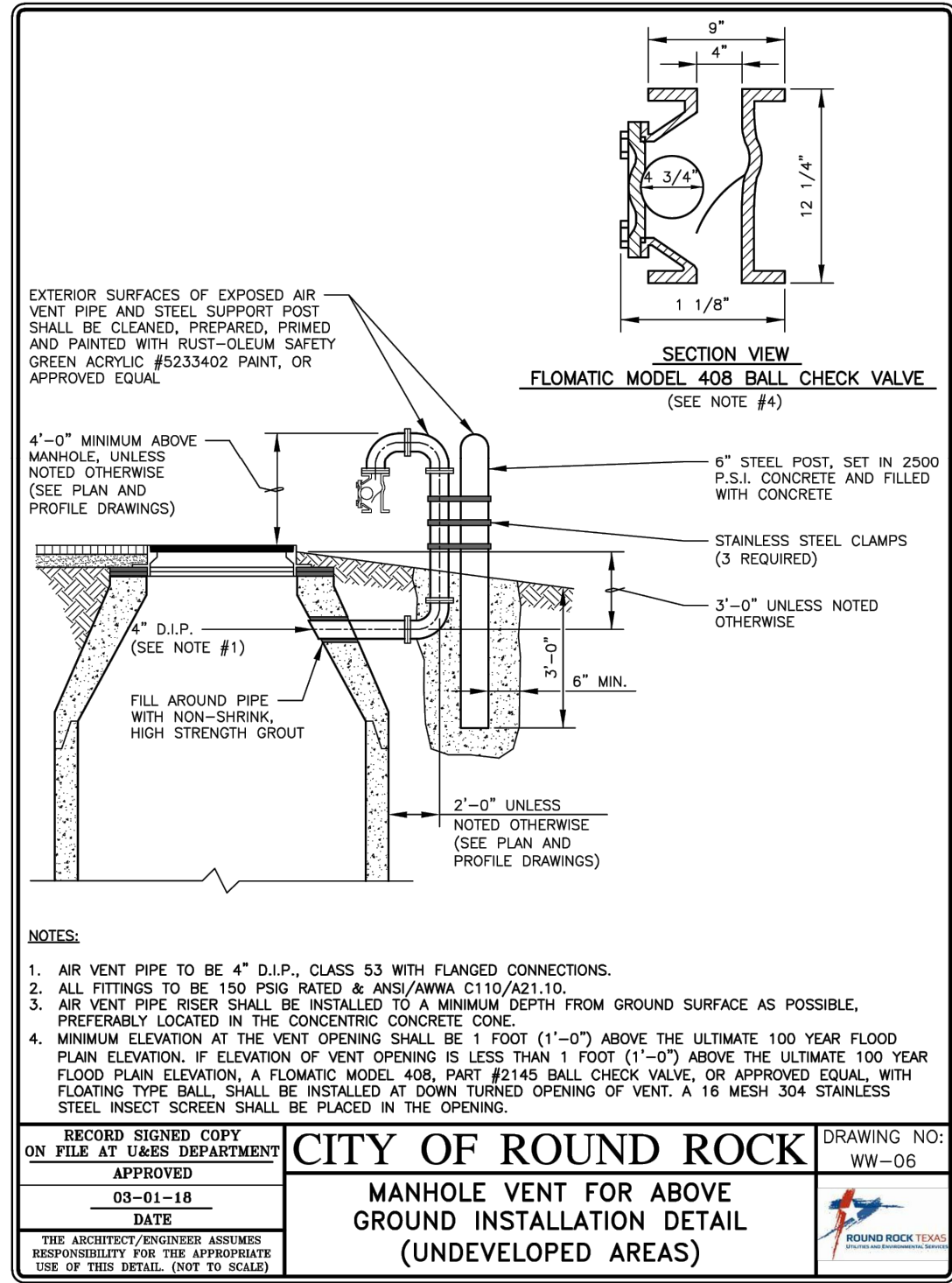
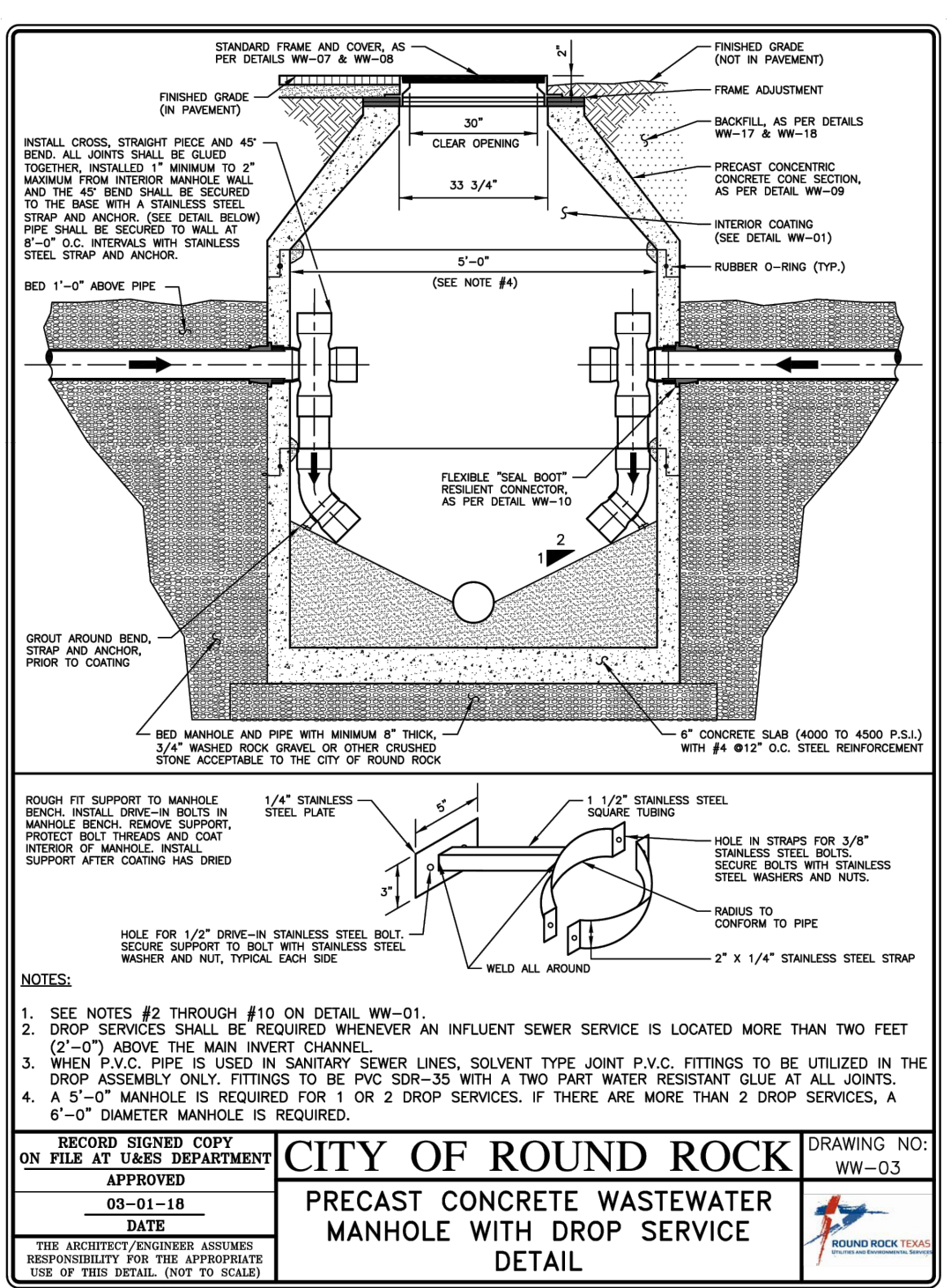
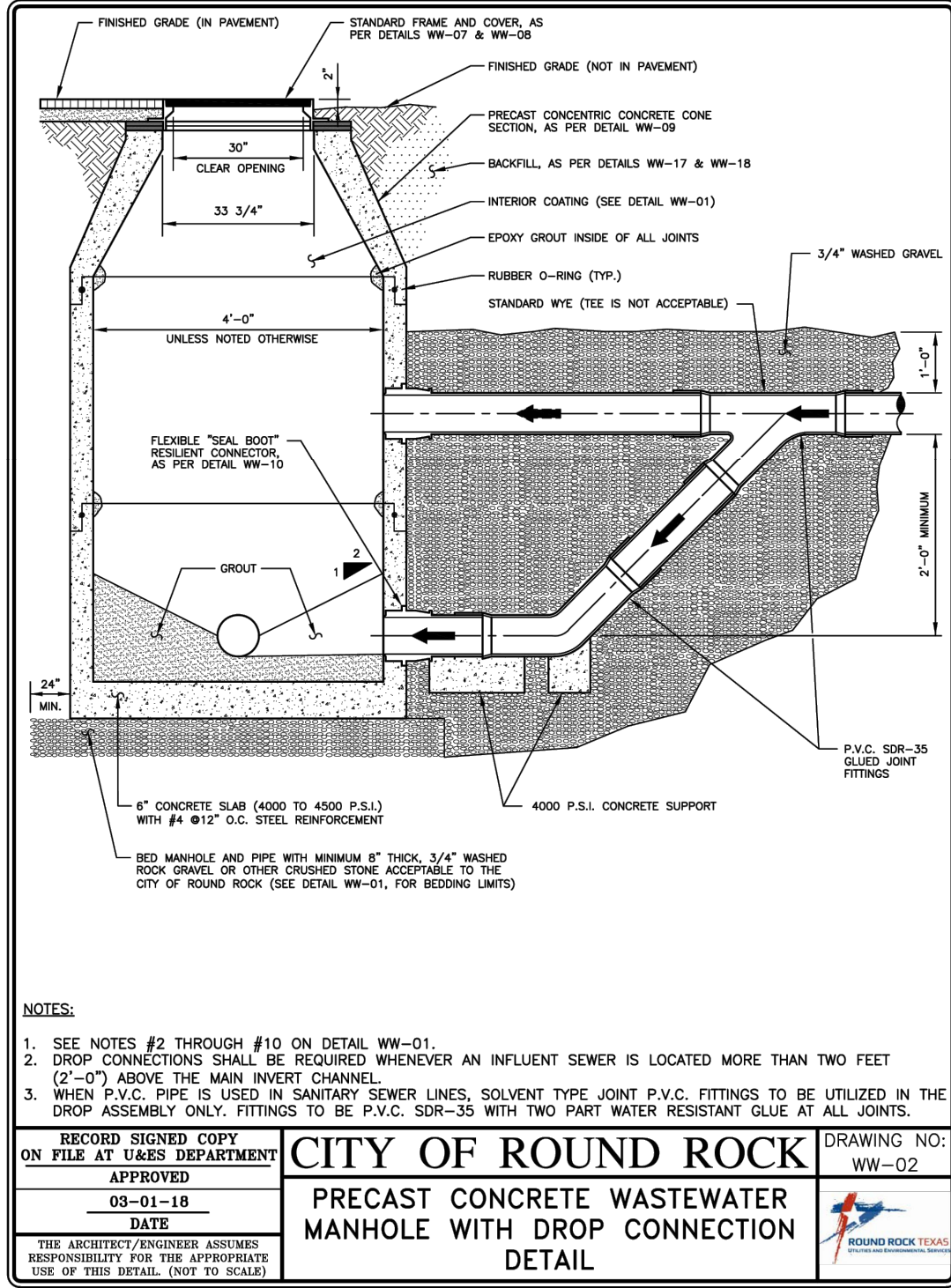
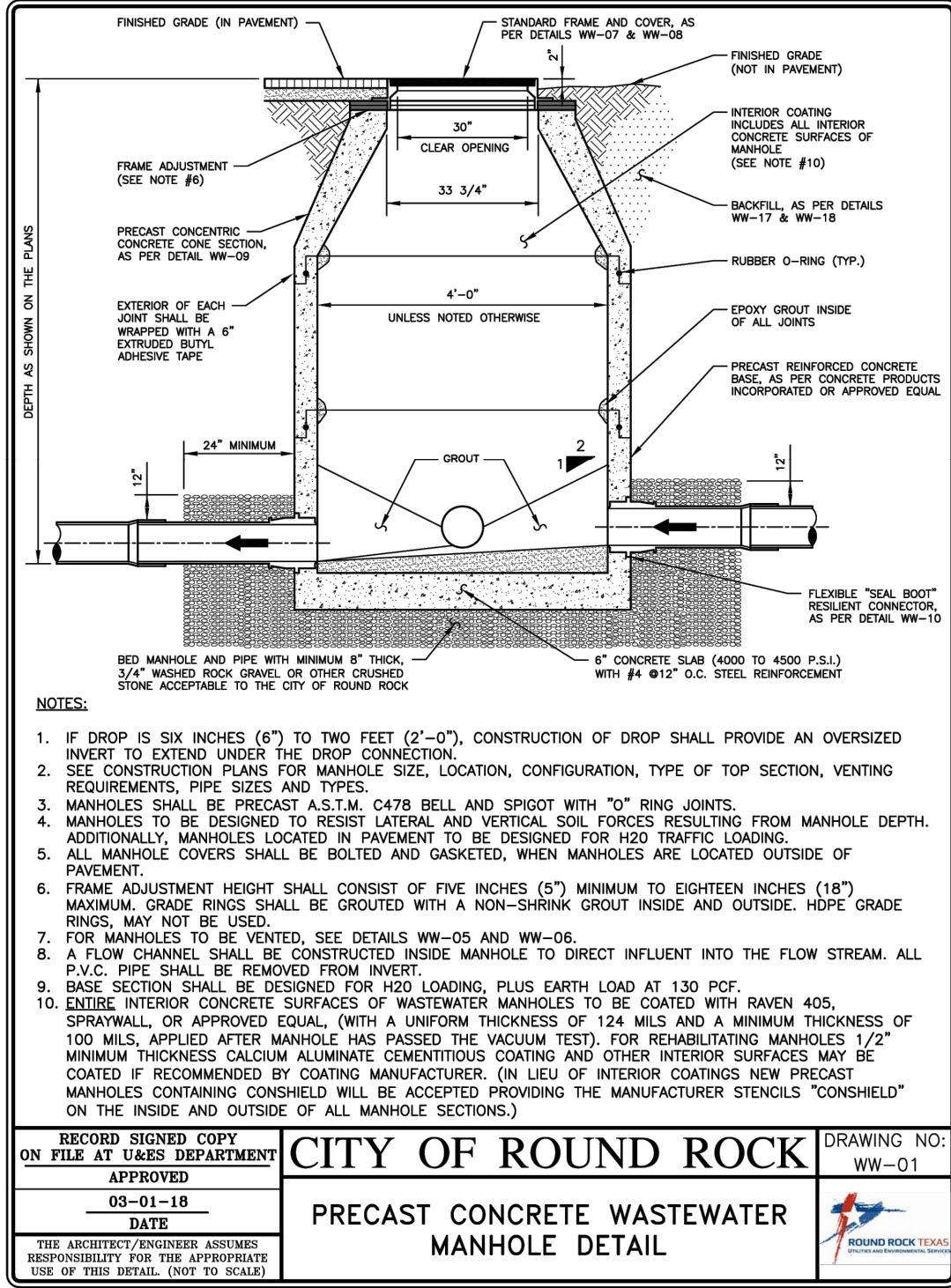
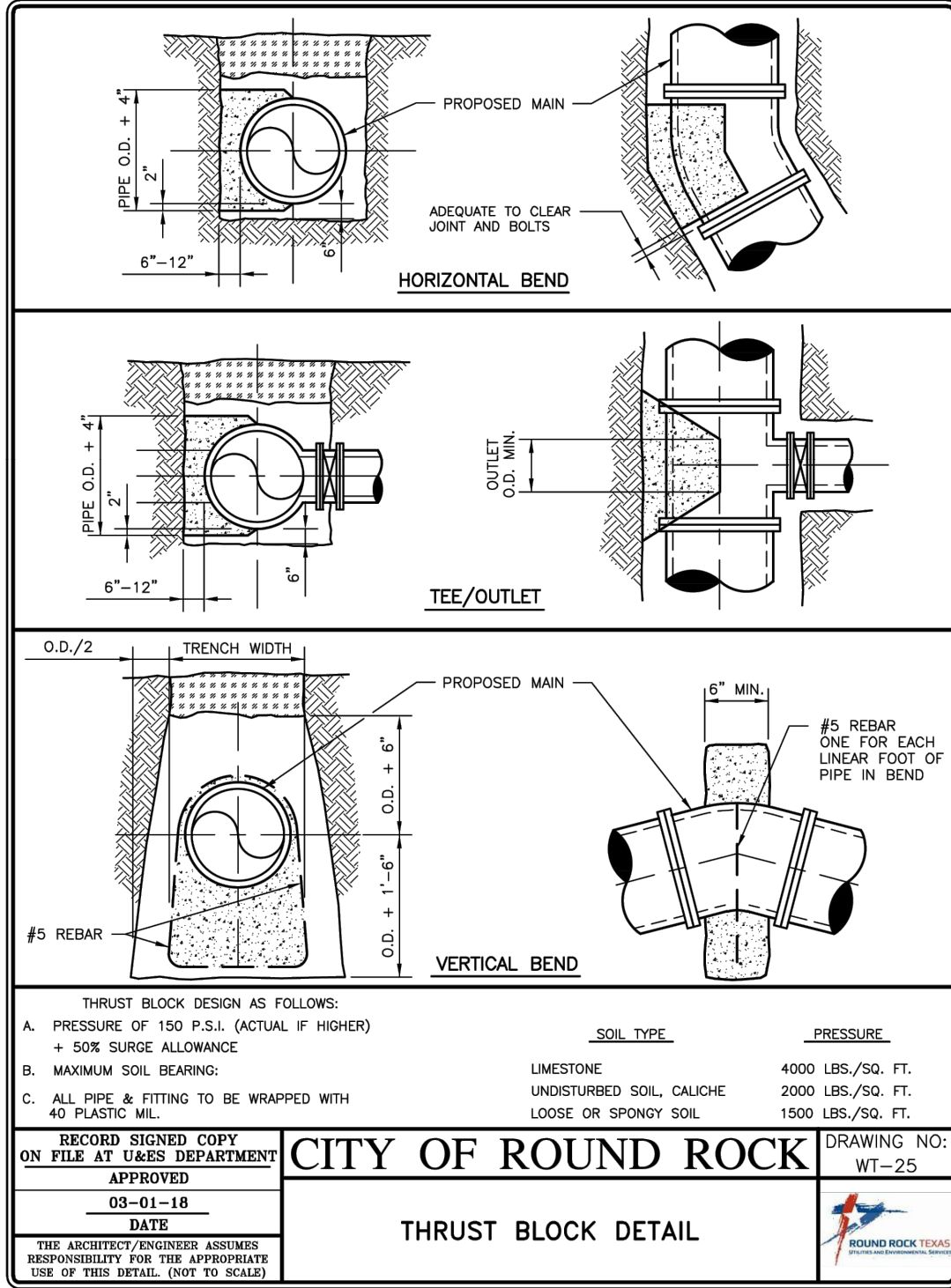
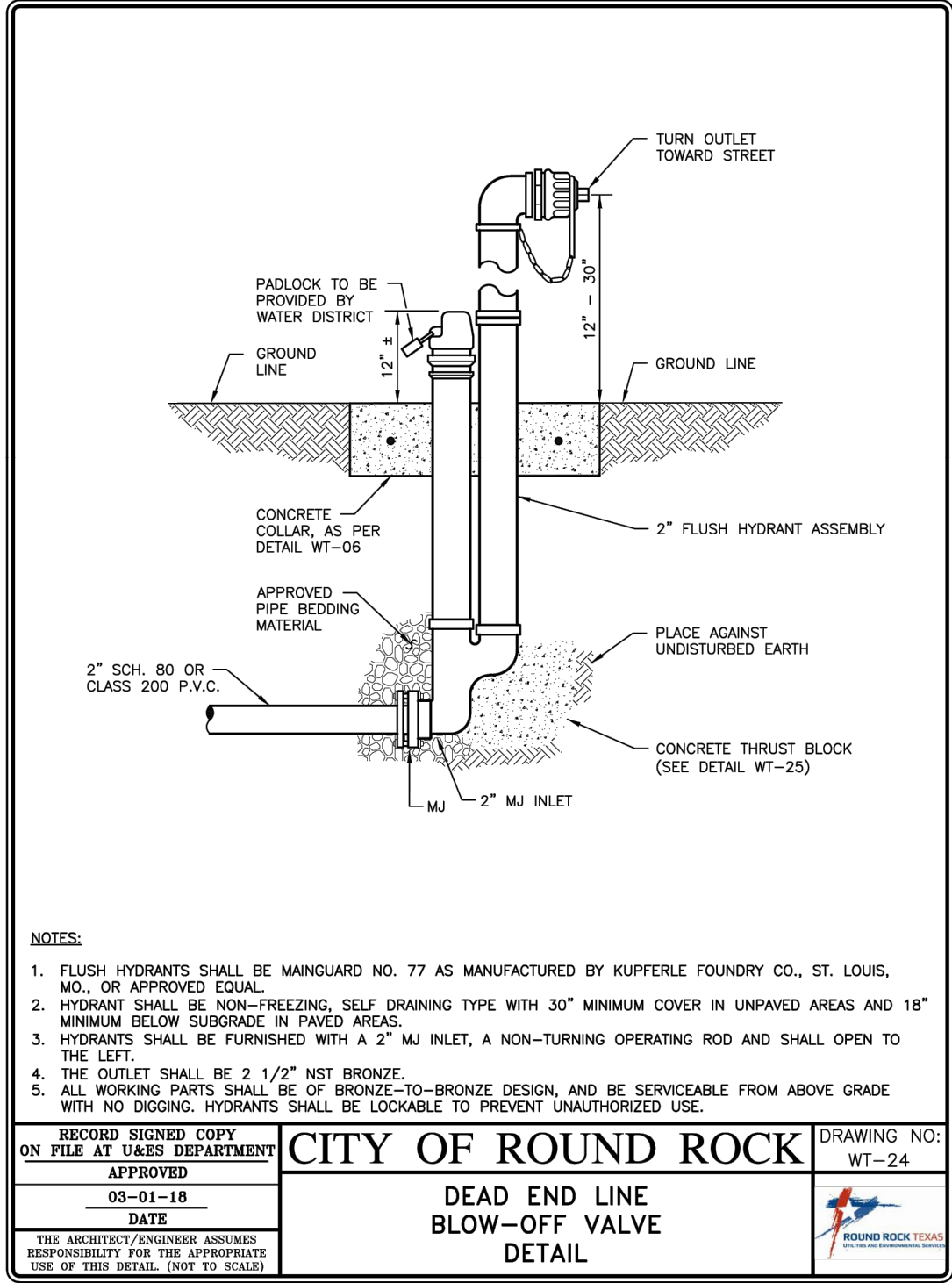
SHEET NUMBER

17 OF 21





















## **ATTACHMENT G: Inspection, Maintenance, Repair and Retrofit Plan**



**Maintenance Plan and Schedule for Wet Basins**

PROJECT NAME      Highland Horizon Phase I Subdivision Improvements

ADDRESS            \_\_\_\_\_

CITY, STATE ZIP    Round Rock, TX 78664

**WET BASIN - Routine Maintenance**

Mowing:            Side slopes, embankment and emergency spillway shall be mowed at least twice a year.

Inspections:      Basin shall be inspected twice a year and at least once during and immediately following wet weather for functionality. Inspection shall include check for subsidence, erosion, leakage, cracking and tree growth. Emergency spillway, inlet barrels and outlet should be checked for clogging and general condition. Side slopes shall be checked for stability.

                         Semi-annual inspections shall be made to evaluate and replace dead or displaced vegetation. Any cracks, voids and undermining shall be repaired to prevent structural damage. Trees and roots shall be removed to prevent growth, which could cause structural damage.

Debris and Litter Removal:    Debris and litter shall be removed from the basin surface as part of any regular mowing operations and inspections.

Erosion Control:    Corrective measures shall be taken including regrading and revegetation if basin side slopes, rip-rap, emergency spillway and embankment suffer any slumping or erosion damage.

Nuisance Control: Control of insects, weeds, odors and algae will be implemented where required to prevent public nuisance concerns. The facility shall be evaluated semi-annually for these items.

**WET BASIN - Non-Routine Maintenance**

Structural Repairs and Replacement:    Inlet/outlet and riser works shall be replaced if deterioration becomes evident. Non-corrosive replacement pipes such as PVC and use of anti-seep collars should be utilized.


Sediment Removal:      Accumulated sediment in the sediment forebays shall be removed from the facility every two years. Dredging of the permanent pool shall be implemented at least every 15 years or when accumulation of sediment impairs proper functioning of the outlet structure.

Harvesting:            If vegetation is present in the pond or its fringes, it can be harvested periodically and the clippings removed to provide export of nutrients and prevent the basin from filling with decaying organic matter.

RECORD KEEPING: Project superintendent shall have a log for entering site inspections for all regular and rainfall events. Results of inspections, including damage and any recommended remedial action, shall be noted along with inspection personnel data and date of completion of any action. The log shall be made available for review by TNRCC, if requested.

"Proper" disposal of accumulated silt and vegetative matter shall be accomplished following TNRCC and Local Authority guidelines and specifications.

An amended copy of this document will be provided to the TNRCC within thirty (30) days of any changes in the following information.

Responsible Party for Maintenance	<u>Mr. David Bodenman, Highland Six Twenty Residential, Inc.</u>
Address	<u>211 East 7<sup>th</sup> Street, Ste. 709</u>
City, State Zip	<u>Austin, Texas 78701</u>
Telephone Number	<u>512-474-6491</u>
Signature of Responsible Party	<u></u>





## **ATTACHMENT H: Pilot-Scale Field Testing Plan**

A plan for pilot-scale field testing is not required for this project.





## **ATTACHMENT I: Measures for Minimizing Surface Stream Contamination**

Surface streams do not exist on site. All disturbed areas will be re-vegetated as soon as practical.



***SECTION 8:  
ADDITIONAL FORMS***



REC-HHS SUMMARY HIGHLAND 620 PHASE I January 23, 2007									
EXISTING CONDITIONS									
Drainage Area	Description	Acres	% I.C.	SCS CN	T <sub>1</sub>	Q <sub>1</sub>	Q <sub>2</sub>	Q <sub>3</sub>	Q <sub>4</sub>
Total	Total Area in Hydrologic Analysis	73.5 ac	0%	83.0	42.2 min	78.5 cfs	172.5 cfs	342.4 cfs	
DEVELOPED CONDITIONS									
Drainage Area	Description	Acres	% I.C.	SCS CN	T <sub>1</sub>	Q <sub>1</sub>	Q <sub>2</sub>	Q <sub>3</sub>	Q <sub>4</sub>
1	Main Subdivision Area to Pond	65.5 ac	44%	87.0	17.3 min	122.9 cfs	255.3 cfs	458.0 cfs	
2	Open Space at WGS Detention Pond Area	4.2 ac	25%	84.0	27.1 min	87.6 cfs	12.82 cfs	23.77 cfs	
3	Combined hydrographs into Pond					127.8 cfs	268.7 cfs	479.3 cfs	
4	Combined Storm runoff through Pond					46.7 cfs	149.6 cfs	282.4 cfs	
5	Open Space Dr. south of Detention Pond	1.6 ac	80%	94.0	34.4 min	3.7 cfs	8.1 cfs	8.7 cfs	
6	Single Storm Det. Detention Pond	1.6 ac	20%	83.0	33.3 min	5.3 cfs	13.3 cfs	15.5 cfs	
Total	Total Area in Hydrologic Analysis	73.5 ac	44%		46.0 min	194.7 cfs	520.9 cfs	929.9 cfs	

DETENTION POND OUTLET FLOW CALCULATIONS Highland 620: Phase I 1/23/2007									
Station	Drainage Area	Drainage Description	Drainage Elevation	Drainage Area	Drainage Description	Drainage Elevation	Drainage Area	Drainage Description	Drainage Elevation
1	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2	4.2 ac	Open Space at WGS Detention Pond Area	785.5	4.2 ac	Open Space at WGS Detention Pond Area	785.5	4.2 ac	Open Space at WGS Detention Pond Area	785.5
3	1.6 ac	Open Space Dr. south of Detention Pond	785.5	1.6 ac	Open Space Dr. south of Detention Pond	785.5	1.6 ac	Open Space Dr. south of Detention Pond	785.5
4	1.6 ac	Single Storm Det. Detention Pond	785.5	1.6 ac	Single Storm Det. Detention Pond	785.5	1.6 ac	Single Storm Det. Detention Pond	785.5
5	73.5 ac	Total Area in Hydrologic Analysis	785.5	73.5 ac	Total Area in Hydrologic Analysis	785.5	73.5 ac	Total Area in Hydrologic Analysis	785.5
Pond Outlets (cfs)									
Stage	Drainage Area	Drainage Description	Drainage Elevation	Drainage Area	Drainage Description	Drainage Elevation	Drainage Area	Drainage Description	Drainage Elevation
0.0	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
0.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
0.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
0.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
0.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
1.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
1.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
1.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
1.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
1.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
2.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
3.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
3.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
3.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
3.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
3.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
4.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
4.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
4.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
4.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
4.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
5.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
5.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
5.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
5.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
5.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
6.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
6.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
6.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
6.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
6.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
7.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
7.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
7.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
7.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
7.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
8.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
8.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
8.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
8.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
8.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
9.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
9.20	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
9.40	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
9.60	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
9.80	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5
10.00	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5	73.5 ac	Main Subdivision Area to Pond	785.5

DETENTION POND STAGE/STORAGE/DISCHARGE Highland 620: Phase I 1/23/2007									
Elevation	Area	Inboard Volume	Total Volume	Live Volume	W. St. Flow	W. St. Flow	Total Flow	Comments	
783.00	3273 sf	0.75 cu ft	0.00	0.00	0.00	0.00	0.00		
784.00	3679 sf	0.89 cu ft	34774 sf	34774 sf	0.00	0.00	0.00		
785.00	4197 sf	0.98 cu ft	36949 sf	36949 sf	0.00	0.00	0.00		
786.00	4945 sf	1.20 cu ft	21349 sf	21349 sf	0.00	0.00	0.00		
787.00	5159 sf	1.26 cu ft	23581 sf	23581 sf	0.00	0.00	0.00		
788.00	5738 sf	1.33 cu ft	27465 sf	27465 sf	0.00	0.00	0.00		
789.00	6294 sf	1.39 cu ft	29284 sf	29284 sf	0.00	0.00	0.00		
790.00	6278 sf	1.43 cu ft	23004 sf	23004 sf	1.82	0.00	1.82		
791.00	6341 sf	1.46 cu ft	11822 sf	28808 sf	2.17	0.00	2.17	WGS Inflow = 734.50	
792.00	6342 sf	1.50 cu ft	32288 sf	30914 sf	2.46	6.30	8.76		
793.00	6348 sf	1.57 cu ft	60716 sf	38700 sf	2.99	32.75	35.74		
794.00	6924 sf	1.69 cu ft	22382 sf	36712 sf	3.14	42.99	46.13	3-Yr Storm Event	
795.00	7172 sf	1.80 cu ft	48024 sf	42778 sf	3.43	72.46	75.89		
796.00	7828 sf	1.77 cu ft	74238 sf	31282 sf	3.56	114.72	118.28		
797.00	7917 sf	1.82 cu ft	47104 sf	36678 sf	4.02	145.61	149.63	10-Yr Storm Event	
798.00	8020 sf	1.86 cu ft	35225 sf	50991 sf	4.17	175.18	179.35		
799.00	8430 sf	1.98 cu ft	53174 sf	57414 sf	4.50	229.92	234.42		
799.00	8430 sf	2.04 cu ft	77911 sf	75208 sf	4.71	287.86	292.57	100-Yr Storm Event	
799.00	8181 sf	2.07 cu ft	8888 sf	76155 sf	4.80	295.30	300.10		
798.00	8676 sf	2.20 cu ft	82918 sf	85407 sf	5.08	356.13	361.21		

DRAINAGE AREA:		1. (Main Subdivision Area to Pond)		(PROPOSED CONDITIONS)					
TOTAL AREA:	65.5 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Single-family @ 30% I.C.	55.8 ac.	G&B (Georgtown Story Clay) and E&B (Edwards story clay)		D	84.0	4692.04			
Commercial @ 30% I.C. (old village addition/detector)	7.1 ac.	G&B (Georgtown Story Clay) and E&B (Edwards story clay)		D	84.0	570.34			
Commercial @ 30% I.C.	2.6 ac.	G&B (Georgtown Story Clay) and E&B (Edwards story clay)		D	84.0	218.40			
TOTAL AREA:	65.5 ac.			TOTAL AC x CH =		5480.78			
				TOTAL COMPOSITE CH =		87.8			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	834.5	833.5	100	2.00%	grass	0.34	4.1	---	12.6 min
Shallow Concentrated Stormwater	834.5	828	300	1.00%	grass	---	---	2.0 min	2.0 min
				TOTAL T <sub>c</sub> =		17.3 min.			
DRAINAGE AREA:						2. (Proposed Open Space Drive south of Detention Pond)		(PROPOSED CONDITIONS)	
TOTAL AREA:	1.6 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Roadway @ 80% I.C.	1.6 ac.	G&B (Georgtown Story Clay), E&B (Edwards story clay), and E&E (Edwards Rock Outcrop)		D	94.0	150.40			
TOTAL AREA:	1.6 ac.			TOTAL AC x CH =		150.40			
				TOTAL COMPOSITE CH =		94.0			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	834.5	833.5	100	2.00%	grass	0.34	4.1	---	12.6 min
Shallow Concentrated	834.5	828	300	1.00%	grass	---	---	2.0 min	2.0 min
				TOTAL T <sub>c</sub> =		17.3 min.			
DRAINAGE AREA:						3. (Proposed Open Space Drive south of Detention Pond)		(PROPOSED CONDITIONS)	
TOTAL AREA:	1.6 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Roadway @ 80% I.C.	1.6 ac.	G&B (Georgtown Story Clay), E&B (Edwards story clay), and E&E (Edwards Rock Outcrop)		D	94.0	150.40			
TOTAL AREA:	1.6 ac.			TOTAL AC x CH =		150.40			
				TOTAL COMPOSITE CH =		94.0			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	834.5	833.5	100	2.00%	grass	0.34	4.1	---	12.6 min
Shallow Concentrated	834.5	828	300	1.00%	grass	---	---	2.0 min	2.0 min
				TOTAL T <sub>c</sub> =		17.3 min.			
DRAINAGE AREA:						4. (Proposed Open Space Drive south of Detention Pond)		(PROPOSED CONDITIONS)	
TOTAL AREA:	1.6 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Grassland / forest / CEF outcrop (20% I.C.)	1.6 ac.	G&B (Georgtown Story Clay), E&B (Edwards story clay), and E&E (Edwards Rock Outcrop)		D	84.0	134.40			
TOTAL AREA:	1.6 ac.			TOTAL AC x CH =		134.40			
				TOTAL COMPOSITE CH =		84.0			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	794	787.5	250	2.52%	grass	0.34	4.1	---	27.1 min.
				TOTAL T <sub>c</sub> =		27.1 min.			
DRAINAGE AREA:						5. (Subdivision Area, bypassing Pond)		(PROPOSED CONDITIONS)	
TOTAL AREA:	8.0 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Single-family @ 20% I.C. (old only)	3.0 ac.	G&B (Georgtown Story Clay), E&B (Edwards story clay), and E&E (Edwards Rock Outcrop)		D	81.0	243.00			
TOTAL AREA:	3.0 ac.			TOTAL AC x CH =		243.00			
				TOTAL COMPOSITE CH =		81.0			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	801	800	40	2.50%	grass	0.24	4.1	---	5.5 min.
Shallow Concentrated	800	790	80	1.25%	grass	---	---	1.8 min.	0.7 min.
				TOTAL T <sub>c</sub> =		6.3 min.			
DRAINAGE AREA:						6. (Subdivision Area, bypassing Pond)		(PROPOSED CONDITIONS)	
TOTAL AREA:	73.5 ac.								
CN Calculations:									
Land Use	Area	SCS Sols		Hydro Type	CH	Ac x CH			
Woods-grass combination (old condition)	73.5 ac.	G&B (Georgtown Story Clay) and E&B (Edwards story clay)		D	82	6027.00			
TOTAL AREA:	73.5 ac.			TOTAL AC x CH =		6027.00			
				TOTAL COMPOSITE CH =		82.0			
Time of Concentration Calculations (TR-55):									
Upper Elev.	Lower Elev.	Distance (ft)	Slope (%)	Material	Manning's 'n'	P <sub>1</sub>	P <sub>2</sub>	V	Travel Time
Street Flow	834	830	300	1.00%	grass	0.3	4.1	---	35.8 min.
Shallow Concentrated	830	790	1000	2.75%	grass	---	---	2.7 min.	6.4 min.
				TOTAL T <sub>c</sub> =		42.2 min.			



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

I Denver Green  
\_\_\_\_\_  
Print Name  
Manager  
\_\_\_\_\_  
Title - Owner/President/Other  
of AG Round Rock RE Holdings, LLC  
\_\_\_\_\_  
Corporation/Partnership/Entity Name  
have authorized Ryan Mckay  
\_\_\_\_\_  
Print Name of Agent/Engineer  
of Kimley-Horn and Associates Inc  
\_\_\_\_\_  
Print Name of Firm

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

I also understand that:

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



SIGNATURE PAGE:

  
Applicant's Signature

7/30/2024

Date

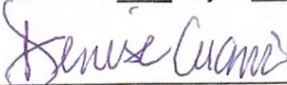
THE STATE OF Oklahoma §

County of Oklahoma §

BEFORE ME, the undersigned authority, on this day personally appeared Denver Green 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 30th day of July, 2024.



  
NOTARY PUBLIC

Denise Cuomo

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5/5/26



# 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, Rachel Jacobs of Highland 620 Land Investments, Ltd.  
Land Owner Signatory Name Land Owner Name (Legal Entity or Individual)

am the owner of the property located at  
S10949 - HIGHLAND HORIZON PH 4, BLOCK O, Lot 3, ACRES 1.57

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 AG Round Rock RE Holdings, LLC  
Applicant Name (Legal Entity or Individual)

to conduct submission of TCEQ Core Data Form  
Description of the proposed regulated activities

at 16225 N RM 620 Rd Austin, TX 78717  
Precise location of the authorized regulated activities

## Land Owner Acknowledgement

I understand that Highland 620 Land Investments, Ltd.  
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**

Rachel Jacobs

Land Owner Signature

9/16/2021

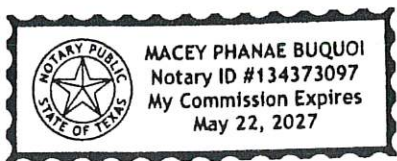
Date

THE STATE OF § Texas

County of § Harris

BEFORE ME, the undersigned authority, on this day personally appeared Rachel Jacobs 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 11th day of September



Macey Buquoi

NOTARY PUBLIC

Macey Buquoi

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: May 22, 2021

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document




## ***Applicant Acknowledgement***

I, Denver Green of AG Round Rock RE Holdings, LLC  
Applicant Signatory Name Applicant Name (Legal Entity or Individual)  
acknowledge that Highland 620 Land Investment, LTD.  
Land Owner Name (Legal Entity or Individual)  
has provided AG Round Rock RE Holdings, 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 AG Round Rock RE Holdings, 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


9/17/24  
Date

THE STATE OF § Oklahoma

County of § Oklahoma

BEFORE ME, the undersigned authority, on this day personally appeared Denver Green  
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 17 day of September, 2024

  
NOTARY PUBLIC

N. Morgan  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12/11/24





# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Round Rock Commercial

Regulated Entity Location: 12360 Market Dr, Oklahoma City, Oklahoma 73114

Name of Customer: AG Round Rock RE Holdings, LLC

Contact Person: Grey Reed

Phone: (214)725-4886

Customer Reference Number (if issued): CN N/A

Regulated Entity Reference Number (if issued): RN 105093744

### Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

### San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.573 Acres	\$ 4,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 08/16/2024



# Application Fee Schedule

Texas Commission on Environmental Quality

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

## ***Water Pollution Abatement Plans and Modifications***

### ***Contributing Zone Plans and Modifications***

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

### ***Organized Sewage Collection Systems and Modifications***

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

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

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

### ***Exception Requests***

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

### ***Extension of Time Requests***

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





# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other
<b>2. Customer Reference Number</b> (if issued)		<b>3. Regulated Entity Reference Number</b> (if issued)
CN N/A		RN 105093744

[Follow this link to search for CN or RN numbers in Central Registry\\*\\*](#)

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		8/3/24	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>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).</i>					
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John) <i>If new Customer, enter previous Customer below:</i>					
AG Round Rock RE Holdings, LLC					
<b>7. TX SOS/CPA Filing Number</b>		<b>8. TX State Tax ID</b> (11 digits)		<b>9. Federal Tax ID</b> (9 digits)	
805663717		32096327955		99-4430110	
<b>10. DUNS Number</b> (if applicable)					
<b>11. Type of Customer:</b>		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>			
<input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
<b>15. Mailing Address:</b>					
12360 Market Dr					
City Oklahoma City State OK ZIP 73114 ZIP + 4					
<b>16. Country Mailing Information</b> (if outside USA)				<b>17. E-Mail Address</b> (if applicable)	
				Greyreed@ashtongray.com	
<b>18. Telephone Number</b>		<b>19. Extension or Code</b>		<b>20. Fax Number</b> (if applicable)	
(214)725-4886					



(   )   -		(   )   -
-----------	--	-----------

SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>							
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information							
<i>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).</i>							
<b>22. Regulated Entity Name</b> <i>(Enter name of the site where the regulated action is taking place.)</i>							
Round Rock Commercial							
<b>23. Street Address of the Regulated Entity:</b>  <i>(No PO Boxes)</i>	16225 N RM 620						
	City	Austin	State	TX	ZIP	78717	ZIP + 4
24. County	Williamson						

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

25. Description to Physical Location:	South of the Great Oaks Dr and N FM 620 intersection				
26. Nearest City				State	Nearest ZIP Code
Round Rock				TX	78717
<i>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).</i>					
27. Latitude (N) In Decimal:		30.492304		28. Longitude (W) In Decimal:	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	29	32.29	97	43	33.04
29. Primary SIC Code		30. Secondary SIC Code		31. Primary NAICS Code	
(4 digits)		(4 digits)		(5 or 6 digits)	
6552				237210	
<b>32. Secondary NAICS Code</b> (5 or 6 digits)					
<b>33. What is the Primary Business of this entity?</b> <i>(Do not repeat the SIC or NAICS description.)</i>					
Land development					
<b>34. Mailing Address:</b>	12360 Market dr				
	City	Oklahoma City	State	OK	ZIP
35. E-Mail Address:	Greyreed@ashtongray.com				
36. Telephone Number		37. Extension or Code		38. Fax Number <i>(if applicable)</i>	
(   )   -   214-725-4886				(   )   -	

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



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

## **SECTION IV: Preparer Information**

<b>40. Name:</b>	Ryan McKay			<b>41. Title:</b>	Civil Engineer
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>		
(512) 518-4875		( ) -	ryan.mckay@kimley-horn.com		

## **SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

<b>Company:</b>	AG Round Rock RE Holdings, LLC		<b>Job Title:</b>	Development Director	
<b>Name (In Print):</b>	Grey Reed			<b>Phone:</b>	(214) 725-4886
<b>Signature:</b>	Grey Reed 			<b>Date:</b>	8/16/24