WATER POLLUTION ABATEMENT PLAN (WPAP) & ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) PLAN

FOR

PROVIDENT EAGLE'S NEST

3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

PREPARED FOR:

Provident Realty Advisors, Inc.
10210 N Central Expressway, Suite 300
Dallas, TX 75231

PREPARED BY:

WGI
4700 Mueller Boulevard, Suite 300
Austin, Texas 78723

Texas Engineering Firm # F-15085
WGI Project # 010729.00

MARCH 2025

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: PROVIDENT EAGLES NEST					**2. Regulated Entity No.:**				
3. Customer Name: PROVIDENT REALTY ADVISORS, INC.					**4. Customer No.:** CN604456160				
5. Project Type: **(Please circle/check one)**	New		Modification		Extension		Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			20.67
9. Application Fee:	$ 4650		**10. Permanent BMP(s):**					CONTECH JELLYFISH, BATCH (EXTENDED) DETENTION	
11. SCS (Linear Ft.):	1233		**12. AST/UST (No. Tanks):**					N/A	
13. County:	WILLIAMSON		**14. Watershed:**					BRUSHY CREEK WATERHSED	

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Alyssa N. Alvarez, P.E.
Print Name of Customer/Authorized Agent alyssa alvarez 1/27/2025
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):	

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General Information Form, **1**

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: ALYSSA N. ALVAREZ, PE

Date: 1/27/25

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: PROVIDENT EAGLES NEST
2. County: WILLIAMSON
3. Stream Basin: BRUSHY CREEK
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☒ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: HUNTER GRAHAM
   Entity: PROVIDENT REALTY ADVISORS, INC.
   Mailing Address: 10210 N CENTRAL EXPY, STE.300
   City, State: DALLAS, TEXAS Zip: 75231
   Telephone: (972) 385-4100 FAX: _____
   Email Address: HGRAHAM@PROVIDENTREALTY.NET

8. Agent/Representative (If any):

   Contact Person: ALYSSA N. ALVAREZ, PE
   Entity: WGI
   Mailing Address: 4700 MULLER BLVD, SUITE 3OO
   City, State: AUSTIN, TEXAS Zip: 78723
   Telephone: (512) 669-5560 FAX: _____
   Email Address: ALYSSA.ALVAREZ@WGINC.COM

9. Project Location:

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

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

    3030 EAGLE'S NEST STREET, ROUND ROCK, TEXAS 78665

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: _____

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.

Last Modified: Dec. 03, 24 – 16:26
Drawing: P:\10700\10729.00 Provident Eagles Nest\CIVIL\05-Docs\30-Reports\TCEQ\WPAP\Report Forms\02_General Information\Attachments\0010729.00_Atta

PROVIDENT EAGLES NEST

3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON
COUNTY, TEXAS

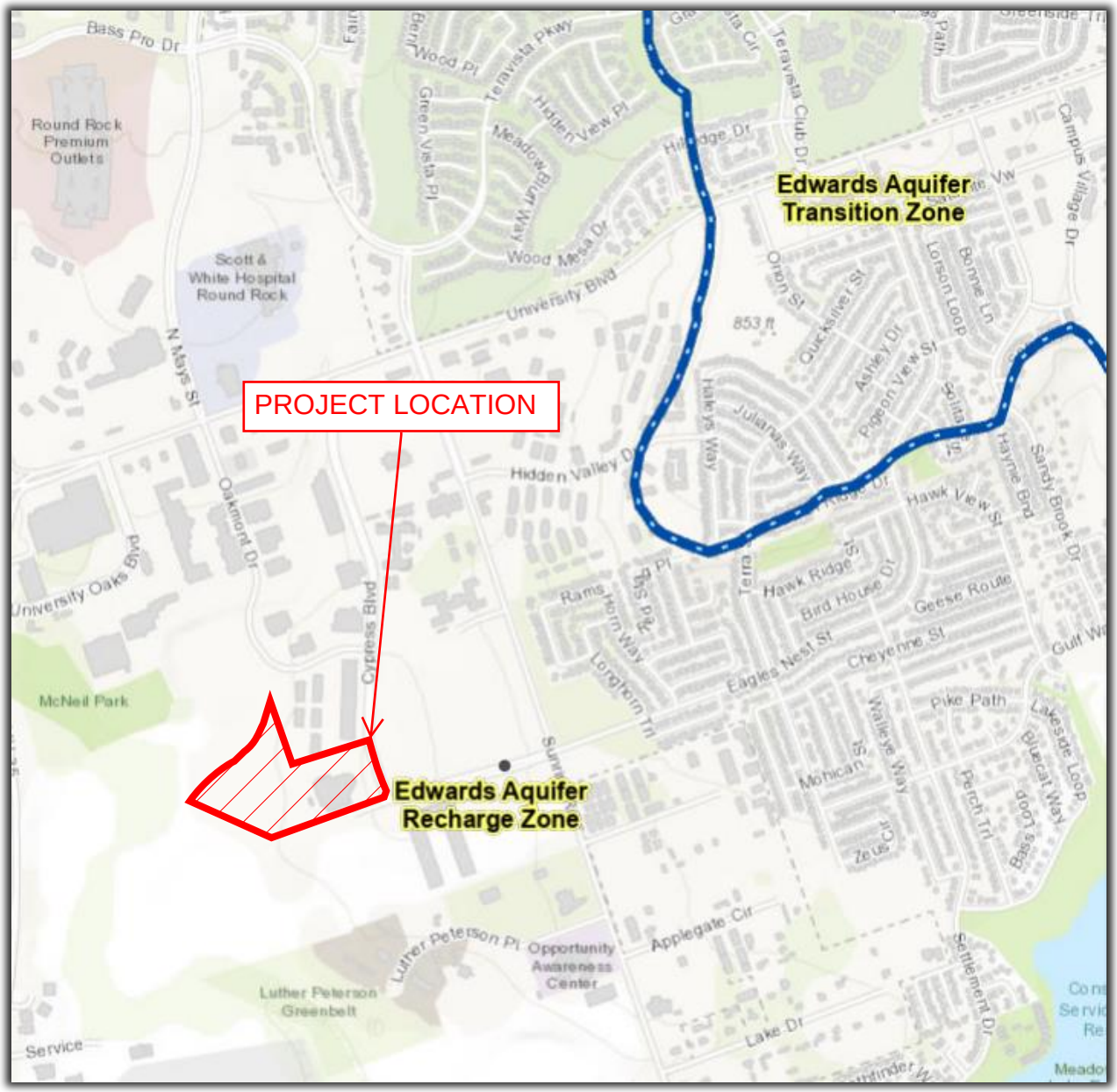
ATTACHMENT A

ROAD MAP

512.669.5560
FIRM NO: F-15085
WGI
WGInc.com
4700 MUELLER BLVD, SUITE 300, AUSTIN, TEXAS, 78723

General Information Form (TCEQ-0587)
Attachment B

USGS/Edwards Recharge Zone Map



ROUND ROCK QUADRANGLE
7.5-MINUTE SERIES

January 23, 2025

Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, Texas 78753

RE: Attachment C - Project Description for WPAP
Provident Eagles Nest
3030 Eagles Nest Street
Round Rock, Williamson County, Texas 78665

To whom it may concern,

Please accept this Engineer's summary letter as our project description for the above referenced project. The project is located at 3030 Eagles Nest Street, Round Rock, Texas 78665, in the Full Purpose limits of the City of Round Rock, in Williamson County, Texas.

The proposed project will consist of the design and construction of three one story light industrial buildings for Provident Realty. The 20.67-acre site is partially developed with abandoned buildings on one of the lots, and the concrete slab foundation of another abandoned office building on the other lot, giving an existing impervious cover amount of 40.06%, all of which is proposed to be demoed. The subject site is currently zoned Light Industrial (LI) and located within the Brushy Creek Watershed. No portion of the subject site is located within the FEMA 100-year floodplain according to Flood Insurance Map #48491C0491F (December 20, 2019). The site is located within the Edwards Aquifer Recharge zone.

The site has no existing water quality facilities. Two detention ponds will be provided for flood control, with storm water runoff for one pond being treated by a Contech Jellyfish system, and the other pond being treated by a Batch (extended) Detention System.

The proposed development changes the drainage patterns of the site. Drainage patterns are altered due to site grading and the addition of two detention ponds on site. In existing conditions, there are offsite flows passing through the site, and the same offsite flows pass through the site in proposed conditions. Proposed conditions direct flow patterns to new discharge points, but do not increase discharge rates from proposed conditions. If necessary, the design of the detention controls will be reviewed and confirmed during the proposed improvement process for these lots.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the TCEQ requirements. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

WGI
Texas Engineering Firm No. F-15085

alyssa alvarez

Alyssa Alvarez, PE
Project Manager

Geologic Assessment Form, **2**

Kimley»Horn

December 12, 2024

Mr. Nathan Forney
Provident Realty Advisors
10210 North Central Expressway
Suite 300
Dallas, Texas 75231
nforney@providentrealty.com

RE: Geologic Assessment
Provident Eagles Nest
Round Rock, Williamson County, Texas

Dear Mr. Forney,

Attached please find the Geologic Assessment (GA) prepared for your proposed Provident Eagles Nest project. Sensitive features, as defined by 30 TAC§213, were not found during the course of the assessment.

This assessment does not address the possible presence of subsurface conditions that may be exposed during future construction and/or development. Should solution features or conditions be exposed during site construction activities that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the TCEQ Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

Please feel free to contact Craig Hiatt at craig.hiatt@kimley-horn.com or 512-646-2240 if you have questions or comments. We sincerely appreciate the opportunity to provide professional environmental consulting, civil engineering, and survey services to Provident Realty Advisors.

Regards,

Thomas Kirby, CHMM
Environmental Scientist

Craig W. Hiatt, M.S.
Environmental Manager

Geologic Assessment
TCEQ-0585

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: James R. Woodburn, P.G.

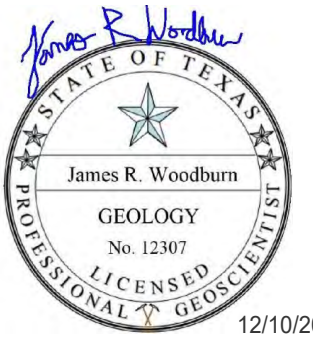
Telephone: 512-335-1785

Fax: 512-335-0527

Date: 12/10/2024

Representing: Ranger Environmental Services, LLC (Reg No. 50140) (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



12/10/202424

Regulated Entity Name: Provident Eagles Nest

Project Information

1. Date(s) Geologic Assessment was performed: 12/06/2024
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)
Austin silty clay, 1 to 3 percent slopes (AsB)	D	1.83-3.25
Denton silty clay, 3 to 5 percent slopes (DnC)	D	1.83-5.0
Eckrant-Rock outcrop association, 1 to 10 percent slopes (ErE)	D	0.33-1.67
Georgetown stony clay loam, 1 to 3 percent slopes (GsB)	D	1.67-3.33
Houston Black clay, 1 to 3 percent slopes (HoB)	D	>6.67

** 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" = 60'
   Site Geologic Map Scale: 1" = 60'
   Site Soils Map Scale (if more than 1 soil type): 1" = 273'

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 1 (#) 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.

ATTACHMENT A

Geological Assessment Table
TCEQ-0585 Table

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Provident Eagles Nest

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3		4		5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1	30.551592	-97.683031	MB	30	Qt	0.67	0.67	0.8	--	--	--	--	--	5	35	X		X		Hillside
S-2	30.550081	-97.684670	CD	5	Qt	90	40	5	--	--	--	--	V,O	10	15	X		X		Hillside
S-3	30.551359	-97.683583	CD	5	Kdg/Qt	175	215	2.5	--	--	--	--	V,O,F	10	15	X			X	Drainage
S-4	30.550171	-97.683302	MB	30	Qt	3.2	3.2	1	--	--	--	--	--	5	35	X		X		Hillside

* DATUM WGS84

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 12/10/2024

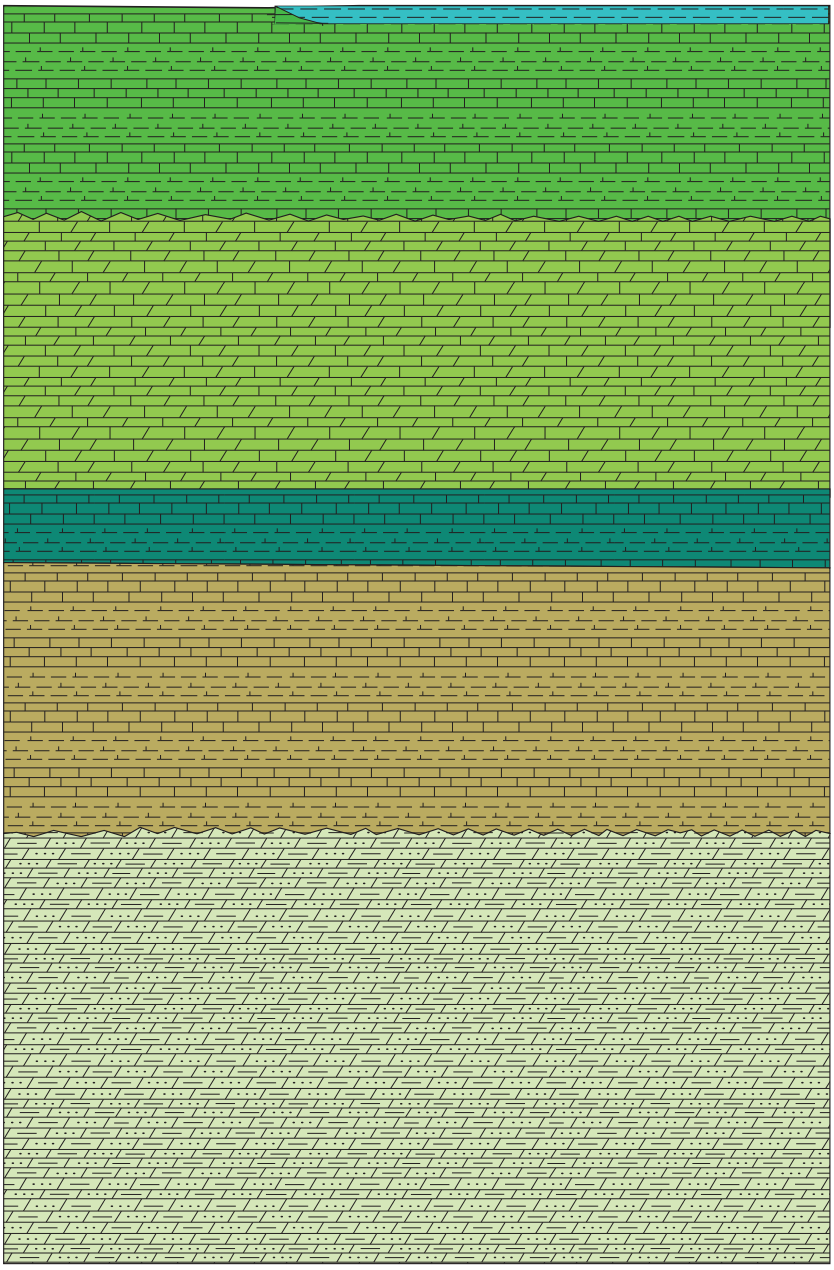
STATE OF TEXAS
James R. Woodburn
GEOLOGY
No. 12307
LICENSED
PROFESSIONAL GEOSCIENTIST

12/10/2024

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

ATTACHMENT B

Stratigraphic Column



Quaternary Terrace Deposits
Clay, Silt, Sand, Gravel

Del Rio Clay and Georgetown Limestone, Undivided (Kdg)
Clay, limestone and marl

Edwards Limestone (Ked)
Limestone and dolostone

Comanche Peak Formation (Kc)
Limestone and marl

Edwards Aquifer

Walnut Formation (Kwa)
Limestone and marl

Glen Rose Formation (Kgr)
Limestone, dolostone, and marl

STATE OF TEXAS
James R. Woodburn
GEOLOGY
No. 12307
LICENSED PROFESSIONAL GEOSCIENTIST

12/10/2024

Adapted from the Bureau of Economic Geology, 1990, Hydrogeology of the Northern Segment of the Edwards Aquifer, Austin Region, Report of Investigations No. 192, Figure 4

RANGER ENVIRONMENTAL SERVICES, LLC

Stratigraphic Column
Provident Eagles Nest
17 Cypress Blvd.
Round Rock, Texas

Ranger Project No. 7105

COMMENTS: NOT FOR CONSTRUCTION

ATTACHMENT C

Site Geology

RANGER
ENVIRONMENTAL SERVICES, LLC

GEOLOGIC ASSESSMENT

Provident Eagles Nest
17 Cypress Boulevard, Round Rock, Texas
Williamson County
December 2024

INTRODUCTION

Ranger Environmental Services, LLC (Ranger) was contracted to conduct a Geologic Assessment of the referenced property. The entire property has been developed and is owned by Round Rock Independent School District (ISD). The eastern portion of the property is a former and now vacant Round Rock ISD office building while the western portion of the property was a former and now dismantled semi-conductor facility. This location lies within the designated Edwards Aquifer Recharge Zone. Since the subject site is located over the Edwards Aquifer Recharge Zone, site development should adhere to the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program Rules in accordance with Title 30 of the Texas Administrative Code, Section 213 (30 TAC§ 213).

PROJECT DESCRIPTION

The subject site consists of two tracts. Tract 1 is an approximate 7.563-acre lot, more or less, located at 17 Cypress Boulevard, Round Rock, in Williamson County, Texas, at approximately N 30.551006 and approximately W -97.682239. Tract 2 is an approximate 13.110-acre lot, more or less, located at 2 Cypress Cove, Round Rock, in Williamson County, Texas, at approximately N 30.550760 and approximately W -97.684761.

The areas surrounding the property consist of primarily vacant properties to the south and west or commercial properties to the north and east.

METHODOLOGY

This assessment follows general guidelines contained in TCEQ guidance "*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones"* (TCEQ Guidance 0585). The site is located on an area of the Recharge and Contributing Zones that may contain karst features within the outcropping limestone. Karst features may be expressed as surface features but more commonly tend to persist with depth.

A field geologic assessment was conducted by James R. Woodburn, P.G. and Chad M. Copeland, P.G. on December 6, 2024. The majority of the property has been developed by the Round Rock ISD. Large portions of both Tract 1 and Tract 2 of the property have been cemented. Concrete

foundations are present at the vacant eastern Round Rock ISD building and western semi-conductor area. The vacant building appears to have been abandoned for a number of years. The property has multiple fire hydrants, water pits, and underground utilities including storm drains, water and gas piping, vaults, and culverts. The former semi-conductor area was constructed in the late 1990s and does not appear to have been in use.

The walking geologic survey was conducted on 50-foot center transects, where possible. No intrusive testing was conducted. If present, features identified in the field were photographed and recorded with a hand held global positioning system (GPS). Potential features encountered may include, but are not limited to, caves, solution cavities, solution-enlarged fractures, faults, manmade features in bedrock, swallow holes, sinkholes, non-karst closed depressions, and zone clusters or aligned features. The geologic assessment table, stratigraphic column, geologic, soils and topographic maps are included herein.

RESEARCH INFORMATION

Prior to conducting the geologic survey, Ranger conducted a review of existing geologic data, Edwards Aquifer documentation, and maps to prepare for the field survey. Reviewed references included, but are not limited to:

- Barnes, V.E. 1974. *Geologic Atlas of Texas, Austin Sheet*. The University of Texas at Austin, Bureau of Economic Geology.
- Senger, R.K., E.W. Collins and C.W. Kreitler. 1990. Hydrogeology of the Northern Segment of the Edwards Aquifer, Austin Region, Report of Investigations 192. The University of Texas at Austin, Bureau of Economic Geology.
- Texas Commission on Environmental Quality. 1999. Complying with the Edwards Aquifer Rules: Administrative Guidance.
- Texas Commission on Environmental Quality. Revised 2004. Instructions to Geologist for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones.
- Sellards, E.H., W.S. Adkins and F.B. Plummer. 1932. The University of Texas Bulletin No. 3232. The Geology of Texas. Volume 1, Stratigraphy.
- USDA National Resources Conversation Services (www.nrcs.usda.gov).
- Texas Commission on Environmental Quality (www.tceq.state.tx.us).
- Federal Emergency Management Agency (FEMA) Flood Plain Maps.
- Center for Geospatial Technology, Texas Tech University, obtained from the Texas Geologic Atlas of Texas.
- United States Geological Survey (USGS) Topographic Maps
- Environmental Systems Research Institute (ESRI) data

SITE GEOLOGY

Referencing the Geologic Atlas of Texas, Austin Sheet, and The University of Texas Bulletin No. 3232, The Geology of Texas, Volume 1, the subject site is underlain by Cretaceous sedimentary

strata and fluviatile terrace deposits. In general, the Cretaceous strata dip regionally one degree towards the east-southeast. The area lies along the Balcones Fault Zone, a geologic province characterized in this region by north-northeast trending en echelon normal faults with the downthrown side most commonly to the east of the fault planes.

The Balcones Fault Zone trend closely follows the structural trend of the late Paleozoic Ouachita fold and thrust belt. Faulting may have been initiated in the Late Cretaceous with the majority of movement taking place during the late Oligocene and early Miocene. Minor isostatic adjustments resulting from sediment loading in the Gulf of Mexico continue to the present.

The local stratigraphic sections which outcrop at the site are the Del Rio Clay and Georgetown Formation (Kdg), undivided, on the western portion of the property as well as Quaternary fluviatile terrace deposits (Qt) along the higher elevated areas on the central and eastern portions of the property. The fluviatile terrace deposits typically include unconsolidated sands, silts, clays, and gravels along the current and ancestral local river basins. The terrace deposits often include sediments consisting of calcareous clay, dolomite, and limestone debris from the adjacent Cretaceous Del Rio Clay, Georgetown Formation, and Edwards Limestone as well as chert and quartz.

The Cretaceous Del Rio Clay is primarily medium gray calcareous and fossiliferous clay that weathers to light or yellowish gray. In the unweathered section, the clay typically contains kaolinite and illite. The Del Rio Clay is approximately 40 to 70 feet thick and provides a confining layer to the underlying Georgetown Formation. The Georgetown Formation consists primarily of argillaceous, nodular, moderately indurated limestones interbedded with marls. Georgetown limestones are typically fine grained, massive, and fossiliferous. Small vugs may be present within the formation but are not common. The Georgetown Formation is approximately 30 feet to 80 feet in thickness and thins southward. The Georgetown Formation represent the uppermost Edwards aquifer strata.

Because the site was fully developed, no geologic outcropping was identified within the boundaries of the property. Soil was exposed on the low lying portions to the west which appeared to be silty clay with calcareous fragments. No vugs, faults, fractures, caves, or solution cavities were observed during the site geologic inspection.

SITE SPECIFIC GEOLOGIC FEATURES

The following geologic features, as defined in Texas Commission on Environmental Quality (TCEQ) guidance "*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*" (TCEQ Guidance 0585), were observed at the site:

S-1 Manmade Feature in Bedrock (MB) Water Well – *Not a sensitive feature*

The observed water is located in the northern portion of Tract 1 and was noted to be approximately eight inches in diameter and extended approximately 10 inches above ground surface. The well completed with at steel casing on a six-foot by six-foot concrete

pad. The well was installed within the Qt formation. The well was not active or in use, and the well was does not appear to be abandoned. There was no evidence of rapid infiltration into the water well. The catchment area is less than 1.6 acres.

S-2 Non-Karst Closed Depression (CD) – *Not a sensitive feature*

A non-karst closed depression was noted in the northwestern portion of the Tract 1. The closed depression measured approximately 55 feet wide by 35 feet and approximately 5 feet deep. Vegetation and loose or soft mud, soil, organics, leaves, and sticks were observed in the closed depression. The probability of rapid infiltration is low. The catchment area is less than 1.6 acres.

S-3 Non-Karst Closed Depression (CD) – *Not a sensitive feature*

A non-karst closed depression was noted in the southern portion of Tract 2. The closed depression measured approximately 175 feet wide by 215 feet and approximately 2.5 feet deep. Vegetation, fin, compacted clay rich sediment, and loose or soft mud and soil were observed in the closed depression. The depression appears to be formed from surface water drainage reformed during site construction activities.

The probability of rapid infiltration is low. The catchment area is greater than 1.6 acres.

S-4 Manmade Feature in Bedrock (MB) Sanitary Sewer – *Not a sensitive feature*

The observed sanitary sewer is located in the southwestern portion of Tract 1 and was noted to be approximately 38 inches in diameter and approximately 12 inches above ground surface. The manway cover was entirely encased in cement. The sanitary sewer is located within the Qt formation. There was no evidence of rapid infiltration into the sanitary sewer. The catchment area is less than 1.6 acres.

SOIL DESCRIPTION

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the soil at the subject site was mapped as the following units:

- Austin silty clay, 1 to 3 percent slopes (AsB);
- Denton silty clay, 3 to 5 percent slopes (DnC);
- Eckrant-Rock outcrop association, 1 to 10 percent slopes (ErE);
- Georgetown stony clay loam, 1 to 3 percent slopes (GsB); and
- Houston Black clay, 1 to 3 percent slopes (HoB).

These soils are well drained with a very slow infiltration rate and permeability when thoroughly wetted. Runoff is medium to very high.

Please see attached USDA NRCS Custom Soil Resource Report for additional soil information.

TOPOGRAPHY AND DRAINAGE

Topography at the site grades predominantly west toward Chandler Branch, a tributary of Brushy Creek. All surface water from Tract 1 flows west towards Tract 2. In the center of the property between Tract 1 and Tract 2, there is a steep slope down to the west. Due to the development of the site, surface water gathers in low areas to the southeast of the former semi-conductor pad.

CONCLUSIONS AND RECOMMENDATIONS

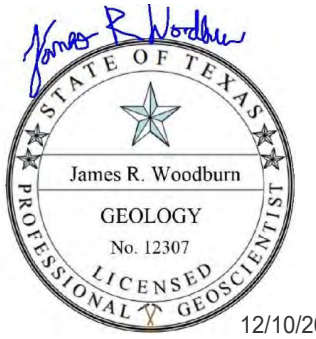
Ranger Environmental Services, LLC conducted a Geologic Assessment of the site in accordance with 30 TAC§ 213. Ranger concludes that no sensitive features as defined by the TCEQ (30 TAC§ 213) were observed at the site; however, it should be noted that the property has been previously developed by Round Rock ISD.

This assessment does not address the possible presence of subsurface conditions that may be exposed during future construction and/or development. Should solution features or conditions be exposed during site construction activities that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the TCEQ Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

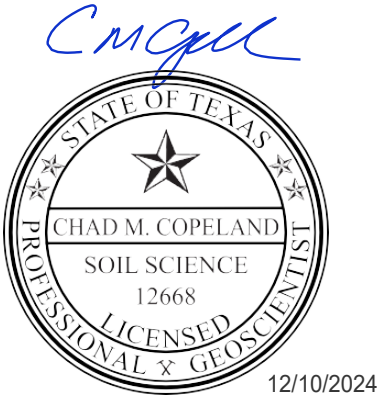
LIMITATIONS

It should be noted that only areas readily accessible were inspected. There may be geologic features present that were not identified as part of this study. This non-intrusive visual field assessment cannot wholly eliminate the possibility of sensitive features at the site.

Prepared by:



James R. Woodburn, P.G.



Chad M. Copeland, P.G.

Photograph 1: Image depicting feature S-1, the water well.

Photograph 2: Image depicting feature S-2.

Photograph 3: Image depicting feature S-3 with a view toward the southwest.

Photograph 4: Another image depicting feature S-3 with a view toward the south.

Photograph 5: Image depicting feature S-4, the sanitary sewer.

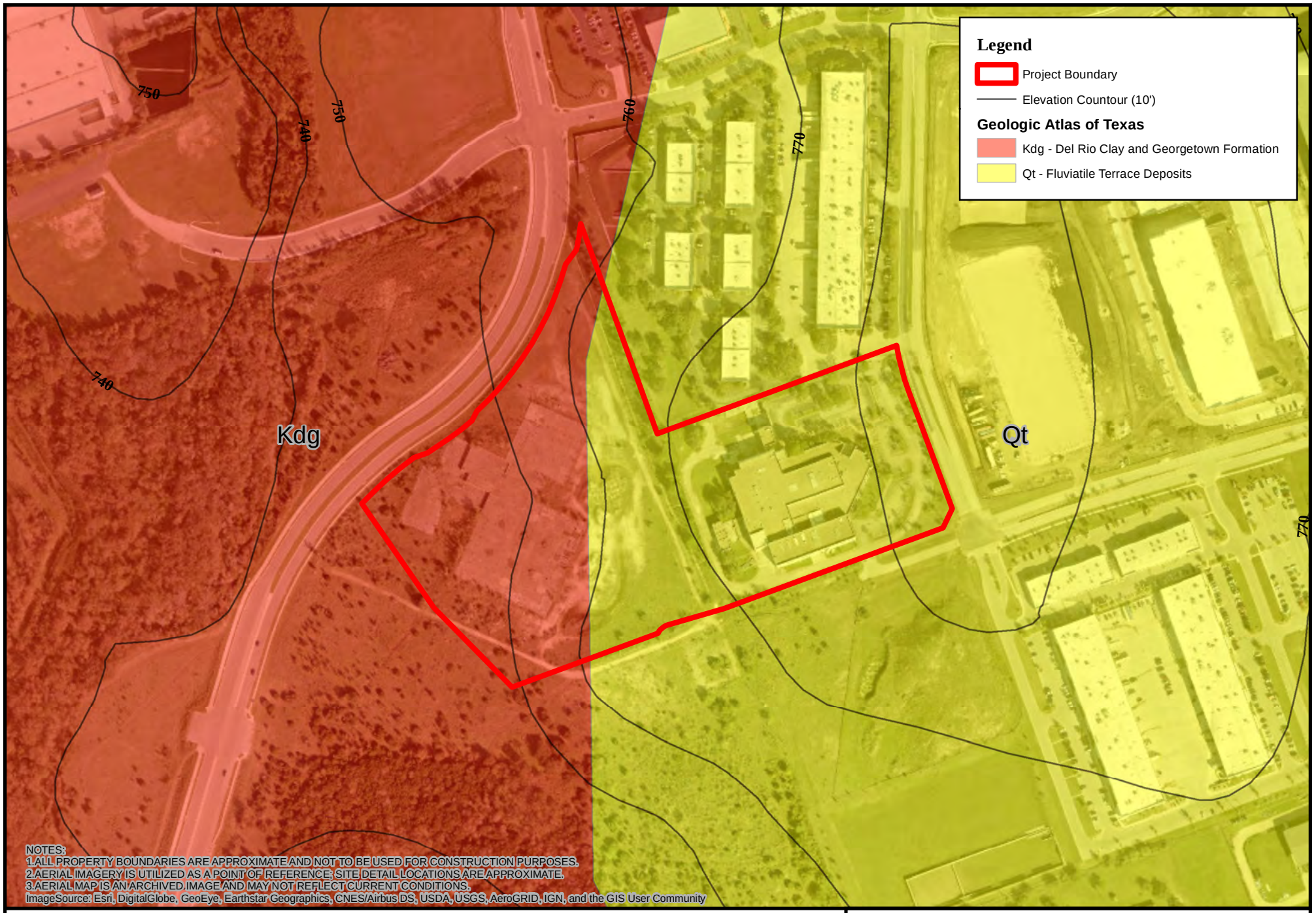
Photograph 6: Image depicting one of multiple underground pits within the former semi-conductor concrete pad.

Photograph 7: Image of piping around the former semi-conductor concrete pad.

Photograph 8: Image depicting a storm drain on the southeastern portion of Tract 1 adjacent to the former Round Rock ISD building.

ATTACHMENT D

Site Geologic Map(s)



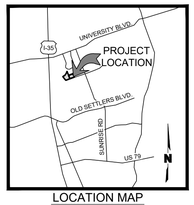
RANGER ENVIRONMENTAL SERVICES, LLC

0 105 210 420 630 840 Feet

1:4,000

N

Geologic Site Map
Provident Eagles Nest
17 Cypress Road, Round Rock, TX



LOCATION MAP
NOT TO SCALE

LEGEND

B.	BOLLARD
BLDG.	BUILDING
CONC.	CONCRETE
CAB.	CABINET
C.M.	CONTROLLING MONUMENT
C.O.	CLEAN OUT
D.J.A.E.A.	DRIVEWAY JOINT ACCESS EASEMENT AGREEMENT
D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
E.S.B.	ELECTRIC SWITCH BOX
ESMT.	EASEMENT
F.H.	FIRE HYDRANT
FND.	FOUND
F.P.	FENCE POST
G.C.B.	GATE CONTROL BOX
I.	IRON
I.C.V.	IRRIGATION CONTROL VALVE
M.H.	MANHOLE
MON.	MONUMENT
M.P.R.W.C.T.	MAP AND PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
NO.	NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PG.	PAGE
P.I.M.	PIPELINE MARKER
P.O.B.	POINT OF BEGINNING
P.P.	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
SAN.	SANITARY
STM.	STORM
VOL.	VOLUME
W.L.E.	WATER LINE EASEMENT
W.M.	WATER METER
W.V.	WATER VALVE
△	CALCULATED POINT
●	FND. 1/2-INCH IRON ROD (UNLESS OTHERWISE NOTED)
○	SET 5/8-INCH IRON ROD W/CAP "SUMMIT GEOMATICS INC." UNLESS OTHERWISE NOTED
○	LAMP
—○—	CHAIN LINK FENCE
	EDGE OF ASPHALT
OHU	OVERHEAD UTILITY LINE
UGW	UNDERGROUND WATER LINE
UGG	UNDERGROUND GAS LINE
	CURB STOP
●	GEOLOGIC FEATURE
■ ■ ■ ■	GEOLOGIC FORMATION BOUNDARY
Kdg	DEL RIO CLAY AND GEORGETOWN FORMATION
Qt	QUATERNARY FLUVIATILE TERRACE DEPOSITS

TITLE COMMITMENT NOTES:

10a. Public utility easement 7.5 feet in width along south and north side property line(s) and 15 feet in width along the west (rear) property line(s), as shown by the Plat recorded in Cabinet F, Slide 129 of the Plat Records of Williamson County, Texas. (Further affected by Partial Vacation of Easement recorded under Document No. 9608883 of the Official Records of Williamson County, Texas.) (TRACT 1) (Shown on the survey)

10b. Public utility and drainage easement 50 feet in width along the northeast property line(s), as shown by the Plat recorded in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas. (TRACT 2) (Shown on the survey)

10c. Public utility easement 10 feet in width along all streetside property line(s), as stated on the Plat recorded in Cabinet N, Slide 266 of the Plat Records of Williamson County, Texas. (TRACT 2) (Shown on the survey)

10d. Electric and telephone line easement granted to Texas Power & Light Company and the Southwestern Bell Telephone Company, by instrument dated February 6, 1984, recorded in Volume 973, Page 18 of the Official Records of Williamson County, Texas and corrected in Volume 1595, Page 226 of the Official Records of Williamson County, Texas. (TRACT 2) (Shown on the survey)

10e. Driveway Joint Access Easement Agreement dated June 24, 1986, recorded in Volume 1384, Page 626 of the Official Records of Williamson County, Texas, executed by and between Oakmont Centre Joint Venture, a Texas joint venture and KSP-Round Rock, a California limited partnership. (TRACT 1) (Shown on the survey)

10f. Driveway Joint Access Easement Agreement dated June 24, 1986, recorded in Volume 1384, Page 641 of the Official Records of Williamson County, Texas, executed by and between Oakmont Joint Venture, a Texas joint venture, and KSP-Round Rock, a California limited partnership. (TRACT 1) (Shown on the survey)

10g. The terms, conditions and stipulations set out in those certain Pollution Abatement Plans, recorded in Volume 2154, Page 823 and Volume 2300, Page 891 of the Official Records of Williamson County, Texas. (TRACT 1) (Not survey related)

10h. Terms, conditions and stipulations of that certain Water Pollution Abatement Plan approved February 22, 1996, evidenced by Affidavit recorded under Document No. 9616542 of the Official Records of Williamson County, Texas. (TRACT 2) (Not survey related)

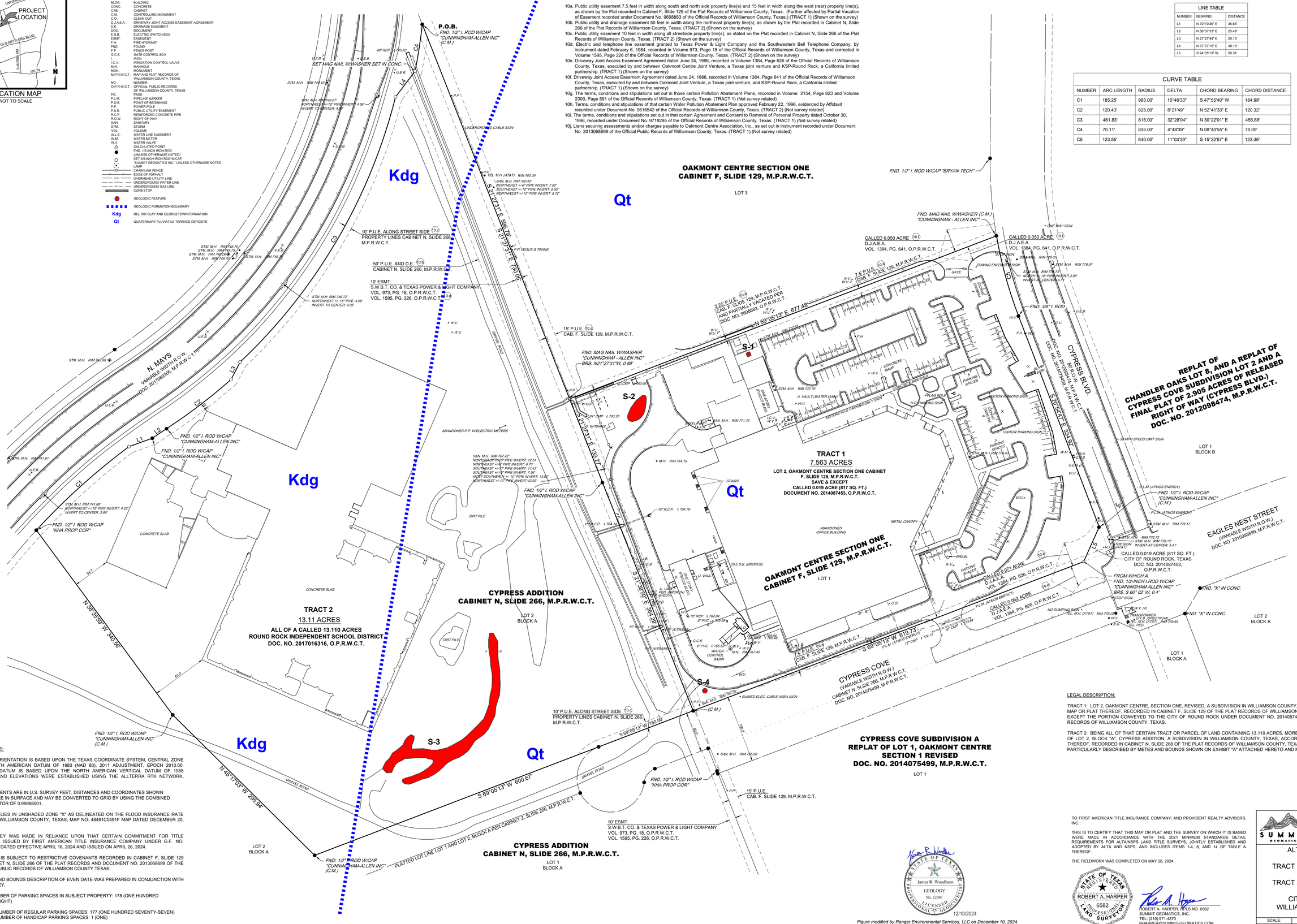
10i. The terms, conditions and stipulations set out in that certain Agreement and Consent to Removal of Personal Property dated October 30, 1996, recorded under Document No. 9718295 of the Official Records of Williamson County, Texas. (TRACT 1) (Not survey related)

10j. Liens securing assessments and/or charges payable to Oakmont Centre Association, Inc., as set out in instrument recorded under Document No. 2013068699 of the Official Public Records of Williamson County, Texas. (TRACT 1) (Not survey related)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 70°15'06" E	36.65'
L2	N 56°07'33" E	25.48'
L3	N 27°27'44" E	29.10'
L4	N 37°07'15" E	48.19'
L5	S 24°05'13" W	56.31'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	185.25'	985.00'	10°46'33"	S 47°55'40" W	184.98'
C2	120.43'	825.00'	8°21'49"	N 52°41'33" E	120.32'
C3	461.83'	815.00'	32°28'04"	N 30°22'01" E	455.68'
C4	70.11'	835.00'	4°48'39"	N 08°40'55" E	70.09'
C5	123.55'	640.00'	11°03'39"	S 15°22'57" E	123.36'

0' 30' 60' 120'
SCALE IN FEET



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ELEVATIONS WERE ESTABLISHED USING THE ALLTERRA RTK NETWORK, GEOID 18.
2. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR OF 0.99988001.
3. PROPERTY LIES IN UNSHADED ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0491F MAP DATED DECEMBER 20, 2019.
4. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER G.F. NO. 202401279, DATED EFFECTIVE APRIL 18, 2024 AND ISSUED ON APRIL 26, 2024.
5. PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN CABINET F, SLIDE 129 AND CABINET N, SLIDE 266 OF THE PLAT RECORDS AND DOCUMENT NO. 2013068699 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS.
6. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS SURVEY.
7. TOTAL NUMBER OF PARKING SPACES IN SUBJECT PROPERTY: 178 (ONE HUNDRED SEVENTY-EIGHT)

   A) TOTAL NUMBER OF REGULAR PARKING SPACES: 177 (ONE HUNDRED SEVENTY-SEVEN)
   B) TOTAL NUMBER OF HANDICAP PARKING SPACES: 1 (ONE)

LEGAL DESCRIPTION:

TRACT 1: LOT 2, OAKMONT CENTRE, SECTION ONE, REVISED, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET F, SLIDE 129 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ROUND ROCK UNDER DOCUMENT NO. 2014087453 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.110 ACRES, MORE OR LESS, BEING A PORTION OF LOT 2, BLOCK "A", CYPRESS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET N, SLIDE 266 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO FIRST AMERICAN TITLE INSURANCE COMPANY; AND PROVIDENT REALTY ADVISORS, INC.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MAY 28, 2024.

STATE OF TEXAS REGISTERED ROBERT A. HARPER 6582 PROFESSIONAL LAND SURVEYOR

ROBERT A. HARPER, RPLS NO. 6582
SUMMIT GEOMATICS, INC.
TEL: (210) 971-4870
RHARPER@SUMMIT-GEOMATICS.COM

STATE OF TEXAS James R. Woodburn GEOLOGY No. 12307 LICENSED PROFESSIONAL GEOSCIENTIST

12/10/2024

Figure modified by Ranger Environmental Services, LLC on December 10, 2024.

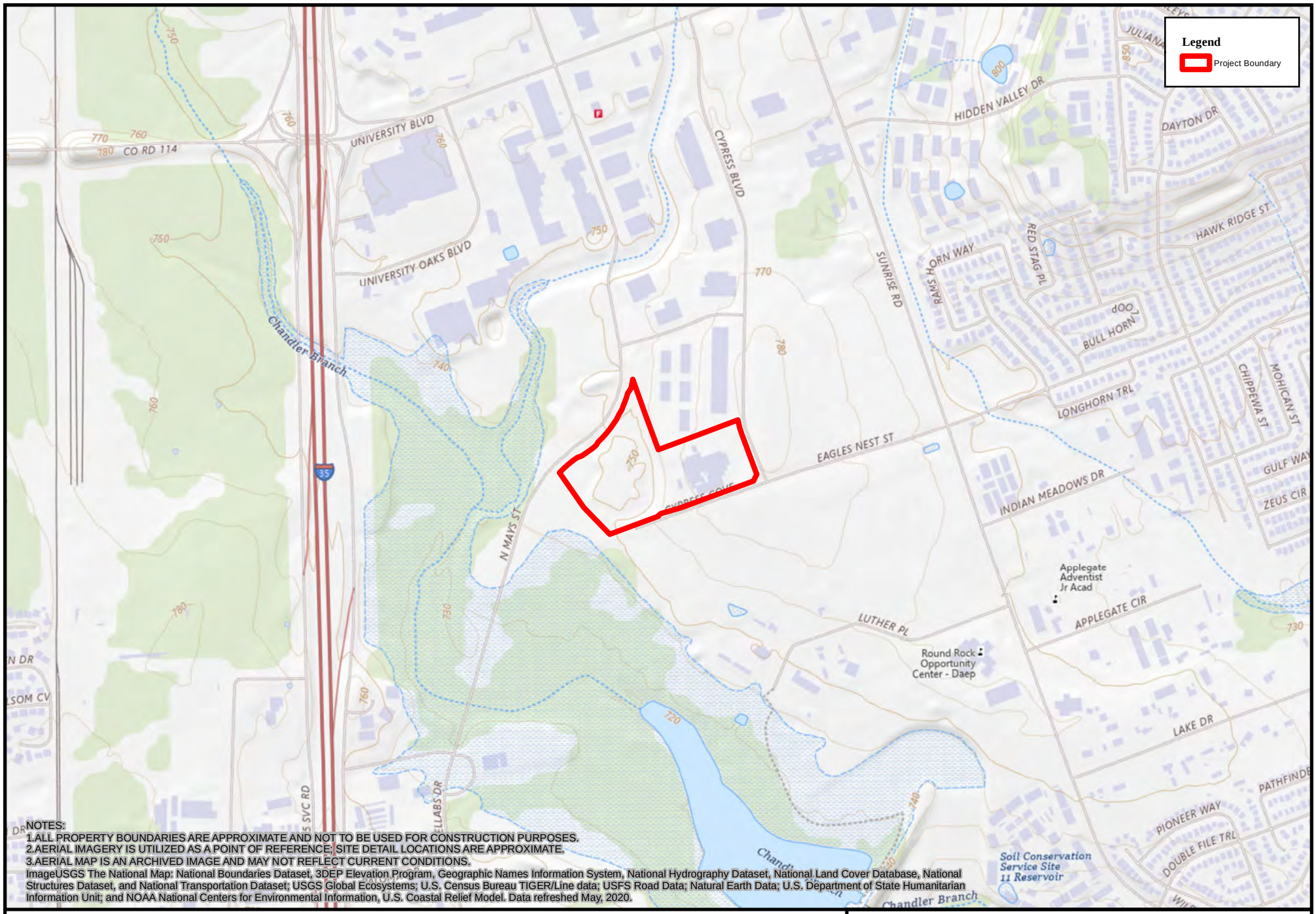
SUMMIT GEOMATICS

SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS FIRM NO. 10194657

ALTA/NSPS LAND TITLE SURVEY OF TRACT 1 - 7.563 ACRES OF LAND AND TRACT 2 - 13.11 ACRES OF LAND SITUATED IN THE CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=60'	24.0161	06/19/2024	1 OF 1

X:\03_Summit_Projects\2024--Projects\24.0161_WO_EagleNest_RoundRock\03_Finals\01_CAD\EagleNestALTA(3).dwg, 6/19/2024 2:31 PM, morp



NOTES:
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ImageUSGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

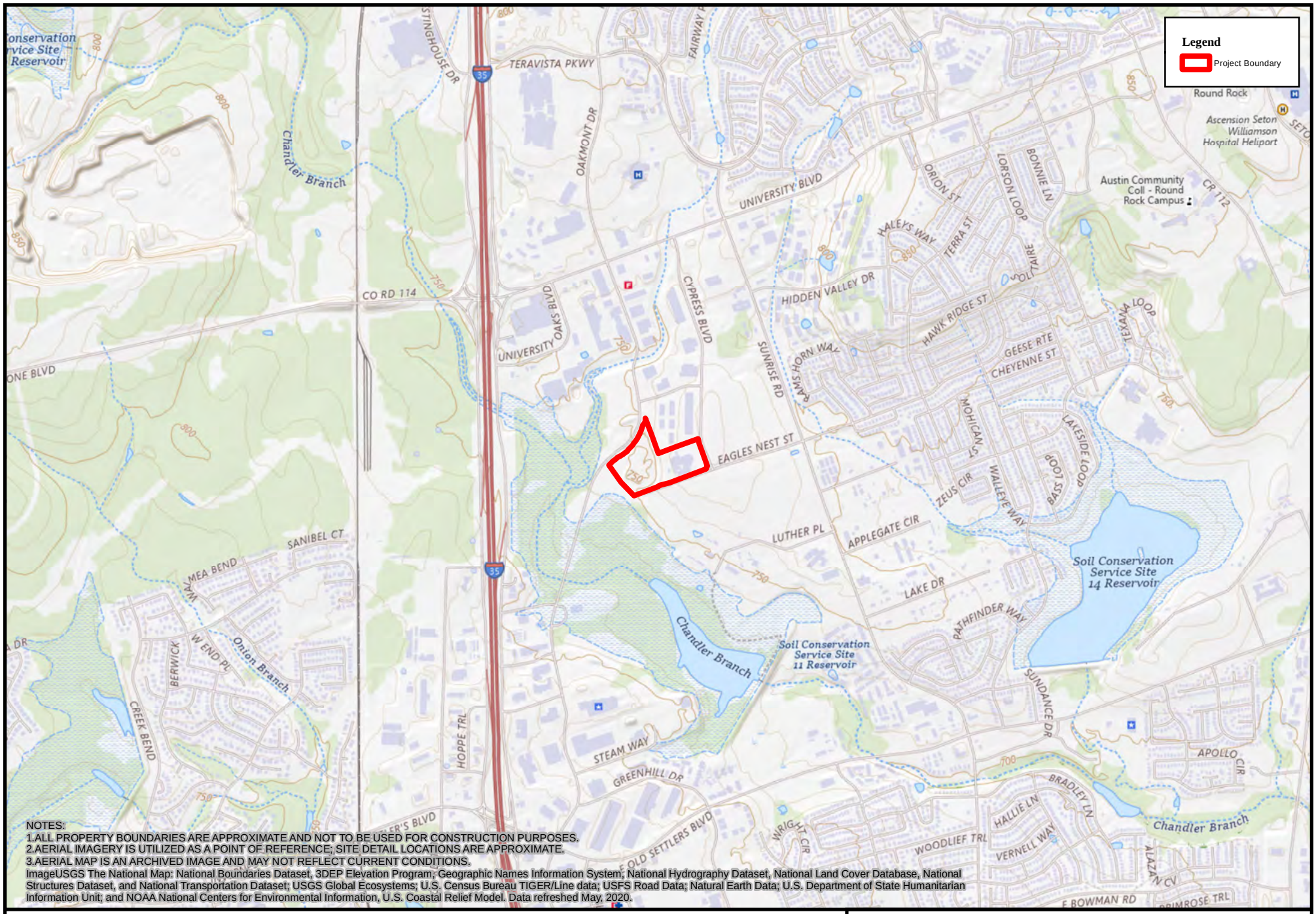
RANGER ENVIRONMENTAL SERVICES, LLC

0 320 640 1,280 1,920 2,560 Feet

1:12,000

N

Topographic Map (Round Rock Quadrangle)
Provident Eagles Nest
17 Cypress Road, Round Rock, TX



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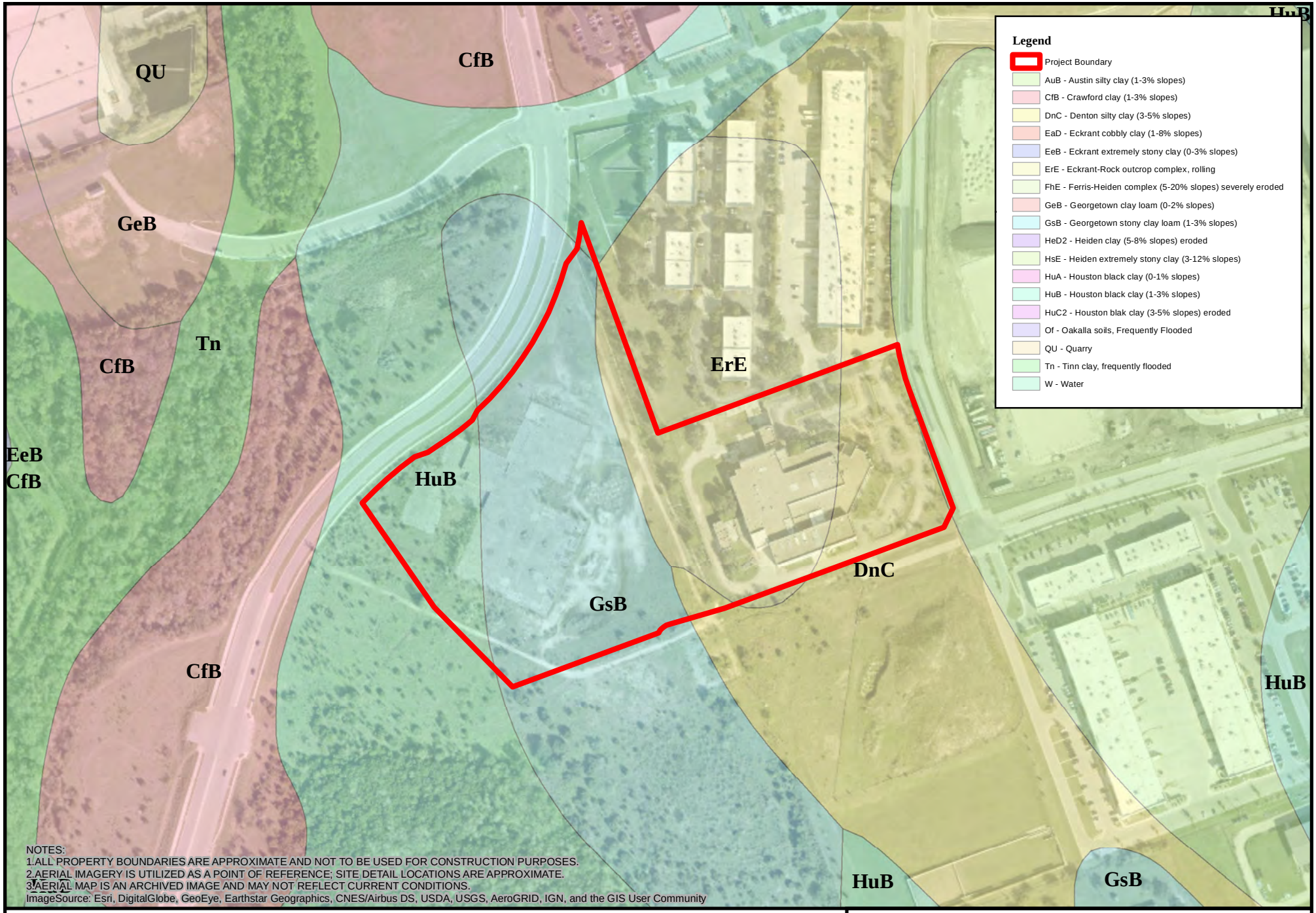
RANGER ENVIRONMENTAL SERVICES, LLC

0 625 1,250 2,500 3,750 5,000 Feet

1:24,000

N

Topographic Map (Round Rock Quadrangle)
Provident Eagles Nest
17 Cypress Road, Round Rock, TX



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ImageSource: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RANGER ENVIRONMENTAL SERVICES, LLC

0 105 210 420 630 840 Feet

1:4,000

N

Site Soil Map
Provident Eagles Nest
17 Cypress Road, Round Rock, TX

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ImageSource: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

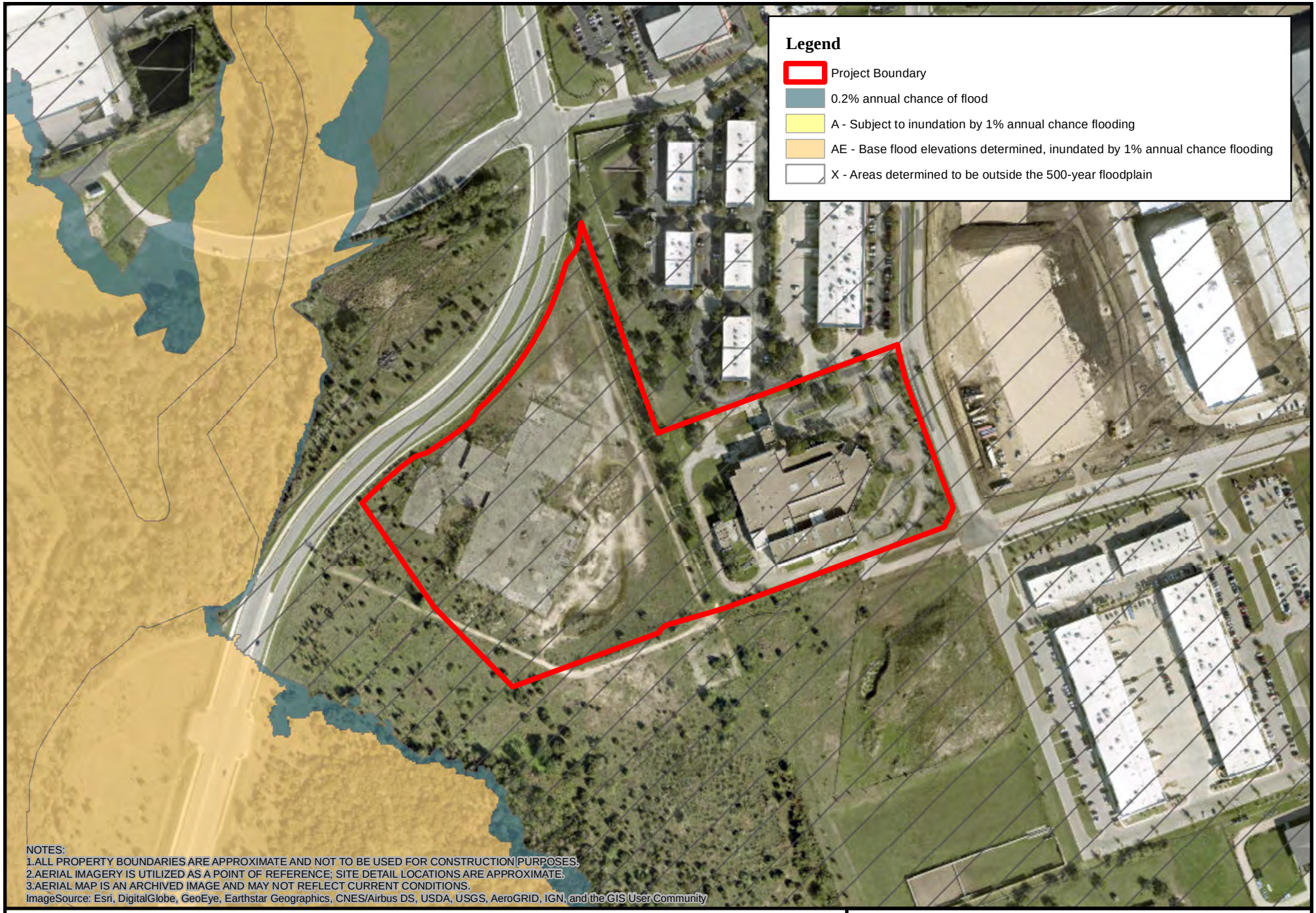
RANGER ENVIRONMENTAL SERVICES, LLC

0 105 210 420 630 840 Feet

1:4,000

N

Edwards Aquifer Map
Provident Eagles Nest
17 Cypress Road, Round Rock, TX



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RANGER ENVIRONMENTAL SERVICES, LLC

0 105 210 420 630 840 Feet

1:4,000

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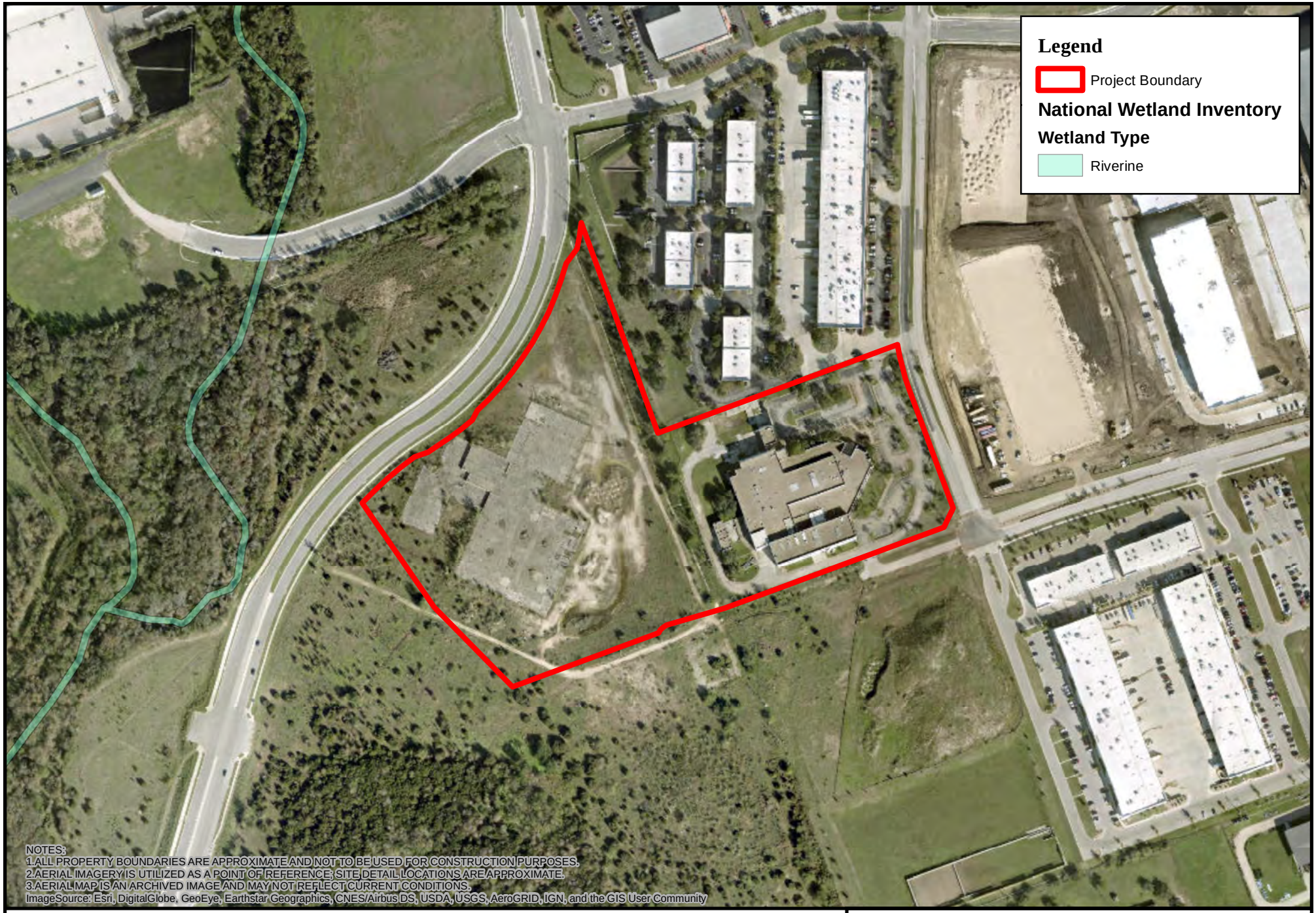
FEMA Floodplain Map
Provident Eagles Nest
17 Cypress Road, Round Rock, TX



RANGER ENVIRONMENTAL SERVICES, LLC

0 105 210 420 630 840 Feet

1:4,000

N

National Wetland Inventory Map
Provident Eagles Nest
17 Cypress Road, Round Rock, TX

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Williamson County, Texas

Provident Eagles Nest

December 9, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

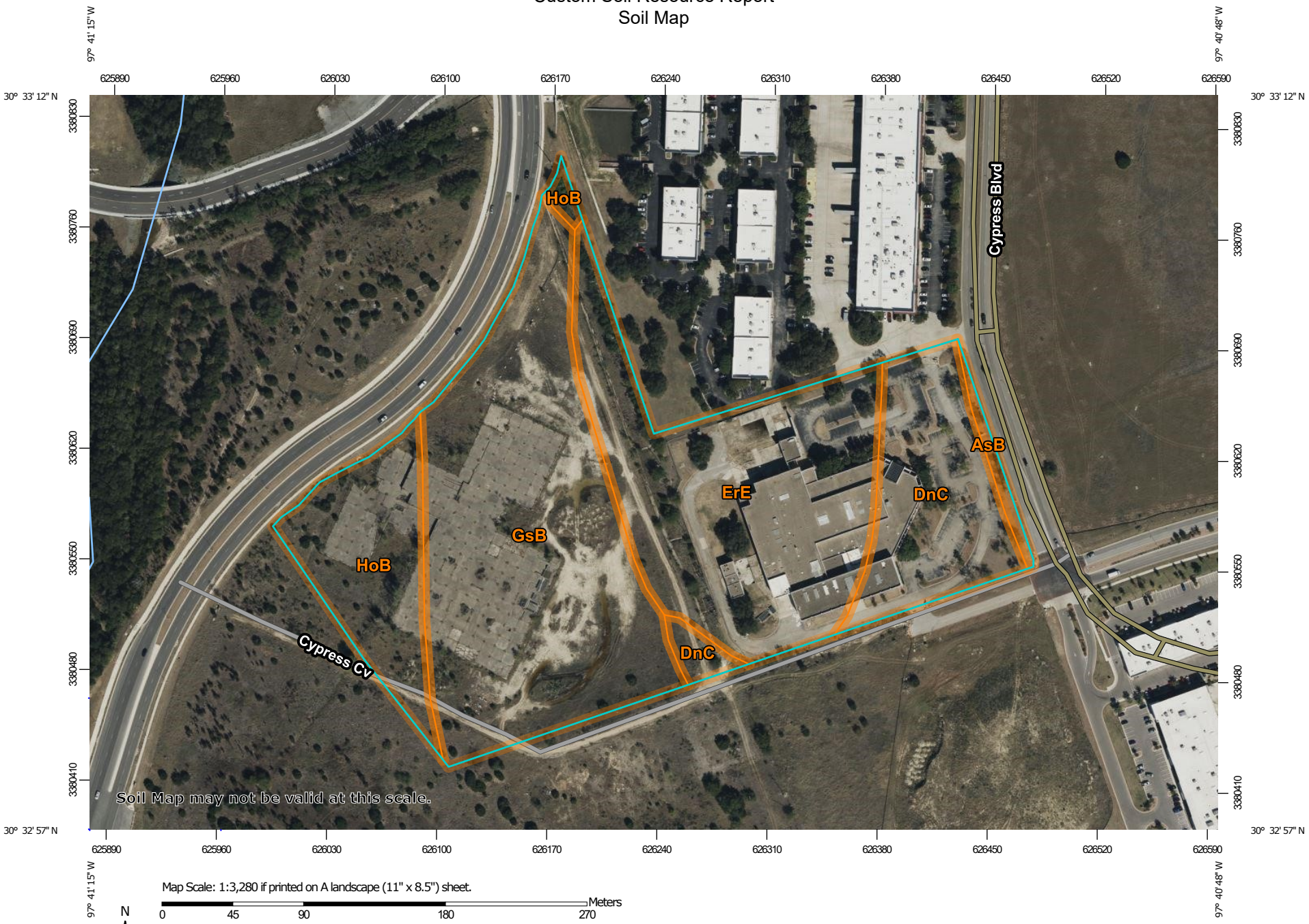
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:3,280 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 45 90 180 270

Feet
0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 25, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsB	Austin silty clay, 1 to 3 percent slopes	0.2	1.0%
DnC	Denton silty clay, 3 to 5 percent slopes	3.2	15.2%
ErE	Eckrant-Rock outcrop association, 1 to 10 percent slopes	6.6	31.1%
GsB	Georgetown stony clay loam, 1 to 3 percent slopes	8.5	40.0%
HoB	Houston Black clay, 1 to 3 percent slopes	2.7	12.7%
Totals for Area of Interest		**21.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Williamson County, Texas

AsB—Austin silty clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2vtgj
Elevation: 440 to 810 feet
Mean annual precipitation: 30 to 40 inches
Mean annual air temperature: 63 to 70 degrees F
Frost-free period: 228 to 293 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Austin and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Austin

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from chalk

Typical profile

Ap - 0 to 16 inches: silty clay
Bw - 16 to 22 inches: silty clay
Bk - 22 to 29 inches: silty clay
Cr - 29 to 57 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 22 to 39 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Low to moderately high (0.00 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 85 percent
Maximum salinity: Nonsaline to very slightly saline (0.5 to 2.1 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Minor Components

Houston black

Percent of map unit: 10 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Microfeatures of landform position: Linear gilgai
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

DnC—Denton silty clay, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2t26r
Elevation: 570 to 1,870 feet
Mean annual precipitation: 31 to 36 inches
Mean annual air temperature: 65 to 68 degrees F
Frost-free period: 220 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Denton and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denton

Setting

Landform: Hillslopes
Landform position (two-dimensional): Backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Silty and clayey slope alluvium over residuum weathered from limestone

Typical profile

A - 0 to 14 inches: silty clay
Bw - 14 to 25 inches: silty clay
Bk - 25 to 33 inches: silty clay
Ck - 33 to 36 inches: gravelly silty clay
R - 36 to 80 inches: bedrock

Properties and qualities

Slope: 3 to 5 percent
Depth to restrictive feature: 22 to 60 inches to lithic bedrock
Drainage class: Well drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 80 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Minor Components

Brackett

Percent of map unit: 6 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Doss

Percent of map unit: 4 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Purves

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

ErE—Eckrant-Rock outcrop association, 1 to 10 percent slopes

Map Unit Setting

National map unit symbol: 2t0sm
Elevation: 620 to 2,400 feet
Mean annual precipitation: 29 to 35 inches
Mean annual air temperature: 64 to 68 degrees F
Frost-free period: 210 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Eckrant and similar soils: 58 percent
Rock outcrop: 16 percent
Minor components: 26 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eckrant

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

A1 - 0 to 4 inches: very cobbly clay
A2 - 4 to 11 inches: extremely cobbly clay
R - 11 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 10 percent
Surface area covered with cobbles, stones or boulders: 2.3 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: D
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Description of Rock Outcrop

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Limestone

Typical profile

R - 0 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 10 percent
Depth to restrictive feature: 0 to 2 inches to lithic bedrock
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Tarpley

Percent of map unit: 11 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Real

Percent of map unit: 6 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Brackett

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex

Across-slope shape: Linear
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Pratley

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 2t277
Elevation: 620 to 1,250 feet
Mean annual precipitation: 32 to 36 inches
Mean annual air temperature: 65 to 68 degrees F
Frost-free period: 230 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Georgetown and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Georgetown

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey residuum weathered from limestone

Typical profile

A - 0 to 7 inches: stony clay loam
Bt - 7 to 35 inches: cobbly clay
R - 35 to 60 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Surface area covered with cobbles, stones or boulders: 0.1 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Minor Components

Tarpley

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Eckrant

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Fairlie

Percent of map unit: 2 percent
Landform: Ridges
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluve, side slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

HoB—Houston Black clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2ssh0
Elevation: 270 to 1,040 feet
Mean annual precipitation: 33 to 43 inches
Mean annual air temperature: 62 to 63 degrees F
Frost-free period: 217 to 244 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Houston black and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Houston Black

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Microfeatures of landform position: Linear gilgai
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Parent material: Clayey residuum weathered from calcareous mudstone of upper cretaceous age

Typical profile

Ap - 0 to 6 inches: clay
Bkss - 6 to 70 inches: clay
BCkss - 70 to 80 inches: clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Minor Components

Heiden

Percent of map unit: 15 percent
Landform: Plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Microfeatures of landform position: Linear gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Fairlie

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

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Water Pollution Abatement Plan Application Form, **3**

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: ALYSSA N. ALVAREZ, PE

Date: 1/27/25

Signature of Customer/Agent:

Regulated Entity Name: PROVIDENT EAGLES NEST

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):20.67

3. Estimated projected population:_____

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	292,995	÷ 43,560 =	6.73
Parking	61,218	÷ 43,560 =	1.41
Other paved surfaces	296,645	÷ 43,560 =	6.81
Total Impervious Cover	650,858	÷ 43,560 =	14.95

Total Impervious Cover 14.95 **÷ Total Acreage** 20.67 **X 100 =** 72.33**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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:

100% Domestic	20,720 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 20,720

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 Brushy Creek Regional Wastewater System (East) (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" = 60'.

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): #48491C0491F (December 20, 2019)

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

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

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

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

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Water Pollution Abatement Plan Application Form (TCEQ-0584)
Attachment A

Factors Affecting Water Quality

Urbanization will affect water quality by increasing sediment loading and introducing nutrients, pathogens, oxygen-demanding matter and toxic pollutants to receiving waters.

Factors affecting water quality for the proposed development include the following:

1. Proposed road and vehicular traffic
2. Human litter

The runoff will be captured by a proposed Contech Jellyfish Filter and Detention Pond system and a Batch Detention pond on site. The detention has been designed to limit developed flows to pre-developed conditions. The treated runoff will be slowly released onto its natural path in developed conditions so as to not disrupt the natural flow of the land. Detention for the 2-, 10-, 25-, 50-, and 100-year storm events are required. There is currently 40.04% impervious cover on the site and the proposed development will result in 72.33% impervious cover. The Jellyfish and ponds have been sized and designed for fully developed site conditions. These detention ponds will mitigate pollutants from the factors listed above.

Water Pollution Abatement Plan Application Form [TCEQ-0584]
Attachment B

Volume and Character of Stormwater

The total site area is ±20.67 acres and is partially developed with abandoned office buildings on one of the lots, and the concrete slab foundation of another abandoned building on the other lot. The proposed development will result in 72.33% impervious cover.

Two detention ponds will be provided for flood control, with storm water runoff for one pond being treated by a Contech Jellyfish system, and the other pond being treated by a Batch (extended) Detention System. Discharge to these points will be required to comply with the Clean Water Act of 1977.

Based on soil type classification C, slope on the project site and vegetative cover a curve number of 80 was used in the SCS method using HEC-HMS for the determination of stormwater runoff.

Please refer to the plan set for more information, including drainage area maps.

Volume (quantity) – Reference Contech TCEQ calculations within this report
Character (quality) – Runoff from Factors Affecting Water Quality (Attachment A)

Organized Sewage Collection System Plan Application, **4**

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

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

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

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

Regulated Entity Name: Provident Eagles Nest

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

Customer Information

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

   Contact Person: HUNTER GRAHAM
   Entity: PROVIDENT REALTY ADVISORS, INC.
   Mailing Address: 10210 N CENTRAL EXPY, STE.300
   City, State: DALLAS, TEXAS Zip: 75231
   Telephone: (972) 385-4100 Fax: _____
   Email Address: HGRAHAM@PROVIDENTREALTY.NET
   The appropriate regional office must be informed of any changes in this information within 30 days of the change.

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

   Contact Person: ALYSSA N. ALVAREZ, PE
   Texas Licensed Professional Engineer's Number: 129292
   Entity: WGI Engineering
   Mailing Address: 4700 MULLER BLVD, SUITE 3OO
   City, State:AUSTIN, TEXAS Zip: 78723
   Telephone:(512) 669-5560 Fax:_____
   Email Address:ALYSSA.ALVAREZ@WGINC.COM

Project Information

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

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

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

100% Domestic	137116.8 gallons/day
_____% Industrial	_____ gallons/day
_____% Commingled	_____ gallons/day

   Total gallons/day: 137116.8

6. Existing and anticipated infiltration/inflow is 15,698 gallons/day. This will be addressed by: Pipe sizing and flow calculations have been designed to accommodate this capacity.

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

   ☐ The WPAP application for this development was approved by letter dated _____. A copy of the approval letter is attached.
   ☒ The WPAP application for this development was submitted to the TCEQ on 1/27/25, but has not been approved.
   ☐ A WPAP application is required for an associated project, but it has not been submitted.
   ☐ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

Pipe Diameter(Inches)	*Linear Feet (1)*	*Pipe Material (2)*	*Specifications (3)*
8	965	PVC SDR-26	ASTM D2241
4	268	HDPE (Force Main)	ANSI DR13.5

Total Linear Feet: 1002

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

9. The sewage collection system will convey the wastewater to the East Brushy Creek Regional Wastewater (name) Treatment Plant. The treatment facility is:

   ☒ Existing
   ☐ Proposed

10. All components of this sewage collection system will comply with:

   ☒ The City of Round Rock standard specifications.
   ☐ Other. Specifications are attached.

11. ☐ No force main(s) and/or lift station(s) are associated with this sewage collection system.

   ☒ A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

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

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

   ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes**. A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.

   ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

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

Table 2 - Manholes and Cleanouts

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
J-A-7	71 Of 103	16+04	Manhole
J-A-9	71 Of 103	10+75	Cleanout
J-A-8	71 Of 103	17+03	Cleanout
J-A-6	71 Of 103	13+14	Manhole
J-A-2	71 Of 103	10+25	Manhole
J-A-1	71 Of 103	10+00	Manhole
J-B-1	72 Of 103	10+00	Manhole

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
J-B-2	72 Of 103	13+10	Cleanout
J-B-3	72 Of 103	13+89	Cleanout
	Of		

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

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

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

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

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

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 60'.

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

20. Lateral stub-outs:

☒ The location of all lateral stub-outs are shown and labeled.
☐ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

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

22. 100-year floodplain:

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

Table 3 - 100-Year Floodplain

Line	*Sheet*	*Station*
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

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

Table 4 - 5-Year Floodplain

Line	*Sheet*	*Station*
	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

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

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

26. ☒ All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.

☐ There will be no water line crossings.
☐ There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

Line	*Station or Closest Point*	*Crossing or Parallel*	*Horizontal Separation Distance*	*Vertical Separation Distance*
WL-A	16+67.47	Crossing		3.17'
WL-F	13+45.15	Crossing		1.50'
WL-D	15+56.86	Crossing		1.50'

27. Vented Manholes:

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

Table 6 - Vented Manholes

Line	*Manhole*	*Station*	*Sheet*

Line	*Manhole*	*Station*	*Sheet*

28. Drop manholes:

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

Table 7 - Drop Manholes

Line	*Manhole*	*Station*	*Sheet*

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

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

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

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

31. Minimum flow velocity (From Appendix A)

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

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

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

Table 8 - Flows Greater Than 10 Feet per Second

Line	*Profile Sheet*	*Station to Station*	*FPS*	*% Slope*	*Erosion/Shock Protection*

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

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

Administrative Information

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

35. ☐ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

Standard Details	*Shown on Sheet*
Lateral stub-out marking **[Required]**	89 of 103
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) **[Required]**	89 of 103
Alternate method of joining lateral to existing SCS line for potential future connections **[Required]**	89 of 103
Typical trench cross-sections **[Required]**	88 of 103
Bolted manholes **[Required]**	89 of 103
Sewer Service lateral standard details **[Required]**	89 of 103
Clean-out at end of line **[Required, if used]**	89 of 103
Baffles or concrete encasement for shock/erosion protection **[Required, if flow velocity of any section of pipe >10 fps]**	of
Detail showing Wastewater Line/Water Line Crossing **[Required, if crossings are proposed]**	88 of 103
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) **[Required, if Flexible Pipe is used]**	of

Standard Details	*Shown on Sheet*
Drop manholes **[Required, if a pipe entering a manhole is more than 24 inches above manhole invert]**	of

36. ☒ All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.

37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.

    ☐ Survey staking was completed on this date: _____

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

39. ☒ Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Signature

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

Print Name of Licensed Professional Engineer: ALYSSA N. ALVAREZ, PE

Date: 1/27/25 01/24/2025

Place engineer's seal here:

Signature of Licensed Professional Engineer: alyssa alvarez

alyssa alvarez

Appendix A-Flow Velocity Table

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

Table 10 - Slope Velocity

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

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

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

Figure 1 - Manning's Formula

Where:

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

Lift Station/Force Main System Application, **5**

Lift Station/Force Main System Application

Texas Commission on Environmental Quality

for Regulated Activities On the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c)(3)(B)and(c), Effective June 1, 1999

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

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

Regulated Entity Name: PROVIDENT EAGLES NEST

Customer Information

(If different than customer information provided on core data form)

1. The person(s) responsible for providing the engineering certification to the TCEQ pursuant to 30 TAC §213.5(f)(2)(C) during construction and 30 TAC §213.5 (c)(3)(D) upon completion of construction is:

   Contact Person: ALYSSA N. ALVAREZ, PE
   Entity: WGI Engineering
   Mailing Address: 4700 MULLER BLVD, SUITE 3OO
   City, State: AUSTIN, TEXAS Zip: 78723
   Telephone: (512) 669-5560 Fax: _____
   Email Address: ALYSSA.ALVAREZ@WGINC.COM

2. The engineer responsible for the design of this lift station and force main:

   Contact Person: ALYSSA N. ALVAREZ, PE
   Entity: WGI Engineering
   Mailing Address: 4700 MULLER BLVD, SUITE 3OO
   City, State: AUSTIN, TEXAS Zip: 78723
   Telephone: (512) 669-5560 Fax: _____
   Email Address: ALYSSA.ALVAREZ@WGINC.COM
   Texas Licensed Professional Engineer's Serial Number: 129292

Project Information

3. This project is for the construction or replacement of:

   ☐ Lift Station only.

☐ Lift Station and Force Main system.
☒ Lift Station, Force Main, and Gravity system.

4. The sewage collection system will convey the wastewater to the (East) Brushy Creek Regional Wastewater (name) Treatment Plant. The treatment facility is:

   ☒ Existing
   ☐ Proposed

5. All components of this lift station/force main system will comply with:

   ☒ The City of Round Rock standard specifications.
   ☐ Other. Specifications are attached.

Site Plan Requirements

Items 6-14 must be included on the Site Plan.

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

   Site Plan Scale: 1" = 60‘.

7. ☒ Lift station/force main system layout meets all requirements of 30 TAC Chapter 217.

8. Geologic or Manmade Features:

   ☐ No geologic or manmade features were identified in the Geologic Assessment.
   ☒ All geologic or manmade features identified in the Geologic Assessment (caves, solution openings, sinkholes, fractures, joints, porous zones, etc.) which exist at the site of the proposed lift station and along the path(s) or within **50 feet of each side** of a proposed force main line are shown on the Site Plan and are listed in the table below. Designs used to protect the integrity of the sewer line crossing each feature are described and labeled on the attached page. A detailed design drawing for each feature is shown on Plan Sheet 09 of 103.
   ☐ No Geologic Assessment is required for this project.

Table 1 - Geologic or Manmade Features

Line	*Station to Station*	*Type of Feature*
	to	
	to	
	to	
	to	
	to	
	to	
	to	
	to	

9. ☒ Existing topographic contours are shown and labeled. The contour interval is 1 feet. (Contour interval must not be greater than 5 feet).

10. ☒ Finished topographic contours are shown and labeled. The contour interval is 1 feet. (Contour interval must not be greater than 5 feet).

    ☐ Finished topographic contours will not differ from the existing topographic configuration and are not shown.

11. 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): _____

12. 5-year floodplain:

    ☒ After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above sewer lines.)

    ☐ After construction is complete, all sections of the force main located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 2 - 5-Year Floodplain

Line	***Sheet***	***Station to Station***
	of	to
	of	to
	of	to
	of	to

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

    If applicable, this must agree with Item No. 15 on the Geologic Assessment Form.

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

14. ☒ Legal boundaries of the site are shown.

Plan and Profile Sheets

*The construction drawings and technical specifications will not be considered for review unless they are the **final plans and technical specifications** which will be used by the contractor for bidding and construction.*

Items 15 – 18 must be included on the Plan and Profile sheets.

15. ☒ The equipment installation construction plans must have a minimum scale of 1" = 10'.

    Plan sheet scale: 1" = 20 '.

16. ☒ Locations, descriptions and elevations of all required equipment and piping for the lift station and force main are shown and labeled.

17. ☒ Air Release/Vacuum Valves will be provided at all peaks in elevation of the proposed force main. These locations are listed in the table below and labeled on the appropriate plan and profile sheets.

Table 3 - Air Release/Vacuum Valves

Line	*Station*	*Sheet*
		of
		of
		of
		of
		of
		of

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

19. ☒ **Attachment A - Engineering Design Report**. An engineering design report with the following required items is attached:

    ☒ The report is dated, signed, and sealed by a Texas Licensed Professional Engineer.
    ☒ Calculations for sizing system.
    ☒ Pump head calculations, including, but not limited to, system head and pump capacity curves, head loss calculations, and minimum and maximum static head C values for normal and peak operational conditions.
    ☒ 100-year and 25-year flood considerations.
    ☒ Total lift station pumping capacity with the largest pump out of service.
    ☒ Type of pumps, including standby units.
    ☒ Type of pump controllers, including standby air supply for bubbler controllers, as applicable.

☒ Pump cycle time.
☒ Type of wet well ventilation; include number of air changes for mechanical ventilation.
☒ Minimum and maximum flow velocities for the force main.
☒ Lift station security.
☒ Lift station emergency provisions and reliability.

Administrative Information

20. ☒ Upon completion of the wet well excavation, a geologist must certify that the excavation was inspected for the presence of sensitive features and submit the signed, sealed, and dated certification to the appropriate regional office.

21. ☒ The TCEQ Lift Stations and Force Mains General Construction Notes (TCEQ-0591) are included on the General Notes Sheet of the Final Construction Plans for this lift station and/or force main system.

22. ☒ 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.

23. ☒ Any modification of this lift station/force main system application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Lift Station/Force Main System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c)(3)(C) and 30 TAC Chapter 217, and prepared by:

Print Name of Licensed Professional Engineer: ALYSSA N. ALVAREZ, PE

Place engineer's seal here: 01/24/2025

Date: 1/27/25

Signature of Licensed Professional Engineer:

alyssa alvarez

Lift Station/Force Main System Application (TCEQ-0624)

Attachment A

Provident Eagles Nest

Lift Station Design Report

INTRODUCTION

The purpose of the subject lift station report is to provide documentation on design decisions for the proposed wastewater lift station. Any proposed development will provide wastewater infrastructure per City of Austin requirements as detailed in the Utility Criteria Manual and per TCEQ requirements as detailed in 30 TAC Chapter 217, Subchapter C.

PROPOSED CONDITIONS

The proposed conditions of the site will add a total of 74 LUE's generated from 3 office/warehouse buildings. Proposed wastewater infrastructure will convey on-site wastewater from these buildings to the existing 8" wastewater line running through the site (UID 1470228). Part of the improvements include a force main system and lift station at a portion of the site where the grading is not conducive to gravity lines. The portion of wastewater system containing the lift station and force main only captures flows from 2 of the 3 proposed buildings or 38 of the total 74 LUEs produced. The lift station and 4" force main proposed under this SCS application ties into the previously mentioned 8" existing wastewater pipe. Pipe calculations and lengths included below are for reference.
All lift station related calculations are included in the sections below.

CALCULATIONS

1. **Flow Development**

Number of Units: 152,000 SF
LUE Rate = 1 LUE per 4,000 unit
Total LUEs = $152{,}000\ \text{Units} * \frac{1\ \text{LUE}}{4{,}000\ \text{Unit}} = 38\ \text{LUEs}$

- Average dry weather flow (GPM):

  Average Dry Weather Flow = $70\ \text{gpcd} * \text{LUEs} * 3.5\ \text{person}/1440$

  Average Dry Weather Flow = $70 * 38 * 3.5/1440 = 6.47\ \text{GPM}$

- Maximum dry weather flow:

Peaking factor = $\frac{18+(0.0206*\mathrm{F})^{0.5}}{4+(0.0206*\mathrm{F})^{0.5}}$

Where F = Average dry weather flow (GPM) and the peaking factor has a maximum of 4.

Peak Flow Factor (PFF) = $\frac{18+(0.0206*6.47)^{.5}}{4+(0.0206*6.47)^{.5}} = 4.22 = 4$

Maximum Dry Weather Flow = $\mathrm{F} * \mathrm{PFF}$

Maximum Dry Weather Flow = $6.47 * 4 = 25.88\ \mathrm{GPM}$

- Maximum wet weather flow:

  Site area = 10.75 acres

  Inflow and Infiltration (I&I) = $\frac{750\ \mathrm{GDP/Acre}*\mathrm{Acre}}{1440}$

  Inflow and Infiltration = $\frac{750*10.75}{1440} = 5.60\ \mathrm{GPM}$

  Maximum Wet Weather Flow = Max Dry Weather Flow (GPM) + I&I (GPM)

  Maximum Wet Weather Flow = 25.88 + 5.60 = 31.48 GPM

- Pump Capacity

  Capacity of each pump = 87.4 GPM

  Capacity of two pumps = 174.8 GPM > 31.48 GPM

2. Wet Well Design

- Volume between pump on and pump off:

  City of Round Rock:

  Volume = $\frac{\theta*\mathrm{q}}{4}$

  Where θ is the minimum cycle time in minutes and q is the pump capacity in GPM.

  Minimum cycle time determined from table in City of Round Rock DACS 1.6.3.H.6 Motor H.P. is between 2 and 50 H.P. so the minimum cycle time is 10 minutes.

  Volume required = $\frac{10\ \mathrm{min.}*87.4\ \mathrm{GPM}}{4} = 218.5\ \mathrm{gal}$

  TCEQ:

  Volume = $\frac{\mathrm{T}*\mathrm{Q}}{4*7.48}$

Where T is the cycle time in minutes and Q is pump capacity in GPM.

According to TCEQ's Figure in 30 TAC §217.60(b)(7), the minimum cycle time is 6 minutes. The proposed pump meets both volume requirements.

$$\text{Volume required} = \frac{6\ \text{min.} * 87.4\ \text{GPM}}{4 * 7.48} = 17.52\ \text{ft}^3 = 131.10\ \text{gal}$$

- Pump Sequencing Provided:

Inlet Pipe	738.53 ft
High-Level Alarm	749.95 ft
Lag Pump On	749.45 ft
Lead Pump On	738.53 ft
Pump Off	737.67 ft

- Volume Provided:

  Wet well diameter = 6 ft = 72 inches

  $\text{Volume} = (72/12/2)^2 * \pi * (738.53 - 737.67) = 24.31\ \text{ft}^3 = 181.85\ \text{gal}$

  Volume Provided (181.85 gal) > Volume Required (131.10 gal)

3. Wet Well Detention Time

Detention Time = $T_d = T_f + T_e$

Where T_f is the time to fill the wet well in minutes which equals V/i

And T_e is the time to empty the wet well in minutes which equals V/(q - i)

Where V = volume of wet well between pump on and off elevation in gal,
q = pump capacity in GPM
i = flow into the station

- Detention Time where i = average dry weather flow:

  $T_d = (181.85\ /6.47\ ) + (181.85/(87.4 - 6.47\ ))\ = 30.35\ \text{min}$

- Detention Time where i = maximum wet weather flow:

  $T_d = (181.85\ /\ 25.88) + (181.85/(87.4 - 25.88)) = 9.98\ \text{min}$

- Odor Control Requirements

  36.99 min < 110.72 min < 180 min, therefore no odor control is required.

4. Static Head

Flow Line at Discharge Manhole = 744.68 feet

Static head on pump on elevation = 744.68 – 738.53 = 6.15 feet

Static head on pump off elevation = 744.68 – 737.67 = 7.01 feet

5. Net Positive Suction Head

All onsite wastewater piping will be gravity pipe varied from 4- to 10q-inch PVC SDR-26. The gravity system will discharge from an 8-inch pipe into the wet well where it is pumped into a 4-inch force main.

Net Positive Suction Head = $\mathrm{NPSH_A} = \mathrm{P_B} + \mathrm{H_s} - \mathrm{P_V} - \mathrm{Hf_S}$

Where P_B = barometric pressure in feet absolute; 33.4 feet may be used in COA's service area
H_S = minimum static suction head in feet
P_V = vapor pressure of liquid in feet absolute; 1.4 feet may be used in COA's service area
Hf_S = friction loss in suction in feet

Net Positive Suction Head = $NPSH_A$ = 33.4 + 6.15 - 1.4 – 5.25 = 32.90 ft

6. Suction Piping Design

A majority of wastewater piping will be 8" PVC SDR-26 gravity pipe. The gravity system will discharge into a wet well. These wastewater pipes are designed with slopes that will provide a velocity of at least 2 fps flowing full, as calculated using Manning's Equation with a Roughness Coefficient (n) of 0.011. Sewer pipes are also designed with slopes that will provide a velocity less than 10 fps. The remainder of the wastewater piping is to be 4" HDPE DR13.5 force main to be discussed in the following section of this report.

Pipe Diameter	Pipe Type	Minimum Slope	Maximum Slope
4"	(Force Main)HDPE DR13.5	5.00%	5.00%
8"	(Gravity) PVC SDR-26	0.50%	1.85%

7. Force Main Design

All force mains in this project are 4" HDPE DR13.5 per the City of Round Rock UCM 1.6.3.C.11 and TCEQ Title 30, §217.67. The proposed Force Main conveys flows at 4.03 fps from the proposed lift station to a proposed manhole which ties these flows into an existing 8" wastewater line (UID 1470228). This force main is proposed at a location on site where grading does not allow for gravity main design compliant with TCEQ and City of Round Rock regulations.

- Pipe Velocity (one pump on):
  Velocity = Q/A

  Where Q = flow in pipe
  A= pipe area

  Velocity = $\frac{87.4\ \mathrm{GPM}/60\ /7.48}{(4/12/2)^2 * \pi} = 2.232\ \mathrm{fps}$

- Pipe velocity (two pumps on):

  Velocity = Q/A

  Where Q = flow in pipe
  A= pipe area

  Velocity = $\frac{174.8 \text{ GPM}/60 \ /7.48}{(4/12/2)^2 * \pi} = 4.463 \text{ fps}$

- Maximum Time to Flush the Line:

  Flush Time = $(T_f + T_e) * \frac{\text{Force main length}}{\theta/2 * V_{fm} * 60}$

  Where T_f and T_e use average dry weather flow (GPM) for i
  V_{fm} = Flow velocity in the force main in feet per second
  Θ = Pump cycle time in minutes

  Flush Time = $30.35 * \frac{268}{10/2 * 4.463 * 60} = 6.07 \text{ min}$

- Odor and Corrosion Control

  Force main detention flush time is 6.07 min (calculated above) which is less than the 30-minute maximum, so odor and corrosion control will not be required.

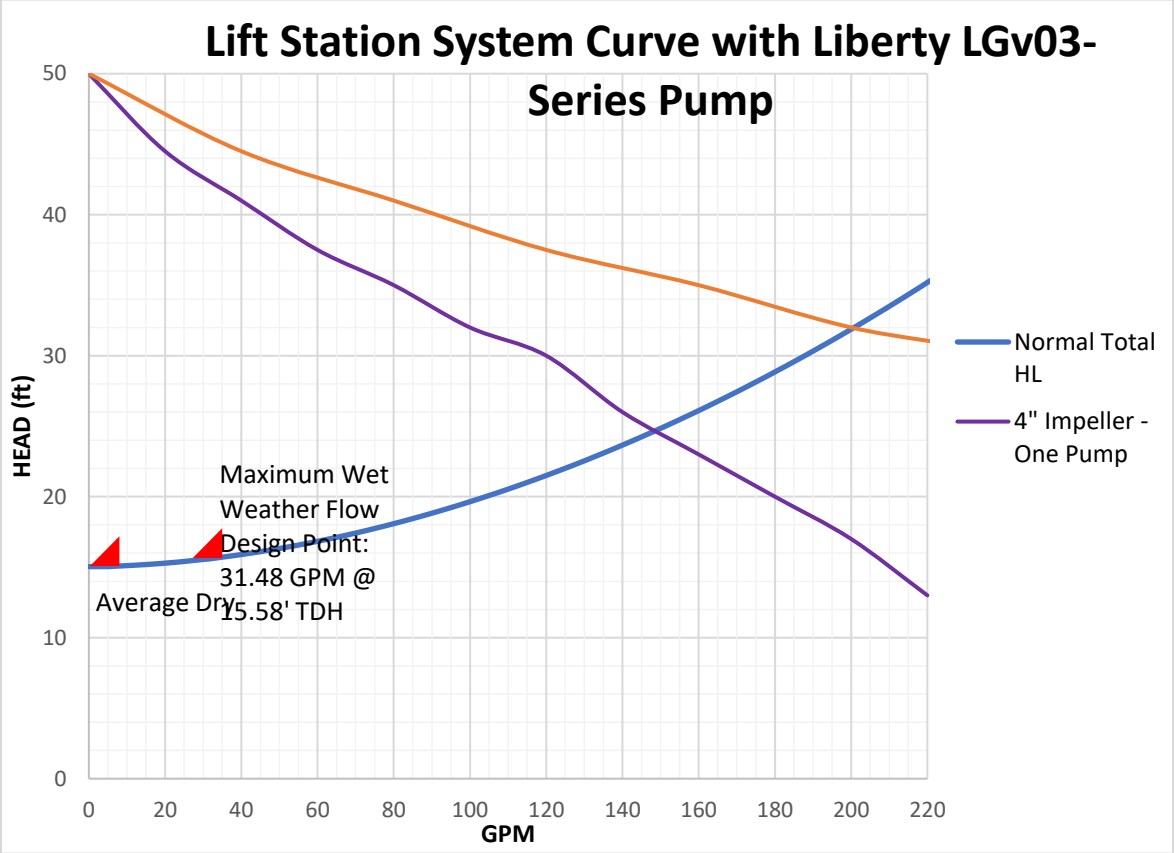
- Sulfide Generation Potential

  Velocities in this system are not expected to reach scouring velocities during average dry weather flow periods. The wastewater system should be inspected regularly to ensure there is no hydrogen sulfide generation or corrosion in the wet well or force main.

8. Head Loss Curves

The system curve and proposed pump curve are plotted in Figure 1 below. The design currently proposed contains two Liberty LGV03-Series 3-15HP Pumps with a 4-inch diameter impeller each designed at 87.4 GPM with 29.2 feet of head. The curve for one pump operating is represented by the green line on the graph and the curve for two pumps operating is represented by the yellow line on the graph. The maximum wet weather flow design point is 31.48 GPM at 15.58 feet and the average dry weather flow design point is 6.47 GPM at 15.06 feet. Head loss for the system was calculated using the Darcy-Weisbach equation.

Figure 1: System Curve



9. Buoyancy Calculations

Smooth wall Manhole Installation:

- Weight of the Structure:

$W_{total} = W_{walls} + W_{base} + W_{cover}$

$$W_{total} = \left[\pi\left(\left(\frac{B_d}{2}\right)^2 - \left(\frac{D_i}{2}\right)^2\right)(H - t_b - t_s)\gamma_C\right] + \left[\frac{\pi}{4}(B_d)^2(t_b)\gamma_C\right] + \left[\pi\left(\left(\frac{B_d}{2}\right)^2 - \left(\frac{D_c}{2}\right)^2\right)(t_s)(\gamma_A)\right] + W_{cover}$$

Where H = Height of wet well (ft) 18.42 ft
B_d = Outer diameter (ft) 6.5 ft
D_i = Inner diameter (ft) 6
t_b = Base thickness (ft) .542 ft
t_w = Wall thickness (ft) .5 ft
D_c = Diameter of cover (ft)
Γ_C = Unit weight of concrete (lbs/ft^3) 150
Γ_A = Unit weight of Aluminum (lbs/ft^3) 168.5
t_s = Top of slab thickness (ft) .25 ft

$$W_{total} = \left[\pi\left(\left(\frac{6.5}{2}\right)^2 - \left(\frac{6}{2}\right)^2\right)(18.42 - .542 - .25) * 150\right] + \left[\frac{\pi}{4}(6.5)^2(.542) * 150\right] + \left[\left(\left(\frac{6.5}{2}\right)^2 * \pi\right)(.25)(168.5)\right]$$

W_{total} = 12979.69 + 2697.78 + 1379.83 = 17,075.31 lbs down

- Sliding Resistance:

  Normal Stress = $\sigma = (K_a * \gamma_s * H) * d$

  Where σ = Effective normal stress against the wall (lbs/ft^2)
  K_a = Active lateral earth pressure coefficient (dimensionless)
  γ_s = Unit weight of dry soil (lbs/ft^3) (Assumed value of 120 lbs/ft^2)
  H = height of wet well (ft)
  d = Depth at which normal pressure acts (ft)

  Normal Stress = $\sigma = (.33 * 120 * 18.42) * \left(18.42 * \frac{2}{3}\right) = 8957.42$ lbs/ft^2

  $R_{sliding} = \sigma * f * \pi * B_d$

  Where f = friction factor (dimensionless)
  B_d= Outer diameter (ft)

  $R_{sliding} = 8957.42 * .5 * \pi * 6.5 = 91456.89$ lbs down

- Buoyant Force

  Buoyant Force = B = $\gamma_w \left(\pi * \frac{B_d{}^2}{4}\right) * H$

  Buoyant Force = B = $62.4 * \left(\pi * \frac{6.5^2}{4}\right) * 18.42 = 38140.88$ lbs up

- Stability:

  W_{total} + $R_{sliding}$ ≥ B

  17,075.31 lbs + 91456.89 lbs = 108,531.80 lbs ≥ 38,140.88 lbs

10. Water Hammer

Pressure Wave Velocity = a = $12/\left(\frac{w}{g}\left(\frac{1}{k} + \frac{d}{Et}\right)\right)^{.5}$

Where a = pressure wave velocity
w = specific weight of water (62.4 lb/ft^3)
g = acceleration of gravity (32.2 ft/s^2)
k = bulk modulus of water (300,000 psi)
d = inside diameter of pipe (in)
E = Young's modulus of pipe (psi) (400,000 psi average for PVC)
t = pipe wall thickness (in)

Pressure wave velocity = a = $12/\left({}^{62.4}/_{32.2}\left({}^{1}/_{300,000} + {}^{4.072}/_{400000 * .241}\right)\right)^{.5}$ = 1,276.90 fps

Water Hammer = p = $\frac{a*v}{2.31*g}$ + operating pressure of pipe (psi)

Where p = water hammer pressure (psi)
a = pressure wave velocity
v = flow velocity in pipe (ft/s)

Operating Pressure = $2 * S_y * t/d_o$

Where S_y = Tensile strength of pipe (psi)
t = Pipe wall thickness (in)
d_o = Pipe outside diameter (in)

Operating Pressure = $2 * 7{,}000 * 0.214/4.072 = 735.76$ psi

Water hammer pressure = p = $^{1{,}276.90 * 4.03}/_{2.31 * 32.2} + 735.76 = 804.94$ psi

Testing, Inspection, and Certification

Criteria for Laying Pipe: Pipe embedment, compaction, and envelope size shall comply with TAC Title 30 §217.54 and Austin Water Utility requirements.

Manholes and Related Structures: All manhole covers will be at least 30 inches nominal diameter. Manhole connections shall comply with by rule 217.55(n) of the TAC Title 30.

Testing Requirements for Installation of Gravity Collection System Pipes: Infiltration and exfiltration test or low air pressure test shall conform to TAC Title 30 §217.57 note 16(a)(1) and 16(a)(2).

Testing Requirements for Installation of Force Main Pipes: All force mains shall be subjected to a pressure test and leakage test conforming to TAC Title 30 §217.68.

Testing Requirements for Manholes: All manholes shall be subjected to a leakage test and shall conform to TAC Title 30 §217.58.

The professional engineer signing and sealing this document is responsible for the completion of this Engineering Design Report and will certify that all the information provided in this document and in the accompanying set of plans and specifications show full compliance with the requirements of Chapter 217 of the TAC Title 30 (TCEQ's rules).

Signature, Seal, and Date of the Texas Professional engineer who is certifying this document.

Pump Data Sheet - Liberty Pumps Inc.

Company:
Name:
Date: 12/16/2024

Liberty Pumps
Engineered Products

Pump:

Size:	(X)LGV Series 60Hz (3-	Dimensions:	
Type:	3-15HP Grinder Pump	Suction:	---
Synch Speed:	3600 rpm	Discharge:	3 in
Dia:	4 in		
Curve:	CUSTOM TRIM High Flc		
Impeller:	3 Vane High Flow - CUS		

Search Criteria:

Flow:	83.6 US gpm	Near Miss:	---
Head:	26.75 ft	Static Head:	0 ft

Pump Selection Warnings:

None

Fluid:

Name:	Water		
SG:	1	Vapor Pressure:	0.256 psi a
Density:	62.4 lb/ft³	Atm Pressure:	14.7 psi a
Viscosity:	1.1 cP		
Temperature:	60 °F	Margin Ratio:	1

Pump Limits:

Temperature:	104 °F	Sphere Size:	---
Wkg Pressure:	---	Power:	15 hp

Motor:

Standard:	Liberty	Size:	3 hp
Enclosure:	N/A	Speed:	3600 rpm
Frame:	---		
Sizing Criteria:	Max Power on Design Curve		
Min Motor Power:	3 hp		
Max Motor Power:	15 hp		

--- Duty Point ---

Flow:	87.4 US gpm
Head:	29.2 ft
Power:	3 hp
NPSHr:	2 ft
Speed:	3450 rpm

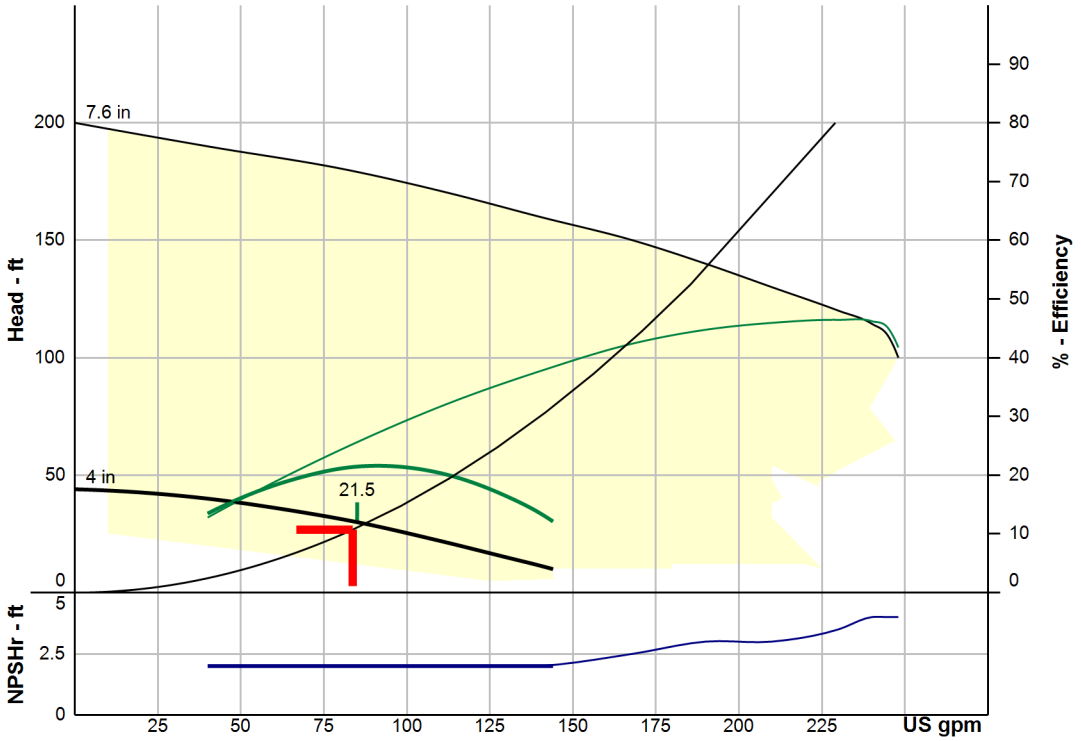
--- Design Curve ---

Shutoff Head:	44 ft
Shutoff dP:	19.1 psi
Min Flow:	--- US gpm

NOL Power:
3 hp @ 140 US gpm

--- Max Curve ---

Max Power:
15 hp @ 230 US gpm



ATTENTION: CUSTOM IMPELLER TRIM SIZES ARE SUBJECT TO A COST ADDER. STANDARD TRIMS ARE ALSO SHOWN IN THIS CATALOG FOR REFERENCE. STANDARD TRIMS ARE: 4.5, 5.4, 6.2, 7.0, and 7.6 INCHES.

Performance Evaluation:

Flow	Speed	Head	Power	NPSHr
US gpm	rpm	ft	hp	ft
100	3450	25.2	3	2
83.6	3450	30.4	3	2
66.9	3450	34.5	3	2
50.2	3450	38	3	2
33.4	3450	40.7	3	2

Liberty Pumps
Engineered Products

Build-a-Pump™

LGV03-Series - 60 Hz

Model: LGV032A0450S2SBJB-5

Pump Type	HP	Voltage	Hz	Impeller Size	Impeller Material	Seal Config	Seal Material	Discharge	Cord Type	Cord Length
High Volume Grinder Ordinary Location	3 hp	230V 1Ø (ph)	60 Hz	4.5"	Stainless Steel	Dual Seal	Silicon Carbide / Silicon Carbide	Horizontal, 2.0", 2.5" & 3", 150# ANSI, & 2" NPT	Heavy Duty Quick-Connect	50'

Accessories:

Control Panel: No Control Panel Selected

Start Kit or Capacitor: K001864

Float: No Float Selected

Guide Rail: GR3-ANSI

Liberty Pumps®

Engineered Products

LGV03-Series
~~LGH03-Series~~
Grinder

3 hp

60 Hz

Ordinary Location

Patent: See
www.LibertyPumps.com/LEP/patents

- V-Slice® Cutter Technology
- Dual seal
- 2", 2.5" & 3" ANSI® horizontal discharge with 2" NPT
- Stainless steel impeller
- Standard Quick-connect power and control cords

Omnivore® Grinders

Optional 2"/3"
vertical discharge

Technical Data

Performance Curve

Dimensional Data

Specifications and Construction

Proudly built in the USA with
US and global components

Submersible Wastewater Pump Association SWPA MEMBER

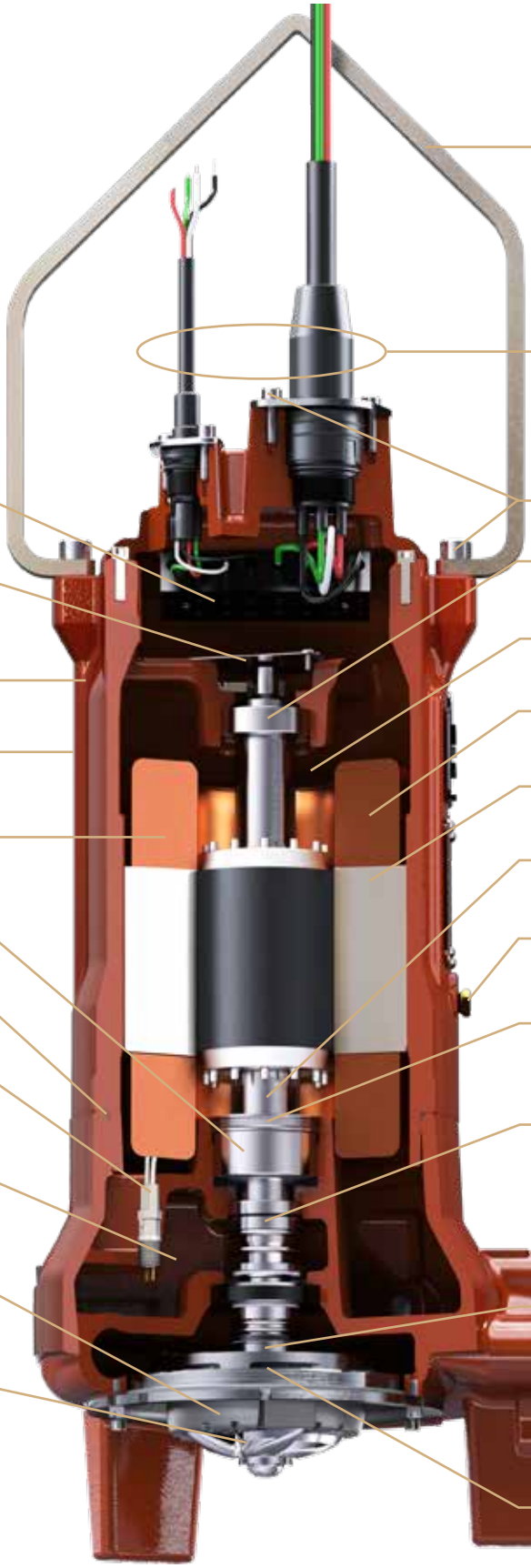
C SA US

Liberty Pumps
Engineered Products

Technical Data

LGV03/~~LGH03~~-Series - 60 Hz

Optional Heavy-duty Quick-connect cords



SS lifting bale - sized for ease of use

Standard Quick-connect cords

Terminal block for internal wiring

Rotor shaft grounding brush protects bearings during VFD operation (3-phase models)

Heavy duty class 30 cast iron motor housing

Protective powder coat finish

Press fit stator enhances heat transfer allowing for cooler motor temperatures

Lower bearing double row angular contact ball bearing

Buna-N O-rings seal all joints

Seal leak detection, 2-probe sensor with resistor

MidTherm™ Cooling
Allows oil to be cooled by pumped media

440 SS cutter plate spiraled for solids clearing, hardened to 58Rc

440 SS rotary cutter hardened to 58Rc

All hardware 316 SS

Upper deep groove ball bearing

Oil-filled motor chamber cools motor and lubricates bearings

Inverter duty rated Class H insulation

NEMA® IE3 Premium Efficiency motor construction

One piece 416 SS rotor shaft

Stator locking pin prevents stator movement

Bearing locking ring eliminates axial shaft movement

Upper (inner) seal – carbon on ceramic with Viton elastomers and SS components

Lower (outer) seal – silicon carbide on graphite impregnated silicon carbide with Viton elastomers and SS components

2", 2.5" & 3" 150# ANSI flange with 2" NPT

Stainless steel impeller

Vertical Discharge Option

2" NPT with 3" NPT flange

Patent: See
www.LibertyPumps.com/LEP/patents

Technical Data

LGV03/LGH03-Series - 60 Hz

Model Number	LGH032A	LGH033A	LGH034A	LGH035A	LGV032A	LGV033A	LGV034A	LGV035A
HP	3	3	3	3	3	3	3	3
Volts	230	200/230*	460	575	230	200/230*	460	575
Phase	1**	3	3	3	1**	3	3	3
Hz	60	60	60	60	60	60	60	60
RPM	3450	3450	3450	3450	3450	3450	3450	3450
FLA	24	16/13.8	6.8	5.3	21.5	14.4/12.5	6.5	4.6
LRA	125	119	59	39	125	119	59	39
Max kW Input	5.4	5.2	5.2	4.9	4.7	4.6	4.7	4.2
NEMA Code	–	A	A	A	–	A	A	A
Service Factor	1	1	1	1	1	1	1	1
Power Factor (%)	99	94	94	93	98	93	92	92
KVA Code	F	M	M	K	F	M	M	K
Std Impeller Diameter (in)	5.4	5.4	5.4	5.4	4.5	4.5	4.5	4.5
Shut-Off Head w/Std Impeller (ft)	97	97	97	97	62	62	62	62
Min Head w/Std Impeller (ft)	20	20	20	20	10	10	10	10
Max Flow @ Min Head (GPM)	120	120	120	120	180	180	180	180
Power Cord Type & Diameter	Type W, 1 in	SOOW,0.72 in	SOOW,0.72 in	SOOW,0.72 in	SOOW,0.72 in	SOOW,0.72 in	SOOW,0.72 in	SOOW,0.72 in

** System voltages: 208 and 240 volts with utilization voltages: 200 and 230 volts. These pumps are able to be rewired to 460 volts in the field.*

*** Single-phase motors require capacitors. Liberty Pumps control panel or capacitor kits are recommended for proper operation and warranty. Refer to "Control Panel" section.*

Technical Data

LGV03/~~LGH03~~-Series - 60 Hz

Motor Insulation Class	H 180°C
Impeller Type	Semi-Open
Impeller Material	Stainless Steel
Control Cord Type & Diameter	18/5 SOOW, 0.375 in
Power Cord Length (Options)	35, 50, 100 ft
Standard Quick-connect Cords	Standard
Heavy-duty Quick-connect Cords	Optional
Upper (Inner) Seal Material	Carbon - Rotating Ceramic - Stationary Viton Elastomers
Lower (Outer) Seal Material)	Silicon Carbide - Rotating Graphite Impregnated Silicon Carbide - Stationary Viton Elastomers
Max Water Temp for Continuous Duty	40°C
Min Fluid Level for Continuous Operation	Motor Housing Fully Submerged
Fluid pH Range	4–10
Starts Per Hour	30
Shaft Material	416 Stainless Steel
Fastener Material	316 Stainless Steel
O-Ring Elastomers	Buna-N

Upper Bearing	Single Row Deep Groove
Lower Bearing	Double Row Angular Contact
Oil Type	ISO VG10 Turbine Oil
Max Submersion Depth	75 ft
Discharge (Std)	Horizontal, 2 in, 2.5 in & 3 in 150# ANSI with 2 in NPT
Discharge (Optional)	Vertical, 2 in & 3 in NPT
Protective External Finish	Epoxy Powder Coat
Seal Fail Detection	Dual Probe - 2 Wire with Resistor 200K ohm Resistance
Thermal Protection	1-phase - 2 Hermetically Sealed Thermostats 3-phase - 3 Hermetically Sealed Thermostats 125°C Opening Temperature 105°C Closing Temperature 3A @ 120VAC, 1A @ 240 VAC
Volute Material	Class 30 Cast Iron
Pump Weight	270 lbs
Cuts Per Minute	Over 400,000
Cutter Material	Hardened 440 Stainless Steel
Certifications	CSA Certified to CSA and UL® Standards CAN/CSA C22.2 No. 108-14 ANSI/UL 778 6th Ed

Specifications are subject to change without notice.

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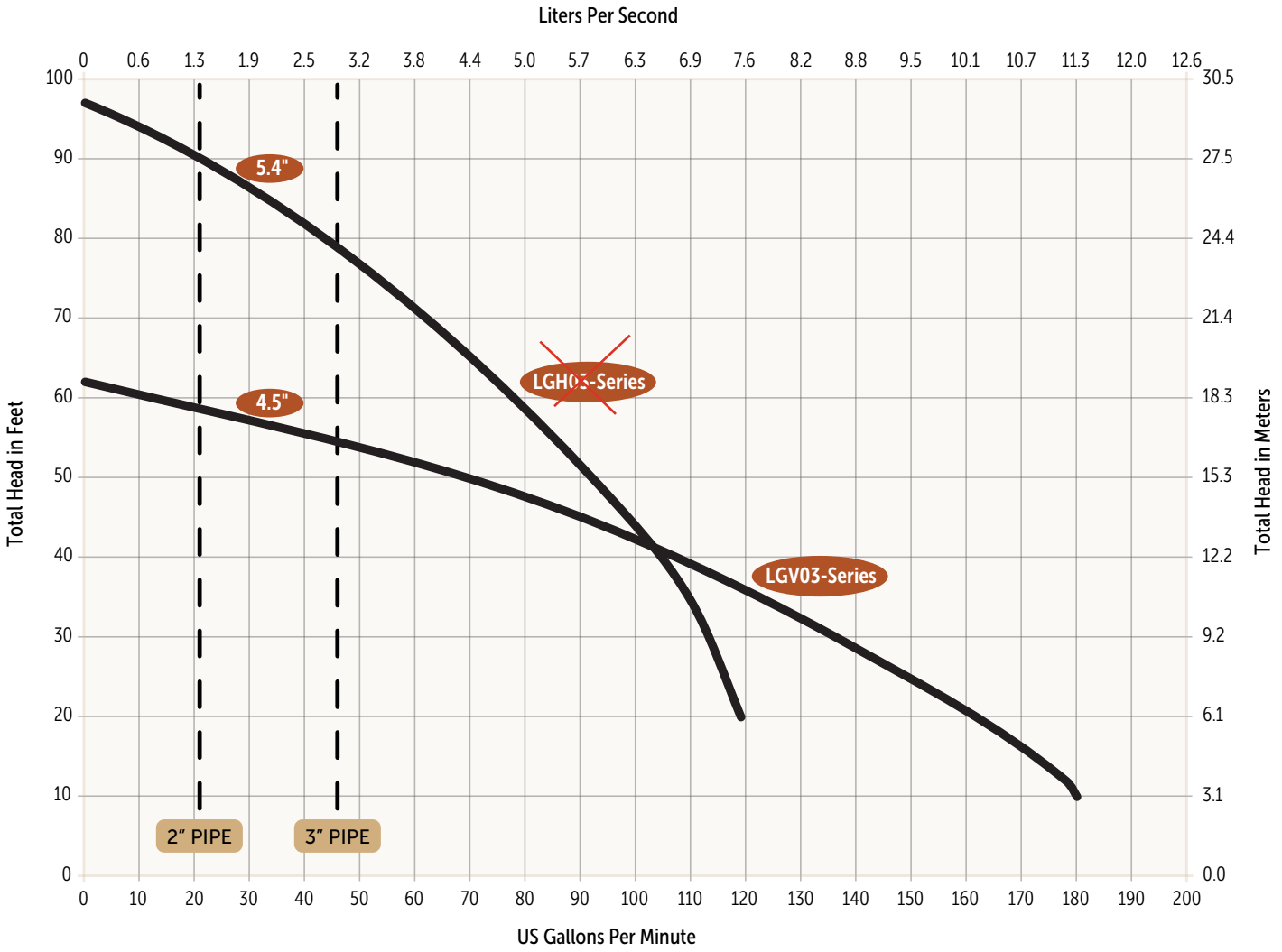
Performance Curve

LGV03/LGH03-Series - 60 Hz



Pumps must operate within the proper range shown on the performance chart. It is the responsibility of the end user to ensure this requirement is met. Pumps operating outside the recommended range are prone to damage, excessive vibration, cavitation, poor efficiency, and may exceed nameplate amperage.

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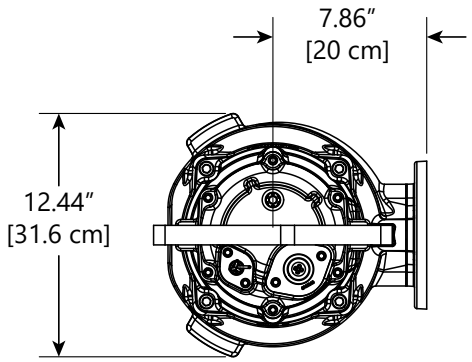
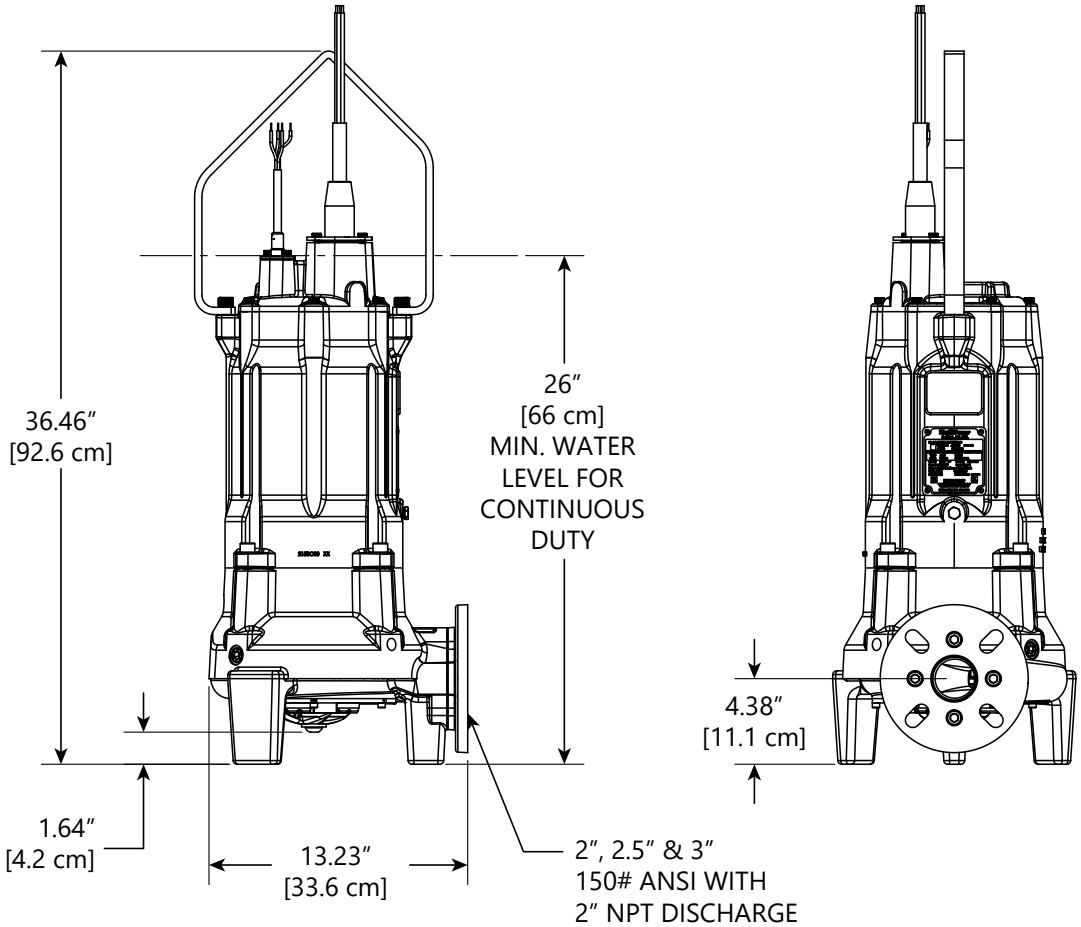
Dimensional Data

LGV03/~~LGH03~~ Series - 60 Hz

Horizontal Discharge



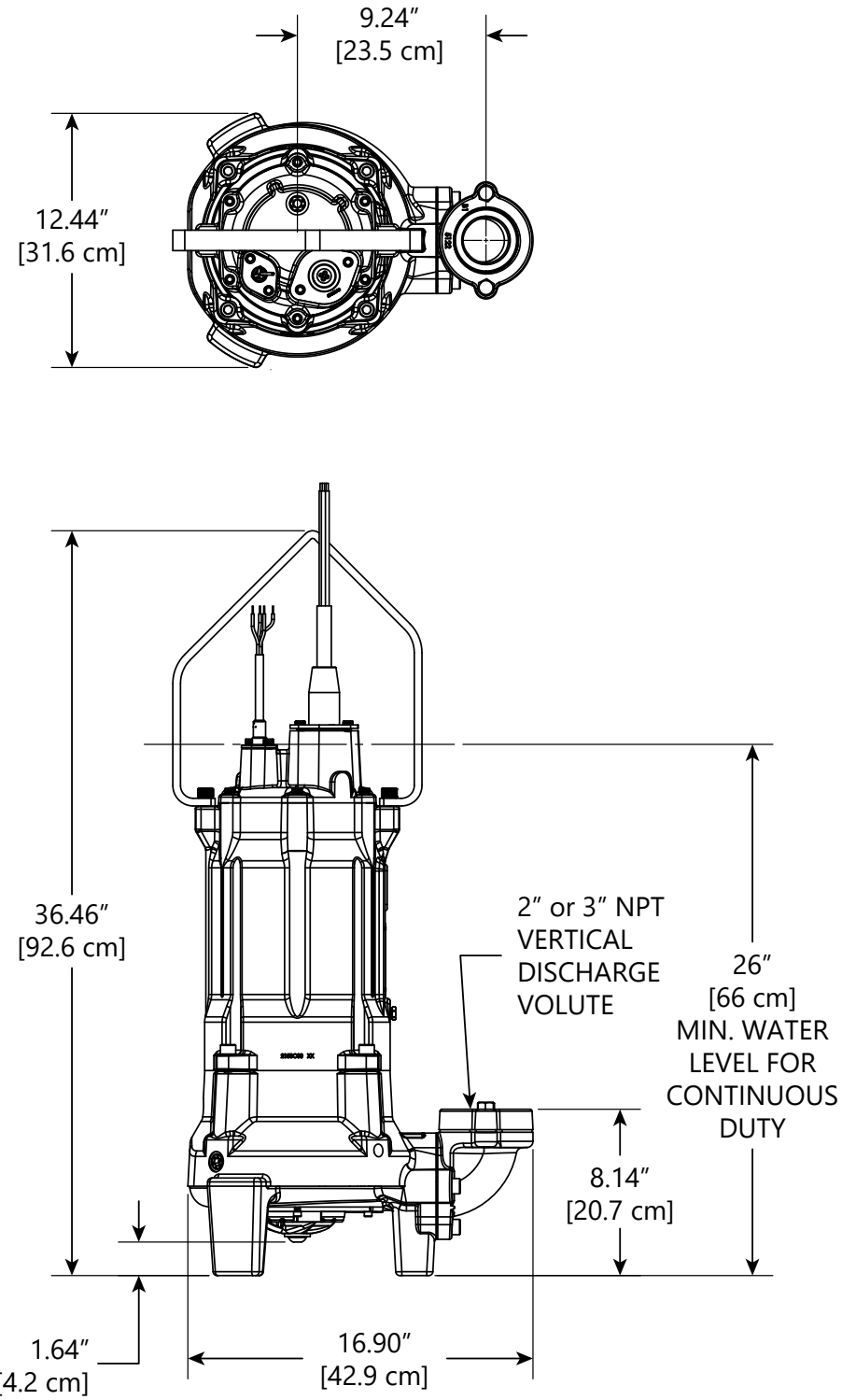
OPTIONAL DISCHARGE KIT AVAILABLE FOR 4" ANSI DISCHARGE
KIT #K002016



Dimensional Data

LGV03/~~LGH03~~ Series - 60 Hz

Vertical Discharge



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Specifications and Construction

LGV03/LGH03-Series - 60 Hz

GENERAL

The contractor shall provide labor, material, equipment, and incidentals required to provide _2_ (QTY) sewage grinder pumps as specified herein. The pump models covered in this specification are ~~LGH032A, LGH033A, LGH034A, LGH035A~~ high head and LGV032A, LGV033A, LGV034A, LGV035A high volume grinder pumps. The pump furnished for this application shall be model _LGV03xxxxxx_ as manufactured by Liberty Pumps.

OPERATING CONDITIONS

Each submersible pump shall be rated at 3 hp, _____ Volts, _____ phase, 60 Hz, 3450 RPM. The unit shall produce _83.6_ GPM at _26.75'_ feet of total dynamic head.

The submersible pump shall be capable of handling residential and commercial sewage and grinding it to a fine slurry, enabling it to be pumped over long distances. The LGH03-Series submersible pump shall have a shut-off head of 97 feet and a max flow of 120 GPM @ 20 feet of total dynamic head. The LGV03-Series submersible pump shall have a shut-off head of 62 feet and a max flow of 180 GPM @ 10 feet of total dynamic head.

CONSTRUCTION

Each centrifugal sewage grinder pump shall be equal to the Certified LGH03/LGV03-Series pumps as manufactured by Liberty Pumps, Bergen NY. The casting enclosing the motor shall be constructed of class 30 cast iron. The motor housing shall be oil-filled to dissipate heat. Air-filled motors shall not be considered equal since they do not properly dissipate heat from the motor. Mating parts shall be machined and sealed with a Buna-N O-ring. All fasteners exposed to the process fluid shall be stainless steel. The motor shall be protected on the top side with a sealed cast iron cord entry plate, which is potted to prevent water from entering through the cord. The motor shall be protected on the lower side with a dual mechanical seal arrangement and an oil-filled intermediate chamber. The upper (inner) seal shall be a two-piece mechanical seal with a carbon rotating and a ceramic stationary face. The lower (outer) seal shall be a two-piece mechanical seal with a silicon carbide rotating and a graphite impregnated silicon carbide stationary face. The upper and lower bearings shall be sized to properly withstand radial and thrust loads produced throughout the full operating range of the pump.

POWER AND CONTROL CORD

The submersible pump shall be supplied with 35, 50, or 100 feet of a multi-conductor cord of type W for model LGH032A and type SOOW for models LGH033A, LGH034A, LGH035A, LGV032A, LGV033A, LGV034A, and LGV035A. These type W & SOOW power cords carry a voltage rating of 600 V, a temperature rating of 90°C, have oil-resistant insulation, are water- and weather-resistant, UL listed, and CSA approved.

The power cord shall be sized for the rated full load amps of the pump for continuous duty in accordance with the NEC. A separate type SOOW control cord of equal length shall also exit the pump. Both the Standard Quick-connect power and control cords shall have a molded Neoprene plug held in place with a stainless steel compression plate. The plugs engage a receptacle with molded-in electrical pins, all of which shall be protected by a cast iron housing. The motor shall be protected from moisture via these two sealing methods: the plug to receptacle, and receptacle to cast iron housing. The power and control cord leads shall be connected to the motor leads via a terminal block. The Standard Quick-connect cords offer quick cord replacement without the need to send the entire pump to an authorized repair facility and allows for pump maintenance without disturbing electrical boxes or control panels.

HEAVY-DUTY QUICK-CONNECT CORDS

(OPTIONAL)

Optional Heavy-duty Quick-connect cord shall offer quick cord replacement without the need to send the entire pump to an authorized repair facility. This shall also allow for pump maintenance without disturbing electrical boxes or control panels. A terminal block shall be used for internal wire connections.

BEARINGS AND SHAFT

The shaft shall be supported by two ball bearings. The top bearing shall be a deep groove radial contact ball bearing and the lower bearing shall be a double row angular contact ball bearing designed to handle the radial and axial forces incurred by pumping. The lower bearing shall be positively retained by a threaded bearing retaining nut, which eliminates any axial movement or rotation of the outer bearing race. Both bearings shall be permanently lubricated by the oil that fills the motor housing. Pump designs requiring scheduled bearing maintenance shall not be considered equal. Pumps with single row lower bearings or sleeve bearings shall not be considered equal. The bearing system shall be sized to provide a minimum of 100,000 hours B10 bearing life throughout the operating range of the pump. Pumps that only provide a 50,000 hour B10 bearing life shall not be considered equal.

The motor shaft shall be made of 416 stainless steel. The motor shaft shall be constructed from a single piece of stainless steel. Spin welded shafts shall not be considered equal. The shaft shall be designed to withstand the maximum torque and radial loads present during start-up and normal operation. Shafts of carbon steel or chrome-plated shafts shall not be considered equal.

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MOTOR

The motor shall be oil-filled, inverter duty, Class H insulated, NEMA A design (3-phase models), and rated for continuous duty. Since air-filled motors are not capable of dissipating heat efficiently, they shall not be considered equal. The mid chamber design utilizing **MidTherm™ Cooling** technology shall allow for oil in the motor chamber to reject heat to the pumped media and provide cooling to the motor. This motor design shall provide significantly reduced operating temperatures. Pumps requiring an auxiliary cooling means shall not be considered equal.

The motor shall be constructed to meet IE3 Premium Efficiency standards in accordance with NEMA MG1. The copper stator windings shall be insulated with moisture-resistant Class H insulation materials, rated for 180°C per NEMA MG1 1.66. The maximum continuous temperature of pumped liquids shall be 40°C. The winding operating temperature at rated horsepower and service factor shall be a maximum of 125°C @ 40°C ambient.

Motor shall have UL approved thermostats mounted directly on the stator windings. Motor shall have two thermostats on the LGH032A and LGV032A models, and three thermostats, one on each phase, on models LGH033A, LGH034A, LGH035A, LGV033A, LGV034A, and LGV035A. The thermostat leads of the control cord shall be connected to a motor control relay in the control panel.

Motor service factor shall be 1.0 under normal conditions and 1.0 when operated on a Variable Frequency Drive (VFD) per MG1 standard. Motor shall have a voltage tolerance of ±10% from nominal. Motor shall meet the requirements of NEMA MG1 Part 30 and 31 for operation on Pulse Width Modulation type VFD with inverter duty rated magnet wire and insulation. Motor shall be capable of handling up to 30 evenly spaced starts per hour without overheating.

SEALS

The pump shall have two shaft seals separated by an oil chamber. Pumps utilizing single seal technology shall not be considered equal. A leak detection probe shall be positioned in the oil chamber and shall allow for continuous monitoring for lower (outer) seal failure. The lower seal shall be a two-piece design that is easily serviceable. Shaft seals shall not require scheduled maintenance. The upper (inner) seal shall be carbon on ceramic and the lower seal shall be silicon carbide on graphite impregnated silicon carbide. Both seals shall include stainless steel housings and Viton elastomers.

IMPELLER

The impeller shall be stainless steel. The impeller shall be dynamically balanced, keyed and bolted onto the motor shaft.

CONTROL PANEL

All LGH03/LGV03-Series pumps require a control panel. The control panel shall be equipped with circuit breakers and adjustable overload devices to protect against excess current or electrical problems. This device shall be sized appropriately for the pump model(s) being controlled.

The control panel shall include thermal overload relay(s) that shall shut down the pump in the event the thermostats in the motor open. Thermostats are designed to open at 125°C.

The control panel shall include a seal fail monitoring device that shall indicate a primary seal failure. The seal fail monitoring device shall be capable of monitoring the resistance of the seal failure probe in the pump. The sensitivity of the seal fail monitoring device shall be adjustable from approximately 1KΩ to at least 250kΩ.

The control panel for 1-phase models shall include a motor start circuit that automatically engages and disengages the start windings of the 1-phase motor. The motor start circuit shall consist of a properly sized relay which engages and disengages the motor start windings. A solid state start switch shall monitor start winding voltage and shall control the aforementioned relay. The start and run capacitors shall be properly sized per the motor specifications. A bleed resistor shall be used on the start capacitor to avoid unwanted voltage spikes during startup. Capacitor start/run components (Kit#K001864) are available for 1-phase models using a non-Liberty Pumps control panel.

Pump Model	Voltage	Control Panel Model			
		Fiberglass Enclosure		Stainless Steel Enclosure	
		Duplex	Simplex	Duplex	Simplex
LGH032A	230	LED2-35A	LES2-35A	LEDS2-35A	LESS2-35A
LGV032A	230	LED2-35A	LES2-35A	LEDS2-35A	LESS2-35A
LGH033A	200/230	LED3-35	LES3-35	LEDS3-35	LESS3-35
LGV033A	200/230	LED3-35	LES3-35	LEDS3-35	LESS3-35
LGH034A	460	LED3-20	LES3-20	LEDS3-20	LESS3-20
LGV034A	460	LED3-20	LES3-20	LEDS3-20	LESS3-20
LGH035A	575	LED5-20	LES5-20	LEDS5-20	LESS5-20
LGV035A	575	LED5-20	LES5-20	LEDS5-20	LESS5-20

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Engineered Products

CUTTER MECHANISM

The cutter and plate shall consist of hardened 440 stainless steel with a Rockwell C hardness of 55-60. The stationary cutter plate shall have specially designed orifices through it, which enable the slurry to flow through the pump housing at an equalized pressure and velocity. The stationary cutter plate shall feature patented V-Slice® Cutter Technology. This superior cutting system consists of V shapes to maximize cutting action and arc shape exclusion slots to outwardly eject debris from under the rotary cutter. The rotary cutter shall have four blades and be designed with a recessed area behind the cutting edge to prevent the accumulation and binding of any material between rotary cutter and the stationary cutter plate. The cutter shall be capable of over 400,000 cuts per minute. The cutting system shall incorporate close tolerances for optimum performance. Ring or radial cutters, or those that grind on the outside circumference of shall not be considered equal.

SHAFT GROUNDING BRUSH

3-phase pumps shall be equipped with a shaft grounding brush. Pumps not utilizing a current mitigation technology shall not be considered equal.

QUALITY CONTROL

The pump shall be manufactured in an ISO® 9001 certified facility. Manufactured in the USA with US and global components.

SUPPORT

The pump shall have cast iron support legs, enabling it to be a freestanding unit. The legs shall be high enough to allow solids and long stringy debris to enter the pump inlet.

PROTECTIVE FINISH

The exterior of the casting shall be protected with corrosion-resistant baked-on epoxy powder coat.

TESTING

The pump shall have a ground continuity check and undergo a hi-pot test for electrical integrity, moisture content, and insulation defects. The motor housing and mid chamber shall be pressurized, and an air leak decay test performed to ensure integrity of the assembled unit. The pump shall be run, voltage and current monitored, and checked for noise or other malfunction. Certified performance testing is available upon request.

APPLICATIONS

- Municipal Engineered Lift Stations
- Storm Water Removal
- Wastewater Transfer
- Industrial Wastewater
- Treatment Plants

MATERIAL FEATURES PUMP:

- Grinder - High Head or High Volume
- Discharge - Horizontal, 2", 2.5" & 3" 150# ANSI, with 2" NPT, Vertical, 2" or 3" NPT
- Seals - Dual Mechanical with Viton Elastomers, Upper (Inner) - Carbon on Ceramic; Lower (Outer) - Silicon Carbide on Graphite Impregnated Silicon Carbide
- Construction - Cast Iron ASTM A48, Class 30, 30,000# Tensile Strength, Protected with a Corrosion-Resistant Baked-on Epoxy Powder Coating
- Hardware - 316 Stainless Steel
- O-ring Seals - Buna-N
- Stainless Steel Impeller - Precision Balanced
- Hardened 440 Stainless Steel Cutter and Cutter Plate
- Cuts per minute - over 400,000
- Thermal Sensors and Moisture Detection System
- Optional:
  - Heavy-duty Quick-connect Power and Control Cords
  - Cord Length Options (feet) - 35, 50, 100
  - Trimmed Impeller

MOTOR:

- 1-Phase - 230 Volt, 3450 RPM
- 3-Phase - 200/230, 460, 575 Volt, 3450 RPM
- Inverter Duty, Class H Insulation, NEMA A Design (3-phase models)
- Oil-filled Motor Housing
- Cast Iron Housing with **MidTherm™ Cooling** deep sump design for Improved Heat Dissipation
- Continuous Duty Operation
- Bearings
  - Upper - Single Row Deep Groove Radial Contact
  - Lower - Double Row Angular Contact

Liberty Pumps®

Engineered Products

LIMITED WARRANTY

Liberty Pumps, Inc. warrants that pumps of its Engineered Product line are free from all factory defects in material and workmanship for a period of 18 months from the date of installation or 24 months from the date of manufacture, whichever occurs first, and provided that such products are used in compliance with their intended applications as set forth in the Liberty Engineered Products specifications and technical manuals. The date of installation shall be determined by a completed pump start-up report and warranty registration form.

A pump startup report, filled out by a qualified installer, is required for warranty to take effect. The report must be submitted within 30 days from the installation date and submitted through the Liberty Pumps website. During the warranty period, the manufacturer's obligation, and at its discretion, shall be limited to the repair or replacement of any parts found by the manufacturer to be defective, provided the product is returned freight prepaid to the manufacturer or its authorized service center, and provided that none of the following warranty-voiding characteristics are evident:

The manufacturer shall not be liable under this Warranty if the product has not been properly installed or maintained in accordance with the printed instructions provided; if it has been disassembled, modified, abused or tampered with; if the pump discharge has been reduced in size; if the pump has been used in water temperatures above those shown in the specifications; if the thermal overload(s) and seal moisture probe(s) have not been properly connected (where equipped); if the pump has been used in water containing sand, lime, cement, gravel or other abrasives; if the product has been used to pump chemicals or hydrocarbons; if the product has been moved from its original installation location, or if the label bearing the serial and code number has been removed.

Liberty Pumps, Inc. shall not be liable for any loss, damage or expenses resulting from installation or use of its products, or for consequential damages, including field labor costs, travel expenses, rental equipment, costs of removal, reinstallation or transportation to and from the factory or an authorized Liberty Pumps repair facility.

There is no other express warranty. All implied warranties, including those of merchantability and fitness for a particular purpose, are limited to 18 months from the date of installation or 24 months from the manufacturing date. This Warranty contains the exclusive remedy of the purchaser, and, where permitted, liability for consequential or incidental damages under any and all warranties are excluded.

Specifications are subject to change without notice.

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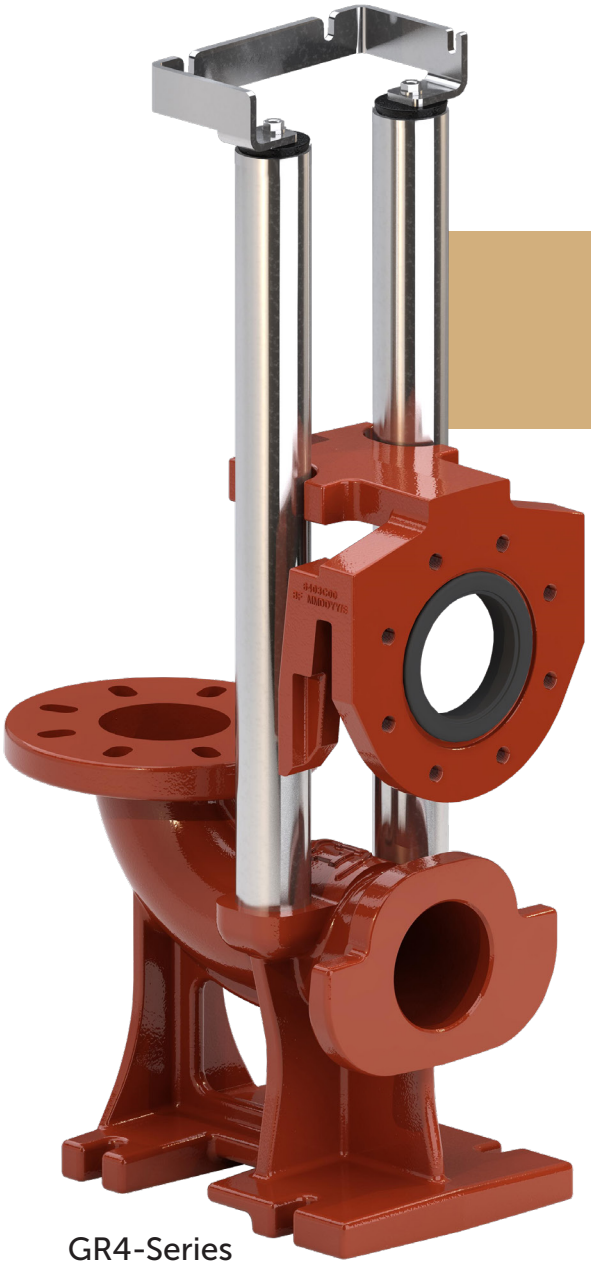
Phone 800-543-2550 - Fax 585-494-1839 - www.LibertyPumps.com/LEP

Liberty Pumps®

Engineered Products

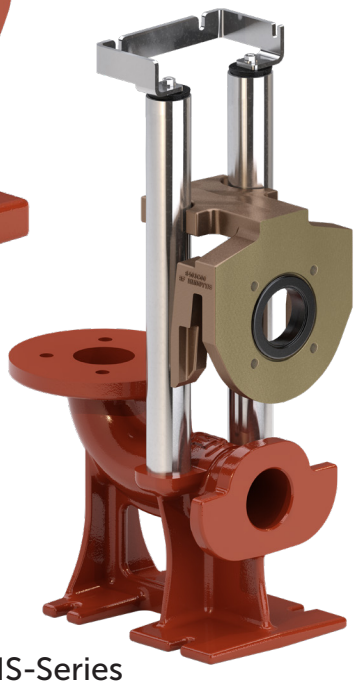
GR3/GR4-Series
Guide Rails



GR4-Series

- Class 30 heavy cast iron construction
- Sized for 2" rail pipes (not included)
- Durable nitrile sealing grommet
- Upper stainless steel rail support and mid support bracket included
- Powder coated for corrosion resistance
- Available in 3" and 4" ANSI®
- Maximum pump weight 750 lbs (340 kg)

Mid Support Bracket



GR3NS-Series

Non-sparking "NS" models feature bronze claw for installation in hazardous locations

Proudly built in the USA with US and global components

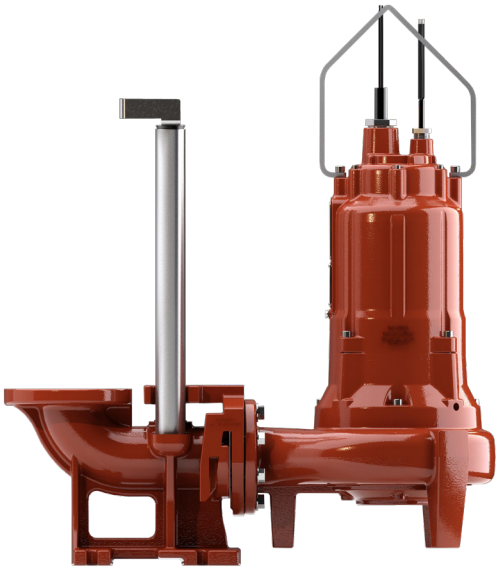
Submersible Wastewater Pump Association SWPA MEMBER

GR3/GR4-Series Guide Rails

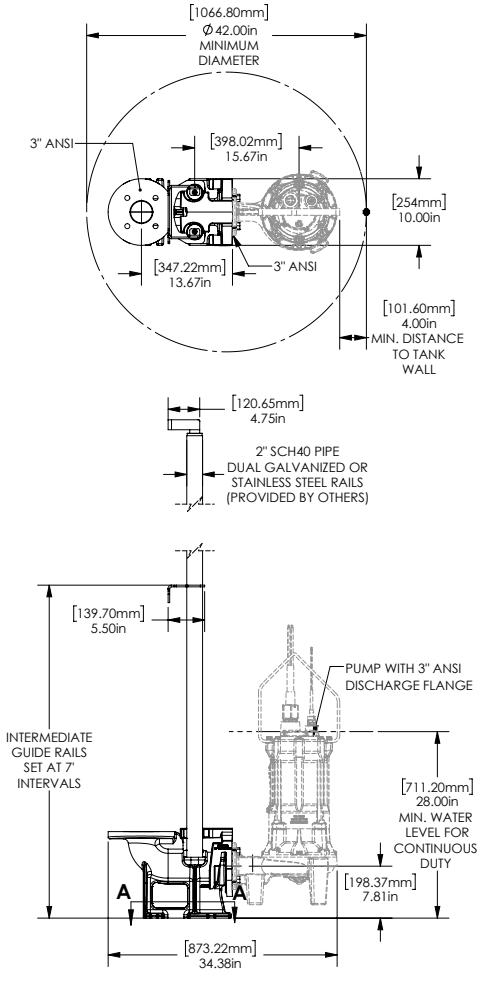
Specifications and Dimensional Data

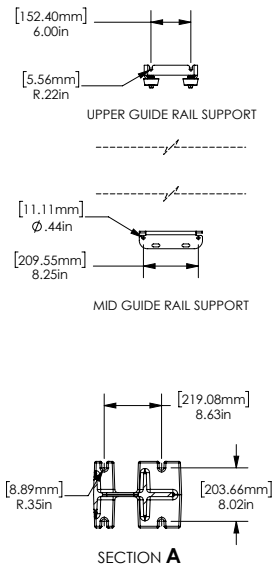
Material: Class 30 Gray Cast Iron (Bronze claw on "NS" models)
Weight: See chart for model-specific information
Seal: Heavy Duty Nitrile
Rail Size: 2" (Not Included)
Discharge: All flanges are machined to ANSI 150 lb specifications (See chart for model-specific information)
Maximum Pump Weight: 750 lbs
Upper Rail Support: Stainless Steel
Mid-Rail Support: Stainless Steel
Claw Attachment Bolts: 5/8" - 11 x 1.5" Stainless Steel

Model	ANSI® Size	Weight	Series
GR3-ANSI	3"	137 lbs	LGV, LGH, 2LE
GR4-ANSI	4"	150 lbs	3LV, 3LE, 3LM, 3LEV
GR3NS-ANSI	3"	145 lbs	XLGV, XLGH
GR4NS-ANSI	4"	158 lbs	3XLV, 3XLE, 3XLM

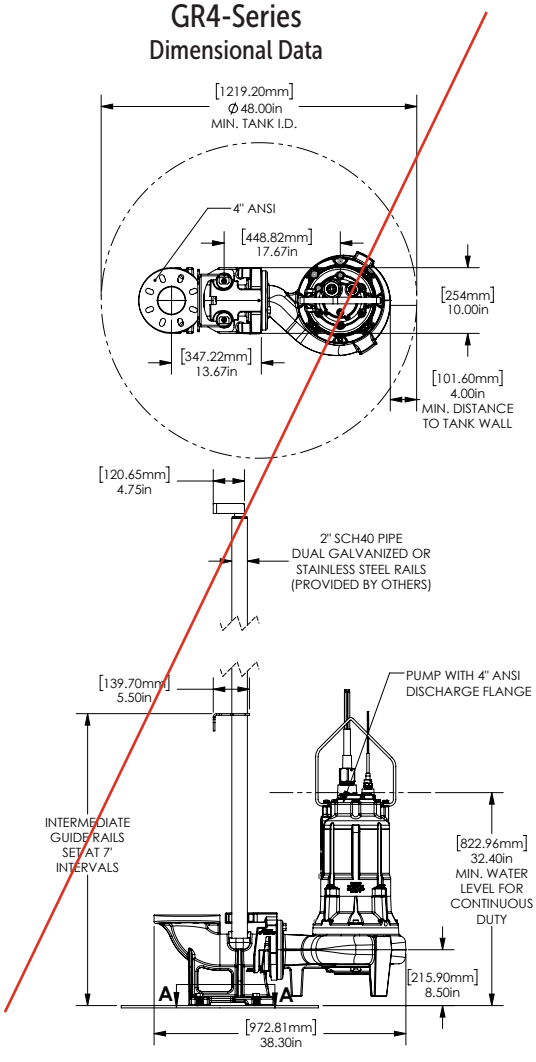


GR3-Series
Dimensional Data





GR4-Series
Dimensional Data



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Specifications are subject
to change without notice.

Released: 7/17/2024

SMITH PUMP COMPANY
LIFT STATION PUMP DOWN PANEL

CONFIDENTIAL

Sales Quote Valid until: 1/15/2025

* **Project:**	Eagles Nest Round Rock Tx	**Date:**	12/16/2024	
* **Owner:**	Eagles Nest	**Project #:**	15771	
Contractor:	Allied Underground	* **Salesman:**	Jeff McHattie	
Engineer:	Unknown at this point	* **Branch:**	Austin	
* **Pump:**	Liberty LGV03	**FLA Per Pump:**	17.9	Estimated
Estimated Size:	30" x 24" x 10"	*		Actual FLA

Panel Type
Duplex

Voltage/ Phase
230V / 1 Phase

Seal Fail
Indicator Light - Interior

Enclosure Type
NEMA 4X 304 S.S.

Horsepower
3

Power Monitor: No Bypass Switch
Indicator Light - Interior

Main Alarm
Flashing Red Light

Starter Type
IEC

Pump Fail - Start Lag
Alarm & Indicator Light

High Water
Activate Main Alarm

Low Water - Redundant Off
None

- [x] Elapsed Time Meters
- [ ] Main Disconnect Switch
  - [ ] Select Main Disconnect
- [ ] 110V Convienence Outlet
- [ ] Lightning Arrestor
- [ ] Heater w/ Thermostat
- [ ] 12V Alarm Battery Backup

Auto Dialer
OmniSite OmniBeacon

- [x] Inner Door
- [ ] One Phase Monitor Per Motor
- [ ] Alarm Test Pushbutton
- [x] Horn w/ Silence
- [ ] Anti - Rapid Cycle
- [x] Lead/ Omit Pump Switch
- [x] Lag Pump Delay On
- [ ] Main Alarm Manual Reset

- [x] Seal Fail Telemetry
- [x] Phase Fail Telemetry
- [x] Pump Fail Telemetry
- [x] High Water Telemetry
- [ ] Low Water Telemetry
- [ ] Pump Run Status Telemetry
- [x] UL 508A Panel
- [x] Submittal Required
- [ ] Cut Sheets Required
- [ ] Specificiations Provided

DeRagger Lite
No DeRagger

Other Options Available - Contact Waco PMG

- SHIPPING CHARGES ARE NOT INCLUDED IN SALES QUOTE -

Eagles Nest Round Rock Tx
Eagles Nest
Liberty LGV03 12/16/2024
15771
Salesman: Jeff McHattie
Quote Valid Until: 1/15/2025
Sales Notes:
Estimated Delivery: 10 Weeks

NO spec - Meeting TCEQ Requirements

Permanent Stormwater Section, **7**

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: ALYSSA N. ALVAREZ, PE

Date: 1/27/25

Signature of Customer/Agent

alyssa alvarez

Regulated Entity Name: PROVIDENT EAGLES NEST

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

Permanent Stormwater Section (TCEQ-0600)
Attachment A

20% or Less Impervious Cover Waiver

A request to waive the requirements is not being requested due to the impervious cover being more than 20%.

Permanent Stormwater Section (TCEQ-0600)
Attachment B

BMP for Upgradient Water

Storm water runoff from upgradient areas flow to discharge point C on the attached plan set. Off-site flows are routed through an extension of an existing 6'x3' concrete channel per the North May Expansion Plan into the Batch (Extended) Detention System prevent pollutants in upgradient stormwater being conveyed through the site. See Attachment C for further details on the detention pond mentioned above.

Permanent Stormwater Section (TCEQ-0600)
Attachment C

Permanent BMP's for On-Site Stormwater

Implementation of a parallel Contech Jellyfish Filter system at Detention Pond A and Batch (Extended) Detention system at Detention Pond B have been selected as the permanent Best Management Practice (BMP) to reduce the increase in total suspended solids (TSS) load associated with the site development. The Jellyfish Filter is designed to provide water quality for the proposed development and to meet the Texas Commission on Environmental Qualities Technical Guidance Manual expectations. The TSS removal calculations, provided as Attachment J, demonstrate that the Jellyfish Filter and Batch Detention will sufficiently remove 86% of the increased TSS load when the site is fully developed.

Permanent Stormwater Section (TCEQ-0600)
Attachment E

Request to Temporarily Seal Features

There are no “sensitive” and/or “possibly-sensitive” features on the project site, and seals are not being requested.

Permanent Stormwater Section (TCEQ-0600)
Attachment F

Construction Plans

Construction plans for this project have been prepared and have been submitted along with this application.

Permanent Stormwater Section (TCEQ-0600)
Attachment G

Inspection, Maintenance, Repair and Retrofit Plan

Contech Jellyfish Filters

*See following Jellyfish Filter Owner's Manual for Inspection/Maintenance instructions. Only professional maintenance service providers trained in confined space entry procedures should enter the vessel.

a. Maintenance of the Jellyfish Filters is to be done quarterly for the first year of operation. Then, filter cartridges should be annually tested for adequate flow rate, cleaned, recommissioned, or replaced.

b. For steps pertaining to the external rinsing of the filter cartridges, follow the instructions listed in section 3.2.4 of the Jellyfish Filter Owner's Manual.

c. In case of a chemical spill, the Jellyfish filter should be cleaned out immediately per section 3.2.6 of the Jellyfish Filter Owner's Manual.

Chapter 3

3.0 – Inspection and Maintenance Overview

The primary purpose of the Jellyfish Filter is to capture and remove pollutants from stormwater runoff. As with any filtration system, captured pollutants must be removed to maintain the filter's maximum treatment performance. Regular inspection and maintenance are required to insure proper functioning of the system.

Maintenance frequencies and requirements are site specific and vary depending on pollutant loading. Maintenance activities may be required in the event of an upstream chemical spill or due to excessive sediment loading from site erosion or extreme runoff events. It is a good practice to inspect the system after major storm events.

Inspection activities are typically conducted from surface observations and include:

- Observe if standing water is present
- Observe if there is any physical damage to the deck or cartridge lids
- Observe the amount of debris in the Maintenance Access Wall (MAW)

Maintenance activities typically include:

- Removal of oil, floatable trash and debris
- Removal of collected sediments from manhole sump
- Rinsing and re-installing the filter cartridges
- Replace filter cartridge tentacles, as needed.

It is recommended that Jellyfish Filter inspection and maintenance be performed by professionally trained individuals, with experience in stormwater maintenance and disposal services. Maintenance procedures may require manned entry into the Jellyfish structure. Only professional maintenance service providers trained in confined space entry procedures should enter the vessel. Procedures, safety and damage prevention precautions, and other information, included in these guidelines, should be reviewed and observed prior to all inspection and maintenance activities.

3.1 – Inspection

3.1.1 – Timing

Inspection of the Jellyfish Filter is key in determining the maintenance requirements for, and to develop a history of the site's pollutant loading characteristics. In general, inspections should be performed at the times indicated below; *or per the approved project stormwater quality documents (if applicable), whichever is more frequent.*

- Post-construction inspection is required prior to putting the Jellyfish Filter into service. All construction debris or construction-related sediment within the device must be removed, and any damage to system components repaired.
- A minimum of two inspections during the first year of operation to assess the sediment and floatable pollutant accumulation, and to ensure proper functioning of the system.
- Inspection frequency in subsequent years is based on the inspection and maintenance plan developed in the first year of operation. Minimum frequency should be once per year.
- Inspection is recommended after each major storm event.
- Immediately after an upstream oil, fuel or other chemical spill.

3.1.2 – Inspection Tools and Equipment

The following equipment and tools are typically required when performing a Jellyfish Filter inspection:

- Access cover lifting tool
- Sediment probe (clear hollow tube with check valve)
- Tape measure
- Flashlight
- Camera
- Inspection and maintenance log documentation
- Safety cones and caution tape
- Hard hat, safety shoes, safety glasses, and chemical-resistant gloves

3.1.3 – Inspection Procedure

The following procedure is recommended when performing inspections:

- Provide traffic control measures as necessary.
- Inspect the MAW for floatable pollutants such as trash, debris, and oil sheen.
- Measure oil and sediment depth by lowering a sediment probe through the MAW opening until contact is made with the floor of the structure. Retrieve the probe, record sediment depth, and presences of any oil layers and repeat in multiple locations within the MAW opening. **Sediment depth of 12 inches or greater indicates maintenance is required**.
- Inspect cartridge lids. Missing or damaged cartridge lids to be replaced.
- Inspect the MAW, cartridge deck, and backwash pool weir for cracks or broken components. If damaged, repair is required.
- **Dry weather inspections:** inspect the cartridge deck for standing water.
  - No standing water under normal operating condition.
  - Standing water **inside** the backwash pool, but not outside the backwash pool, this condition indicates that the filter cartridges need to be rinsed.
  - Standing water **outside** the backwash pool may indicate a backwater condition caused by high water elevation in the receiving water body, or possibly a blockage in downstream infrastructure.

The depth of sediment and oil can be measured from the surface by using a sediment probe or dipstick tube equipped with a ball check valve and inserted through the Jellyfish Filter's maintenance access wall opening. The large opening provides convenient access for inspection and vacuum removal of water and pollutants.

- **Wet weather inspections:** observe the rate and movement of water in the unit. Note the depth of water above deck elevation within the MAW.
  - **Less than 6 inches**, flow should be exiting the cartridge lids of each of the draindown cartridges (i.e. cartridges located outside the backwash pool).
  - **Greater than 6 inches**, flow should be exiting the cartridge lids of each of the draindown cartridges and each of the hi-flo cartridges (i.e. cartridges located inside the backwash pool), and water should be overflowing the backwash pool weir.
  - **18 inches or greater** and relatively little flow is exiting the cartridge lids and outlet pipe, this condition indicates that the filter cartridges are occluded with sediment and need to be rinsed.

3.2 – Maintenance

3.2.1 – Maintenance Requirements

Required maintenance for Jellyfish Filter units is based upon results of the most recent inspection, historical maintenance records, or the site specific water quality management plan; whichever is more frequent. In general, maintenance requires some combination of the following:

- **Sediment removal for depths reaching 12 inches or greater, or within 3 years of the most recent sediment cleaning, whichever occurs sooner.**
- Floatable trash, debris, and oil must be removed.
- Filter cartridges rinsed and re-installed as required by the most recent inspection results, or within 12 months of the most recent filter rinsing, whichever occurs first.
- Replace filter cartridge if rinsing does not remove accumulated sediment from the tentacles, or if tentacles are damaged or missing. It is recommended that tentacles should remain in service no longer than 5 years before replacement.
- Damaged or missing cartridge deck components must be repaired or replaced as indicated by results of the most recent inspection.
- The unit must be cleaned out and filter cartridges inspected immediately after an upstream oil, fuel, or chemical spill. Filter cartridge tentacles should be replaced if damaged by the spill.

3.2.2 – Maintenance Tools and Equipment

The following equipment and tools are typically required when performing Jellyfish Filter maintenance:

- Vacuum truck
- Ladder
- Garden hose and low pressure sprayer
- Rope or cord to lift filter cartridges from the cartridge deck to the surface
- Adjustable pliers for removing filter cartridge tentacles from cartridge head plate
- Plastic tub or garbage can for collecting effluent from rinsed filter cartridge tentacles
- Access cover lifting tool
- Sediment probe (clear hollow tube with check valve)
- Tape measure
- Flashlight
- Camera
- Inspection and maintenance log documentation
- Safety cones and caution tape
- Hard hats, safety shoes, safety glasses, chemical-resistant gloves, and hearing protection for service providers
- Proper safety equipment for confined space entry
- Replacement filter cartridge tentacles if required

3.2.3 – Maintenance Procedure

The following procedures are recommended when maintaining the Jellyfish Filter:

- Provide traffic control measures as necessary.

- Open all covers and hatches. Use ventilation equipment as required, according to confined space entry procedures.
- **Caution:** Dropping objects onto the cartridge deck may cause damage.
- Perform **Inspection Procedure** prior to maintenance activity.
- To access the cartridge deck for filter cartridge service, descend the ladder and step directly onto the deck. **Caution:** Do not step onto the maintenance access wall (MAW) or backwash pool weir, as damage may result. Note that the cartridge deck may be slippery.

3.2.4 – Filter Cartridge Rinsing Procedure

- Remove a cartridge lid.
- Remove the cartridge from the receptacle using the lifting loops in the cartridge head plate. **Caution:** Should a snag occur, do not force the cartridge upward as damage to the tentacles may result. Rotate the cartridge with a slight sideways motion to clear the snag and continue removing the cartridge.
- Thread a rope or cord through the lifting loops and lift the filter cartridge from the cartridge deck to the top surface outside the structure.
- **Caution:** Immediately replace and secure the lid on the exposed empty receptacle as a safety precaution. Never expose more than one empty cartridge receptacle.
- Repeat the filter cartridge removal procedure until all of the cartridges are located at the top surface outside the structure.
- Disassemble the tentacles from each filter cartridge by rotating counter-clockwise. Remove the tentacles from the cartridge head plate.
- Position a receptacle in a plastic tub or garbage can such that the rinse water is captured. Using a low-pressure garden hose sprayer, direct a wide-angle water spray at a downward 45° angle onto the tentacle membrane, sweeping from top to bottom along the length of the tentacle. Rinse until all sediment is removed from the membrane. **Caution:** Do not use a high pressure sprayer or focused stream of water on the membrane. Excessive water pressure may damage the membrane. Turn membrane upside down and pour out any residual rinsewater to ensure center of tentacle is clear of any sediment.

Rinsing of dirty filter cartridge tentacles with a low-pressure garden hose sprayer, and using a plastic garbage container to capture rinse water.

- Remove rinse water from rinse tub or garbage can using a vacuum hose as needed.
- Slip the o-ring over the tentacle nipple and reassemble onto the cartridge head plate; hand-tighten.
- If rinsing is ineffective in removing sediment from the tentacles, or if tentacles are damaged, provisions must be made to replace the spent or damaged tentacles with new tentacles. Contact Contech to order replacement tentacles.
- Lower a rinsed filter cartridge to the cartridge deck. Remove the cartridge lid on a receptacle and carefully lower the filter cartridge into the receptacle until the head plate gasket is seated squarely on the lip of the receptacle. **Caution:** Should a snag occur when lowering the cartridge into the receptacle, do not force the cartridge downward; damage may occur. Rotate the cartridge with a slight sideways motion to clear the snag and complete the installation.
- Replace the cartridge lid on the exposed receptacle. Rinse away any accumulated grit from the receptacle threads if needed to get a proper fit. **Align the cartridge lid male threads with the cartridge receptacle female threads. Firmly twist the cartridge lid clockwise a minimum 110° to seat the filter cartridge snugly in place, with a proper watertight seal**.
- Repeat cartridge installation until all cartridges are installed.

3.2.5 – Vacuum Cleaning Procedure

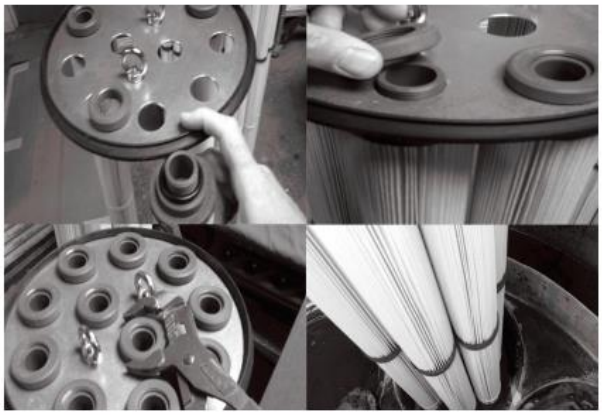
- **Caution:** Perform vacuum cleaning of the Jellyfish Filter only after filter cartridges have been removed from the system. Access the lower chamber for vacuum cleaning **only through the maintenance access wall (MAW) opening**, being careful not to damage the flexible plastic separator skirt that is attached to the underside of the deck. The separator skirt surrounds the filter cartridge zone, and could be torn if contacted by the wand. **Do not lower the vacuum wand through a cartridge receptacle**, as damage to the receptacle will result.
  - To remove floatable trash, debris, and oil, lower the vacuum hose into the MAW opening and vacuum floatable pollutants off the surface of the water. Alternatively, floatable solids may be removed by a net or skimmer.
  - Using a vacuum hose, remove the water from the lower chamber to the sanitary sewer, if permitted by the local regulating authority, or into a separate containment tank.
  - Remove the sediment from the bottom of the unit through the MAW opening.
  - For larger diameter Jellyfish Filter manholes (8-ft, 10-ft, 12-ft diameter), complete sediment removal may be facilitated by removing a cartridge lid from an empty receptacle and inserting a jetting wand (not a vacuum wand) through the receptacle. Use the sprayer to rinse loosened sediment toward the vacuum hose in the MAW opening, being careful not to damage the receptacle..
  - After the unit is clean, re-fill the lower chamber with water if required by the local jurisdiction, and re-install filter cartridges.
  - Dispose of sediment, floatable trash and debris, oil, spent tentacles, and water according to local regulatory requirements.

3.2.6 – Chemical Spills

- **Caution**: If a chemical spill has been captured by the Jellyfish Filter, do not attempt maintenance. Immediately contact the local hazard response agency.

A maintenance worker stationed on the surface uses a vacuum hose to evacuate water, sediment, and floatables from the Jellyfish Filter by inserting the vacuum wand through the maintenance access wall opening.

A view of a Jellyfish Filter cartridge deck from the surface showing all the cartridge lids intact and no standing water on the deck (left image), and inspection of the flexible separator skirt from inside the maintenance access wall opening (right image).



Assembly of a Jellyfish Filter cartridge (left) and installation of a filter cartridge into a cartridge receptacle in the deck (right).

3.3 – Disposal Procedures

Disposal requirements for recovered pollutants and spent filtration tentacles may vary depending on local guidelines. In most areas the sediment and spent filtration tentacles, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as hazardous waste.

Petroleum-based pollutants captured by the Jellyfish Filter, such as oil and fuels, should be removed and disposed of by a licensed waste management company.

Although the Jellyfish Filter captures virtually all free oil, a sheen may still be present at the MAW. A rainbow or sheen can be visible at oil concentrations of less than 10 mg/L (ppm).

Batch Detention Pond Specification Submittal

Preface – The following specifications describe the general function and components of a typical Texas Commission on Environmental Quality (TCEQ) approved batch detention pond. The system operates as an "off-grid" electronically controlled solar powered storm water management unit. This batch detention system uses a water level sensor, solar power panel, logic controller w/ microprocessor, and a plug valve with actuator to meet batch detention standards as set by the TCEQ.

For additional information please contact
Rainwater Specialists
512-677-7246
www.txrws.com

Certification – All of the components described below meet TCEQ's batch detention specifications for a 91% Total Suspended Solid removal rate. See attached logic flow chart for overview of system cycles.

Components:

- Valve – 4" or 6", cast iron, actuated by an electric motor, valve placed in concrete vault when installed below ground, valve placed on concrete pad due to weight
- Actuator – low voltage motor mounted on top of valve, bolted in place to concrete vault ceiling
- Extended bonnet - Cold rolled steel stem extension that connects valve to actuator when valve is used in subgrade applications, stainless steel flanges
- Main board – 24-volt panel that controls all aspects of batch control system
- Batteries – two 12-volt 35 amp/hr. sealed lead acid (SLA) connected in series
- Solar Panel – 24-volt 30-watt. One charge controller regulates solar panel power for batch control system.
- Sensor 1 – float switch – mounted on trash rack that indicates when water present in pond and when pond is empty
- Sensor 2 – position sensor in actuator – determines the orientation of the valve to control positions for start and stop

Controller Programming – All functions of the system are factory programmed which allows the control box, valve, and actuator to received and send commands on their own based on environmental conditions without any human interaction. Manual mode to override switch to open and close valve by flip of a switch and to test all components during inspections. Reset button to reset controller.

Alerts - The main board will illuminate an exterior red light for the following conditions:

- Improper valve function
- Low battery
- Sensor 1 float switch inoperable

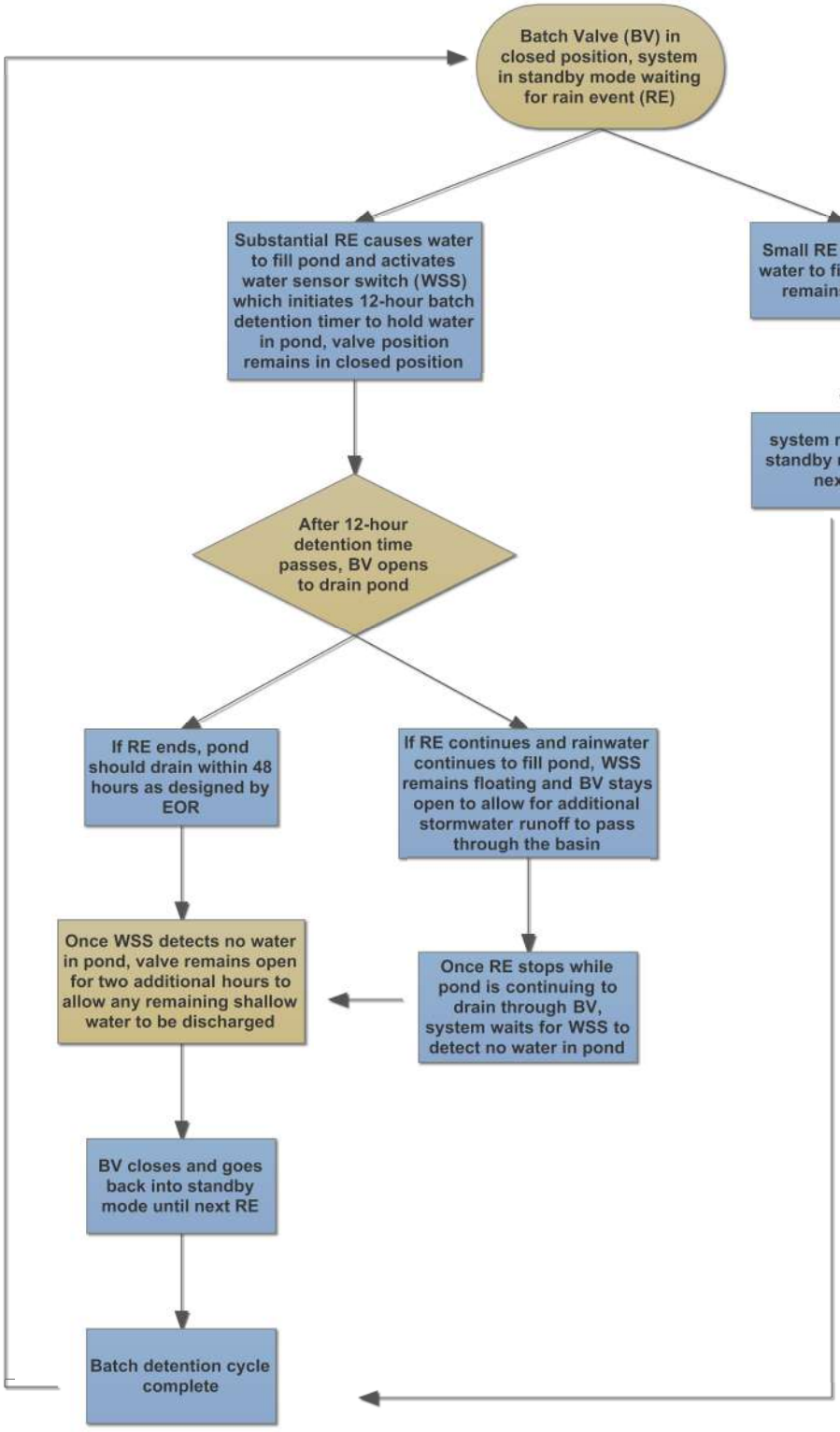
Manual Control - In case of electronic inoperability or failed actuator, an effortless clutchless handwheel on the actuator can be turned to open or close valve manually, easy-to-read position indicator displays open/closed valve position

Service Schedule:

- Batteries – Sealed lead acid batteries can have a design life of anywhere from 3-5 years. Many factors affect service life of the battery, temperature being ones of those factors. Recommended replacement is every 3-5 years. Batteries can be tested annually to determine remaining life expectancy. Battery terminals to be inspected annually.
- Solar Panel(s) - Solar panels last 25-30 years. Annual inspection of the batch detention system should verify the surface of the solar panel is clean, facing south, is secure, and has no debris/trees blocking panel from sun.

Quality Installation - Rainwater Specialists, LLC agrees to perform in a good and workmanlike manner. All work detailed in the detailed scope of work sheet shall guarantee the installation of all products and material according to manufacturer's written instructions and construction industry standards.

Batch Valve Control System Programmable Logic Flow Chart



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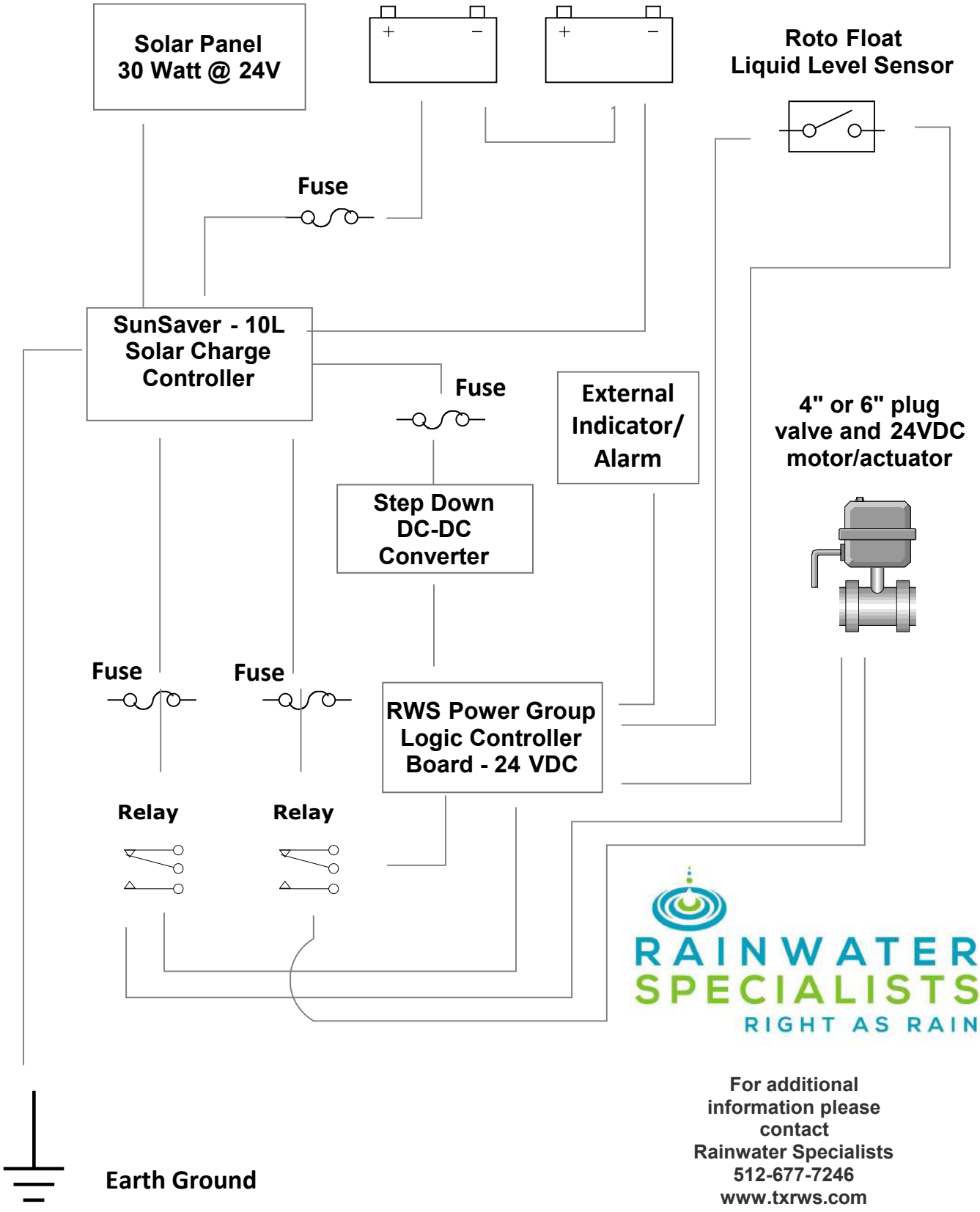
Rainwater Specialists
512-677-7246
www.txrws.com

Circuit Block Diagram



RAINWATER SPECIALISTS
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For additional information please contact
Rainwater Specialists
512-677-7246
www.txrws.com

Rainwater Specialists, LLC
15001 Crosscreek Dr.
Austin, TX 78737
www.rainwaterspecialists.com
512-677-RAIN

Batch Detention Pond Solar Specifications and Performance

System Power Consumption – 6.15 AH/day or ~75 wh/day average @ 8 valve turns maximum/week, sized for 5 days of autonomy

Control Board System – 24VDC PCB with error indication and remote cell output

Valve – 24 VDC @ 9 amps, one turn @ 16 seconds

Solar Panel - Solarland 30 Watt, 24 Volts polycrystalline solar module with junction box. Vmp: 34.4V, Imp: 0.87A, Voc: 43.2V, Isc: 0.96A. 21.3" x 20.08" x 1.18", 8.27 lbs.

Charge controller - SunSaver 10 10 Amp, 24 Volt solar charge controller with LVD 6' x 2.18' x 1.32'

Batteries - Universal Power Group UB12350(Group U1) 12V 35 amph 7.68" x 5.16" x 6.14" 23.15lbs

Electric Actuated Butterfly Valves

Ductile Iron Lug Body ASME 150#
2" to 6" Pipe

SERIES
5673

Features

- Direct mount lug butterfly valve with ISO5211 mount
- Epoxy coated ductile iron body with 316 SS disc
- Unique wave line seat reduces torque and extends seal life
- Visual valve position indicator
- Rugged aluminum Type 4X weatherproof actuator
- Heavy duty motors with overload protection
- Thermostatically controlled anti-condensation heater
- Manual override with end of travel mechanical stops
- Two auxiliary position confirmation limit switches
- EPS - Electronic Positioning System models available
- Actuators CSA Listed per UL429 and CSA C22.2

Applications

EPDM seals typically used for on-off control of water and other compatible media. NBR (Buna-N) seals typically used for air, oil, vacuum and other compatible media. FPM (Viton) seals typically used for on-off control of hydrocarbons, oils and other compatible chemicals/media. Suitable for use with ANSI/ASME Class 125/150 pipe flanges. Actuators designed for 70% duty cycle.

Operation

On-Off electric actuated valve uses power-to-open and power-to-close, stays in the last known position with loss of power. On receipt of a continuous voltage signal, the motor runs and via a rugged all metal gear system rotates the ball 90°. The motor is automatically stopped by internal cams striking limit switches. On receipt of a reversing continuous signal, the motor turns in the opposite direction reversing the valve position. Power connections direct to terminal strip via included cable connector, or optional 1/2" NPT conduit adapters.

Construction

Valve Body	Epoxy coated ductile iron
Disc	316 stainless steel CF8M
Disc Seat/Liner	EPDM, NBR (Buna-N) or FPM (Viton)
Stem/Stem Seals	420 stainless steel / (2) v-ring, same material as seat
Gear Drive	Heavy duty alloy steel and aluminum bronze, self locking
Actuator Enclosure	Aluminum, polyester powder painted, Type 4X, IP67
Visual Valve Position Indicator	Clear polycarbonate window, ,red/yellow open-closed
Fasteners	Stainless Steel
Auxiliary Limit Switches	2 x SPDT (125VAC/5A)

Description

Electric operated direct mount butterfly valves with epoxy- coated ductile iron lug body are designed for commercial and industrial applications. Valve mounts between two standard ANSI/ASME Class 150 flanges and includes integral molded flange gaskets. Disc is precision machined 316SS. Two piece stem and disc design enhances the flow capacity and reduces turbulence. Rugged corrosion resistant electric actuator includes a manual override, valve position confirmation switches, thermostatically controlled anti-condensation heater, and over-torque protection.

Approvals

Actuators

- CSA Listed to:
  - UL429 and CSA C22.2 no 139
  - Type 4X, IP67 weatherproof enclosure
- CE conformance
  - ISO5211 Mounting

Valves

- Design complies with API-609, MSS SP-67
- Tests per API-598, AWWA C502-87
- CE according to PED 97/23/EC, ISO5208

Construction Features

Auxiliary Limit Switches(2) for confirming valve position, standard in on-off units

Heavy duty integral motor design significantly reduces physical size of actuator

Rugged polyester powder coated aluminum corrosion resistant Type 4X weather-proof enclosure

Unique wave line seat reduces torque and extends seal life

316SS disc with 2-piece stem design enhances flow capacity, reduces pressure drop

Anti-Condensation Heater

Terminal Box, wire directly to terminal strip via included cable connectors, or optional 1/2" NPT conduit adapters

Manual Override with protective cover

Self-locking all metal gear train, no additional brake required

Direct mount lug butterfly valve with standard ISO5211 mount, no brackets required

Ductile iron body with epoxy coating

Visual Valve
Position Indicator

Pressure Rating

Pressure Rating: 230 PSI (16 Bar), Vacuum 29in Hg

Temperature Rating

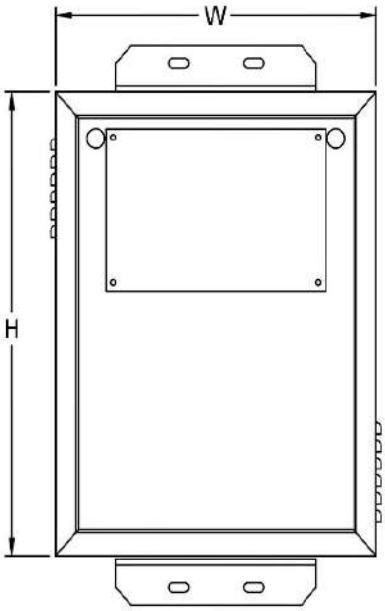
Actuator Temperature Rating: -13 to 131° F (-25 to 55° C)

Valve Temperature Rating: EPDM seals 0 to 248° F (-18 to 120°C)

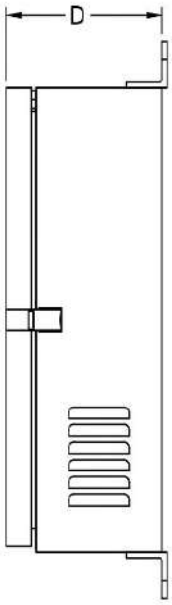
NBR (Buna-N) seals 5 to 185° F (-15 to 85°C)

FPM (Viton) seals 5 to 338° F (-15 to 170°C)

Ground Mount Controller and Battery Enclosure



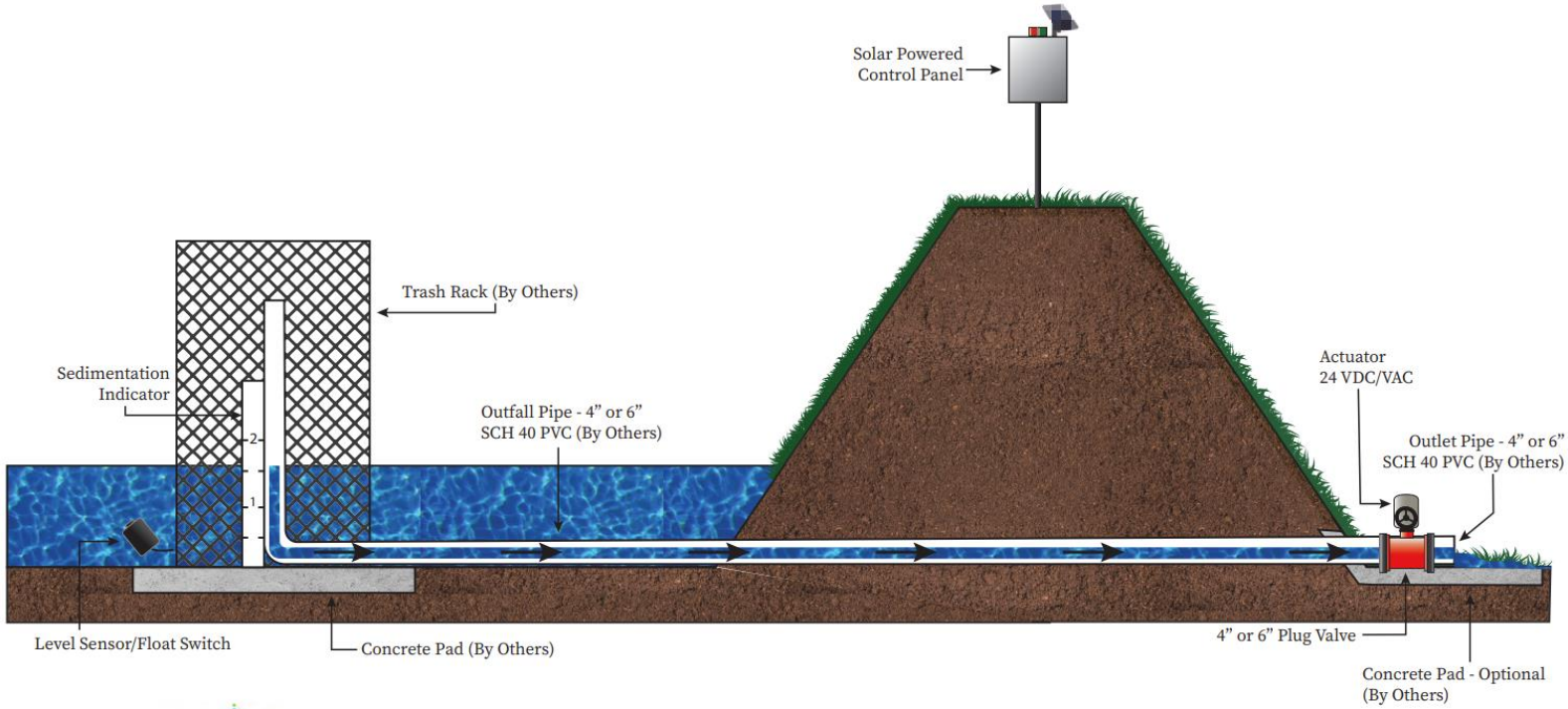
FRONT VIEW
DOOR REMOVED



RIGHT SIDE VIEW

- Standard boxes are fabricated from .125” thick 5052--H32 aluminum
- Heavy--duty stainless steel continuous
- Heavy--duty stainless steel continuous hinge
- Seams are continuously welded and then sanded smooth
- Adjustable tension stainless steel padlock hasp
- Removable component mounting plate
- Standard finish is a bright white polyester powder--coat inside and out
- Two 7/8” diameter wire holes
- Built to NEMA 3R specifications
- Filtered or screened ventilation louvers
- Hinged front door with PORON door gasket
- Supplied with u--bolts (when pole specified)

RWS Above-Ground Batch Valve



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For additional information please contact
Rainwater Specialists
512-677-7246
www.txrws.com

Detention Structures

a. Accumulated paper, trash and debris should be removed every six (6) months or as necessary.

b. Corrective maintenance is required any time draw-down does not occur within twenty-four (24) hours.

c. The structure should be inspected annually and repairs should be made if necessary.

d. In detention structures, silt shall be removed.

e. Structural integrity of structures shall be maintained at all times.

Signature of Agent

2/17/2025
Date

Permanent Stormwater Section (TCEQ-0600)
Attachment H

Pilot Scale Field Testing Plan

The BMPS used, a Contech Jellyfish Filter and a Batch (Extended) Detention pond, has been recognized by TCEQ as an acceptable permanent stormwater best management practice, and therefore a Pilot Scale Field Testing Plan has not been provided.

Permanent Stormwater Section (TCEQ-0600)
Attachment I

Measures for Minimizing Surface Stream Contamination

While there are no Surface Streams or Wet Surfaces on site, drainage facilities have been designed to capture storm water runoff from proposed developments and direct the on-site storm water through the proposed Contech Jellyfish Filter and Batch Detention Pond. These systems have been designed to treat the stormwater runoff and the detention ponds designed to reduce peak flow rates discharging downstream to that at below existing conditions. Treating the stormwater before it leaves the site will reduce the amount of pollutes downstream. Reduced peak flow rates will result in lower velocities for storm water entering surface streams, thereby reducing the potential for erosion. The filter and batch detention have been designed to provide for TSS removal and increased water quality for storm water discharge downstream.

Attachment J

CONTECH JELLYFISH TSS CALCULATIONS

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: **Provident Eagles Nest**
Date Prepared: **11/8/2024**

1. The Required Load Reduction for the total project:

Calculations from RG-348 Pages 3-27 to 3-30

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

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

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

County =	**Williamson**	
Total project area included in plan * =	**20.64**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**14.95**	acres
Total post-development impervious cover fraction * =	**0.72**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**13012**	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	**2**	

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

Drainage Basin/Outfall Area No. =	**P1**	
Total drainage basin/outfall area =	**9.64**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**7.81**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.81**	
$L_{M\ THIS\ BASIN}$ =	**6798**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	**JF**	abbreviation
Removal efficiency =	**86**	percent

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

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

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

A_C =	**9.64**	acres
A_I =	**7.81**	acres
A_P =	**1.83**	acres
L_R =	**7464**	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	**6798**	lbs.
F =	**0.91**	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	**0.00**	acres
Offsite impervious cover draining to BMP =	**0.00**	acres

Calculations from RG-348 Pages Section 3.2.22

Rainfall Intensity =	**1.15**	inches per hour
Effective Area =	**7.08**	acres
Cartridge Length =	**54**	inches
Peak Treatment Flow Required =	**8.21**	cubic feet per second

7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size	**Vault**	
Jellyfish Size for Flow-Based Configuration =	**(2)JFPD0811-21-5**	
Jellyfish Treatment Flow Rate =	**8.38**	cfs

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Provident Round Rock
Date Prepared: 1/9/2025

BATCH DETENTION TSS CALCULATIONS

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

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

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	20.67	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	14.95	acres
Total post-development impervious cover fraction * =	0.72	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	13012	lbs.

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

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

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

Drainage Basin/Outfall Area No. = P2&P3

Total drainage basin/outfall area =	11.03	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.14	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	6215	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended (Batch) Detention
Removal efficiency = 91 percent

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

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

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

where:

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

A_C =	11.03	acres
A_I =	7.14	acres
A_P =	3.89	acres
L_R =	7255	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6215 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.46	
On-site Water Quality Volume =	25266	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	5053	
Total Capture Volume (required water quality volume(s) x 1.20) =	30319	cubic feet

Agent Authorization Form, **8**

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

I HUNTER GRHAM,
Print Name

DIRECTOR, INDUSTRIAL DEVELOPMENT & ACQUISITIONS,
Title - Owner/President/Other

of PROVIDENT REALTY ADVISORS, INC.,
Corporation/Partnership/Entity Name

have authorized ALYSSA N. ALVAREZ, PE,
Print Name of Agent/Engineer

of WGI Engineering,
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

12/4/24
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Hunter Graham 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 4 day of December, 2024.

NOTARY PUBLIC

JENNIFER LEGER
Notary Public, State of Texas
Comm. Expires 04-18-2027
Notary ID 126930455

Jennifer Leger
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4.18.27

Application Fee Form, **9**

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: PROVIDENT EAGLES NEST
Regulated Entity Location: 3030 EAGLE'S NEST STREET
Name of Customer: PROVIDENT REALTY ADVISORS, INC.
Contact Person: HUNTER GRAHAM Phone: (972) 385-4100
Customer Reference Number (if issued):CN 604456160
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	20.93 Acres	$ 4000
Sewage Collection System	1233 L.F.	$ 650
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: alyssa alvarez Date: 1/24/25

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Core Data Form, **10**

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 604456160		**RN**

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	12/06/24

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

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

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

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0150579300			

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

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

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

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

15. Mailing Address:							
	10210 N Central Expy, Ste. 300						
City	Dallas	**State**	TX	**ZIP**	75231	**ZIP + 4**	

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

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

(512) 669-5560		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Provident Eagles Nest

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	3030 Eagles Nest St.							
	City	Round Rock	**State**	TX	**ZIP**	78665	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	33	01.9	97	40	55.7

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4225		493110	

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

Warehouse/ Storage

34. Mailing Address:								
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:								

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

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

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

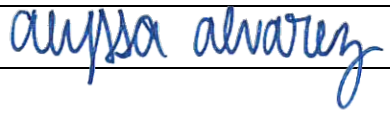
SECTION IV: Preparer Information

40. Name:	Alyssa N. Alvarez	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 669-5560		**( ) -**	alyssa.alvarez@wginc.com

SECTION V: Authorized Signature

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

Company:	WGI Engineering	**Job Title:**	Project Manager	
Name *(In Print):*	Alyssa N. Alvarez		**Phone:**	**(** 512 **)** 669- **5560**
Signature:			**Date:**	1/27/2025

Owner Authorization Form, **11**

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Dennis Covington on behalf of Round Rock Independent School District

am the owner of the property located at:

Oakmont Centre Sec 1, Lot 2, Acres 7.561 & Partial Replat Of Lot 2, Blk A, Cypress Addition, Lot 2A, Blk A, Ac 13.11

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 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 Provident Realty Advisors, Inc
To conduct Construction of three (3) one story light industrial buildings with associated parking, drainage, water quality, and utility improvements.
At 2930 & 3030 Eagle's Nest Street

Landowner Acknowledgement

I understand that Round Rock Independent School District (RRISD)

Is ultimately responsible for the 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 and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Landowner Signature

3/14/2025

Date

THE STATE § OF Texas

County § of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared

Dennis Covington, CFO, RRISD

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 14th day of March

ID: 132093045

NOTARY PUBLIC

Name of Notary: Patty Aguilera

MY COMMISSION EXPIRES: 7/19/2027

PATTY AGUILERA
Notary ID #132093045
My Commission Expires
July 19, 2027

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Site Construction Plans, **12**

Site Construction Plans

One (1) PDF of site construction plans is being submitted separately in conjunction with this submittal, and one (1) full size set and one (1) half size set can be provided in person upon request.

SITE PLAN
FOR
PROVIDENT EAGLES NEST
2930 & 3030 EAGLES NEST STREET
ROUND ROCK, TX, 78665

OWNERS / DEVELOPERS
PROVIDENT REALTY ADVISORS, INC.
10210 N CENTRAL EXPY, STE. 300
DALLAS, TEXAS 75231
(972) 385-4100
CONTACT: HUNTER GRAHAM

CIVIL ENGINEER:
WGI
4700 MUELLER BLVD, SUITE 300
AUSTIN, TEXAS 78723
(512) 669-5560
CONTACT: ALYSSA N. ALVAREZ, PE

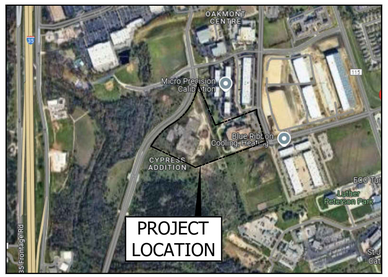
SURVEYOR:
SUMMIT GEOMATICS INC.,
4603 N STAHL PARK, SUITE 103
SAN ANTONIO, TEXAS 78217
(210) 971-4870
CONTACT: ROBERT A. HARPER, RPLS

ARCHITECT:
GSR-ANDRADE ARCHITECTS
2001 N LAMAR STREET, SUITE 400
DALLAS, TEXAS 75202
(214) 824-7040
CONTACT: SYED AHMED, LEED AP BD+C

LANDSCAPE ARCHITECT:
WGI
4700 MUELLER BLVD, SUITE 300
AUSTIN, TEXAS 78723
(512) 669-5560
CONTACT: DARCY NUFFER, RLA, ASLA, LEED AP

NOTES:

1. APPROVAL OF THESE PLANS BY THE CITY OF ROUND ROCK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING IF ADDITIONAL APPROVALS ARE NECESSARY.
2. 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.
3. THE PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE CITY OF ROUND ROCK ZONING AND DEVELOPMENT CODE, AND THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS.
4. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION AND/OR A FIELD SURVEY, AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER. SURVEY PERFORMED BY SUMMIT GEOMATICS, INC. ON MAY 28TH, 2024 AND SEALED ON JUNE 19TH, 2024.
6. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, WASHINGTON SQUARE BLVD, SUITE 203, 800 DOLOROSA ST, SAN ANTONIO, TEXAS 78207-4559).
7. PURSUANT TO 15-12-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
8. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
9. ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF ROUND ROCK AND/OR TXDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. NO SEPARATE SPECIFICATIONS WILL BE PROVIDED BY WGI.
10. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE RE-VEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. 25-8-182(B) TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY RE-VEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE [LDC 25-8-184(B)(2)].
11. CONTRACTOR SHALL NOTIFY THE CITY OF ROUND ROCK – SITE & SUBDIVISION DIVISION TO SUBMIT REQUIRED DOCUMENTATION, PAY CONSTRUCTION INSPECTION FEES, AND TO SCHEDULE THE REQUIRED SITE AND SUBDIVISION PRE-CONSTRUCTION MEETING. THIS MEETING MUST BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE R.O.W. OR PUBLIC EASEMENTS. PLEASE VISIT HTTPS://WWW.ROUNDROCKTEXAS.GOV/CITY-DEPARTMENTS/PLANNING-AND-DEVELOPMENT-SERVICES/BUILDING-INSPECTION/ AND HTTPS://WWW.ROUNDROCKTEXAS.GOV/CITY-DEPARTMENTS/TRANSPORTATION/TRAFFIC-OPERATIONS/CONSTRUCTION-INSPECTION-SERVICES/ FOR A LIST OF SUBMITTAL REQUIREMENTS, FEE CALCULATIONS, AND TO ARRANGE PAYMENT OF INSPECTION FEES.
12. EXISTING SIDEWALKS TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION HAVE BEEN VERIFIED BY THE SURVEY TO COMPLY WITHIN REASON WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND CITY OF ROUND ROCK STANDARDS.
13. THE WATER QUALITY PONDS PROPOSED WITH THIS SITE PLAN WILL BE PRIVATELY MAINTAINED.
14. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THIS SITE PLAN, OR REVISIONS THEREOF, ARE REQUIRED TO COMPLY WITH THE CITY OF ROUND ROCK STREET IMPACT FEE ORDINANCES, AS APPLICABLE, AND MUST BE PAID UPON COMPLETION OF THE BUILDING PERMIT PLAN REVIEW FOR EACH BUILDING
15. FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITIES, SEE AGREEMENT FILED IN DOCUMENT NO. _____ , OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
16. THE SITE IS COMPOSED OF 2 LOTS/TRACTS. IT HAS BEEN APPROVED AS ONE COHESIVE DEVELOPMENT. IF PORTIONS OF THE LOTS/TRACTS ARE SOLD, APPLICATION FOR SUBDIVISION AND SITE PLAN APPROVAL MAY BE REQUIRED. THE RECORDED UDA IS FILED AS DOCUMENT NO_____, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF ROUND ROCK.



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
NOVEMBER 20, 2024

RELATED CASES:
PLAT: RP24-000008
SIP: SIP24-00024
TDLR: TABS2025006097, TABS2025006103, TABS2025006129
TCEQ: TBD
WW CAPACITY ANALYSIS: WWC24-00005

SUBMITTED BY:

01/28/2025

ALYSSA N. ALVAREZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 129292
WANTMAN GROUP, INC. (WGI)
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TEXAS 78723
(512) 669-5560

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
THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE. [LDC 25-8-152]

REVISION / CORRECTIONS

No.	DESCRIPTION	SHEET NO.	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT)	TOTAL SITE IMP. COVER (SQ.FT)/%	APPROVAL DATE	DATE IMAGED

CIVIL SHEET INDEX		
DESC.	NO.	SHEET TITLE
C001	1	COVER SHEET
C002	2	SHEET INDEX

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF THREE (3) ONE STORY LIGHT INDUSTRIAL BUILDINGS ON A 20.67-ACRE SITE WITH ASSOCIATED PARKING, DRAINAGE, WATER QUALITY AND UTILITY IMPROVEMENTS.

LEGAL DESCRIPTION:

TRACT 1: LOT 2, OAKMONT CENTRE, SECTION ONE, REVISED, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET F, SLIDE 129 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE PORTION CONVEYED TO THE CITY OF ROUND ROCK UNDER DOCUMENT NO. 2014087453 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRACT 2: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 13.110 ACRES, MORE OR LESS, BEING A PORTION OF LOT 2, BLOCK "A", CYPRESS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET N, SLIDE 266 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LAND USE SUMMARY:

ZONING:	LI
PROPOSED SITE USE:	MIXED-USE (WAREHOUSE & OFFICE)
GROSS ACREAGE:	20.67 ACRES
LIMITS OF CONSTRUCTION:	±20.93 ACRES

FLOODPLAIN INFORMATION:
NO PORTION OF THIS SITE IS LOCATED WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS PROPERTY IS LOCATED WITHIN ZONE 'X32', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO. 48491C0491F, ROUND ROCK, TEXAS DATED DECEMBER 20, 2019.

WATERSHED:
THIS PROJECT IS LOCATED IN THE BRUSHY CREEK WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE

BENCHMARK:
½" IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS, INC." SET FOR THE SOUTHWEST CORNER OF SAID 3.385 ACRE TRACT, THE NORTHWEST CORNER OF SAID PARCEL 19 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

SURVEY BASIS:

BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE 4203, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. VERTICAL DATUM IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ELEVATIONS WERE ESTABLISHED USING THE ALLTERRA RTK NETWORK, GEOID 18. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR OF 0.99988001

TRAFFIC CONTROL PLAN NOTE:

THIS NOTE IS BEING PLACED ON THE PLAN SET IN THE ABSENCE OF A TEMPORARY TRAFFIC CONTROL PLAN (TCP) WITH THE FULL UNDERSTANDING THAT AN ENGINEERED TCP SHALL BE REVIEWED AND APPROVED BY THE CITY OF ROUND ROCK TRANSPORTATION DIVISION. FURTHERMORE, A TCP SHALL BE SUBMITTED TO THE CITY OF ROUND ROCK PERMIT PORTAL FOR REVIEW A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT/PROJECT REPRESENTATIVE FURTHER RECOGNIZES THAT A TCP REVIEW FEE IS REQUIRED FOR THE INITIAL REVIEW AND ALL RE-REVIEWS, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE.

THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION:
- REFER TO THE "TXDOT TRAFFIC CONTROL STANDARDS" FOR DEVELOPING TRAFFIC CONTROL STRATEGIES HTTPS://WWW.DOT.STATE.TX.US/INSDTDOT/ORGCHART/CMD/CSERVE/STANDARD/TOC.HTM
- TCPS SHALL NOT BE APPROVED WITHOUT AN APPROVED SITE PLAN, SITE PLAN EXEMPTION, OR GENERAL PERMIT
- A TRAFFIC CONTROL PLAN IS NOT A PERMIT

ACCEPTED FOR CONSTRUCTION:

CITY OF ROUND ROCK, TEXAS
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

DATE

Texas 811 Know what's below. Call before you dig.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

COVER SHEET

CITY APPROVAL STAMP

SHEET
C001
1 OF 105
SDP24-00030

DATE: 12/5/2025 7:35 PM
PLOTTED BY: KENDALL MADSEN
PATH: C:\Users\kendall.madsen\Desktop\Provident Eagles Nest\CIVIL\10-CAD\20-Site\SDP\v2\P24-00-C001-Cover_Sheet.dwg

CIVIL SHEET INDEX		
DESC.	NO.	SHEET TITLE
C001	1	COVER SHEET
C002	2	SHEET INDEX
C003	3	GENERAL NOTES
C004	4	PLAT (1 OF 3)
C005	5	PLAT (2 OF 3)
C006	6	PLAT (3 OF 3)
C100	7	OVERALL EXISTING CONDITIONS
C101	8	DETAILED EXISTING CONDITIONS PLAN (1 OF 3)
C102	9	DETAILED EXISTING CONDITIONS PLAN (2 OF 3)
C103	10	DETAILED EXISTING CONDITIONS PLAN (3 OF 3)
C200	11	OVERALL EROSION & SEDIMENTATION CONTROL PLAN
C201	12	DETAILED EROSION & SEDIMENTATION CONTROL PLAN (1 OF 3)
C202	13	DETAILED EROSION & SEDIMENTATION CONTROL PLAN (2 OF 3)
C203	14	DETAILED EROSION & SEDIMENTATION CONTROL PLAN (3 OF 3)
CD100	15	OVERALL DEMOLITION PLAN
CD101	16	DETAILED DEMOLITION PLAN (1 OF 3)
CD102	17	DETAILED DEMOLITION PLAN (2 OF 3)
CD103	18	DETAILED DEMOLITION PLAN (3 OF 3)
CS100	19	OVERALL SITE LAYOUT
CS101	20	DETAILED SITE PLAN A
CS102	21	DETAILED SITE PLAN B
CS103	22	DETAILED SITE PLAN C
CS104	23	DETAILED SITE PLAN D
CS105	24	DETAILED SITE PLAN E
CS106	25	DETAILED SITE PLAN F
CS107	26	DETAILED SITE PLAN G
CS108	27	DETAILED SITE PLAN H
CS201	28	DETAILED SITE DIMENSIONAL CONTROL PLAN A
CS202	29	DETAILED SITE DIMENSIONAL CONTROL PLAN B
CS203	30	DETAILED SITE DIMENSIONAL CONTROL PLAN C
CS204	31	DETAILED SITE DIMENSIONAL CONTROL PLAN D
CS205	32	DETAILED SITE DIMENSIONAL CONTROL PLAN E
CS206	33	DETAILED SITE DIMENSIONAL CONTROL PLAN F
CS207	34	DETAILED SITE DIMENSIONAL CONTROL PLAN G
CS208	35	DETAILED SITE DIMENSIONAL CONTROL PLAN H
CS300	36	OVERALL FIRE PROTECTION PLAN
CS301	37	DETAILED FIRE PROTECTION PLAN (1 OF 3)
CS302	38	DETAILED FIRE PROTECTION PLAN (2 OF 3)
CS303	39	DETAILED FIRE PROTECTION PLAN (3 OF 3)
CP101	40	DETAILED PAVEMENT PLAN (1 OF 3)
CP102	41	DETAILED PAVEMENT PLAN (2 OF 3)
CP103	42	DETAILED PAVEMENT PLAN (3 OF 3)
CG100	43	OVERALL GRADING PLAN
CG101	44	DETAILED GRADING PLAN A
CG102	45	DETAILED GRADING PLAN B
CG103	46	DETAILED GRADING PLAN C
CG104	47	DETAILED GRADING PLAN D
CG105	48	DETAILED GRADING PLAN E
CG106	49	DETAILED GRADING PLAN F
CG107	50	DETAILED GRADING PLAN G

CIVIL SHEET INDEX		
DESC.	NO.	SHEET TITLE
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NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

SHEET INDEX

CITY APPROVAL STAMP

SHEET
C002
2 OF 105
SDP24-00030

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GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED, SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES **PRIOR TO** ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF ROUND ROCK 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT)
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING AT THE CONTRACTOR'S DISCREPANCY. THE TYPE OF REVEGETATION PROVIDED MUST BE EQUIVALENT TO OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CITY OF ROUND ROCK, THE ENGINEER, THE CONTRACTOR, OTHER UTILITY COMPANIES AND ANY AFFECTED PARTIES OR OTHER ENTITY THE CITY OR ENGINEER DEEM NECESSARY.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. CHANGES TO APPROVED, CONSTRUCTION- STAMPED PLANS WILL REQUIRE A REVISION FROM THE ENGINEER THAT IS APPROVED BY THE CITY. THE ENGINEER SHALL FURNISH THE CITY OF ROUND ROCK ACCURATE "AS- BUILT" RECORD DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS- BUILT" RECORD DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
9. THE ROUND ROCK CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHEN CONSTRUCTION ACTIVITIES ARE TAKING PLACE WITHIN AN EASEMENT, THE CONTRACTOR SHALL CONFINE HIS/HER WORK TO WITHIN THE BOUNDS OF PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY OF ROUND ROCK CIVIL INSPECTOR AND/OR THE CITY ENGINEER.
11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
12. AVAILABLE PERMANENT BENCHMARKS (CITY OF ROUND ROCK DATUM) WITH VERTICAL DATUM INFORMATION THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:
AT A 1 - INCH IRON ROD FOUND ON THE LAST LINE OF WESTVIEW DRIVE (50' WIDE INGRESS/EGRESS EASEMENT) DESCRIBED IN VOLUME 841, PAGE OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, OF A CALLED 5.53 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO MARCO A. LEAL AND SANDRA G. LEAL RECORDED IN DOCUMENT NO. 2016122585, O.P.R.W.C.T. AND MARKING THE NORTHWEST CORNER OF SAID 5.536 ACRE TRACT AND THE HEREIN DESCRIBED TRACT. ELEVATIONS ARE BASED ON NAVD88 (GEOID 18) B.M. NO. 1- MAG NAIL SET IN CONCRETE.
ELEV. = 778.30'.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH, IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL, SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE PROVIDED AS PART OF A PACKAGE REQUIRED PRIOR TO THE PRE-CONSTRUCTION MEETING AND ANY CONSTRUCTION ACTIVITIES.
2. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED IN SUCH A MANNER AS TO REQUIRE NOMORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH BUT, DURING CONSTRUCTION, IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH (OR) TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE SUBMITTED TO THE CITY OF ROUND ROCK FOR REVIEW AND APPROVAL.

STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE/SHE SHALL BE GIVEN A MINIMUM OF 24 HOURS' NOTICE PRIOR TO ANY TESTING.
2. PUBLIC ROADWAYS CONSTRUCTED AS PART OF ANY DEVELOPMENT PERMIT SHALL BE FREE FROM DEFECTS,PATCHES, OR REPAIRS PRIOR TO ACCEPTANCE BY THE CITY OF ROUND ROCK. ROADWAYS SHALL HAVE A CLEAR SURFACE FREE FROM ANY GOUGES, MARRING, OR CRACKING TO BE CONSIDERED SUITABLE TO THE CITY OF ROUND ROCK TRANSPORTATION DEPT. NO NEW ROADWAYS SHALL BE ACCEPTED UNTIL ALL CONSTRUCTION TRAFFIC RELATED TO THIS OR ANY ASSOCIATED PERMIT HAS CEASED, AND THE ROADWAY IS OPEN TO AND EXCLUSIVELY USED BY THE GENERAL PUBLIC
3. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC. SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
5. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS SUBMITTED TO AND APPROVED BY THE CITY OF ROUND ROCK PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
6. BARRICADES BUILT TO CITY OF ROUND ROCK STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY, DURING CONSTRUCTION, TO MAINTAIN JOB AND PUBLIC SAFETY.
7. ALL R.C.P. SHALL BE MINIMUM CLASS III. ALL PUBLIC R.C.P. SHALL BE A MINIMUM OF 18-INCHES IN DIAMETER.
8. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY _____ ON THIS DATE: _____ AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF ROUND ROCK DESIGN CRITERIA. REFERENCE THE PAVEMENT SECTION OF THE GEOTECH REPORT PREPARED BY RONE ENGINEERING SERVICES, LLC, DATED JUNE 6TH, 2024, PROJECT NO # 24-28777 FOR PAVING SECTION CRITERIA.

   THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE GEOTECHNICAL REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
9. WHERE PL'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

TRAFFIC MARKING NOTES:

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

EROSION AND SEDIMENTATION CONTROL NOTES:

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

TCEQ LIFT STATIONS AND FORCE MAINS:

1. This lift station and/or force main must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Rules, and any local government standard specifications.
2. Any modification to the activities described in the referenced Lift Station/Force Main (LSFM) System application following the date of approval may require the submittal of a LSFM System application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.
3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
4. Upon completion of any lift station excavation, a geologist must certify that the excavation has been inspected for the presence of sensitive features. The certification must be signed, sealed, and dated by the geologist preparing the certification. Certification that the excavation has been inspected must be submitted to the appropriate regional office.
   - If sensitive feature(s) are identified, all regulated activities near the sensitive feature must be suspended immediately and may not proceed until the executive director has reviewed and approved the methods proposed to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality from the lift station.
   - Construction may continue if the geologist certifies that no sensitive feature or features were present.
5. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovery. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing within two working days. The applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially
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   adverse impacts to water quality while maintaining the structural integrity of the line.
6. All force main lines must be tested in accordance with 30 TAC §217.68. Testing method will be:
   - A pressure test must use 50 pounds per square inch above the normal operating pressure of a force main.
   - A temporary valve for pressure testing may be installed near the discharge point of a force main and removed after a test is successfully completed.
   - A pump isolation valve may be used as an opposite termination point.
   - A test must involve filling a force main with water.
   - A pipe must hold the designated test pressure for a minimum of 4.0 hours.
   - The leakage rate must not exceed 10.0 gallons per inch diameter per mile of pipe per day.

WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALLBE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), SDR26 HIGHER PRESSURE RATED (160 PSI), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE SDR26 PVC, PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200), UNLESS OTHERWISE ACCEPTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, MINIMUM DEPTH OF COVER FOR ALL LINES OUTOF THE PAVEMENT SHALL BE 42" BELOW FINISHED GRADE AND 30" BELOW SUBGRADE FOR ALL LINES LOCATED IN PAVED AREAS.
3. UNLESS OTHERWISE ACCEPTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, MINIMUM DEPTH OF COVER FOR ALL LINES OUTSIDE OF THE PAVED AREAS SHALL BE 42" BELOW FINISHED GRADE AND 30" BELOW SUBGRADE FOR ALL LINES LOCATED IN PAVED AREAS.
4. ALL FIRE HYDRANT AND SPRINKLER LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY OF ROUND ROCK CIVIL INSPECTOR.
6. THE CONTRACTOR SHALL CONTACT THE CITY OF ROUND ROCK INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM/HER AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES IS PROHIBITED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE POSSESSED AT ALL TIMES BY ANY PARTIES WHO UTILIZE WATER. CONTACT THE METER SERVICES SUPERVISOR AT (512) 218-5575 FOR ADDITIONAL INFORMATION.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED IN ADVANCE WITH THE CITY OF ROUND ROCK CIVIL INSPECTOR.
10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY THE CITY OF ROUND ROCK CIVIL INSPECTOR. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF ROUND ROCK.
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF ROUND ROCK NOT LESS THAN (24) HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. FEE AMOUNTS MAY BE OBTAINED BY CONTACTING THE CITY OF ROUND ROCK ENVIRONMENTAL SERVICES LABORATORY AT (512) 218-5561 OR WATERLAB@ROUNDROCKTEXAS.GOV.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALLWATER LINES CONSTRUCTED. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THESE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY THE CITY OF ROUND ROCK CIVIL INSPECTOR.
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF ROUND ROCK CIVIL INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS' NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR (OR SUBCONTRACTORS) SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS DIRECTED TO DO SO BY CITY OF ROUND ROCK PERSONNEL.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER	(BLUE COLOR) "S" ON TOP OF CURB
SERVICE VALVE	"V" ON FACE OF CURB

17. TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND APPROVED BYTHE CITY OF ROUND ROCK.
18. CONTACT THE CITY OF ROUND ROCK PUBLIC WORKS DEPARTMENT FOR ASSISTANCE IN DETERMINING EXISTING WATER AND WASTEWATER LOCATIONS.
19. THE CITY OF ROUND ROCK FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING SO THAT THEY MAY BE PRESENT TO MONITOR SUCH TESTING.
20. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

21. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12AM AND 6AM.
22. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 217, AS APPLICABLE. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH TCEQ REGULATIONS, 30 TAC CHAPTER 290. WHENEVER TCEQ AND CITY OF ROUND ROCK SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

ROUND ROCK FIRE DEPARTMENT NOTES:

1. GENERAL: ALL DEVELOPMENTS SHALL COMPLY WITH THE CURRENT FIRE CODE, APPENDICES, AND ANY LOCAL AMENDMENTS AS ADOPTED BY THE CITY OF ROUND ROCK.
2. COMBUSTIBLE MATERIALS ON-SITE: ALL-WEATHER ACCESS ROADS/DRIVES (ASPHALT/CONCRETE CAPABLE OF SUPPORTING 80,000 LB. APPARATUS LOADING) SHALL BE CONSTRUCTED, AND ALL WATER LINES SHALL BE TESTED AND FIRE HYDRANTS IN-SERVICE, PRIOR TO BRINGING COMBUSTIBLE MATERIALS (WOOD, PACKAGING, PLASTICS, ETC.) ON ANY JOB SITE. BASE MATERIAL IS NOT ACCEPTABLE FOR FIRE ACCESS ROADS/DRIVES.
3. FIRE LANES: FIRE APPARATUS ACCESS ROADS/DRIVES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF (20) FEET. WHERE TRAFFIC IS TWO-WAY DIRECTIONAL, BUILDINGS EXCEED (30) FEET OR THREE STORIES IN HEIGHT, TOTAL BUILDING AREA EXCEEDS 62,000 SQUARE FEET, OR WHERE HYDRANTS ARE LOCATED ALONG THE FIRE 13 ACCESS ROADS, THE MINIMUM WIDTH SHALL BE (26) FEET. IF RAISED CURBING OR MEDIANS COMPROMISE MINIMUM WIDTH, CURBING SHALL BE MOUNTABLE AND RAISED AREA SHALL CONTAIN NO OBSTRUCTIONS SUCH AS LANDSCAPING, SIGNAGE, GROUND-MOUNTED EQUIPMENT, ETC.
4. ALL-WEATHER SURFACE: THE PAVEMENT STRUCTURE FOR FIRE ACCESS ROADS/DRIVES MUST BE ALLWEATHER SURFACE (ASPHALT/CONCRETE) DESIGNED TO SUPPORT AN 80,000 LB. APPARATUS LOADING.
5. GRADE: THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT EXCEED 7% AND NO GRADE BREAKS SHALL EXCEED 3%.
6. TURNING RADII: TURNING RADII SHALL BE A MINIMUM OF 25-FTT INSIDE AND 50-FT OUTSIDE AS MEASURED FROM FACE-OF-CURB (WHEN PRESENT) OR ON DRIVABLE, PAVED SURFACE.
7. VERTICAL CLEARANCE: THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'-6".
8. EMERGENCY RESPONDER RADIO COVERAGE: ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE SHALL BE REQUIRED FOR ALL NEW BUILDINGS. A PRE-ENHANCEMENT RADIO SURVEY SHALL BE REQUIRED AT THE 80% CONSTRUCTION PHASE FOR CERTAIN BUILDING TYPES BASED ON THE SIZE OF THE BUILDING. PREENHANCEMENT RADIO SURVEY REQUIREMENTS INCLUDE THE FOLLOWING BUILDING TYPES: GREATER THAN (5) STORIES BELOW GRADE PLANE WOOD FRAMED CONSTRUCTION GREATER THAN 50,000 SF CONCRETE OR METAL FRAMED CONSTRUCTION GREATER THAN 25,000 SF
9. REQUIRED FIRE FLOWS: A PROJECT'S MINIMUM FIRE FLOW FOR THE LARGEST BUILDING SHALL BE MEASURED AT (20) PSI RESIDUAL PRESSURE THAT IS AVAILABLE FOR FIREFIGHTING PER THE FLOWS ON TABLES B105.1 OR B105.2 OF THE INTERNATIONAL FIRE CODE (IFC), APPENDIX B. DISCLAIMER: IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO ENSURE THESE MINIMUM FIRE FLOW REQUIREMENTS FOR THE SITE ARE MET VIA FLOW TESTING AND WATER MODELING.
10. SPRINKER SYSTEMS: BUILDINGS EQUIPPED WITH ANY FIRE DEPARTMENT CONNECTIONS (FDC) SHALL HAVE A FIRE HYDRANT LOCATED WITHIN 100' OF THE FDC (REMOTE FDC IS PERMISSIBLE). FDC SHALL BE IDENTIFIED ON THE SITE VIA SIGNAGE.
11. GATES: IF GATES ARE PROVIDED ALONG ANY FIRE ACCESS ROAD/DRIVE, MINIMUM PASSABLE WIDTH SHALL NOT BE LESS THAN (20) FEET AND SHALL COMPLY WITH IFC APPENDIX D AND ROUND ROCK CODE OF ORDINANCES REGARDING EMERGENCY ACCESS SYSTEMS. GATES WILL REQUIRE A KNOX-BOX® KEY BOX THAT SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

GENERAL NOTES

CITY APPROVAL STAMP

SHEET
C003
3 OF 105
SDP24-00030

SAVED: 11/7/2023 11:49:34 AM
PLOTTED: 11/7/2023 11:50:04 AM
PLOTTED BY: HEIKAL JACKSON
PATHNAME: I:\2020\026\05\PLAN\Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720_00-C003-General Notes.dwg

Cab F, Slide 129

OAKMONT CENTRE
SECTION ONE
IN THE CITY OF ROUND ROCK, TEXAS
REVISED

31175

OWNERS: PROVIDENT DEVELOPMENT CO.
APPLIED INFORMATION MEMORES
ACREAGE: 69.06
SURVEY: DAVID CURRY SURVEY, A-130
EPHRAIM EVANS SURVEY, A-212
NUMBER OF BLOCKS: 2
NUMBER OF LOTS: 5
LINEAR FEET OF NEW STREETS: 5,800
DATE: JULY 1984
SURVEYOR: HAYNIE & KALLMAN, INC.
ENGINEER:

FILED FOR RECORD
at 11:55 o'clock A M
SEP 7 1984
JAMES N. BOYDSTON
Clerk, County Court, Williamson Co., Texas
By Deputy

SCALE 1"=400'

SHEET INDEX
1. COVER SHEET
2. LOTS 1 & 2
3. LOTS 3 & 4
4. LOT 5
5. LEGAL SHEET

VICINITY MAP
N.T.S.

Partial Vacation
(Lot 4 + 5)
Filed 6-11-87
Vol 1542 Page 329
Official Records

CURVE DATA

	Δ	R	T	A	C
1	87°47'30"	25.00'	24.05'	38.30'	34.67'
2	92°12'40"	25.00'	25.98'	40.24'	36.03'
3	90°44'	360.00'	364.84'	570.09'	512.94'
4	90°44'	440.00'	445.83'	696.78'	626.22'
5	21°22'	560.00'	105.64'	208.83'	207.63'
6	21°22'	640.00'	120.76'	238.63'	237.25'
7	21°22'	640.00'	120.76'	238.63'	237.25'
8	21°22'	560.00'	105.64'	208.83'	207.63'
9	23°46'	910.17'	383.33'	382.28'	379.80'
10	23°46'	990.17'	199.65'	396.08'	393.43'
11	53°30'	1003.18'	199.35'	393.95'	381.43'
12	23°30'	923.18'	191.65'	382.53'	380.21'
13	90°00'25"	25.00'	25.00'	39.27'	35.36'
14	89°59'35"	25.00'	25.00'	39.27'	35.36'
15	90°00'00"	25.00'	25.00'	39.27'	35.36'
16	90°00'00"	25.00'	25.00'	39.27'	35.36'
17	159°12'58"	630.00'	1899.46'	224.26'	833.05'
18	28°32'38"	370.00'	94.14'	184.36'	182.46'
19	59°47'32"	330.00'	174.72'	331.37'	308.82'

BUILDING LINES:
Front - None
Side - Special 20'
Rear - Special 20'

DRAINAGE:
Each lot shall be responsible for the management of its respective stormwater according to a method authorized by the adopted City of Round Rock policy.

DRAINAGE EASEMENTS:
No fences or other obstruction shall be installed in any drainage easement shown hereon.

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⓒ CURVE DATA
- Ⓐ ADJACENT PROPERTY OWNER
- 986 EXISTING CONTOUR

THE STATE OF TEXAS |
COUNTY OF WILLIAMSON |

I, Steven D. Kallman, a REGISTERED PUBLIC SURVEYOR and a REGISTERED PROFESSIONAL ENGINEER, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the Subdivision Regulations of the City of Round Rock, Texas.

I also hereby certify that the information contained on this plat complies with the Subdivision Ordinances and Storm Water Drainage Policies adopted by the City of Round Rock, Texas.

HAYNIE & KALLMAN, INC.

STEVEN D. KALLMAN, Registered Public Surveyor No. 3337
Registered Professional Engineer No. 40762

OAKMONT CENTRE SECTION ONE REVISED
Haynie & Kallman, Inc.
CONSULTING ENGINEERS
Round Rock, Texas

SHEET 1 OF 5

CABINET F SLIDE 129

Cab F, Slide 130

OAKMONT CENTRE SECTION ONE
IN THE CITY OF ROUND ROCK, TEXAS
REVISED

INVESTMENT PROPERTIES JOINT VENTURE 955/886

LOT 1 12.480 AC.
LOT 2 7.58 AC.
LOT 4
LOT 5

DRIVE
AIM
MATCH LINE (SEE THIS SHEET)
MATCH LINE (SEE THIS SHEET)
SUNRISE RD. (50' R.O.W. Dedicated by this Plat)
(COUNTY RD. #115)
ADDITIONAL 20' R.O.W.

VICINITY MAP
N.T.S.

PROVIDENT DEV. CO. 551/650

OAKMONT CENTRE SECTION THREE

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⓒ CURVE DATA
- Ⓐ ADJACENT PROPERTY OWNER
- 986 EXISTING CONTOUR

OAKMONT CENTRE SECTION ONE REVISED
Haynie & Kallman, Inc.
CONSULTING ENGINEERS
Round Rock, Texas

SHEET 2 OF 5

CABINET F SLIDE 130

Cab F, Slide 131

OAKMONT CENTRE SECTION ONE
REVISED
IN THE CITY OF ROUND ROCK, TX.

INVESTMENT PROPERTIES JOINT VENTURE 955/886

LOT 3 19.46 AC.
LOT 4 11.49 AC.
LOT 2

DRIVE
AIM
MATCH LINE (SEE SHEET 4)
MATCH LINE (SEE SHEET 4)

VICINITY MAP
N.T.S.

OAKMONT DRIVE

DAVID CURRY SURVEY A-130
EPHRAIM EVANS SURVEY A-212

OAKMONT CENTRE SECTION THREE
OAKMONT CENTRE SECTION FIVE

LEGEND
- ● IRON PIN FOUND
- ○ IRON PIN SET
- ⓒ CURVE DATA
- Ⓐ ADJACENT PROPERTY OWNER
- 986 EXISTING CONTOUR

OAKMONT CENTRE SECTION ONE REVISED
Haynie & Kallman, Inc.
CONSULTING ENGINEERS
Texas

SHEET 3 OF 5

CABINET F SLIDE 131

Unofficial Document

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

PLAT (1 OF 3)

CITY APPROVAL STAMP

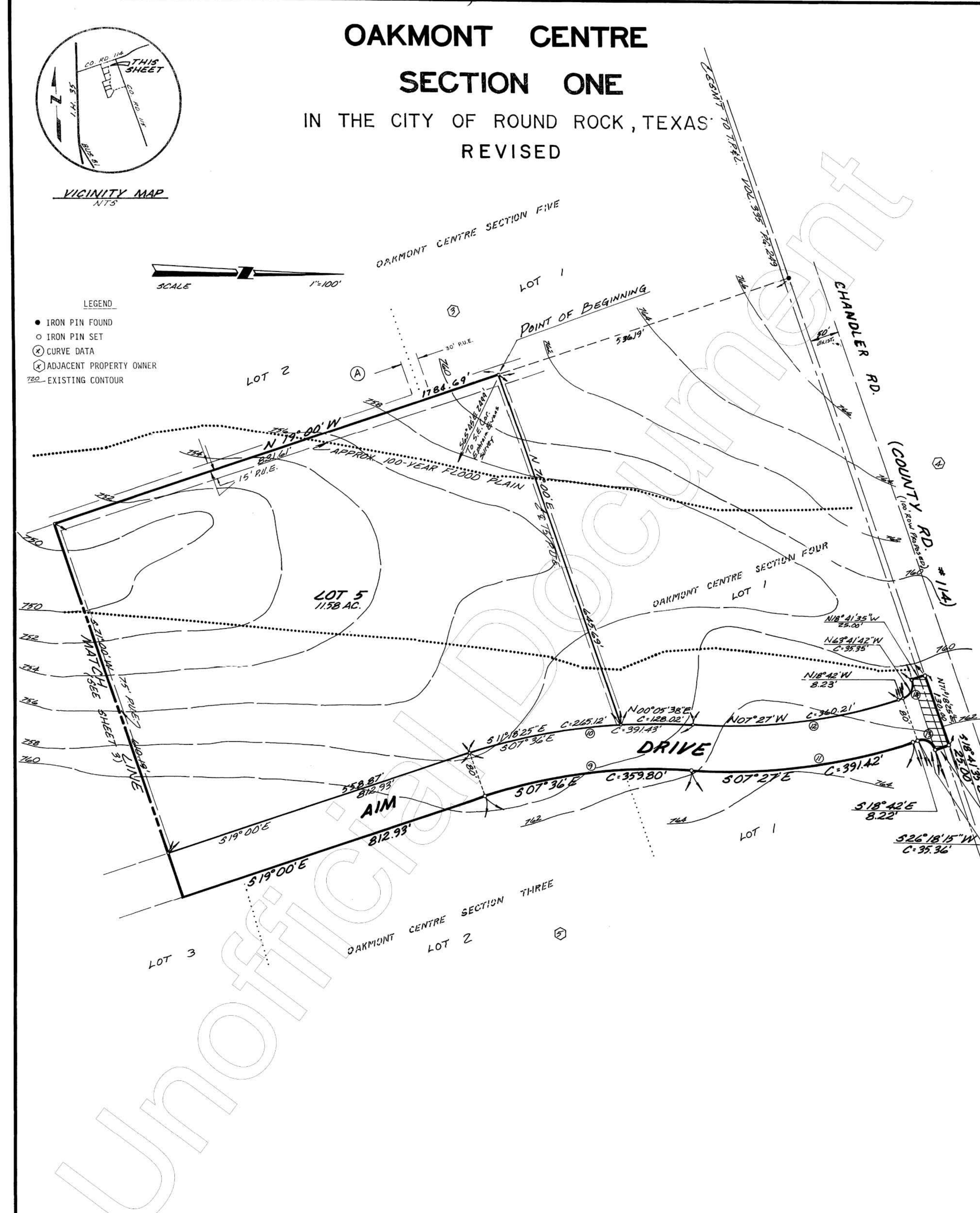
SHEET
C004
4 OF 105
SDP24-00030

SAVED: 10/29/2024 12:26 PM
SAVED BY: KENDALL HACKNEY
PLOTTED: 10/29/2024 12:27 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: K:\AUS\WILL\SDP\Provident Eagles Nest\CIVIL\15-CAD\20-Plats\SDP\SDP24-00-C005 Plat.dwg

Cab F, Slide 132

OAKMONT CENTRE SECTION ONE

IN THE CITY OF ROUND ROCK, TEXAS
REVISED



CABINET F SLIDE 132

OAKMONT CENTRE
SECTION ONE
REVISED

Haynie & Kallman, Inc.
CONSULTING ENGINEERS
Round Rock, Texas

SHEET 4 OF 5

Cab F, Slide 133

OAKMONT CENTRE SECTION ONE

IN THE CITY OF ROUND ROCK, TEXAS
REVISED

FIELD NOTES FOR OAKMONT CENTRE - SECTION ONE REVISED

FIELD NOTES describing a 69.06 acre tract or parcel of land, being 40.084 acres out of the David Curry Survey, Abstract No. 130, and 28.98 acres out of the Ephraim Evans Survey, Abstract No. 212, situated in Williamson County, Texas, being a portion of the following four (4) tracts: 1) 113.624 acres conveyed to Provident Development Company by deed recorded in Volume 930, Page 850 of the Deed Records of said County; 2) 73.547 acres conveyed to Harvey Evans, Gloria Evans, and Edward Flume,Jr., Trustees, by deed recorded in Volume 913, Page 333 of said Deed Records; 3) 10.00 acres conveyed to said Harvey Evans, Gloria Evans, and Edward Flume,Jr., Trustees, by deed recorded in Volume 913, Page 337 of said Deed Records; 4) 49.168 acres conveyed to Provident Development Company by deed recorded in Volume 961, Page 13 of said deed records, said 69.06 acres being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin set in the west line of the said 73.547 acre tract, from which the northwest corner of same bears N19°00'W, 536.19 feet, and from which the southeast corner of the said Evans Survey bears S65°45'E, 2499 feet, for the westernmost northwest corner hereof;

THENCE with a north line hereof, over and across the said 73.547 acre tract, the following six(6) courses:
1) N71°00'E, 645.69 feet to an iron pin set;
2) 128.11 feet along the arc of a curve to the right, having a radius of 990.17 feet and a chord which bears N00°05'38"E, 128.02 feet to an iron pin set;
3) 362.53 feet along the arc of a curve to the left, having a radius of 923.18 feet and a chord which bears N07°27'W, 360.21 feet to an iron pin set;
4) N18°42'W, 8.23 feet to an iron pin set;
5) 39.27 feet along the arc of a curve to the left, having a radius of 25.00 feet and a chord which bears N63°41'42"W, 35.35 feet to an iron pin set;
6) N18°41'35"W, 25.00 feet to an iron pin set on the south right-of-way line of Chandler Road, for the northernmost northwest corner hereof;

THENCE along said South right-of-way line, being the North line of said 73.547 acres, being the North line hereof, N71°18'25"E, 130.00 feet to an iron pin set, being the Northeast corner hereof;

THENCE departing said South right-of-way line, in a Southerly and Easterly direction, the following fourteen (14) courses:
1) S18°41'35"E, 25.00 feet to an iron pin set, being a Point of Curvature hereof;
2) along the arc of a curve to the left having elements of delta = 90°00'25", radius = 25.00 feet, arc = 39.27 feet, tangent = 25.00 feet, chord bearing and chord = S26°18'15"W, 35.36 feet to an iron pin set, being a Point of Tangency hereof;
3) S18°42'E, 8.22 feet to an iron pin set, being a Point of Curvature hereof;
4) along the arc of a curve to the right having elements of delta = 22°30', radius = 1003.18 feet, arc = 393.95 feet, tangent = 199.54 feet, chord bearing and chord = S07°27'E, 391.42 feet to an iron pin set, being a Point of Reverse Curvature hereof;
5) along the arc of a curve to the left having elements of delta = 22°48', radius = 910.17 feet, arc = 362.19 feet, tangent = 183.52 feet, chord bearing and chord = S07°36'E, 359.80 feet to an iron pin set, being a Point of Tangency hereof;
6) S19°00'E, 812.93 feet to an iron pin set, being a Point of Curvature hereof;
7) along the arc of a curve to the right having elements of delta = 21°22', radius = 640.00 feet, arc = 238.67 feet, tangent = 120.74 feet, chord bearing and chord = S08°19'E, 237.29 feet to an iron pin set, being a Point of Tangency hereof;
8) S02°22'W, 1297.22 feet to an iron pin set, being a Point of Curvature hereof;
9) along the arc of a curve to the left having elements of delta = 21°22', radius = 560.00 feet, arc = 208.83 feet, tangent = 105.64 feet, chord bearing and chord = S08°19'E, 207.63 feet to an iron pin set, being a Point of Tangency hereof;
10) S19°00'E, 334.92 feet to an iron pin set, being a Point of Curvature hereof;
11) along the arc of a curve to the left having elements of delta = 90°44', radius = 360.00 feet, arc = 570.10 feet, tangent = 364.64 feet, chord bearing and chord = S64°22'E, 512.36 feet to an iron pin set, being a Point of Tangency hereof;
12) N70°16'E, 1045.70 feet to an iron pin set, being a Point of Curvature hereof;
13) along the arc of a curve to the left having elements of delta = 87°47'20", radius = 25.00 feet, arc = 38.30 feet, tangent = 24.05 feet, chord bearing and chord = N26°22'20"E, 34.67 feet to an iron pin set, being a Point of Tangency hereof;
14) N72°28'40"E, 20.00 feet to an iron pin set in the West right-of-way line of Sunrise Road, County Road No. 115, being the most Easterly Northeast corner hereof;

THENCE along said West right-of-way line, being the East line of said 113.624 acres, being the most Easterly line hereof, S17°31'20"E, 130.10 feet to the Southeast corner hereof;

THENCE departing said West right-of-way line, in a Westerly direction, the following seven (7) courses:
1) S72°28'40"W, 20.00 feet to an iron pin set, being a Point of Curvature hereof;
2) along the arc of a curve to the left having elements of delta = 92°12'40", radius= 25.00 feet, arc = 40.24 feet, tangent = 25.98 feet, chord bearing and chord = N63°37'40"W, 36.03 feet to an iron pin set, being a Point of Tangency hereof;
3) S70°16'W, 1040.68 feet to an iron pin set, being a Point of Curvature hereof;
4) along the arc of a curve to the right having elements of delta = 42°36', radius= 440.00 feet, arc = 327.14 feet, tangent = 171.55 feet, chord bearing and chord = N88°26'W, 319.66 feet to an iron pin set, being a Point of Tangency hereof;
5) S22°52'W, 945.53 feet to an iron pin set in the North line of a 22.092 acre tract conveyed to the Veterans Land Board by deed recorded in Volume 511, Page 459 of said Deed Records, being the South line of said 113.624 acres, being an angle point hereof;
6) S70°46'30"W, 145.24 feet to an iron pin found, being an angle point hereof;
7) S34°18'15"W, 20.59 feet to an iron pin found, being the Southwest corner of said 113.624 acres, being the Southwest corner hereof;

THENCE along the fenced East line of that land conveyed to Leon E. Behrens, being the West line hereof, the following three (3) courses:
1) N19°45'W, 908.70 feet to an iron pin found, being an angle point hereof;
2) N19°43'20"W, 460.31 feet to an iron pin found, being an angle point hereof;
3) N19°34'25"W, 903.30' feet to an iron pin found in the fenced South line of said 94.39 acres, being the North line of said David Curry Survey, being an angle point hereof;

THENCE over and across said 94.39 acres the following three (3) courses and distances:
1) N29°36'54"E, 196.69 feet to and iron pin set;
2) 321.37 feet along the arc of a curve to the left, having a radius of 330.00 feet and a chord which bears S88°17'02"E, 308.82 feet to an iron pin set;
3) N63°49'02"E, 183.10 feet to an iron pin set on the west line of said 73.547 acres, for an interior corner hereof;

THENCE with the west line of said 73.547 acres, N19°00'W, 1784.69 feet to the Place of BEGINNING, containing 69.06 acres of Land, more or less.

THE STATE OF TEXAS :
COUNTY OF WILLIAMSON :

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, PROVIDENT DEVELOPMENT COMPANY, a division of Lexington Development Company, owner of 61.49 acres of land being a 32.51 acre portion of that certain 113.624 acre tract out of the David Curry Survey, Abstract No. 130 conveyed to said company by deed recorded in Volume 930, Page 850 of the Deed Records of Williamson County, Texas, and being a 28.31 acre portion of that certain 83.547 acre tract of the Ephraim Evans Survey, Abstract No. 212 conveyed to said company by deed recorded in Volume 913, Page 333 of the Deed Records of said County; and also being a 0.661 acre portion of that certain 44.168 acre tract out of the Ephraim Evans Survey, Abstract No. 212 conveyed to said company by deed recorded in Volume 961, Page 13 of the Deed Records of said County; and APPLIED INFORMATION MEMORIES, A California Corporation, owner of 7.58 acres of land out of the David Curry Survey, Abstract No. 130, conveyed to said corporation by deed recorded in Volume 952, Page 187 of said Deed Records; do hereby adopt these 69.06 acres of land situated in Williamson County, Texas, as our subdivision to be known as OAKMONT CENTRE, SECTION ONE REVISED, and do hereby dedicate to the public use any and all streets and easements as shown hereon.

WITNESS MY HAND, this the 10th day of August, A.D., 1984.

PROVIDENT DEVELOPMENT COMPANY

JAMES H. MILLS, Attorney-in-Fact

APPLIED INFORMATION MEMORIES

N. E. CHAPMAN, Vice President, Finance

THE STATE OF TEXAS |
COUNTY OF WILLIAMSON |

BEFORE ME, the undersigned authority, on this day personally appeared JAMES H. MILLS, Attorney-in-Fact of Provident Development Company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of August A.D., 1984.

Alexandra H.-von Kalendorff
Notary Public, State of Texas

My Commission Expires: 12-23-87

THE STATE OF TEXAS |
COUNTY OF WILLIAMSON |

BEFORE ME, the undersigned authority, on this day personally appeared N. E. CHAPMAN, Vice President, Finance of Applied Information Memories, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of August, A.D., 1984.

Sandra J. Lloyd
Notary Public, State of Texas

My Commission Expires: 6/85

The Subdivision shown hereon is within the City Limits of the City of Round Rock, Texas.

APPROVED, this the 16th day of AUGUST, 1984, A.D., by the Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

JIM HISLOP, Chairman

WALTER G. TIBBITTS III, Secretary

PASSED AND APPROVED on the 16th day of AUGUST, 1984, A.D.

ATTEST:

JOANNE LAND, Secretary
City of Round Rock

APPROVED:

MIKE ROBINSON, Mayor
City of Round Rock

THE STATE OF TEXAS |
COUNTY OF WILLIAMSON |

I, James N. Boydston, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 7th day of September, 1984, A.D., at 11:55 o'clock A.M. and duly recorded on the 7th day of September, 1984, A.D., at 1:00 o'clock P.M. in the Plat Records of said County, in Book CAB. F, Slide 129-133.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

BY: Barbara Shuffield
Deputy

JAMES N. BOYDSTON, Clerk
County Court, Williamson County, Texas

CABINET F SLIDE 133

OAKMONT CENTRE
SHEET 5 OF 5

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI®
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

PLAT (2 OF 3)

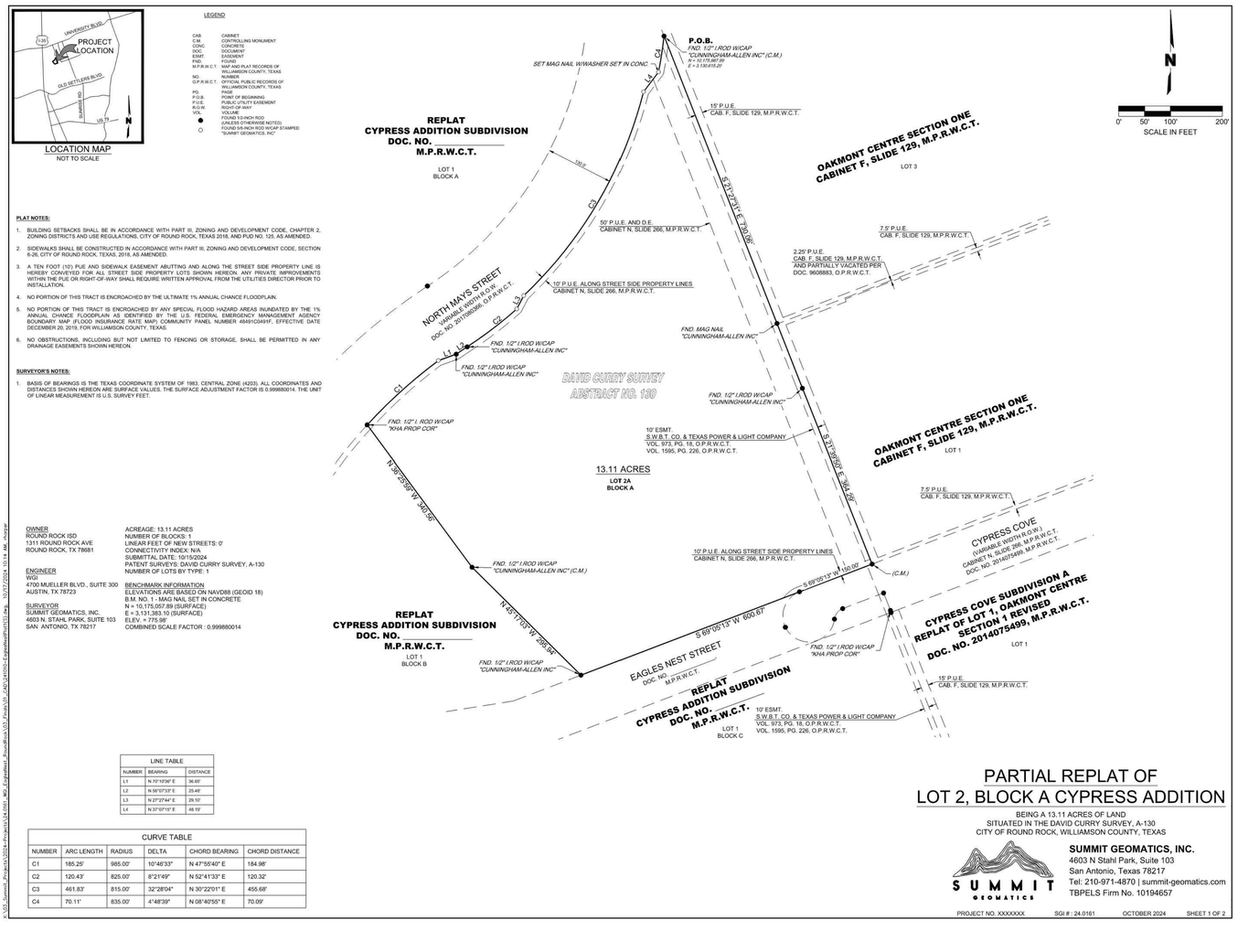
CITY APPROVAL STAMP

SHEET
C005
5 OF 105

SDP24-00030

SAVED: 10/30/2024 12:20 PM
PLOT DATE: 1/27/2025 9:23 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-C005-Plat.dwg

SAVED: 10/30/2024 12:20 PM
PLOT DATE: 12/7/2025 9:24 PM
PLOTTED BY: KENDALL HAKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Site\SDP\10729.00-C005-Plat.dwg



PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS 2018, AND PUD NO. 125, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6.26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON. ANY PRIVATE IMPROVEMENTS WITHIN THE PUE OR RIGHT-OF-WAY SHALL REQUIRE WRITTEN APPROVAL FROM THE UTILITIES DIRECTOR PRIOR TO INSTALLATION.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
5. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0445F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

SURVEYOR'S NOTES:

1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 0.999880014. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

OWNER
ROUND ROCK ISD
1311 ROUND ROCK AVE
ROUND ROCK, TX 78681

ENGINEER
WGI
4700 MUELLER BLVD., SUITE 300
AUSTIN, TX 78723

SURVEYOR
SUMMIT GEOMATICS, INC.
4603 N. STAHL PARK, SUITE 103
SAN ANTONIO, TX 78217

ACREAGE: 13.11 ACRES
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0'
CONNECTIVITY INDEX: N/A
SUBMITTAL DATE: 10/15/2024
PATENT SURVEYS: DAVID CURRY SURVEY, A-130
NUMBER OF LOTS BY TYPE: 1

BENCHMARK INFORMATION
ELEVATIONS ARE BASED ON NAVD88 (GEOID 18)
B.M. NO. 1 - MAG NAIL SET IN CONCRETE
N = 10,175,057.89 (SURFACE)
E = 3,131,383.10 (SURFACE)
ELEV. = 775.98'
COMBINED SCALE FACTOR : 0.999880014

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 70°15'36" E	36.65'
L2	N 16°57'33" E	25.48'
L3	N 27°37'44" E	29.10'
L4	N 37°07'15" E	48.18'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	185.25'	985.00'	10°46'33"	N 47°55'40" E	184.98'
C2	120.43'	825.00'	8°21'49"	N 52°41'33" E	120.32'
C3	461.83'	815.00'	32°28'04"	N 30°22'01" E	455.66'
C4	70.11'	835.00'	4°48'39"	N 08°40'56" E	70.09'

PARTIAL REPLAT OF LOT 2, BLOCK A CYPRESS ADDITION

BEING A 13.11 ACRES OF LAND
SITUATED IN THE DAVID CURRY SURVEY, A-130
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SUMMIT GEOMATICS, INC.
4603 N Stahl Park, Suite 103
San Antonio, Texas 78217
Tel: 210-971-4870 | summit-geomatics.com
TBPELS Firm No. 10194657

PROJECT NO. XXXXXXX | SGI # : 24.0161 | OCTOBER 2024 | SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT ROUND ROCK ISD, AS OWNER(S) OF 13.11 ACRES OUT OF THE DAVID CURRY SURVEY, A-130 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS XXXXXXXXXX.

BY: XXXXXXXXXXX
BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____ _____
PRINT NOTARY'S NAME NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT XXXXXXXXX, THE LIEN HOLDER OF THAT CERTAIN 13.11 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. XXXXXXXXX, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 13.11 ACRE TRACT OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

_____
(NAME OF LIEN HOLDER)
BY: _____, ITS_____
(TYPED NAME)

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20___.

BY_____
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:

CITY OF ROUND ROCK CERTIFICATION

APPROVED THIS ___ DAY OF _____, 20___, BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

_____
BRADLEY DUSHKIN, AICP
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
CITY OF ROUND ROCK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D. AT _____O'CLOCK __.M. AND DULY RECORD ON THE ____ DAY OF _____, 20____ A.D. AT _____O'CLOCK __.M IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____.

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

ENGINEER'S CERTIFICATION
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ALYSSA N. ALVAREZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

_____ _____
ALYSSA N. ALVAREZ, P.E. DATE
WGI
4700 MUELLER BLVD., SUITE 300
AUSTIN, TX 78723

SURVEYOR'S CERTIFICATION
THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ROBERT A. HARPER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

_____ _____
ROBERT A. HARPER, R.P.L.S. DATE
SUMMIT GEOMATICS, INC.
4603 N STAHL PARK, SUITE 103
SAN ANTONIO, TX 78217

STATE OF TEXAS REGISTERED 6580 PROFESSIONAL LAND SURVEYOR
ROBERT A. HARPER

SURVEYOR'S NOTES:

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

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

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

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

GRANTOR FURTHER GRANTS TO GRANTEE:
(a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
(b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUTS AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMENT TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
(c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR'S PROPERTY BY MEANS OF ROADS AND LANES THEREON IF SUCH EXISTS, OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL BE REASONABLY SATISFACTORY TO GRANTOR, PROVIDED THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO ANY PORTION OF GRANTOR'S PROPERTY WHICH IS ISOLATED FROM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FOREGOING RIGHT OF INGRESS AND EGRESS INCLUDES THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISASSEMBLE, REMOVE, TAKE DOWN, AND CLEAR AWAY ANY FENCE, BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE'S INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY, AND SHOULD GRANTEE DEEM IT NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE, BARRICADE, OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE, REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABLY PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION; PROVIDED, HOWEVER, THAT GRANTEE SHALL NOT BE OBLIGATED TO REPLACE ANY FENCE OR OTHER STRUCTURE REMOVED;
(d) THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING, SUCH ROADS ON AND ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT;
(e) THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND ALL TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN THE OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE, VALVES, APPLIANCES, FITTINGS, OR OTHER FACILITIES PLACED ON, OVER, OR UNDER THE EASEMENT OR A HAZARD TO THE USE OF THE EASEMENT BY GRANTEE, OR WHICH MAY UNREASONABLY INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABLE FOR TIMBER OR FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE;
(f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE EASEMENT;

GRANTEE HEREBY COVENANTS AND AGREES:
(a) GRANTEE SHALL NOT FENCE THE EASEMENT;
(b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS;
(c) TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AND DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRESS OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERTY SHALL REMAIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

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

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 13.11 ACRE TRACT OF LAND
SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130
WILLIAMSON COUNTY, TEXAS

BEING A 13.11 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 13.110 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO ROUND ROCK INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NO. 2017016316 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING A PORTION OF LOT 2, BLOCK A OF CYPRESS ADDITION, A SUBDIVISION PER PLAT RECORDED IN CABINET N, SLIDE 266 OF THE MAP AND PLAT RECORDS OF WILLIAMSON COUNTY (M.P.R.W.C.T.), TEXAS, SAID 13.11 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND ON THE WEST LINE OF LOT 3 OF OAKMONT CENTRE SECTION ONE, A SUBDIVISION RECORDED IN CABINET F, SLIDE 129, M.P.R.W.C.T., AND BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. MAYS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 2017080366, O.P.R.W.C.T., BEING THE MOST NORTHERLY CORNER OF SAID 13.110 ACRE TRACT AND MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 21° 27' 31" EAST, ALONG AND WITH THE EAST LINE OF SAID 13.110 ACRE TRACT SAME BEING THE WEST LINE OF SAID OAKMONT CENTRE SECTION ONE, AT A DISTANCE OF 596.79 FEET PASSING THE COMMON WEST CORNER OF LOTS 2 AND 3 OF SAID OAKMONT CENTRE SECTION ONE, AND CONTINUING FOR A TOTAL DISTANCE OF 730.06 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND FOR CORNER;

THENCE, SOUTH 21° 39' 50" EAST, CONTINUING ALONG AND WITH THE EAST LINE OF SAID 13.110 ACRE TRACT SAME BEING THE WEST LINE OF SAID OAKMONT CENTRE SECTION ONE, A DISTANCE OF 364.29 FEET TO A 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF CYPRESS COVE (A VARIABLE WIDTH RIGHT-OF-WAY) PER CABINET N, SLIDE 266 M.P.R.W.C.T. AND DOCUMENT NO. 2014075499, M.P.R.W.C.T.;

THENCE, SOUTH 69° 05' 13" WEST, ALONG AND WITH THE SOUTH LINE OF SAID 13.110 ACRE TRACT SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID CYPRESS COVE, AT A DISTANCE OF 150.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT OF SAID CYPRESS COVE AND CONTINUING ALONG THE SOUTH LINE OF SAID 13.110 ACRE TRACT AND OVER AND ACROSS SAID LOT 2 OF CYPRESS ADDITION FOR A TOTAL DISTANCE OF 600.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND FOR CORNER;

THENCE, NORTH 45° 17' 03" WEST, CONTINUING ALONG AND WITH THE SOUTH LINE OF SAID 13.110 ACRE TRACT AND OVER AND ACROSS SAID LOT 2, A DISTANCE OF 295.94 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND FOR CORNER;

THENCE, NORTH 36° 25' 59" WEST, CONTINUING ALONG AND WITH THE SOUTH LINE OF SAID 13.110 ACRE TRACT AND OVER AND ACROSS SAID LOT 2, A DISTANCE OF 340.56 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KHA PROP COR" FOUND ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID N. MAYS, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG AND WITH THE WEST LINES OF SAID 13.110 ACRE TRACT SAME BEING THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID N. MAYS, THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES:

1) ALONG SAID CURVE TURNING TO THE RIGHT WITH A DELTA ANGLE OF 10° 46' 33", AN ARC LENGTH OF 185.25 FEET, HAVING A RADIUS OF 985.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 47° 55' 40" EAST FOR A DISTANCE OF 184.98 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS INC" SET FOR CORNER;
2) NORTH 70° 10' 36" EAST, A DISTANCE OF 36.65 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND FOR CORNER;
3) NORTH 56° 07' 33" EAST FOR A DISTANCE OF 25.48 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CUNNINGHAM-ALLEN INC" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;
4) ALONG SAID CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 08° 21' 49", AN ARC LENGTH OF 120.43 FEET, HAVING A RADIUS OF 825.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 52° 41' 33" EAST FOR A DISTANCE OF 120.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS INC" SET FOR CORNER;
5) NORTH 27° 27' 44" EAST FOR A DISTANCE OF 29.10 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS INC" SET FOR THE BEGINNING OF A CURVE TO THE LEFT;
6) ALONG SAID CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 32° 28' 04", AN ARC LENGTH OF 461.83 FEET, HAVING A RADIUS OF 815.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 30° 22' 01" EAST FOR A DISTANCE OF 455.68 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS INC" SET FOR CORNER;
7) NORTH 37° 07' 15" EAST FOR A DISTANCE OF 48.19 FEET TO A MAG NAIL WITH WASHER STAMPED "SUMMIT GEOMATICS INC" SET IN A CONCRETE DRAINAGE CHANNEL FOR THE BEGINNING OF A CURVE TO THE LEFT;
8) ALONG SAID CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 04° 48' 39", AN ARC LENGTH OF 70.11 FEET, HAVING A RADIUS OF 835.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 08° 40' 55" EAST FOR A DISTANCE OF 70.09 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 13.11 ACRES OF LAND.

PARTIAL REPLAT OF LOT 2, BLOCK A CYPRESS ADDITION

BEING A 13.11 ACRES OF LAND
SITUATED IN THE DAVID CURRY SURVEY, A-130
CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SUMMIT GEOMATICS, INC.
4603 N Stahl Park, Suite 103
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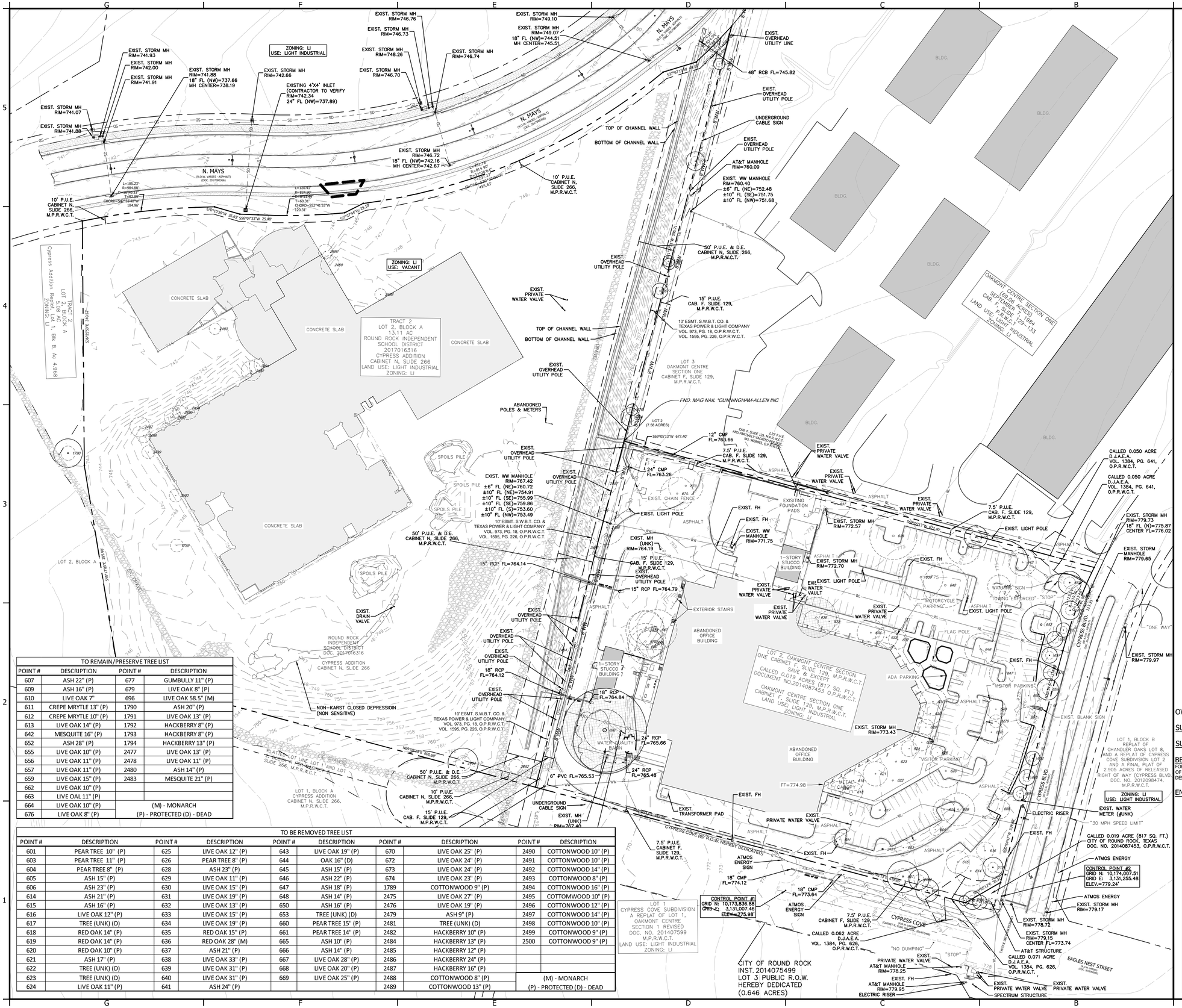
Tel: 210-971-4870 | summit-geomatics.com
TBPELS Firm No. 10194657

PROJECT NO. XXXXXXX | SGI # : 24.0161 | OCTOBER 2024 | SHEET 2 OF 2

SHEET C006	6 OF 105	SDP24-00030	PROVIDENT EAGLES NEST 2930 & 3030 EAGLE'S NEST STREET ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665 PLAT (3 OF 3)	NOVEMBER 26, 2025 INITIAL SUBMITTAL

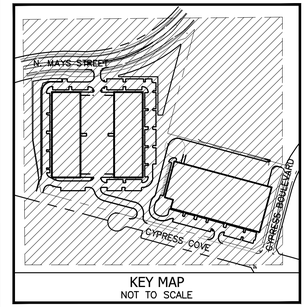
PHONE NO: 512-669-5560
WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL



TO REMAIN/PRESERVE TREE LIST			
POINT #	DESCRIPTION	POINT #	DESCRIPTION
607	ASH 22" (P)	677	GUMBULLY 11" (P)
609	ASH 16" (P)	679	LIVE OAK 8" (P)
610	LIVE OAK 7"	696	LIVE OAK 58.5" (M)
611	CREPE MRYTLE 13" (P)	1790	ASH 20" (P)
612	CREPE MRYTLE 10" (P)	1791	LIVE OAK 13" (P)
613	LIVE OAK 14" (P)	1792	HACKBERRY 8" (P)
642	MESQUITE 16" (P)	1793	HACKBERRY 8" (P)
652	ASH 28" (P)	1794	HACKBERRY 13" (P)
655	LIVE OAK 10" (P)	2477	LIVE OAK 13" (P)
656	LIVE OAK 11" (P)	2478	LIVE OAK 11" (P)
657	LIVE OAK 11" (P)	2480	ASH 14" (P)
659	LIVE OAK 15" (P)	2483	MESQUITE 21" (P)
662	LIVE OAK 10" (P)		
663	LIVE OAL 11" (P)		
664	LIVE OAK 10" (P)	(M) - MONARCH	
676	LIVE OAK 8" (P)	(P) - PROTECTED (D) - DEAD	

TO BE REMOVED TREE LIST									
POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION
601	PEAR TREE 10" (P)	625	LIVE OAK 12" (P)	643	LIVE OAK 19" (P)	670	LIVE OAK 25" (P)	2490	COTTONWOOD 10" (P)
603	PEAR TREE 11" (P)	626	PEAR TREE 8" (P)	644	OAK 16" (D)	672	LIVE OAK 24" (P)	2491	COTTONWOOD 10" (P)
604	PEAR TREE 8" (P)	628	ASH 23" (P)	645	ASH 15" (P)	673	LIVE OAK 24" (P)	2492	COTTONWOOD 14" (P)
605	ASH 15" (P)	629	LIVE OAK 11" (P)	646	ASH 22" (P)	674	LIVE OAK 23" (P)	2493	COTTONWOOD 8" (P)
606	ASH 23" (P)	630	LIVE OAK 15" (P)	647	ASH 18" (P)	1789	COTTONWOOD 9" (P)	2494	COTTONWOOD 16" (P)
614	ASH 21" (P)	631	LIVE OAK 19" (P)	648	ASH 14" (P)	2475	LIVE OAK 27" (P)	2495	COTTOMWOOD 10" (P)
615	ASH 16" (P)	632	LIVE OAK 13" (P)	650	ASH 16" (P)	2476	LIVE OAK 19" (P)	2496	COTTONWOOD 12" (P)
616	LIVE OAK 12" (P)	633	LIVE OAK 15" (P)	653	TREE (UNK) (D)	2479	ASH 9" (P)	2497	COTTONWOOD 14" (P)
617	TREE (UNK) (D)	634	LIVE OAK 19" (P)	660	PEAR TREE 15" (P)	2481	TREE (UNK) (D)	2498	COTTONWOOD 10" (P)
618	RED OAK 14" (P)	635	RED OAK 15" (P)	661	PEAR TREE 14" (P)	2482	HACKBERRY 10" (P)	2499	COTTONWOOD 9" (P)
619	RED OAK 14" (P)	636	RED OAK 28" (M)	665	ASH 10" (P)	2484	HACKBERRY 13" (P)	2500	COTTONWOOD 9" (P)
620	RED OAK 10" (P)	637	ASH 21" (P)	666	ASH 14" (P)	2485	HACKBERRY 12" (P)		
621	ASH 17" (P)	638	LIVE OAK 33" (P)	667	LIVE OAK 28" (P)	2486	HACKBERRY 24" (P)		
622	TREE (UNK) (D)	639	LIVE OAK 31" (P)	668	LIVE OAK 20" (P)	2487	HACKBERRY 16" (P)		
623	TREE (UNK) (D)	640	LIVE OAK 31" (P)	669	LIVE OAK 25" (P)	2488	COTTONWOOD 8" (P)	(M) - MONARCH	
624	LIVE OAK 11" (P)	641	ASH 24" (P)			2489	COTTONWOOD 13" (P)	(P) - PROTECTED (D) - DEAD	



KEY MAP
NOT TO SCALE

OWNERS: PROVIDENT REALTY ADVISORS, INC.

SURVEYOR: SUMMIT GEOMATICS, INC.

SUBMITTAL DATE: NOVEMBER 20, 2024

BENCHMARK: 1/2" IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS, INC." SET FOR THE SOUTHWEST CORNER OF SAID 3.385 ACRE TRACT, THE NORTHWEST CORNER OF SAID PARCEL 19 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

ENGINEER: WGI

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

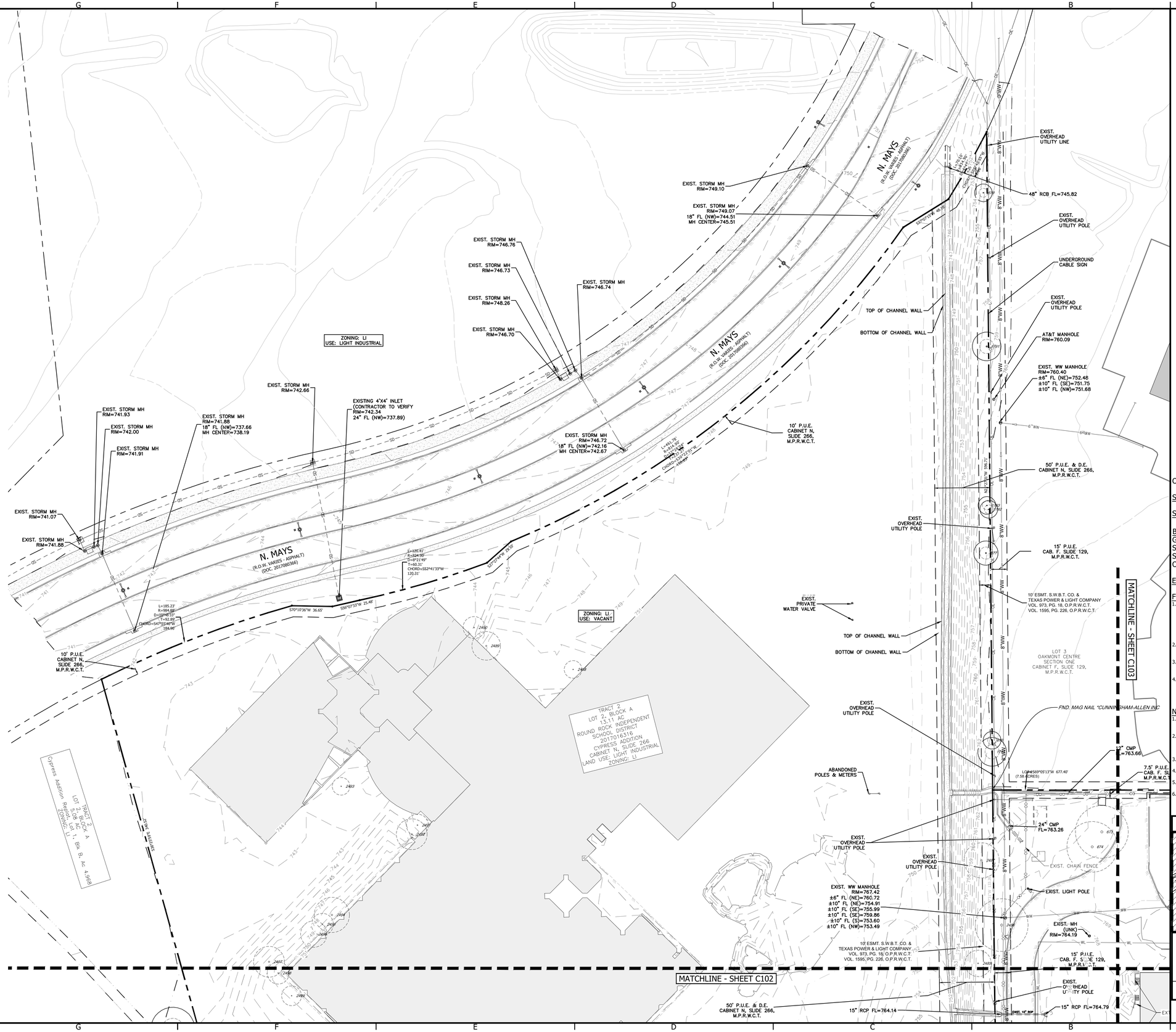
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

OVERALL EXISTING CONDITIONS

CITY APPROVAL STAMP

SHEET
C100
7 OF 105
SDP24-00030

SAVED: 12/4/2025 4:37 PM
PLOTTED BY: KENDALL HACKNEY
PLOTTED: 12/4/2025 4:37 PM
FILENAME: K:\AUSTIN\27000\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-C100-Overall Existing Conditions.dwg



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

OWNERS: PROVIDENT REALTY ADVISORS, INC.

SURVEYOR: SUMMIT GEOMATICS, INC.

SUBMITTAL DATE: AUGUST 19, 2024

BENCHMARK: 8" IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS, INC." SET FOR THE SOUTHWEST CORNER OF SAID 3.385 ACRE TRACT, THE NORTHWEST CORNER OF SAID PARCEL 19 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

ENGINEER:WGI

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
2. THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN >7%, AND THE GRADE BREAKS NOT GREATER >3%.
3. THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'6".
4. FIRE LANE SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'. WHERE THE TRAFFIC IS 2-WAY, BUILDINGS ARE EXCEEDING 30' OR 3 STORIES IN HEIGHT, BUILDINGS EXCEEDING 62,000 SQ FT. OR WHERE HYDRANTS ARE LOCATED ALONG THE FIRE ACCESS ROADS THE MIN. WIDTH SHALL BE 26'.

NOTES:

1. PUBLIC STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON PRELIMINARY PLAT.
2. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING GREATER THAN 29 DWELLING UNITS
3. NO PORTION OF TRACT WITHIN 1% ANNUAL CHANCE FLOODPLAIN.
4. ON-SITE DETENTION WILL BE PROVIDED VIA TWO DETENTION PONDS.
5. THERE ARE TWO MONARCH TREES ON THIS SITE
6. PARKING LOT MEDIANS AND ISLANDS ARE TO BE LANDSCAPED PER ROUND ROCK CODE OF ORDINANCES CHAPTER 8 ARTICLE II SEC 8-10.

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

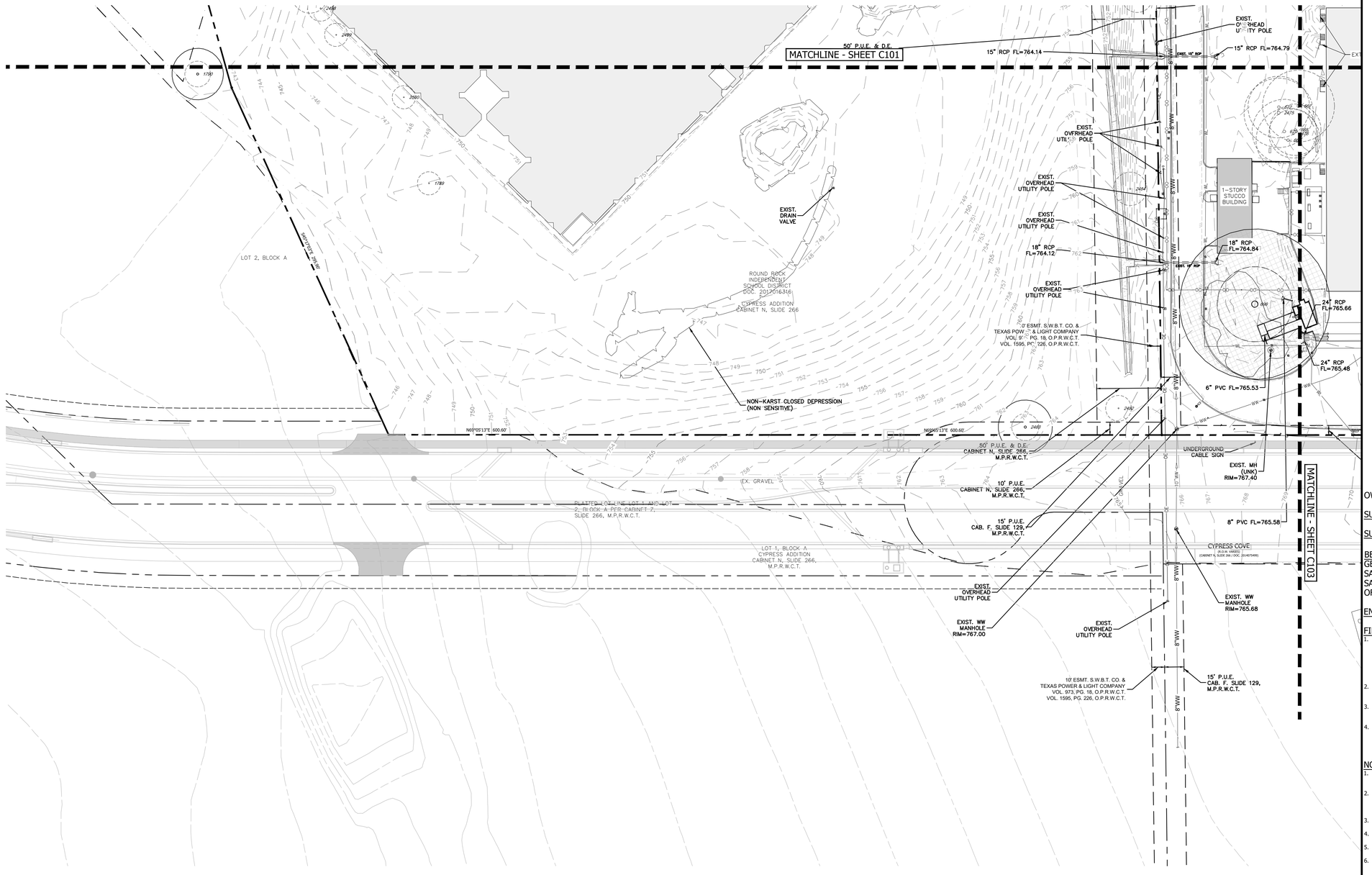
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED EXISTING CONDITIONS PLAN (1 OF 3)

SHEET
C101
8 OF 105
SDP24-00030

SAVED: 12/1/2023 3:03 PM
PLOTTED: 12/1/2023 3:03 PM
PLOTTED BY: HERIBAL LAGUNAS
DRAWING: G:\Projects\2023\23-0134 Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-C101-Detailed Existing_Conditions.dwg



0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- CONTOUR
- WL — WATER LINE
- WW — WASTEWATER LINE
- FM — FORCE MAIN
- SD — STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- GAS — GAS LINE
- FENCE
- RETAINING WALL
- BENCHMARK
- MAIL BOX
- SIGN
- WATER METER VAULT
- WATER VALVE
- WATER MANHOLE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC MANHOLE
- ELEC TRANSFORMER PAD
- AIR CONDITIONER UNIT
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE TO REMAIN
- TREE TO BE REMOVED
- STREET LIGHTS

OWNERS: PROVIDENT REALTY ADVISORS, INC.

SURVEYOR: SUMMIT GEOMATICS, INC.

SUBMITTAL DATE: AUGUST 19, 2024

BENCHMARK: 5/8" IRON ROD WITH CAP STAMPED "SUMMIT GEOMATICS, INC." SET FOR THE SOUTHWEST CORNER OF SAID 3.385 ACRE TRACT, THE NORTHWEST CORNER OF SAID PARCEL 19 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

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NOTES:

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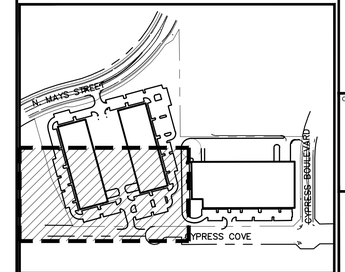

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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01/28/2025

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

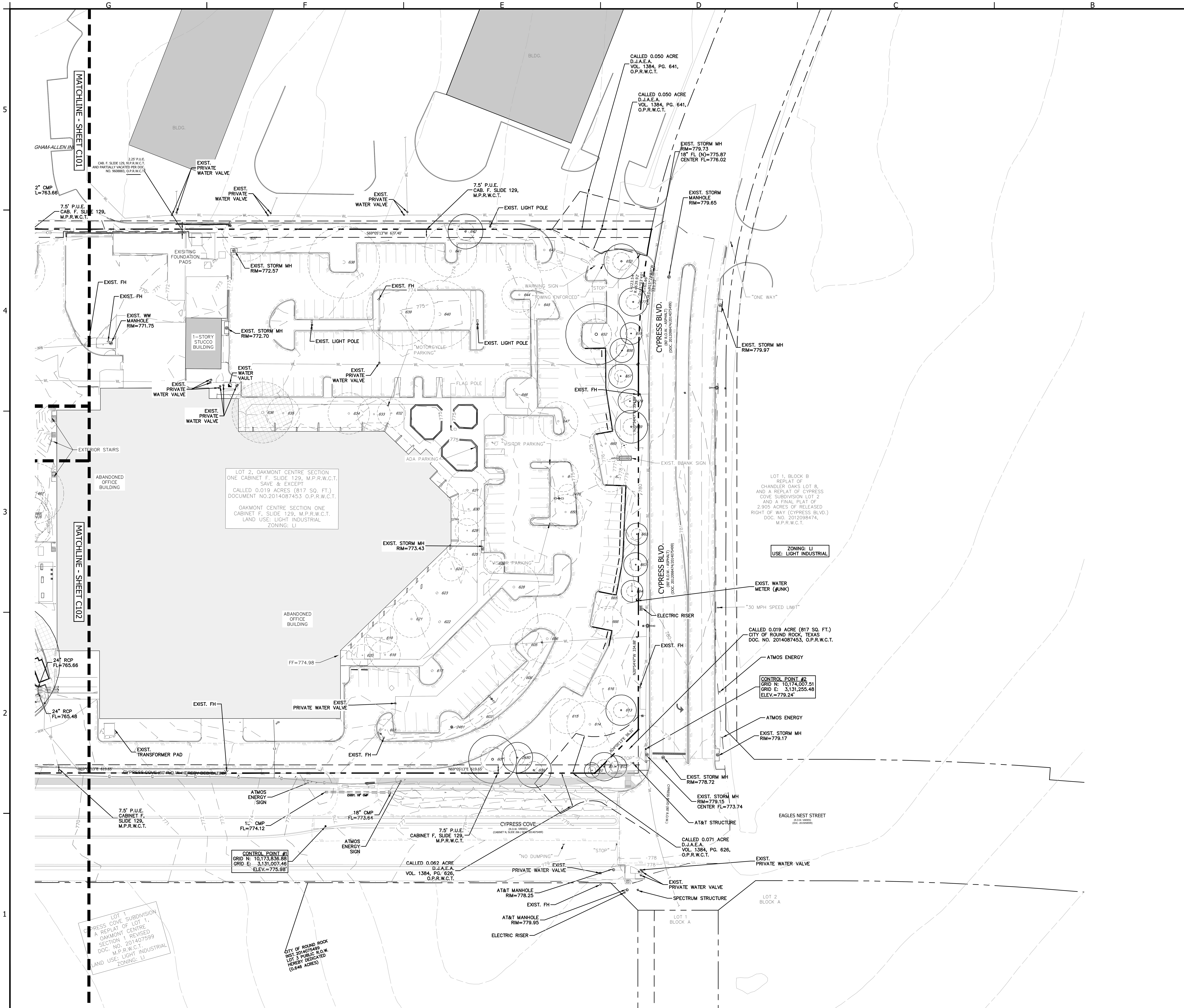
CITY APPROVAL STAMP

DETAILED EXISTING CONDITIONS PLAN (2 OF 3)

SHEET
C102
9 OF 105

SDP24-00030

SAVED: 12/1/2025 1:39 PM
PLOT DATE: 12/1/2025 1:39 PM
PLOTTED BY: KEIGHLA MOONEY
DRAWING: I:\2024\26-PROP\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-C101-Detailed Existing_Conditions.dwg



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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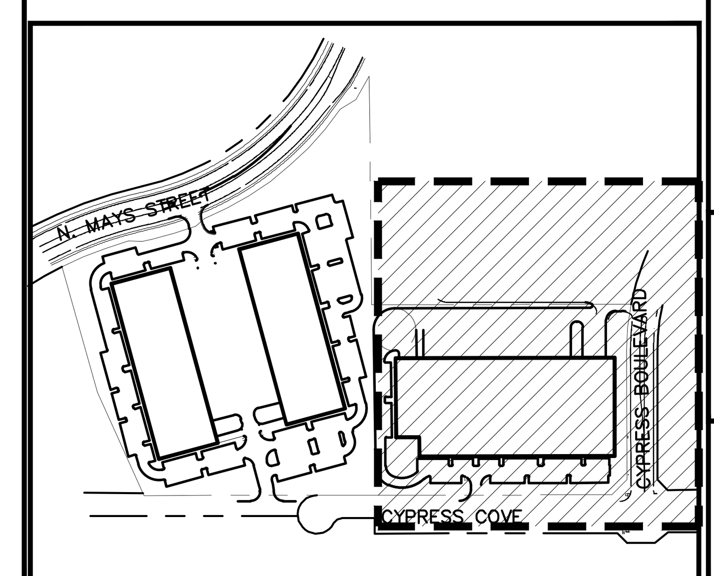

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
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PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

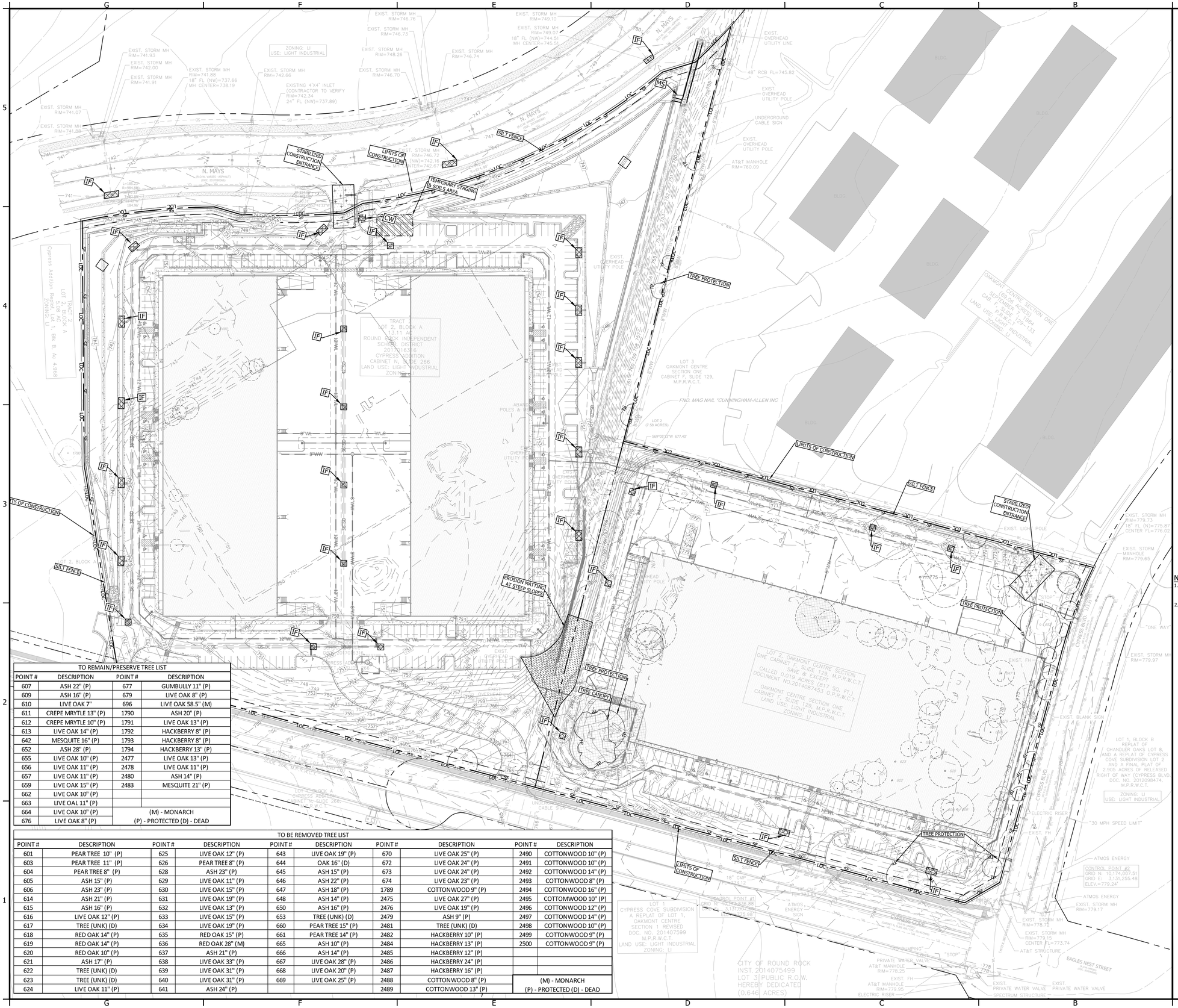
DETAILED EXISTING CONDITIONS PLAN (3 OF 3)

CITY APPROVAL STAMP

SHEET
C103

SDP24-00030

SAVED: 1/24/2025 1:20 PM
PLOT DATE: 1/27/2025 9:32 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-C101-Detailed Existing_Conditions.dwg



TO REMAIN/PRESERVE TREE LIST			
POINT #	DESCRIPTION	POINT #	DESCRIPTION
607	ASH 22" (P)	677	GUMBULLY 11" (P)
609	ASH 16" (P)	679	LIVE OAK 8" (P)
610	LIVE OAK 7"	696	LIVE OAK 58.5" (M)
611	CREPE MRYTLE 13" (P)	1790	ASH 20" (P)
612	CREPE MRYTLE 10" (P)	1791	LIVE OAK 13" (P)
613	LIVE OAK 14" (P)	1792	HACKBERRY 8" (P)
642	MESQUITE 16" (P)	1793	HACKBERRY 8" (P)
652	ASH 28" (P)	1794	HACKBERRY 13" (P)
655	LIVE OAK 10" (P)	2477	LIVE OAK 13" (P)
656	LIVE OAK 11" (P)	2478	LIVE OAK 11" (P)
657	LIVE OAK 11" (P)	2480	ASH 14" (P)
659	LIVE OAK 15" (P)	2483	MESQUITE 21" (P)
662	LIVE OAK 10" (P)		
663	LIVE OAL 11" (P)		
664	LIVE OAK 10" (P)	(M) - MONARCH	
676	LIVE OAK 8" (P)	(P) - PROTECTED (D) - DEAD	

TO BE REMOVED TREE LIST									
POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION
601	PEAR TREE 10" (P)	625	LIVE OAK 12" (P)	643	LIVE OAK 19" (P)	670	LIVE OAK 25" (P)	2490	COTTONWOOD 10" (P)
603	PEAR TREE 11" (P)	626	PEAR TREE 8" (P)	644	OAK 16" (D)	672	LIVE OAK 24" (P)	2491	COTTONWOOD 10" (P)
604	PEAR TREE 8" (P)	628	ASH 23" (P)	645	ASH 15" (P)	673	LIVE OAK 24" (P)	2492	COTTONWOOD 14" (P)
605	ASH 15" (P)	629	LIVE OAK 11" (P)	646	ASH 22" (P)	674	LIVE OAK 23" (P)	2493	COTTONWOOD 8" (P)
606	ASH 23" (P)	630	LIVE OAK 15" (P)	647	ASH 18" (P)	1789	COTTONWOOD 9" (P)	2494	COTTONWOOD 16" (P)
614	ASH 21" (P)	631	LIVE OAK 19" (P)	648	ASH 14" (P)	2475	LIVE OAK 27" (P)	2495	COTTOMWOOD 10" (P)
615	ASH 16" (P)	632	LIVE OAK 13" (P)	650	ASH 16" (P)	2476	LIVE OAK 19" (P)	2496	COTTONWOOD 12" (P)
616	LIVE OAK 12" (P)	633	LIVE OAK 15" (P)	653	TREE (UNK) (D)	2479	ASH 9" (P)	2497	COTTONWOOD 14" (P)
617	TREE (UNK) (D)	634	LIVE OAK 19" (P)	660	PEAR TREE 15" (P)	2481	TREE (UNK) (D)	2498	COTTONWOOD 10" (P)
618	RED OAK 14" (P)	635	RED OAK 15" (P)	661	PEAR TREE 14" (P)	2482	HACKBERRY 10" (P)	2499	COTTONWOOD 9" (P)
619	RED OAK 14" (P)	636	RED OAK 28" (M)	665	ASH 10" (P)	2484	HACKBERRY 13" (P)	2500	COTTONWOOD 9" (P)
620	RED OAK 10" (P)	637	ASH 21" (P)	666	ASH 14" (P)	2485	HACKBERRY 12" (P)		
621	ASH 17" (P)	638	LIVE OAK 33" (P)	667	LIVE OAK 28" (P)	2486	HACKBERRY 24" (P)		
622	TREE (UNK) (D)	639	LIVE OAK 31" (P)	668	LIVE OAK 20" (P)	2487	HACKBERRY 16" (P)		
623	TREE (UNK) (D)	640	LIVE OAK 31" (P)	669	LIVE OAK 25" (P)	2488	COTTONWOOD 8" (P)	(M) - MONARCH	
624	LIVE OAK 11" (P)	641	ASH 24" (P)			2489	COTTONWOOD 13" (P)	(P) - PROTECTED (D) - DEAD	

0 30' 60' 120'

LEGEND

- BOUNDARY / R.O.W.
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- TP TREE PROTECTION
- MS MULCH SOCK
- SF SILT FENCE
- LOC LIMITS OF CONTRUCTION
- RB ROCK BERM
- IF INLET FILTER
- PARKING, STORAGE, SPOILS AND STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CW CONCRETE WASHOUT
- TREE (TO REMAIN)
- TREE (TO REMOVE)
- EROSION MATTING

LIMITS OF CONSTRUCTION:	+/- 20.94 Ac
TOTAL LENGTH OF SILT FENCE:	3,597 LF
NUMBER OF INLET PROTECTION:	30 EACH
TOTAL LENGTH OF TREE PROTECTION:	1,924 LF
STABILIZED CONSTRUCTION ENTRANCE:	2 EACH

NOTES:

1. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
2. ALL DISTURBED AREAS SHALL BE REVEGETATED PER CORR SPECIFICATIONS.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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PHONE NO: 512-669-5560

01/28/2025

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

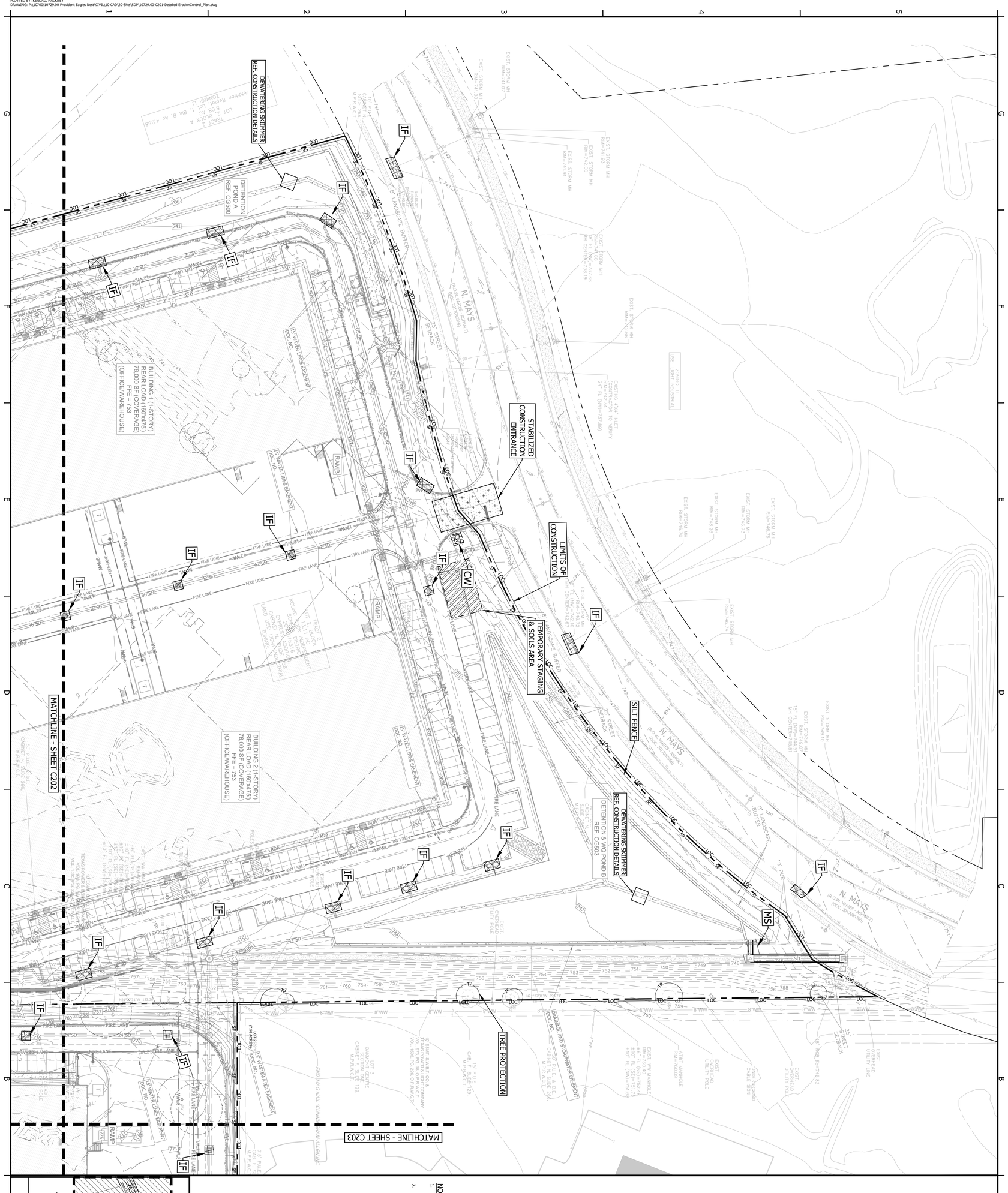
CITY APPROVAL STAMP

OVERALL EROSION & SEDIMENTATION CONTROL PLAN

SHEET
C200
11 OF 105
SDP24-00030

SAVED: 12/7/2023 1:26 PM
PLOTTED: 1/28/2025 4:30 PM
PLOTTED BY: KENDALL HACKNEY
PATHNAME: G:\WPWW\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\23729.00-C200-Overall ErosionControl_Plan.dwg

SAVED: 1/27/2025 1:22 PM
PLOT DATE: 1/27/2025 9:31 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-C201-Detailed ErosionControl_Plan.dwg



NOTES:

1. EXCESS DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
2. ALL DISTURBED GROUND SHALL BE REVEGETATED PER COSR SPECIFICATIONS.

LIMITS OF CONSTRUCTION:	+/- 20.94 AC
TOTAL LENGTH OF SILT FENCE:	3,597 LF
NUMBER OF INLET PROTECTION:	32 EACH
TOTAL LENGTH OF TREE PROTECTION:	1,326 LF
STABILIZED CONSTRUCTION ENTRANCE:	2 EACH

LEGEND

- BOUNDARY / R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION
- MULCH SOCK
- SILT FENCE
- LIMITS OF CONSTRUCTION
- ROCK BERM
- INLET FILTER
- PARKING, STORAGE, SPOILS AND STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TREE (TO REMAIN)
- TREE (TO REMOVE)
- EROSION MATTING

0 20' 40' 80'

SHEET	C201	
12 OF 105	SDP24-00030	

CITY APPROVAL STAMP

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED EROSION & SEDIMENTATION CONTROL PLAN (1 OF 3)

NOVEMBER 20, 2024

01/28/2025

PHONE NO: 512-669-5560
WGI
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NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

MATCHLINE - SHEET C201

MATCHLINE - SHEET C203

LIMITS OF CONSTRUCTION

SILT FENCE

EROSION MATTING AT STEEP SLOPES

TREE PROTECTION

TREE CANOPY

RAMP

BUILDING 3 (1-STO
REAR LOAD (210'x2
140,995 SF (COVER
FFE = 776
(OFFICE/WAREHOU

LOT 2, BLOCK A

JOINT ACCESS EASEMENT DOC. NO.

15' WATER LINES EASEMENT DOC. NO.

15' WASTEWATER EASEMENT DOC. NO.

10' ESMT. S.W.B.T. CO. & TEXAS POWER & LIGHT COMPANY VOL. 973/PG. 18, O.P.R.W.C.T. VOL. 1595, PG. 226, O.P.R.W.C.T.

8" LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

EX. GRAVEL

LOT 1, BLOCK A CYPRESS ADDITION CABINET N, SLIDE 266, M.P.R.W.C.T.

15' P.U.E. CAB. F, SLIDE 129, M.P.R.W.C.T.

EXIST. OVERHEAD UTILITY POLE

EXIST. WW MANHOLE RIM=767.00

EXIST. WW MANHOLE RIM=765.68

CYPRESS COVE

8"WW

12"W

4"WW

FIRE LANE

ADA

SF

LOC

IF

TP

0 20' 40' 80'

LEGEND

BOUNDARY / R.O.W.	
##	EXISTING CONTOUR
###	PROPOSED CONTOUR
TP	TREE PROTECTION
MS	MULCH SOCK
SF	SILT FENCE
LOC	LIMITS OF CONTRUCTION
RB	ROCK BERM
IF	INLET FILTER
	PARKING, STORAGE, SPOILS AND STAGING AREA
	STABILIZED CONSTRUCTION ENTRANCE
CW	CONCRETE WASHOUT
	TREE (TO REMAIN)
	TREE (TO REMOVE)
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CITY APPROVAL STAMP

DETAILED EROSION & SEDIMENTATION CONTROL PLAN (2 OF 3)

SHEET
C202
13 OF 105

SDP24-00030

SAVED: 12/7/2023 1:23 PM
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PLOTTED BY: KEIGHLA MOORE
PATH&NAME: C:\GWW\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\2-Sheets\SDP\10729.00-C201-Detailed ErosionControl_Plan.dwg

LEGEND

- BOUNDARY / R.O.W.
- ### EXISTING CONTOUR
- ### PROPOSED CONTOUR
- TP — TP — TREE PROTECTION
- MS — MS — MULCH SOCK
- SF — SF — SILT FENCE
- LOC — LOC — LIMITS OF CONTRUCTION
- RB — ROCK BERM
- IF — IF — INLET FILTER
- PARKING, STORAGE, SPOILS AND STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- TREE (TO REMAIN)
- TREE (TO REMOVE)
- EROSION MATTING

LIMITS OF CONSTRUCTION:	+/- 20.94 Ac
TOTAL LENGTH OF SILT FENCE:	3,597 LF
NUMBER OF INLET PROTECTION:	32 EACH
TOTAL LENGTH OF TREE PROTECTION:	1,924 LF
STABILIZED CONSTRUCTION ENTRANCE:	2 EACH

NOTES:

1. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
2. ALL DISTURBED AREAS SHALL BE REVEGETATED PER CORR SPECIFICATIONS.

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED EROSION & SEDIMENTATION CONTROL PLAN (3 OF 3)

SHEET
C203
14 OF 105
SDP24-00030

SAVED: 12/7/2025 1:23 PM
PLOTTED: 12/7/2025 1:23 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2019\2019726\Engineering\Provident Eagles Nest\CITX\110-CAD\10-Shts\SDP\10729.09-C03-Detailed ErosionControl_Plan.dwg

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0 30' 60' 120'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- W — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAIN LINE
- OHE — OVERHEAD UTILITY
- TP — TREE PROTECTION: REFERENCE EROSION & SEDIMENTATION CONTROL PLAN
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED
- TREE (TO REMAIN)
- TREE TO BE REMOVED
- CLEARING AND GRUBBING AREA WITHIN THE LIMITS OF CONSTRUCTION

TO REMAIN/PRESERVE TREE LIST			
POINT #	DESCRIPTION	POINT #	DESCRIPTION
607	ASH 22" (P)	677	GUMBULLY 11" (P)
609	ASH 16" (P)	679	LIVE OAK 8" (P)
610	LIVE OAK 7"	696	LIVE OAK 58.5" (M)
611	CREPE MRYTLE 13" (P)	1790	ASH 20" (P)
612	CREPE MRYTLE 10" (P)	1791	LIVE OAK 13" (P)
613	LIVE OAK 14" (P)	1792	HACKBERRY 8" (P)
642	MESQUITE 16" (P)	1793	HACKBERRY 8" (P)
652	ASH 28" (P)	1794	HACKBERRY 13" (P)
655	LIVE OAK 10" (P)	2477	LIVE OAK 13" (P)
656	LIVE OAK 11" (P)	2478	LIVE OAK 11" (P)
657	LIVE OAK 11" (P)	2480	ASH 14" (P)
659	LIVE OAK 15" (P)	2483	MESQUITE 21" (P)
662	LIVE OAK 10" (P)		
663	LIVE OAL 11" (P)		
664	LIVE OAK 10" (P)	(M) - MONARCH	
676	LIVE OAK 8" (P)	(P) - PROTECTED (D) - DEAD	

TO BE REMOVED TREE LIST									
POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	DESCRIPTION
601	PEAR TREE 10" (P)	625	LIVE OAK 12" (P)	643	LIVE OAK 19" (P)	670	LIVE OAK 25" (P)	2490	COTTONWOOD 10" (P)
603	PEAR TREE 11" (P)	626	PEAR TREE 8" (P)	644	OAK 16" (D)	672	LIVE OAK 24" (P)	2491	COTTONWOOD 10" (P)
604	PEAR TREE 8" (P)	628	ASH 23" (P)	645	ASH 15" (P)	673	LIVE OAK 24" (P)	2492	COTTONWOOD 14" (P)
605	ASH 15" (P)	629	LIVE OAK 11" (P)	646	ASH 22" (P)	674	LIVE OAK 23" (P)	2493	COTTONWOOD 8" (P)
606	ASH 23" (P)	630	LIVE OAK 15" (P)	647	ASH 18" (P)	1789	COTTONWOOD 9" (P)	2494	COTTONWOOD 16" (P)
614	ASH 21" (P)	631	LIVE OAK 19" (P)	648	ASH 14" (P)	2475	LIVE OAK 27" (P)	2495	COTTOMWOOD 10" (P)
615	ASH 16" (P)	632	LIVE OAK 13" (P)	650	ASH 16" (P)	2476	LIVE OAK 19" (P)	2496	COTTONWOOD 12" (P)
616	LIVE OAK 12" (P)	633	LIVE OAK 15" (P)	653	TREE (UNK) (D)	2479	ASH 9" (P)	2497	COTTONWOOD 14" (P)
617	TREE (UNK) (D)	634	LIVE OAK 19" (P)	660	PEAR TREE 15" (P)	2481	TREE (UNK) (D)	2498	COTTONWOOD 10" (P)
618	RED OAK 14" (P)	635	RED OAK 15" (P)	661	PEAR TREE 14" (P)	2482	HACKBERRY 10" (P)	2499	COTTONWOOD 9" (P)
619	RED OAK 14" (P)	636	RED OAK 28" (M)	665	ASH 10" (P)	2484	HACKBERRY 13" (P)	2500	COTTONWOOD 9" (P)
620	RED OAK 10" (P)	637	ASH 21" (P)	666	ASH 14" (P)	2485	HACKBERRY 12" (P)		
621	ASH 17" (P)	638	LIVE OAK 33" (P)	667	LIVE OAK 28" (P)	2486	HACKBERRY 24" (P)		
622	TREE (UNK) (D)	639	LIVE OAK 31" (P)	668	LIVE OAK 20" (P)	2487	HACKBERRY 16" (P)		
623	TREE (UNK) (D)	640	LIVE OAK 31" (P)	669	LIVE OAK 25" (P)	2488	COTTONWOOD 8" (P)	(M) - MONARCH	
624	LIVE OAK 11" (P)	641	ASH 24" (P)			2489	COTTONWOOD 13" (P)	(P) - PROTECTED (D) - DEAD	

KEY MAP
NOT TO SCALE

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01/28/2025

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

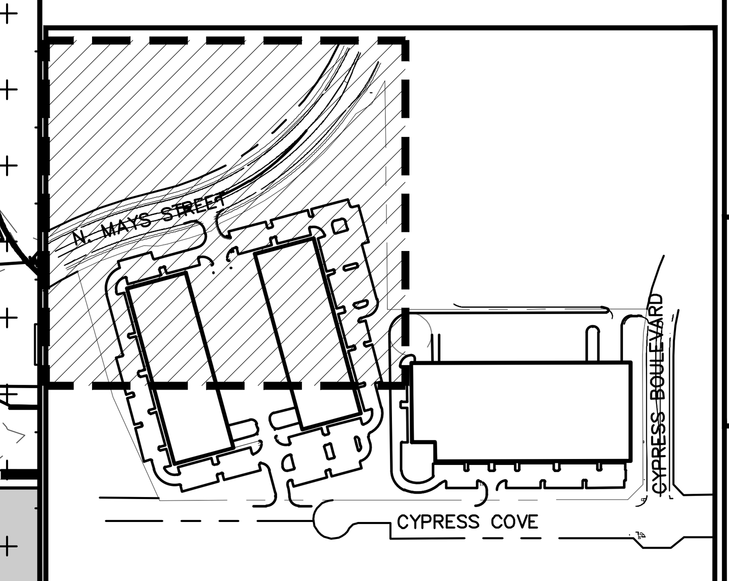
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

OVERALL DEMOLITION PLAN

CITY APPROVAL STAMP

SHEET
CD100
15 OF 105
SDP24-00030

SAVED: 12/2/2025 4:08 PM
PLOTTED BY: MIKAAL JACKSON
PLOTTED: 12/2/2025 4:09 PM
DRAWING: I:\2024\26\07\24\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CD100-Demo_Plan.dwg



KEY MAP
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NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED DEMOLITION PLAN (1 OF 3)

CITY APPROVAL STAMP

SHEET
CD101
16 OF 105
SDP24-00030

MATCHLINE - SHEET CD101

MATCHLINE - SHEET CD103

REMOVE EXISTING BUILDING AND FOUNDATION

REMOVE EXISTING DRAIN VALVE

REMOVE EXISTING GRAVEL PAVEMENT

REMOVE EXISTING GRAVEL PATH

REMOVE 625 LF OF EXISTING STORM CONDUIT

REMOVE 293 LF OF EXISTING WATER LINE

PROTECT IN PLACE 10" WASTEWATER LINE

REMOVE EXISTING BUILDING AND FOUNDATION

1-STORY STUCCO BUILDING

REMOVE EXISTING STAIRS

REMOVE 622 LF OF EXISTING FENCE

REMOVE EXISTING FOUNDATION PAD

REMOVE 40 LF OF EXISTING STORM PIPES AND HEADWALLS

REMOVE EXISTING ELECTRIC STRUCTURE AND ANY ASSOCIATED SERVICE LINES

REMOVE WATER QUALITY BASIN

REMOVE 433 LF OF EXISTING WATER LINE AND WATER STRUCTURES

REMOVE 170 LF OF EXISTING WASTEWATER LINE AND ABANDON EX. MANHOLE PER CORR DETAIL WW-21

EXIST. MH (UNO) RIM=787.40

PROTECT MANHOLE IN PLACE. GROUT THE ABANDONED INVERT CHANNEL TO PROVIDE CLEAN CHANNEL FROM SOUTH TO NORTH

EAST DRAIN VALVE

NON-KARST CLOSED DEPRESSION (NON SENSITIVE)

LOT 2, BLOCK A

PLATTED CENTERLINE LOT 1 AND LOT 2, BLOCK A PER CABINET F, SLIDE 266, M.P.R.W.C.T.

LOT 1, BLOCK A CYPRESS ADDITION CABINET N, SLIDE 266, M.P.R.W.C.T.

CYPRESS COVE

EXIST. WW MANHOLE RIM=767.00

EXIST. WW MANHOLE RIM=765.68

8"WW

N

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CONTOUR
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAIN LINE
- OHE OVERHEAD UTILITY
- TP TREE PROTECTION: REFERENCE EROSION & SEDIMENTATION CONTROL PLAN
- DEMOLITION AREA: ALL ITEMS WITHIN THIS AREA TO BE REMOVED OR RELOCATED AS NOTED
- TREE (TO REMAIN)
- TREE TO BE REMOVED
- CLEARING AND GRUBBING AREA WITHIN THE LIMITS OF CONSTRUCTION

DEMOLITION KEY NOTES

1. ALL DEMO WITHIN THE TREE CRZS TO BE DONE WITH HAND TOOLS

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED DEMOLITION PLAN (2 OF 3)

CITY APPROVAL STAMP

SHEET
CD102
17 OF 105

SDP24-00030

SAVED: 12/1/2025 1:15 PM
PLOT DATE: 12/1/2025 1:15 PM
PLOTTED BY: KEIGHLI MOONEY
PATHNAME: C:\GPDATA\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\2-Sheets\SDP\10729.00-CD101 Detailed Demo_Plan.dwg

MATCHLINE - SHEET CD101

MATCHLINE - SHEET CD102

EXISTING FOUNDATION PADS

REMOVE EXISTING FIRE HYDRANTS AND RETURN TO CITY UTILITY

REMOVE EXISTING CONCRETE PAVEMENT

REMOVE EXISTING STORM MANHOLE AND ASSOCIATED STORM LINE

REMOVE EXISTING WASTEWATER MANHOLE AND WASTEWATER LINE

REMOVE EXISTING FIRE HYDRANTS AND RETURN TO CITY UTILITY

REMOVE EXISTING LIGHT POLE

1-STORY STUCCO BUILDING

REMOVE EXISTING STORM MANHOLE AND ASSOCIATED STORM LINE

EXIST. LIGHT POLE

REMOVE EXISTING WATER METER AND RETURN TO CITY UTILITY

REMOVE 374 LF OF EXISTING WATER LINE AND WATER APPURTENANCES

REMOVE EXISTING BUILDING AND FOUNDATION

REMOVE EXISTING CURB AND GUTTERS, PARKING ISLANDS,

"NOT PARKING"

FLAG POLE

REMOVE EXISTING FLAG POLE

REMOVE EXISTING SIGN

REMOVE EXISTING SIGN

EXTERIOR STAIRS

ADA PARKING

ABANDONED OFFICE BUILDING

REMOVE EXISTING SIDEWALK

REMOVE EXISTING SIGNS

WARNING SIGN

"TOWING ENFORCED"

REMOVE EXISTING LIGHT POLE

EXIST. LIGHT POLE

"VISITOR PARKING"

REMOVE EXISTING SIGN

REMOVE EXISTING LIGHT POLE

REMOVE EXISTING SIGN

"VISITOR PARKING"

REMOVE EXISTING SIGN AND LANDSCAPING LIGHTS

PROTECT WATER MAIN IN PLACE

DEMO EXISTING WATERLINE ENTIRELY ONSITE; CAP THE LINE AT THE EXISTING VALVE

REMOVE EXIST WATER METER AND RETURN TO CITY UTILITY. REMOVE EXISTING WATER SERVICE LINE. BRASS BRUSH TO CAP THE CORPORATION STOP AT THE MAIN.

REMOVE 422 LF OF EXISTING WATERLINE AND THE CORPORATION STOP; CAP THE LINE AT THE EXISTING VALVE

PROTECT WATER MAIN IN PLACE

PROTECT FIRE HYDRANT IN PLACE

REMOVE EXISTING WATERLINE; REMOVE THE VALVE AND CAP THE BULL OF THE TEE.

REMOVE 433 LF OF EXISTING WATER LINE AND WATER APPURTENANCES

REMOVE EXISTING FIRE HYDRANTS AND RETURN TO CITY UTILITY

REMOVE EXISTING SIDEWALK AND BOLLARDS

REMOVE EXISTING CURB AND GUTTERS, PARKING ISLANDS,

REMOVE EXISTING CURB AND GUTTERS, PARKING ISLANDS,

ABANDONED OFFICE BUILDING

FF=774.98

EXIST. STORM MH RIM=779.73
18" FL (N)=775.87
CENTER FL=776.02

EXIST. STORM MANHOLE RIM=779.65

EXIST. STORM MH RIM=779.97

EXIST. STORM MH RIM=779.17

EXIST. STORM MH RIM=778.72

EXIST. STORM MH RIM=779.15
CENTER FL=773.74

CYPRESS BLVD.

"ONE WAY"

"30 MPH SPEED LIMIT"

"STOP"

"NO DUMPING"

EXIST. PRIVATE WATER VALVE

EXIST. PRIVATE WATER VALVE

EXIST. PRIVATE WATER VALVE

EXIST. FH

EXIST. FH

EXIST. 18" CMP

18" CMP FL=773.64

18" CMP FL=774.12

CYPRESS COVE (R.O.W. VARIES) (CABINET N, SLIDE 366 / DOC. 2014075599)

EAGLES NEST STREET (R.O.W. VARIES) DOC. 2023099981

CONTROL POINT #1
GRID N: 10,173,836.88
GRID E: 3,131,007.46
ELEV.=776.98'

CONTROL POINT #2
GRID N: 10,174,007.51
GRID E: 3,131,255.48
ELEV.=779.24'

LOT 1, BLOCK B REPLAT OF CHANDLER OAKS LOT 8, AND A REPLAT OF CYPRESS COVE SUBDIVISION LOT 2 AND A FINAL PLAT OF 2.905 ACRES OF RELEASED RIGHT OF WAY (CYPRESS BLVD.) DOC. NO. 2012098474, M.P.R.W.C.T.

ZONING: LI
USE: LIGHT INDUSTRIAL

LOT 1 CYPRESS COVE SUBDIVISION A REPLAT OF LOT 7 CHAMONT CENTRE SECTION 1 REVISED DOC. NO. 2014075599 M.P.R.W.C.T. AND USE: LIGHT INDUSTRIAL ZONING: LI

CITY OF ROUND ROCK INST. 2014075481 LOT 2 FINAL PLAT R.O.W. HEREBY DEDICATED (0.646 ACRES)

LOT 2 BLOCK A

LOT 1 BLOCK A

LOT 1 OAKMONT CENTRE SECTION ONE SUBDIVISION A REPLAT OF LOT 129 P.R.W. CALLED 0.019 ACRES (817 SQ. FT.) DOCUMENT NO.2014087263 O.P.R.W.C.T. REMOVE CENTRE SECTION ONE CABINET F, SLIDE 129 M.P.R. ZONING: LI

0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
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- CONTOUR
- WL — WATER LINE
- WW — WASTEWATER LINE
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- TREE (TO REMAIN)
- TREE TO BE REMOVED
- CLEARING AND GRUBBING AREA WITHIN THE LIMITS

DEMOLITION KEY NOTES:

1. ALL DEMO WITHIN THE TREE CRZS TO BE DONE WITH HAND TOOLS

KEY MAP
NOT TO SCALE

N. MAYS STREET

CYPRESS POINT DRIVE

CYPRESS COVE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED DEMOLITION PLAN (3 OF 3)

SHEET
CD103
18 OF 105
SDP24-00030

SAVED: 12/4/2023 3:13 PM
PLOTTED: 12/4/2023 3:15 PM
PLOTTED BY: ISKAKALI HAGNEY
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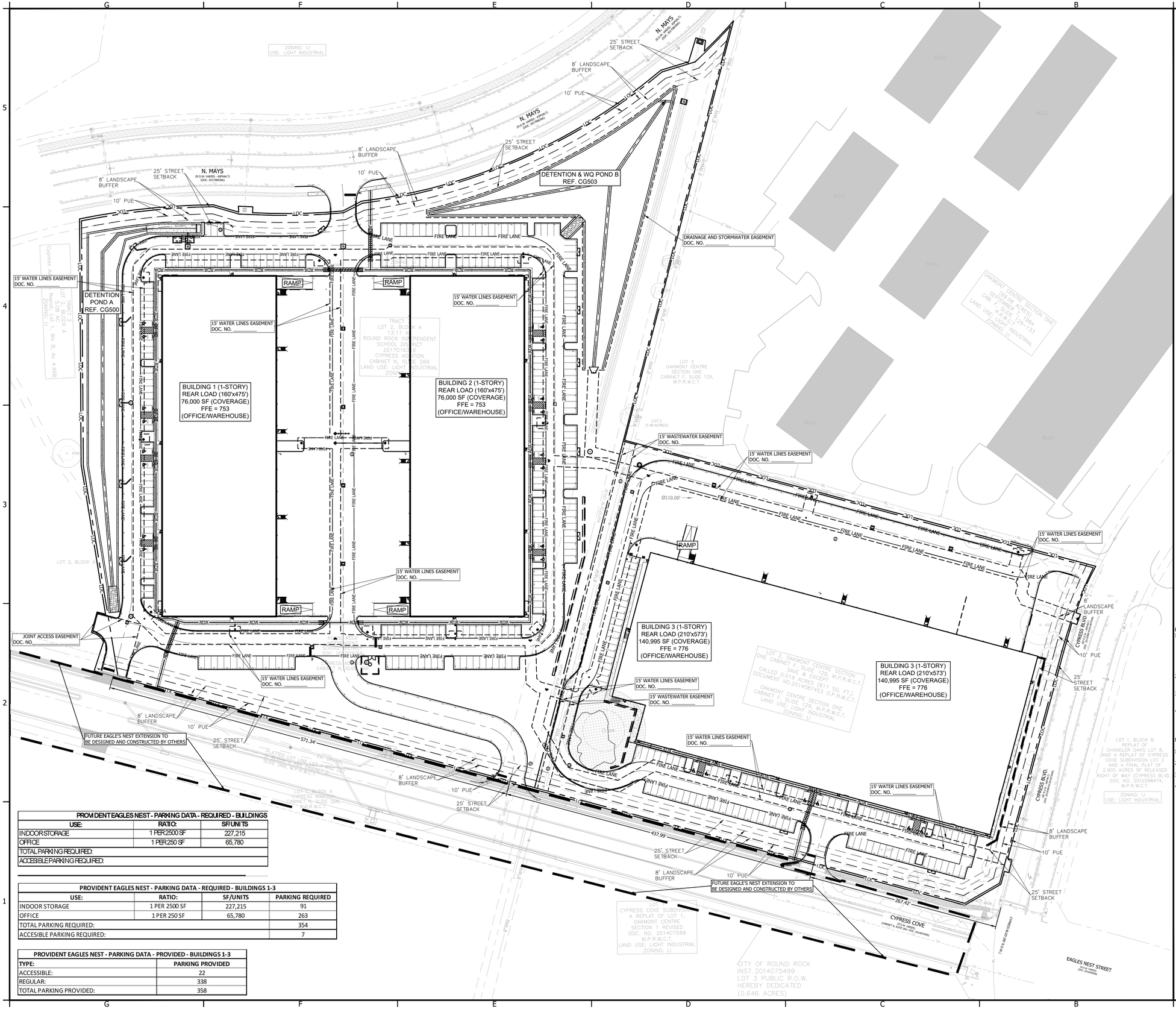

PROVIDENT EAGLES NEST - PARKING DATA - REQUIRED - BUILDINGS		
USE:	RATIO:	SF/UNITS
INDOOR STORAGE:	1 PER 2500 SF	227,215
OFFICE:	1 PER 250 SF	65,780
TOTAL PARKING REQUIRED:		
ACCESIBLE PARKING REQUIRED:		

PROVIDENT EAGLES NEST - PARKING DATA - REQUIRED - BUILDINGS 1-3			
USE:	RATIO:	SF/UNITS	PARKING REQUIRED
INDOOR STORAGE	1 PER 2500 SF	227,215	91
OFFICE	1 PER 250 SF	65,780	263
TOTAL PARKING REQUIRED:			354
ACCESIBLE PARKING REQUIRED:			7

PROVIDENT EAGLES NEST - PARKING DATA - PROVIDED - BUILDINGS 1-3	
TYPE:	PARKING PROVIDED
ACCESSIBLE:	22
REGULAR:	338
TOTAL PARKING PROVIDED:	358

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PLOTTED BY: KENDALL HACKNEY
PATHNAME & FILENAME: P:\Provident Eagles Nest\CIVIL\15-CAD\20-Sheets\SDP\SDP24-00030-CS100-Overall Site_Plan.dwg

0 30' 60' 120'

LEGEND

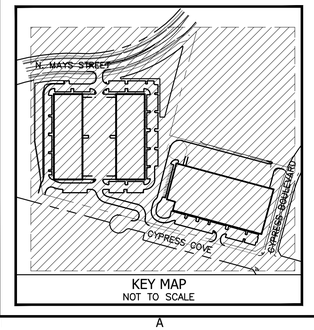
- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
2. THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN >7%, AND THE GRADE BREAKS NOT GREATER >3%.
3. THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'6".
4. FIRE LANE SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'. WHERE THE TRAFFIC IS 2-WAY, BUILDINGS ARE EXCEEDING 30' OR 3 STORIES IN HEIGHT, BUILDINGS EXCEEDING 62,000 SQ FT. OR WHERE HYDRANTS ARE LOCATED ALONG THE FIRE ACCESS ROADS THE MIN. WIDTH SHALL BE 26'.

NOTES:

1. NO PORTION OF TRACT WITHIN 1% ANNUAL CHANCE FLOODPLAIN.
2. ON-SITE DETENTION WILL BE PROVIDED VIA TWO DETENTION PONDS.
3. THERE ARE TWO MONARCH TREES ON THIS SITE
4. PARKING LOT MEDIANS AND ISLANDS ARE TO BE LANDSCAPED PER ROUND ROCK CODE OF ORDINANCES CHAPTER 8 ARTICLE II SEC 8-10.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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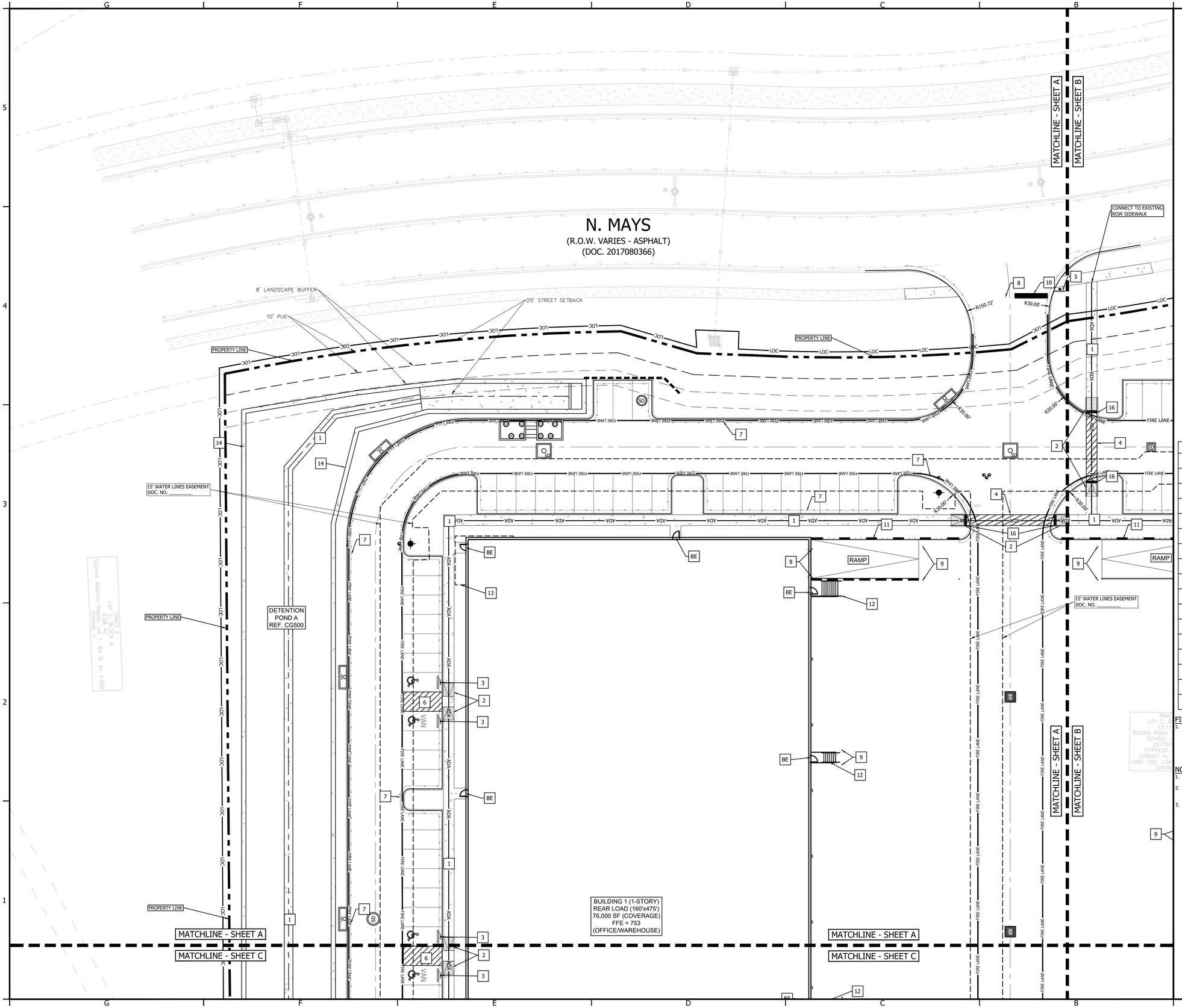
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

OVERALL SITE LAYOUT

SHEET
CS100
19 OF 105
SDP24-00030



0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
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- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- FIRE HYDRANT

SITE PLAN KEY NOTES

BE	BUILDING ENTRANCE
1	CONCRETE SIDEWALK, REF. PAVEMENT PLAN ON SHEET CP101-CP103 & CONSTRUCTION DETAILS
2	CONCRETE ADA RAMP, REF. CONSTRUCTION DETAILS
3	ADA PARKING STALL SIGN, REF. CONSTRUCTION DETAILS
4	CROSSWALK MARKINGS, REF. CONSTRUCTION DETAILS
5	STOP SIGN, REF. CONSTRUCTION DETAILS
6	NO PARKING STRIPING, REF. CONSTRUCTION DETAILS
7	CURB AND GUTTER, REF. PAVEMENT PLAN & CONSTRUCTION DETAILS
8	TYPE II DRIVEWAY, REF. PAVEMENT PLAN AND CORR DETAIL ST-03.1
9	BOLLARDS REF. CONSTRUCTION DETAILS
10	STOP BAR REF. CONSTRUCTION DETAILS
11	SCREEN WALL
12	STAIRS, REF. ARCHITECT PLANS
13	BUILDING CANOPY, REF. ARCHITECT PLANS
14	POND WALL, REF. DETENTION POND PLANS ON SHEETS CG500-CG505
15	RETAINING WALL
16	DETECTABLE WARNINGS, REF. CONSTRUCTION DETAILS

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NOTES:

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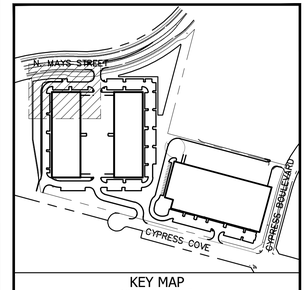

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN A

CITY APPROVAL STAMP

SHEET
CS101
20 OF 105
SDP24-00030

SAVED: 12/4/2025 5:03 PM
PLOT DATE: 12/5/2025 1:04 PM
PLOTTED BY: KENDALL HAGNER
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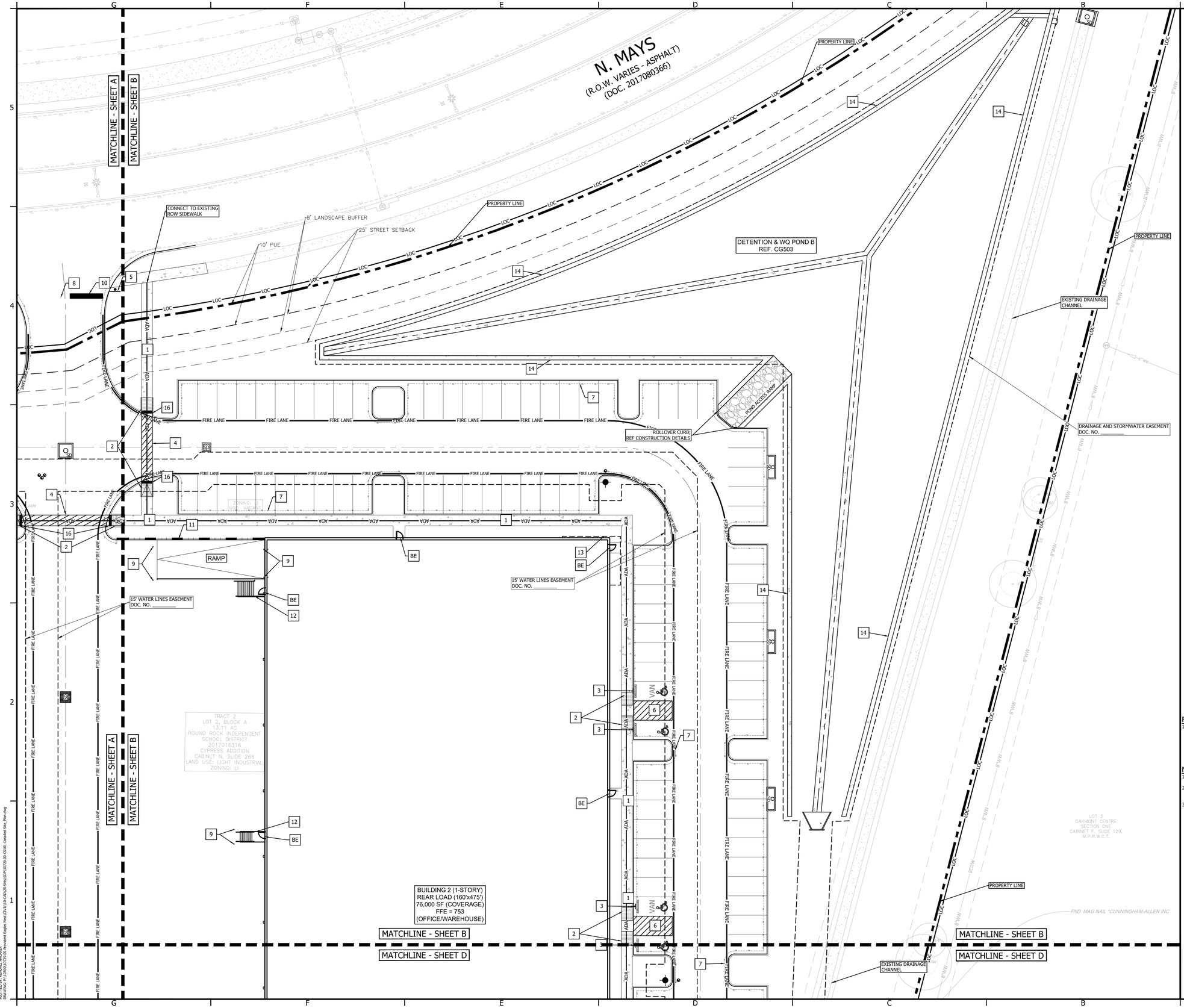

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- FIRE HYDRANT

SITE PLAN KEY NOTES

BE	BUILDING ENTRANCE
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2	CONCRETE ADA RAMP, REF. CONSTRUCTION DETAILS
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10	STOP BAR REF. CONSTRUCTION DETAILS
11	SCREEN WALL
12	STAIRS, REF. ARCHITECT PLANS
13	BUILDING CANOPY, REF. ARCHITECT PLANS
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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN B

CITY APPROVAL STAMP

SHEET
CS102
21 OF 105
SDP24-00030

SAVED: 12/4/2025 3:03 PM
SAVED BY: KBOXELL
PLOTTED: 12/4/2025 3:03 PM
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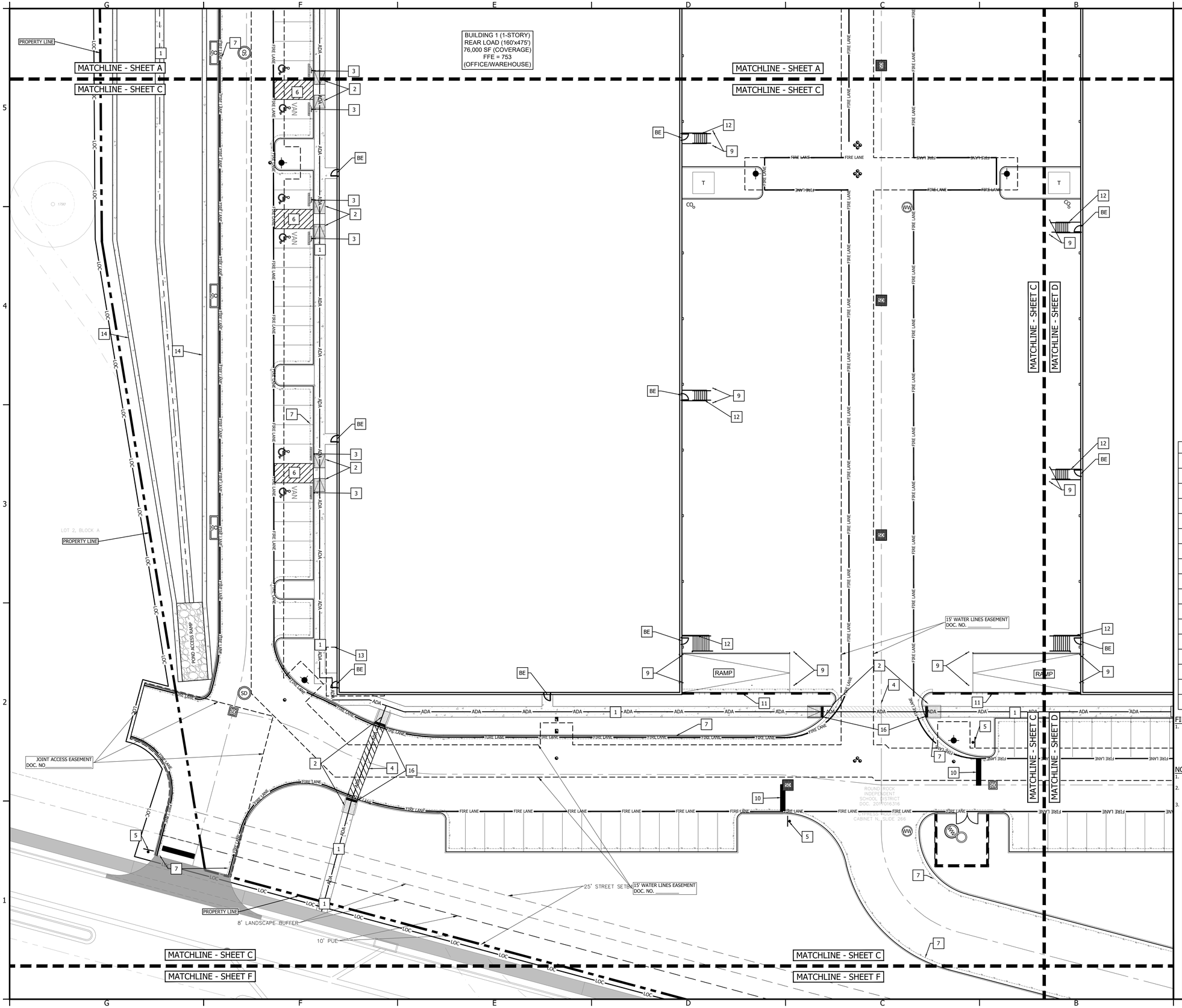

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- FIRE HYDRANT

SITE PLAN KEY NOTES

BE	BUILDING ENTRANCE
1	CONCRETE SIDEWALK, REF. PAVEMENT PLAN ON SHEET CP101-CP103 & CONSTRUCTION DETAILS
2	CONCRETE ADA RAMP, REF. CONSTRUCTION DETAILS
3	ADA PARKING STALL SIGN, REF. CONSTRUCTION DETAILS
4	CROSSWALK MARKINGS, REF. CONSTRUCTION DETAILS
5	STOP SIGN, REF. CONSTRUCTION DETAILS
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NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN C

CITY APPROVAL STAMP

SHEET
CS103
22 OF 105
SDP24-00030

SAVED: 12/4/2025 5:03 PM
PLOTTED: 12/4/2025 5:03 PM
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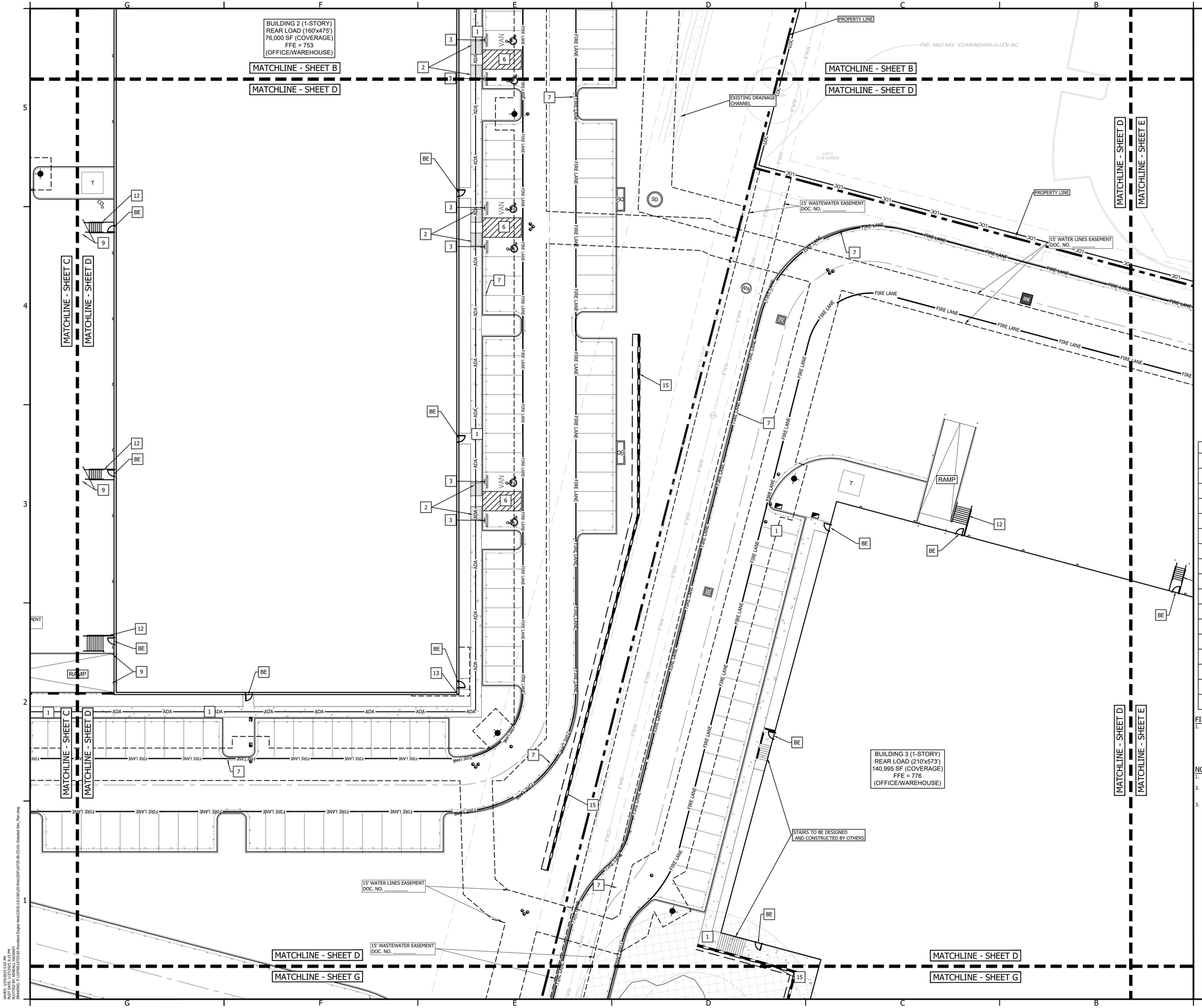

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ADA — ACCESSIBLE ROUTE (ADA)
- FIRE LANE — FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OHE — OVERHEAD UTILITY
- FEMA 100YR — LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- T — ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- FIRE HYDRANT

SITE PLAN KEY NOTES

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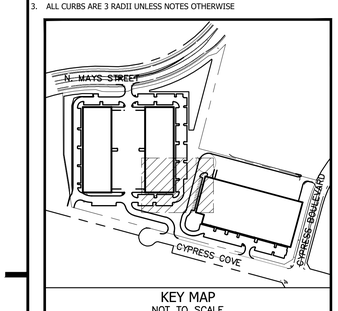

KEY MAP
NOT TO SCALE

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN D

CITY APPROVAL STAMP

SHEET
CS104
23 OF 105

SDP24-00030

SAVED: 12/5/2025 5:55 PM
PLOT DATE: 12/5/2025 5:55 PM
PLOTTED BY: KEIGHLI MOONEY
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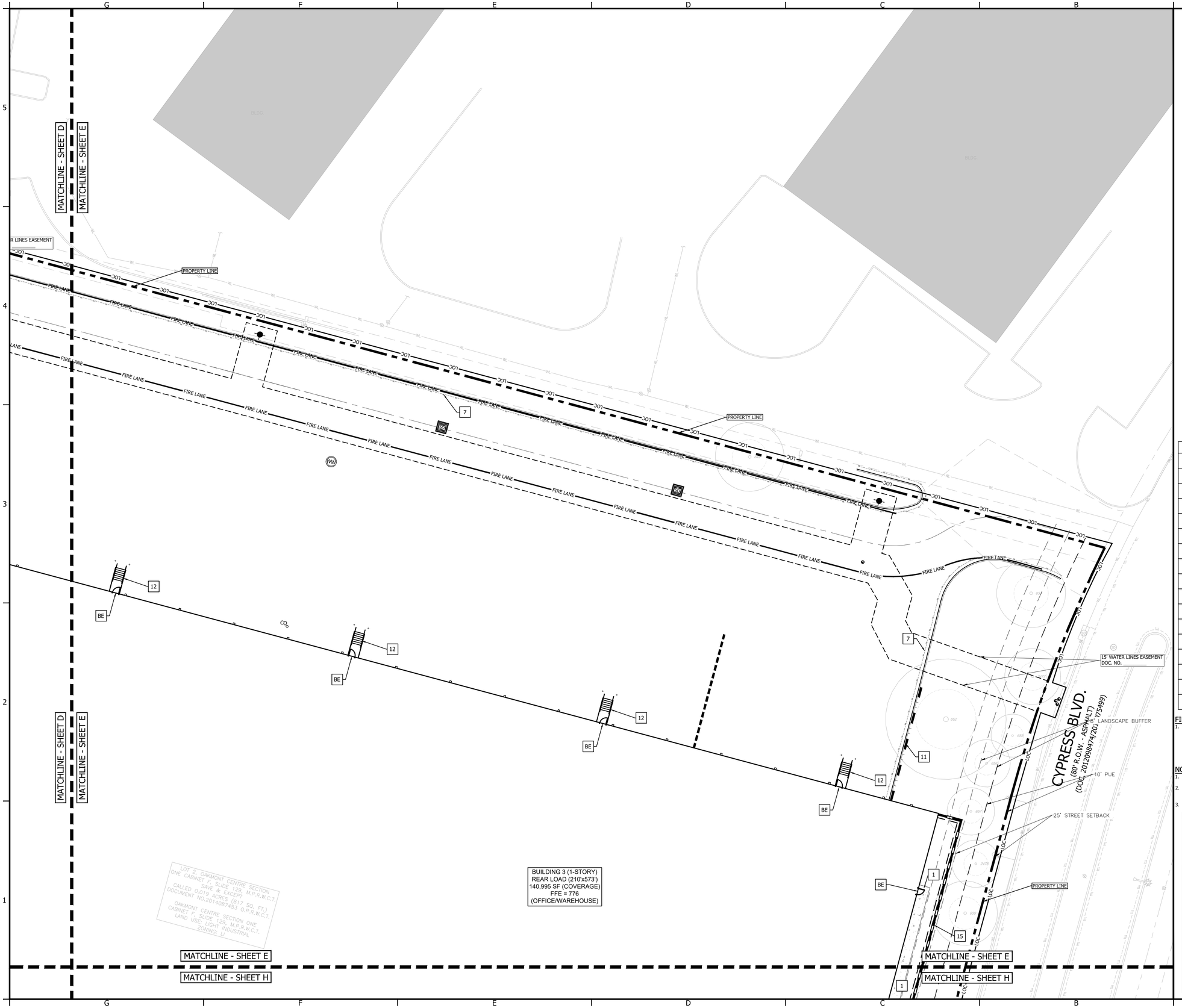

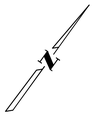

LEGEND

- BOUNDARY / R.O.W.
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SITE PLAN KEY NOTES

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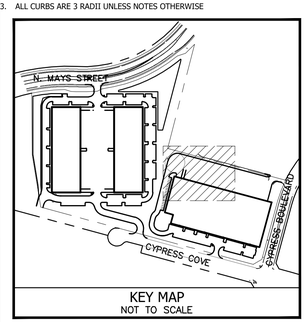

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

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ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN E

CITY APPROVAL STAMP

SHEET
CS105
24 OF 105

SDP24-00030

SAVED: 12/4/2025 5:03 PM
ACTIVE: 12/4/2025 5:03 PM
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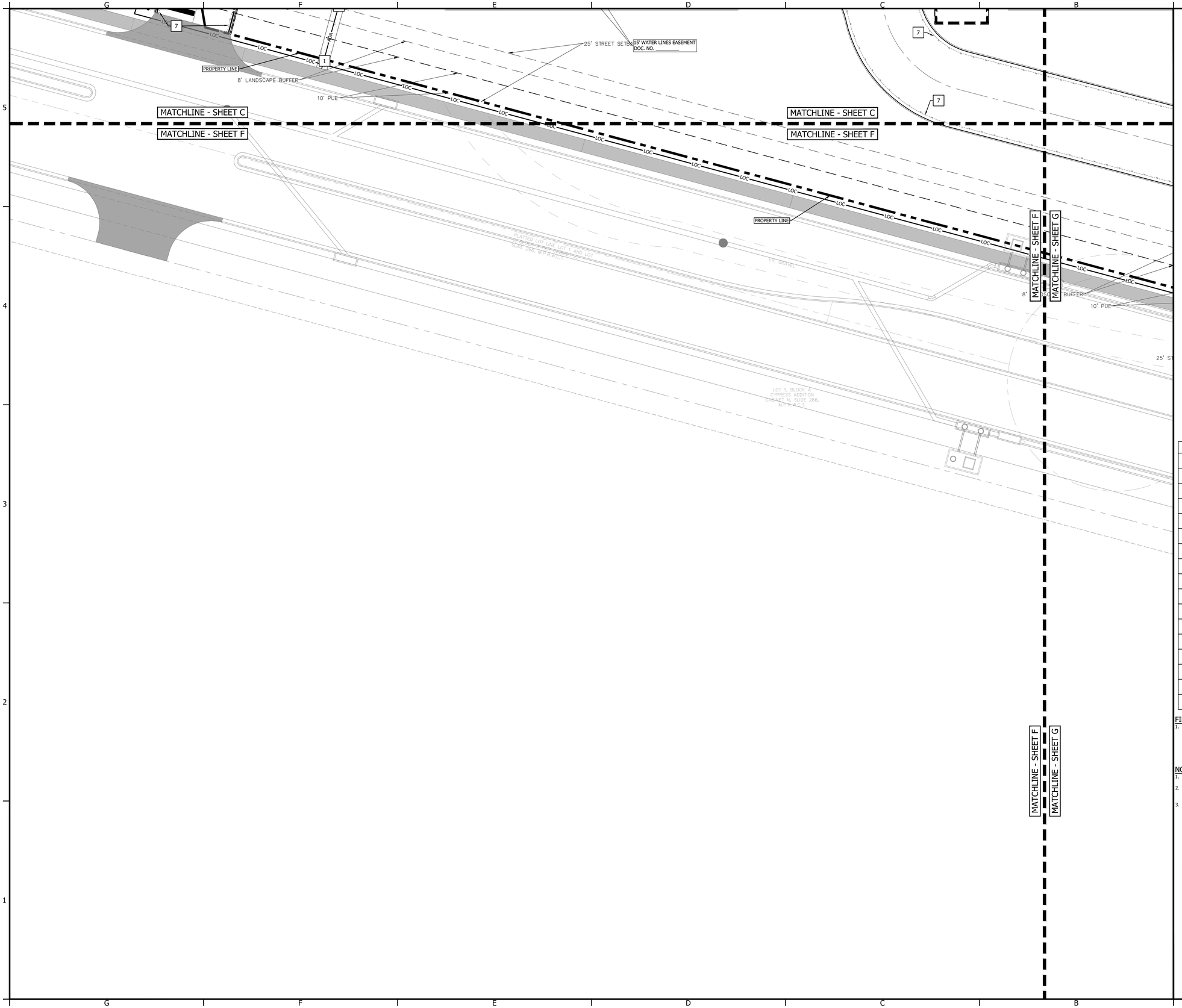

0 10' 20' 40'

LEGEND

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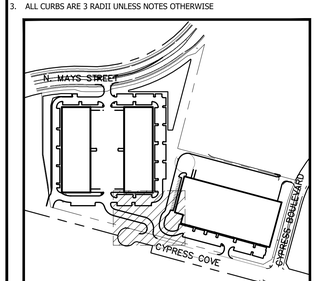

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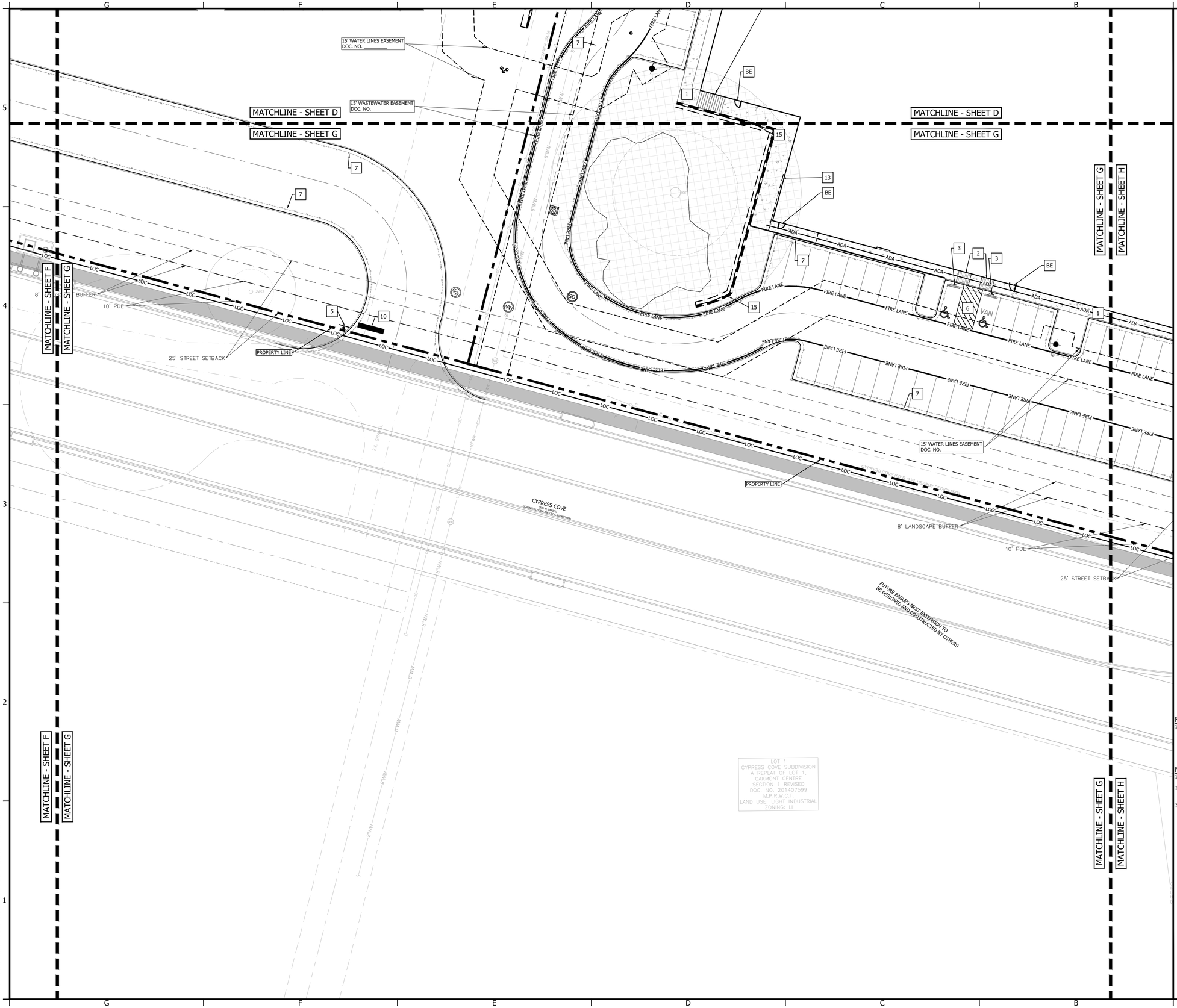
DETAILED SITE PLAN F

CITY APPROVAL STAMP

SHEET
CS106
25 OF 105
SDP24-00030

SAVED: 12/4/2025 5:59 PM
PLOT DATE: 12/4/2025 6:00 PM
PLOTTED BY: KENDALL MOONEY
DRAWING: C:\Users\kmooney\Desktop\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-CS101-Detailed Site_Plan.dwg



0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)
- FIRE HYDRANT

SITE PLAN KEY NOTES

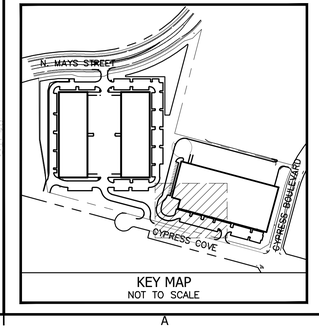
BE	BUILDING ENTRANCE
1	CONCRETE SIDEWALK, REF. PAVEMENT PLAN ON SHEET CP101-CP103 & CONSTRUCTION DETAILS
2	CONCRETE ADA RAMP, REF. CONSTRUCTION DETAILS
3	ADA PARKING STALL SIGN, REF. CONSTRUCTION DETAILS
4	CROSSWALK MARKINGS, REF. CONSTRUCTION DETAILS
5	STOP SIGN, REF. CONSTRUCTION DETAILS
6	NO PARKING STRIPING, REF. CONSTRUCTION DETAILS
7	CURB AND GUTTER, REF. PAVEMENT PLAN & CONSTRUCTION DETAILS
8	TYPE II DRIVEWAY, REF. PAVEMENT PLAN AND CORR DETAIL ST-03.1
9	BOLLARDS REF. CONSTRUCTION DETAILS
10	STOP BAR REF. CONSTRUCTION DETAILS
11	SCREEN WALL
12	STAIRS, REF. ARCHITECT PLANS
13	BUILDING CANOPY, REF. ARCHITECT PLANS
14	POND WALL, REF. DETENTION POND PLANS ON SHEETS CG500-CG505
15	RETAINING WALL
16	DETECTABLE WARNINGS, REF. CONSTRUCTION DETAILS

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS 'FIRE LANE - NO PARKING' SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:

1. REFERENCE "OVERALL SITE LAYOUT" SHEET FOR BUILDING, SITE, PARKING DATA.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL CURBS ARE 3 RADII UNLESS NOTES OTHERWISE



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN G

CITY APPROVAL STAMP

SHEET
CS107
26 OF 105
SDP24-00030

SAVED: 12/9/2025 3:03 PM
PLOT DATE: 12/9/2025 3:04 PM
PLOTTED BY: HEBEKAH HACKER
PATHNAME: X:\ENGINEERING\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CS101-Detailed Site_Plan.dwg

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

LOT 2, OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T. SAVE & EXCEPT CALLED 0.019 ACRES (817 SQ. FT.), DOCUMENT NO.2014087453, O.P.R.W.C.T.
OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

MATCHLINE - SHEET E
MATCHLINE - SHEET H
MATCHLINE - SHEET G

CYPRESS BLVD.
(80' R.O.W. - ASPHALT)
(DOC. 2012098474/2014075499)

PROPERTY LINE
25' STREET SETBACK
8' LANDSCAPE BUFFER
10' PUE
15' WATER LINES EASEMENT DOC. NO.
CONNECT TO EXISTING ROW SIDEWALK
EXIST. 18" CMP
CYPRESS COVE
(50' R.O.W. - PAVED)
(CABINET B, SLIDE 280 / DOC. 2014075499)
CITY OF ROUND ROCK
INST. 2014075499
LOT 1 PUBLIC R.O.W.
HEREBY DEDICATED
(0.646 ACRES)
EAGLES NEST STREET
(50' R.O.W. - PAVED)
(DOC. 2020059239)

FIRE LANE, ADA, LOC, BE, VAN, SD

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- CENTERLINE
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
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KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE PLAN H

CITY APPROVAL STAMP

SHEET
CS108
27 OF 105
SDP24-00030

SAVED: 12/4/2025 5:03 PM
PLOTTED: 12/4/2025 5:03 PM
PLOTTED BY: KENDALL HACKNEY
PATHNAME & FILENAME: P:\Provident Eagles Nest\CIVIL\110-CAD\20-Sheets\SDP\10729.00-CS101-Detailed Site_Plan.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

8' LANDSCAPE BUFFER
10' PUE
25' STREET SETBACK
15' WATER LINES EASEMENT DOC. NO. _____
DETENTION POND A REF. CG500
MATCHLINE - SHEET A
MATCHLINE - SHEET B
MATCHLINE - SHEET C
BUILDING 1 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)
±158.00'; REF ARCH. PLANS FOR BLDG. DIMS
RAMP
FIRE LANE
LOC
VAN
ADA
SD
Cypress Addition Replat Lot 1, Blk B, Ac 4.968
TRACT 2
LOT 2, BLOCK A
5.08 AC
ZONING (L)

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

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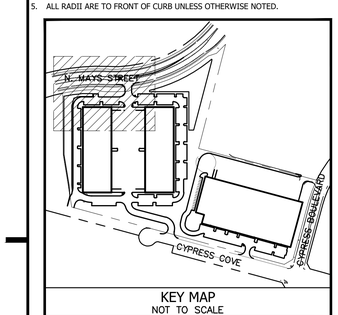

KEY MAP
NOT TO SCALE

WGI
WGInc.com
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AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE DIMENSIONAL CONTROL PLAN A

CITY APPROVAL STAMP

SHEET
CS201
28 OF 105
SDP24-00030

SAVED: 2/24/2025 3:03 PM
PLOTTED: 2/24/2025 3:03 PM
PLOTTED BY: HEIDAL, JACKSON
DRAWING: I:\2024\026\07\04 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720.00-CS201-Detailed Sitedim_Plan.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

MATCHLINE - SHEET A

MATCHLINE - SHEET B

8' LANDSCAPE BUFFER

25' STREET SETBACK

10' PUE

DETENTION & WQ POND B
REF. CG503

POND ACCESS RAMP

DRAINAGE AND STORMWATER EASEMENT
DOC. NO. _____

15' WATER LINES EASEMENT
DOC. NO. _____

RAMP

TRACT 2
LOT 2, BLOCK A
1.311 AC
ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
2017016316
CYPRESS ADDITION
CABINET N, SLIDE 266
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

ZONING:
USE: VACANT

±158.00'; REF
ARCH. PLANS FOR
BLDG. DIMS

BUILDING 2 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

MATCHLINE - SHEET B

MATCHLINE - SHEET D

LOT 3
OAKMONT CENTRE
SECTION ONE
CABINET F, SLIDE 129,
M.P.R.W.C.T.

FND. MAG NAIL "CUNNINGHAM-ALLEN INC"

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ADA — ACCESSIBLE ROUTE (ADA)
- FIRE LANE — FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OHE — OVERHEAD UTILITY
- FEMA 100YR — LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

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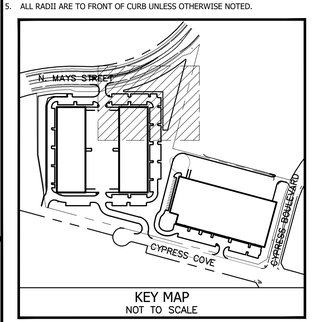

KEY MAP
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WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

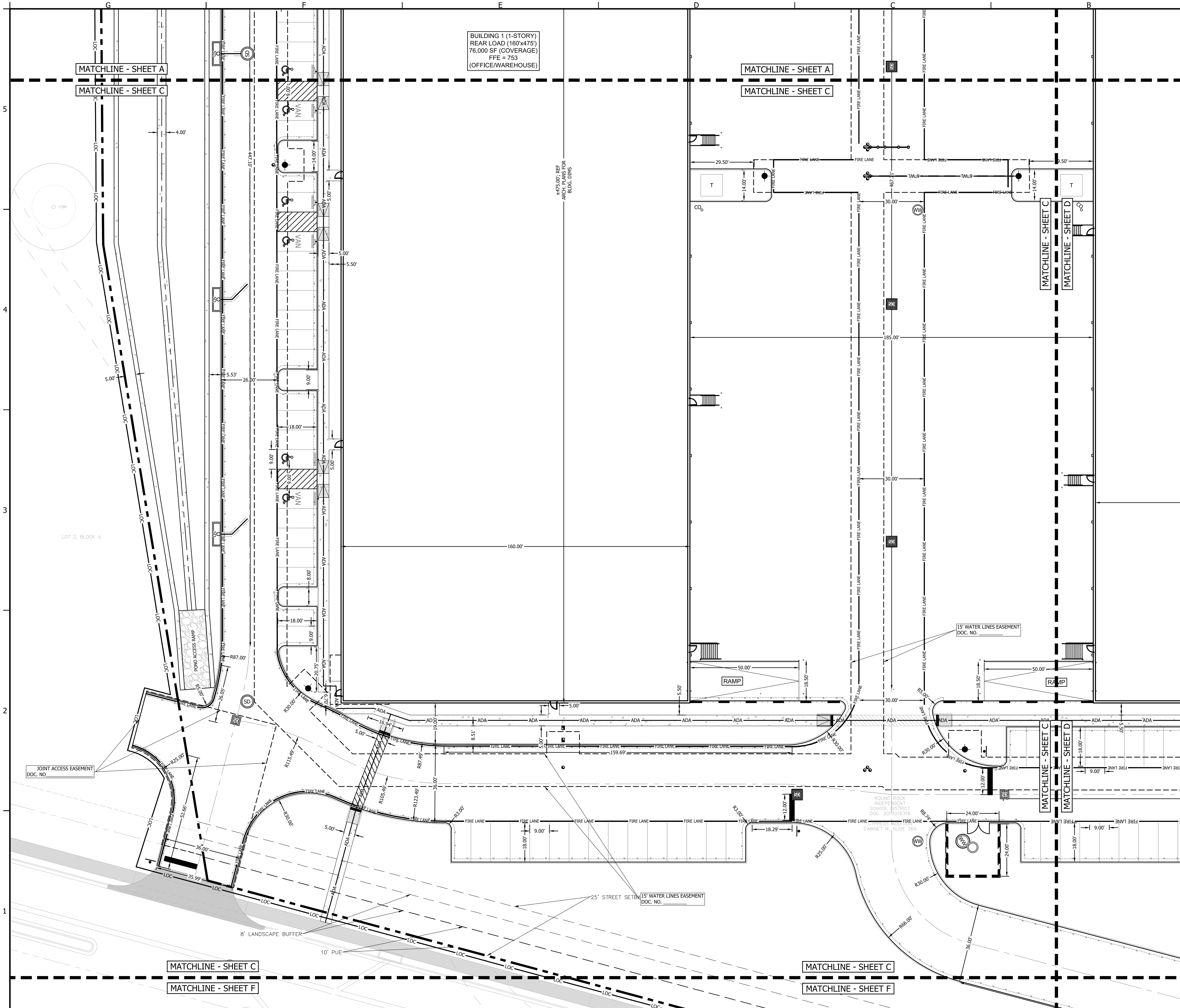
CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN B

SHEET
CS202
29 OF 105

SDP24-00030

SAVED: 12/4/2025 3:03 PM
PLOTTED: 12/4/2025 3:04 PM
PLOTTED BY: DEBORAH LAUCKNER
DRAWING: I:\2024\026\20-Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720.00-CS201-Detailed Sitedim_Plan.dwg



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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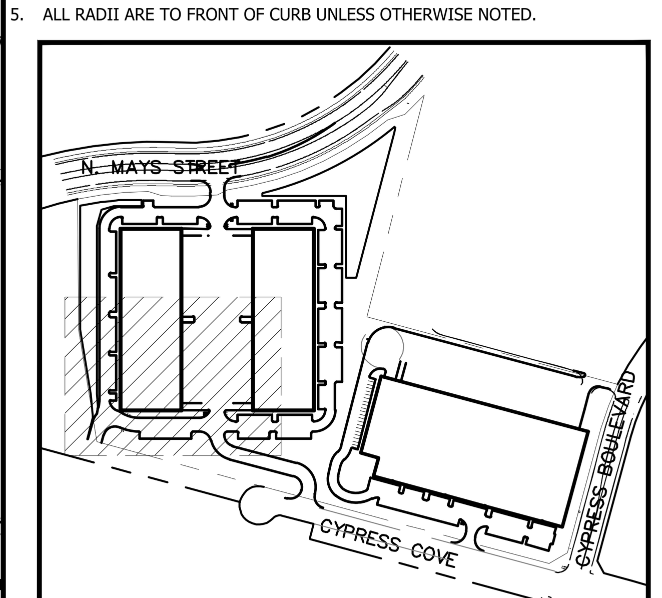

KEY MAP
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AUSTIN, TX 78723
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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED SITE DIMENSIONAL CONTROL PLAN C

CITY APPROVAL STAMP

SHEET
CS203
30 OF 105
SDP24-00030

SAVED: 1/24/2025 5:01 PM
PLOT DATE: 1/27/2025 9:16 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-CS201-Detailed SiteDim_Plan.dwg

BUILDING 2 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

MATCHLINE - SHEET B
MATCHLINE - SHEET C
MATCHLINE - SHEET D
MATCHLINE - SHEET E
MATCHLINE - SHEET G

±475.00' REF ARCH. PLANS FOR BLDG. DIMS

±257.09' REF ARCH. PLANS FOR BLDG. DIMS

FND. MAG NAIL "CUNNINGHAM-ALLEN INC

LOT 2 (7.58 ACRES)

15' WASTEWATER EASEMENT DOC. NO. _____

15' WATER LINES EASEMENT DOC. NO. _____

RAMP

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
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- BUILDING FACE
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- PROPOSED CONTOUR
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- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
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KEY MAP
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01/28/2025

STATE OF TEXAS
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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN D

SHEET
CS204
31 OF 105
SDP24-00030

SAVED: 12/4/2023 3:03 PM
PLOTTED: 12/4/2023 3:03 PM
PLOTTED BY: DEBORAH HAGNEY
DRAWING PATH: P:\DWG\Provident Eagles Nest\CIVIL\15-CAD\20-Site\SDP\10729.06-CS201-Detailed Site Dim_Plan.dwg

MATCHLINE - SHEET D

MATCHLINE - SHEET E

MATCHLINE - SHEET H

R LINES EASEMENT

FIRE LANE

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

LOT 2, DAMMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T. SAVE & EXCEPT CALLED .0.019 ACRES (817 SQ. FT.) DOCUMENT NO.2014087453, O.P.R.W.C.T.

DAMMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T. LAND USE: LIGHT INDUSTRIAL ZONING: LI

±370.00', REF ARCH. PLANS FOR BLDG. DIMS

±558.00', REF ARCH. PLANS FOR BLDG. DIMS

CYPRESS BLVD. (80' R.O.W. - ASPHALT) (DOC. 2012098474/2013/75499)

8' LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

15' WATER LINES EASEMENT DOC. NO. _____

0 10' 20' 40'

LEGEND

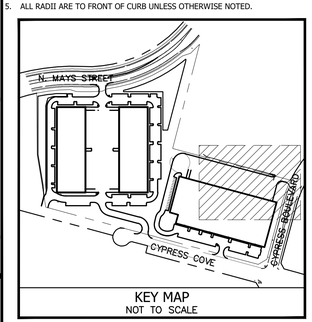
- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:

1. REFERENCE "OVERALL SITE LAYOUT" SHEET FOR BUILDING, SITE, PARKING DATA.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL RADII ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN E

SHEET
CS205
32 OF 105

SDP24-00030

SAVED: 12/4/2025 5:01 PM
PLOTTED: 12/4/2025 5:03 PM
PLOTTED BY: KENDALL MASONRY
PLOTTED BY: KENDALL MASONRY
X:\PROJECTS\2024\024-00030-Provident Eagle Nest\CIVIL\10-CAD\20-Sheets\SDP\D3772.00-CS201-Detailed SiteDim_Plan.dwg

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:

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2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL RADII ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN F

SHEET
CS206
33 OF 105
SDP24-00030

SAVED: 12/4/2025 5:03 PM
SAVED BY: ALYSSA ALVAREZ
PLOTTED BY: KENDALL HACKNEY
PATHNAME: K:\AUSPW\249\Provident Eagles Nest\CIVIL\15-CAD\20-Sheets\SDP\sf279.dir\CS20-Detailed SiteDim_Plan.dwg

MATCHLINE - SHEET D
MATCHLINE - SHEET G
MATCHLINE - SHEET F
MATCHLINE - SHEET H

15' WATER LINES EASEMENT DOC. NO. _____
15' WASTEWATER EASEMENT DOC. NO. _____
15' WATER LINES EASEMENT DOC. NO. _____

8' BUFFER
10' PUE
25' STREET SETBACK
8' LANDSCAPE BUFFER

LOT 1
CYPRESS COVE SUBDIVISION
A REPLAT OF LOT 1,
OAKMONT CENTRE,
SECTION 1 REVISED
DOC. NO. 201407599
M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

CYPRESS COVE

FIRE LANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:

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4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL RADII ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.

KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ADA — ACCESSIBLE ROUTE (ADA)
- FIRE LANE — FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OHE — OVERHEAD UTILITY
- FEMA 100YR — LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN G

SHEET
CS207
34 OF 105
SDP24-00030

SAVED: 12/4/2025 3:03 PM
PLOTTED: 12/4/2025 3:03 PM
PLOTTED BY: ISRAEL HAGNEY
DRAWING PATH: K:\AUS\045\045004\Resident Eagles Nest\CIVIL\10-CAD\20-Site\SDP\SP29.06-CS201-Detailed Site\Dim_Plan.dwg

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

±558.00'; REF ARCH. PLANS FOR BLDG. DIMS

±357.00'; REF ARCH. PLANS FOR BLDG. DIMS

LOT 2, OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.
SAVE & EXCEPT CALLED 0.019 ACRES (817 SQ. FT.) TO THE DOCUMENT NO.2014057453, O.P.R.W.C.
OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

MATCHLINE - SHEET E
MATCHLINE - SHEET H
MATCHLINE - SHEET G

CYPRESS BLVD.
(80' R.O.W. - ASPHALT)
(DOC. 2012098474/2014075499)

25' STREET SETBACK
8' LANDSCAPE BUFFER
10' PUE
15' WATER LINES EASEMENT DOC. NO. _____

CYPRESS COVE
EAGLES NEST STREET
CITY OF ROUND ROCK INST 2014075499 LOT 3 PUBLIC R.O.W. HEREBY DEDICATED (0.646 ACRES)
EXIST. 18" CMP

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- TOP/BOTTOM OF SLOPE
- OVERHEAD UTILITY
- LIMITS OF 100 YEAR FLOOD PLAIN
- RETAINING WALL
- SCREEN WALL
- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- BENCHMARK
- BIKE RACK
- SIGN
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

FIRE LANE NOTES:

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NOTES:

1. REFERENCE "OVERALL SITE LAYOUT" SHEET FOR BUILDING, SITE, PARKING DATA.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. ALL RADII ARE TO FRONT OF CURB UNLESS OTHERWISE NOTED.

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

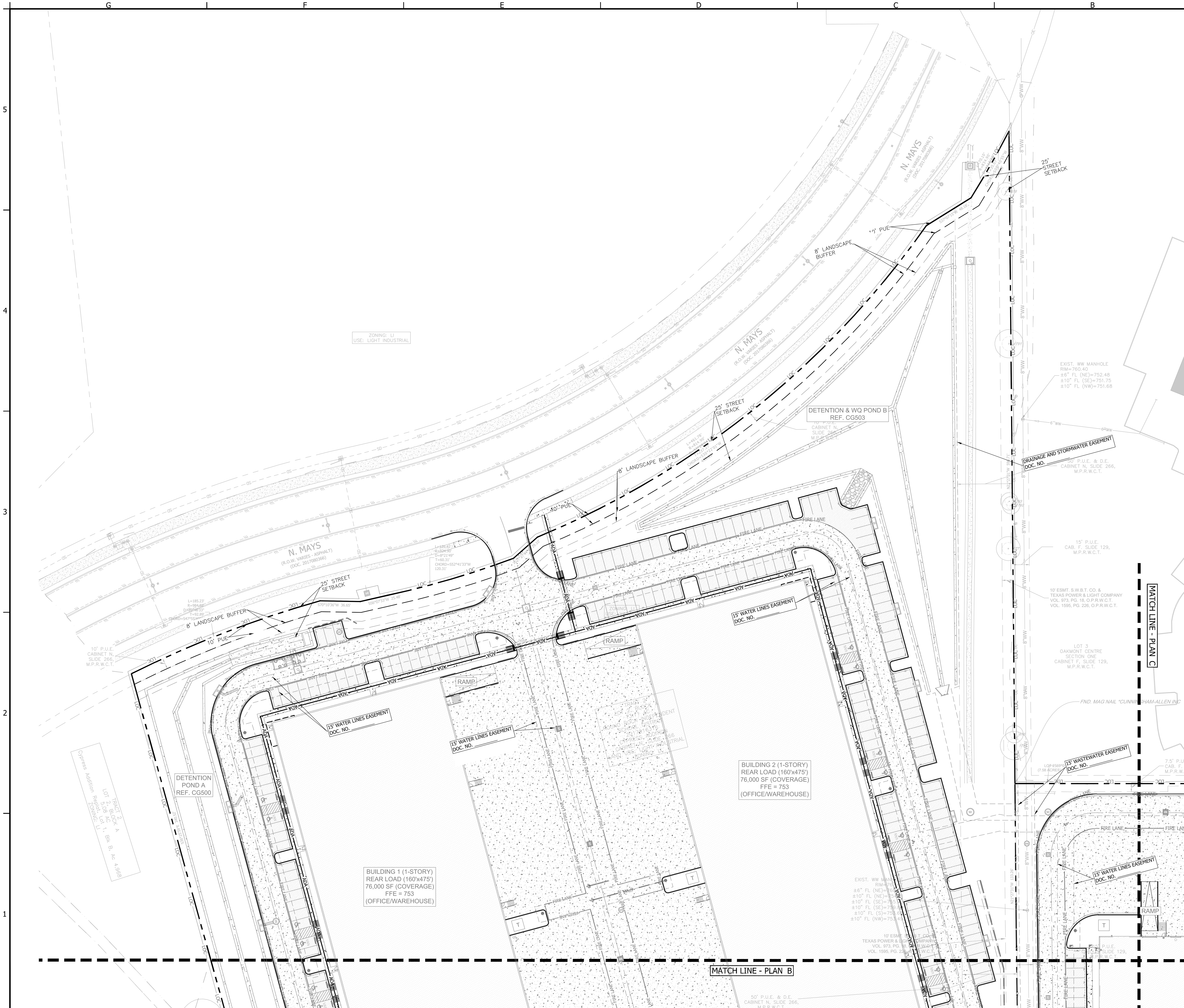
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETAILED SITE DIMENSIONAL CONTROL PLAN H

SHEET
CS208
35 OF 105
SDP24-00030

SAVED: 12/4/2025 5:01 PM
PLOTTED: 12/4/2025 5:03 PM
PLOTTED BY: KENDALL MOONEY
DRAWING: C:\WGI\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\23729.00-CS201-Detailed SiteDim_Plan.dwg

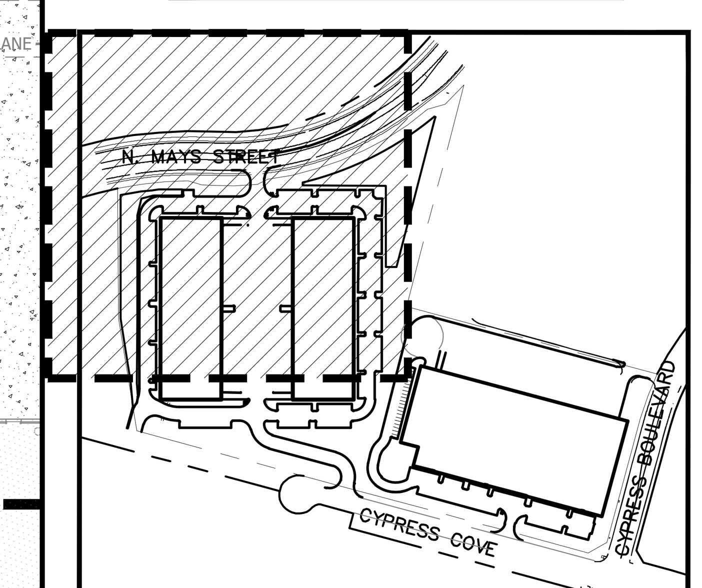


0 20' 40' 80'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OHE — OVERHEAD UTILITY
- RETAINING/SCREEN WALL
- 1 — LIGHT DUTY FLEXIBLE PAVEMENT (ASPHALT)
- 2 — HEAVY DUTY RIGID PAVEMENT (ASPHALT)
- 3 — CONCRETE SIDEWALK
- BENCHMARK
- TREE W/ TAG (TO REMAIN)

NOTE:
CONTRACTOR TO REFERENCE THE GEOTECHNICAL REPORT/STUDY PERFORMED BY:RONE ENGINEERING SERVICES, LLC REPORT NO. 24-28777 DATED JUNE 24, 2024 FOR APPLICABLE PAVEMENT SECTION AND PAVEMENT SPECIFICATIONS FOR THIS PROJECT.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

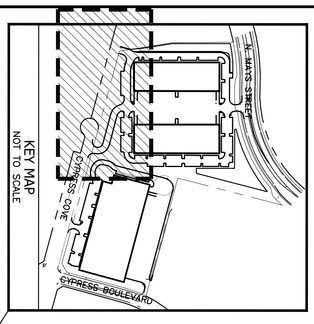
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED PAVEMENT PLAN (1 OF 3)

CITY APPROVAL STAMP

SHEET
CP101
40 OF 105
SDP24-00030

SAVED: 1/24/2025 3:32 PM
PLOT DATE: 1/27/2025 9:26 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-CP101-Detailed Pave_Plan.dwg



KEY MAP
NOT TO SCALE

NOTE:
CONTRACTOR TO REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY RADIANCE ENGINEERING SERVICES, LLC REPORT NO. 24-2077 DATED JUNE 24, 2024 FOR APPLICABLE PAVEMENT SECTION AND PAVEMENT SPECIFICATIONS FOR THIS PROJECT.

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET

ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED PAVEMENT PLAN (2 OF 3)

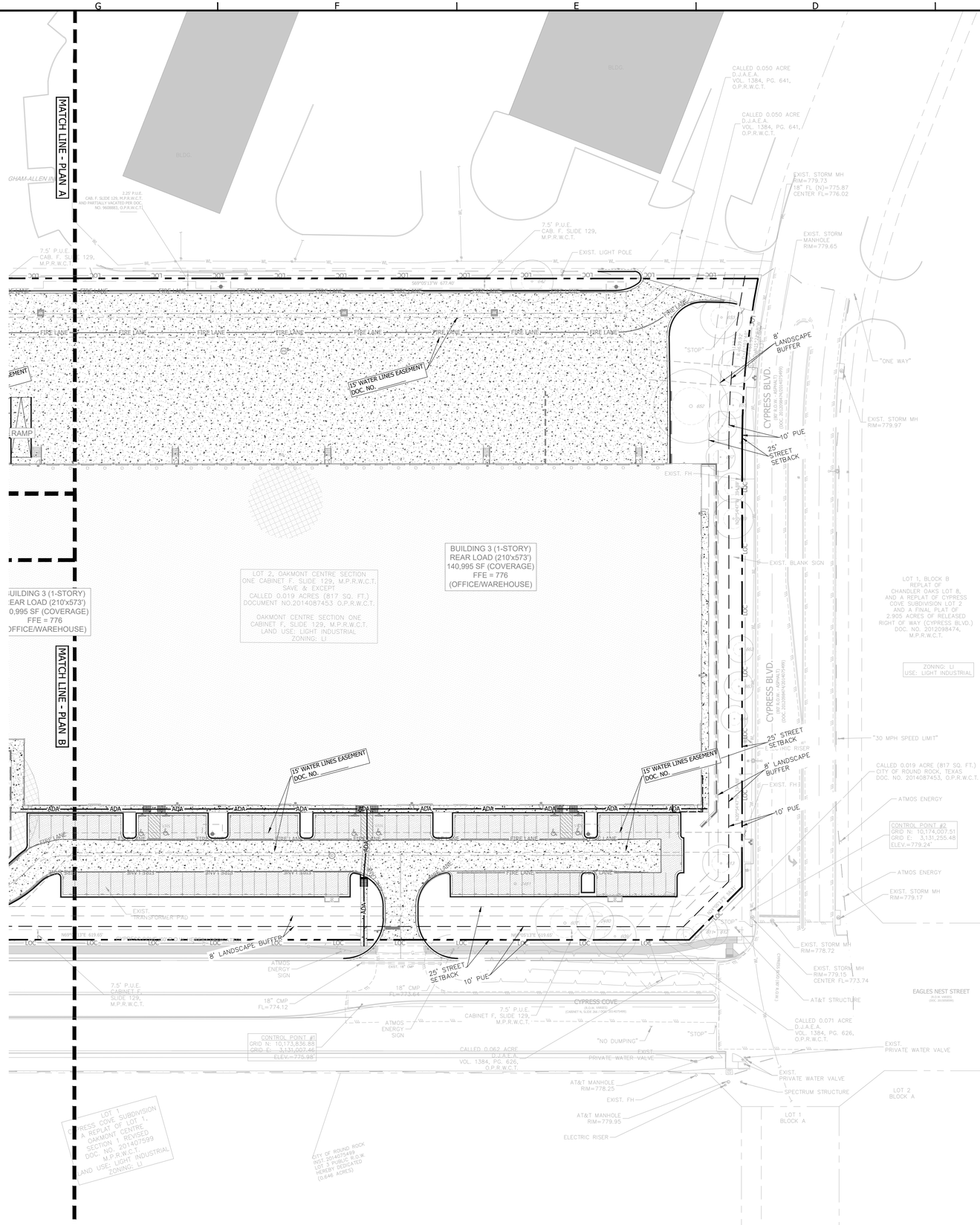
CITY APPROVAL STAMP

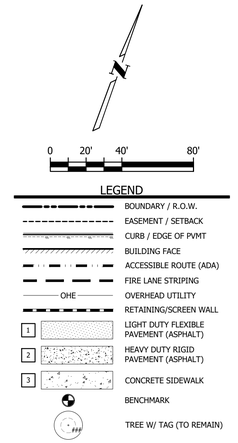
SHEET
CP102
41 OF 105
SDP24-00030

TRAVIS S. MARTIN
128282
LICENSED PROFESSIONAL ENGINEER
NOVEMBER 20, 2024
01/28/2025

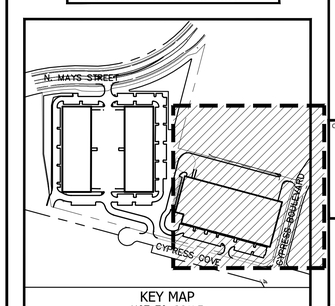
PHONE NO: 512-669-5560
WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL





NOTE:
CONTRACTOR TO REFERENCE THE GEOTECHNICAL REPORT/STUDY PERFORMED BY:RONE ENGINEERING SERVICES, LLC REPORT NO. 24-28777 DATED JUNE 24, 2024 FOR APPLICABLE PAVEMENT SECTION AND PAVEMENT SPECIFICATIONS FOR THIS PROJECT.



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01/28/2025

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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

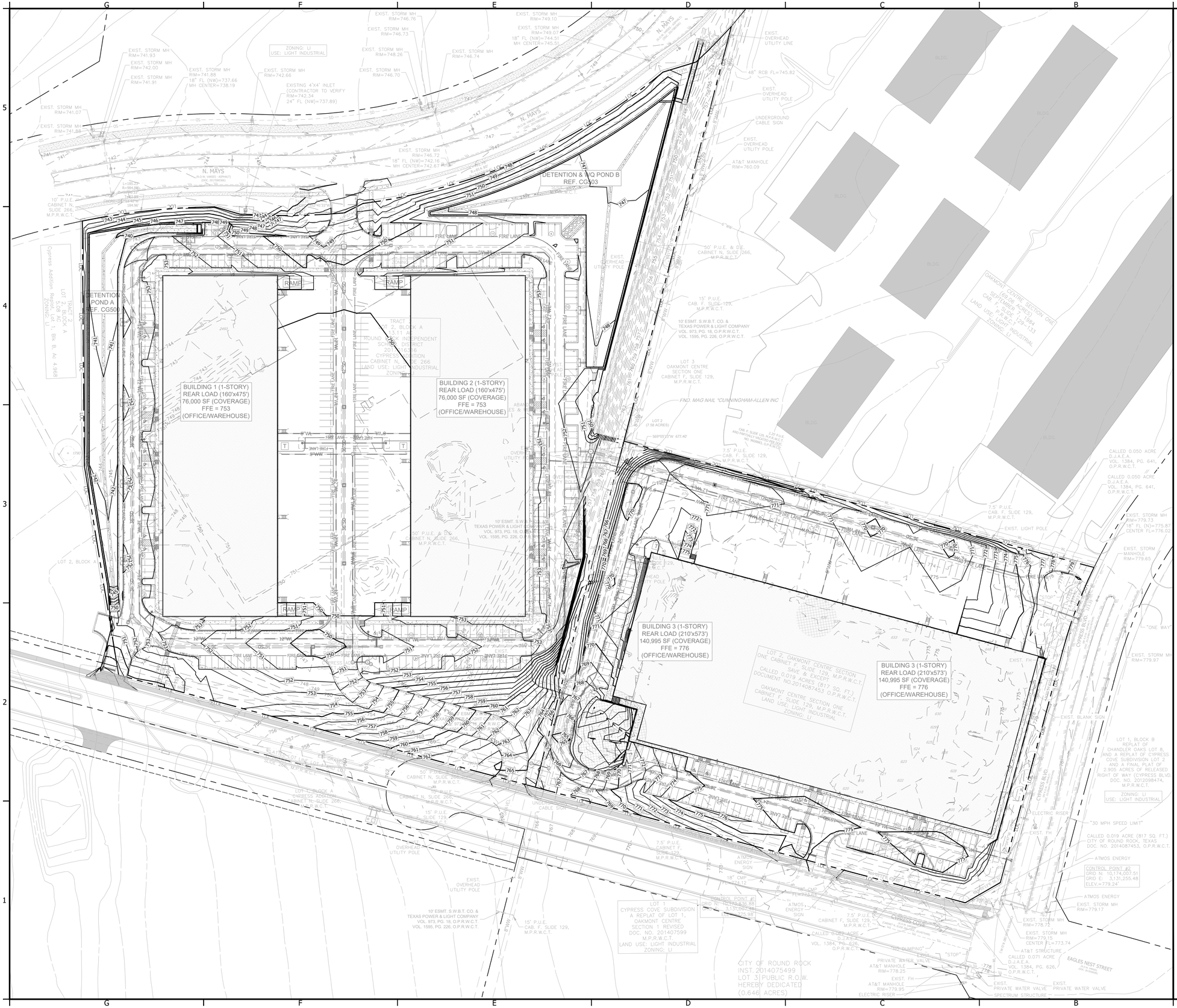
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED PAVEMENT PLAN (3 OF 3)

CITY APPROVAL STAMP

SHEET
CP103
42 OF 105
SDP24-00030

SAVED: 12/4/2025 3:23 PM
PLOTTED: 12/4/2025 3:23 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2025\25127\Civil\Provident Eagles Nest\CITX\110-CAD\20-Sheets\SDP\107729.00-CP105 Detailed Pave_Plan.dwg



NOTE: REFERENCE THE ROUND ROCK DEVELOPMENT GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING REPORT NO. 24-28777) DATED JUNE 24, 2024 FOR DESIGN RECOMMENDATIONS

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

OVERALL GRADING PLAN

SHEET
CG100
43 OF 105
SDP24-00030

SAVED: 12/4/2025 3:23 PM
SAVED BY: KENDALL SMOKEY
PLOTTED BY: KENDALL SMOKEY
PLOTTED: K:\Austin\Land Dev\Provident Eagles Nest\CIVIL\15-CAD\20-Sheets\SDP\10729.00-CG100-Overall Grading_Plan.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

8' LANDSCAPE BUFFER
10' PUE
25' STREET SETBACK
15' WATER LINES EASEMENT DOC. NO. _____

DETENTION POND A
REF. CG500

TRACT 2
LOT 2, BLOCK A
5.08 AC
Cypress Addition Replat No. 1, Blk B, Ac 4.968
ZONING: LI

BUILDING 1 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

RAMP

MATCHLINE - SHEET A
MATCHLINE - SHEET B
MATCHLINE - SHEET C

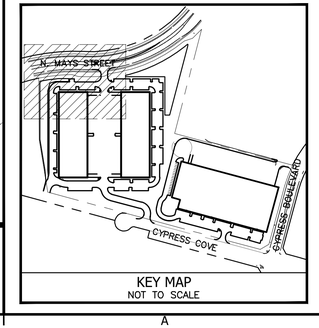
0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSINGS PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
5. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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WGInc.com
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PHONE NO.: 512-469-5560

01/28/2025
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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED GRADING PLAN A

CITY APPROVAL STAMP

SHEET
CG101
44 OF 105

SDP24-00030

SAVED: 11/19/2023 3:55 PM
PLOTTED: 11/20/2023 2:54 PM
PLOTTED BY: DEBORAH LAUGNER
DRAWING: I:\2020\02\20-02164 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720.00-CG101-Detailed Grading_Plan.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

MATCHLINE - SHEET A

MATCHLINE - SHEET B

8' LANDSCAPE BUFFER

25' STREET SETBACK

10' PUE

DETENTION & WQ POND B
REF. CG503

POND ACCESS RAMP

RAMP

15' WATER LINES EASEMENT
DOC. NO. _____

DRAINAGE AND STORMWATER EASEMENT
DOC. NO. _____

TRACT 2
LOT 2, BLOCK A
13.11 AC
ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
2017016316
CYPRESS ADDITION
CABINET Y, SLIDE 266
LAND USE: NON-INDUSTRIAL
ZONING: LI

BUILDING 2 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

LOT 3
OAKMONT CENTRE
SECTION ONE
CABINET F, SLIDE 129
M.P.R.W.C.T.

FND. MAG NAIL "CUNNINGHAM-ALLEN INC"

MATCHLINE - SHEET B

MATCHLINE - SHEET D

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- ## TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
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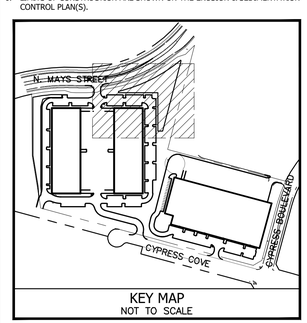
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

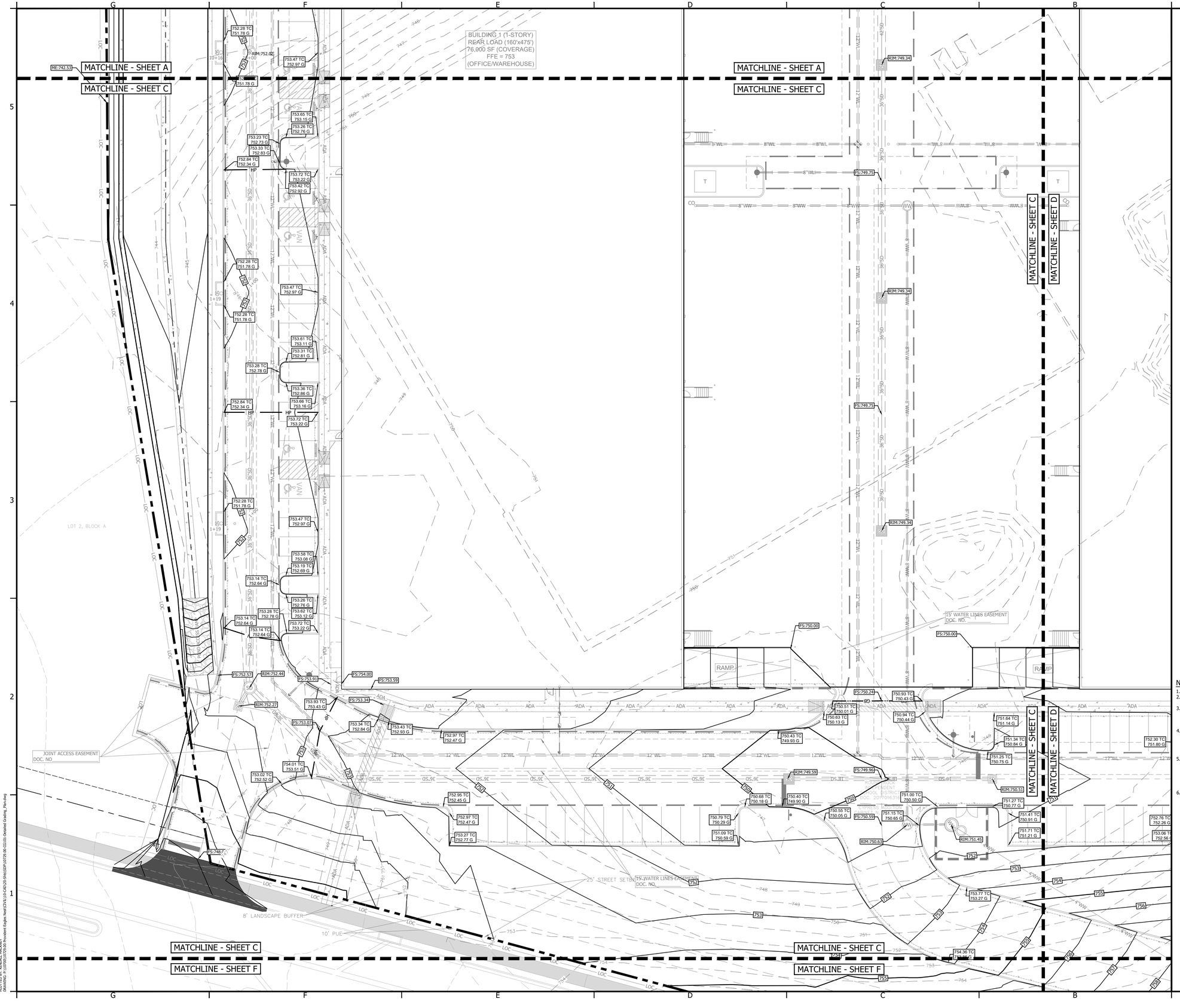
DETAILED GRADING PLAN B

CITY APPROVAL STAMP

SHEET
CG102
45 OF 105

SDP24-00030

SAVED: 12/4/2025 3:03 PM
ACAD VER: 24.0s (LMS Tech)
PLOTTED BY: MIKAAL LACKEY
DRAWING: I:\SITE\WGI\2024\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CG101-Detailed Grading_Plan.dwg



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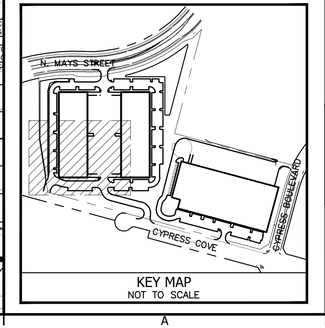

KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

alyssa alvarez

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED GRADING PLAN C

CITY APPROVAL STAMP

SHEET
CG103
46 OF 105
SDP24-00030

SAVED: 12/4/2025 3:45 PM
PLOTTED: 12/4/2025 3:46 PM
PLOTTED BY: KENDALL HACKNEY
FILENAME: K:\AUS\WGI\Projects\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-CG105 Detailed Grading_Plan.dwg

BUILDING 2 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

MATCHLINE - SHEET B
MATCHLINE - SHEET D
MATCHLINE - SHEET C
MATCHLINE - SHEET E
MATCHLINE - SHEET G

FND. MAG NAIL "CUNNINGHAM-ALLEN INC"

LOT 2
(7.58 ACRES)

15' WASTEWATER EASEMENT
DOC. NO.

15' WATER LINES EASEMENT
DOC. NO.

15' WATER LINES EASEMENT
DOC. NO.

15' WASTEWATER EASEMENT
DOC. NO.

RAMP

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
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- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- T ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTE: REFERENCE THE ROUND ROCK DEVELOPMENT GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING REPORT NO. 24-28777) DATED JUNE 24, 2024 FOR DESIGN RECOMMENDATIONS

NOTES:

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KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-609-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED GRADING PLAN D

CITY APPROVAL STAMP

SHEET
CG104
47 OF 105

SDP24-00030

SAVED: 10/1/2025 3:55 PM
PLOTTED: 10/1/2025 3:55 PM
PLOTTED BY: DEBORAH LAUNDRY
DRAWING: I:\2024\026\01\04 Provident Eagles Nest\CIVIL\10-CAD\20-DWG\SDP\10720.00-CG101-Detailed Grading_Plan.dwg

MATCHLINE - SHEET D

MATCHLINE - SHEET E

MATCHLINE - SHEET E

MATCHLINE - SHEET H

MATCHLINE - SHEET E

MATCHLINE - SHEET H

15' WATER LINES EASEMENT

FL:771.43

FS:771.27

FL:776.72

FS:771.63

FS:771.64

FS:772.00

FS:776.00

FS:774.89

ME:776.14

ME:777

ME:779.33

ME:779.71

ME:776.76

HP:770.87

RIM:769.74

RIM:769.74

770.58 TC
770.08 G

770.58 TC
770.08 G

771.68 TC
771.18 G

772.35 TC
771.85 G

775.88 TC
775.38 G

779.04 TC
778.54 G

777.50 TC
777.00 G

776.29 TC
775.79 G

776.50 TC
776.00 G

TW/ME:779.97

TW:776.00

BW:775.50

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

LOT 2, OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T.
SAVE & EXCEPT
CALLED 0.019 ACRES (817 SQ. FT.)
DOCUMENT NO.2014087453, O.P.R.W.C.T.
OAKMONT CENTRE SECTION ONE
CABINET F, SLIDE 129, M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

CYPRESS BLVD.
(80 R.O.W. - ASPHALT)
(DOC. 2012098474/201075999)

20' LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

CYPRESS GROVE LANE

CYPRESS COVE

N. MAYS STREET

KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
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- WW WASTEWATER LINE
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- WATER VALVE
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- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTE: REFERENCE THE ROUND ROCK DEVELOPMENT GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING REPORT NO. 24-28777) DATED JUNE 24, 2024 FOR DESIGN RECOMMENDATIONS

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NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-609-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED GRADING PLAN E

CITY APPROVAL STAMP

SHEET
CG105
48 OF 105

SDP24-00030

SAVED: 12/4/2025 1:45 PM
SAVED BY: KENDALL MACKEY
PLOTTED BY: KENDALL MACKEY
PLOTTED: 12/4/2025 1:46 PM
DRAWING: S:\Austin\Projects\Provident Eagles Nest\CIVIL\15-CAD\20-Sheets\SDP\10729.00-CG101-Detailed Grading_Plan.dwg

MATCHLINE - SHEET C

MATCHLINE - SHEET F

MATCHLINE - SHEET F

MATCHLINE - SHEET G

MATCHLINE - SHEET C

MATCHLINE - SHEET F

MATCHLINE - SHEET F

MATCHLINE - SHEET G

8' LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

TS-WATER LINES EASEMENT DOC. NO.

PLATTED LOT LINE LOT 1 AND LOT 2, BLOCK A, PER CABINET N, SLIDE 266, M.P.R.W.C.T.

LOT 1, BLOCK A CYPRESS ADDITION CABINET N, SLIDE 266, M.P.R.W.C.T.

EX. GRAVEL

753.77 TC
753.27 G

754.36 TC
753.86 G

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
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KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
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AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED GRADING PLAN F

CITY APPROVAL STAMP

SHEET
CG106
49 OF 105
SDP24-00030

SAVED: 12/4/2025 3:49 PM
PLOTTED: 12/4/2025 3:50 PM
PLOTTED BY: KERIKALL HAGNER
FILENAME: I:\ROUND ROCK\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CG110-Detailed Grading_Plan.dwg

MATCHLINE - SHEET D

MATCHLINE - SHEET G

MATCHLINE - SHEET F

MATCHLINE - SHEET H

CONTRACTOR TO REMOVE EX DRAINAGE STRUCTURE AND RETURN GRADES TO NATURAL STATE TO PROTECT TREE ROOTS

13' WATER LINES EASEMENT DOC. NO.

15' WASTEWATER EASEMENT DOC. NO.

15' WATER LINES EASEMENT DOC. NO.

8' LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

CYPRESS COVE

CYPRESS BOULEVARD

LOT 1
CYPRESS COVE SUBDIVISION
A REPLAT OF LOT 1,
OAKMONT CENTRE
SECTION 1 REVISED
DOC. NO. 201407599
M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
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- RETAINING/SCREEN WALL
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- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTE: REFERENCE THE ROUND ROCK DEVELOPMENT GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING REPORT NO. 24-28777) DATED JUNE 24, 2024 FOR DESIGN RECOMMENDATIONS

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KEY MAP
NOT TO SCALE

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WGInc.com
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AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

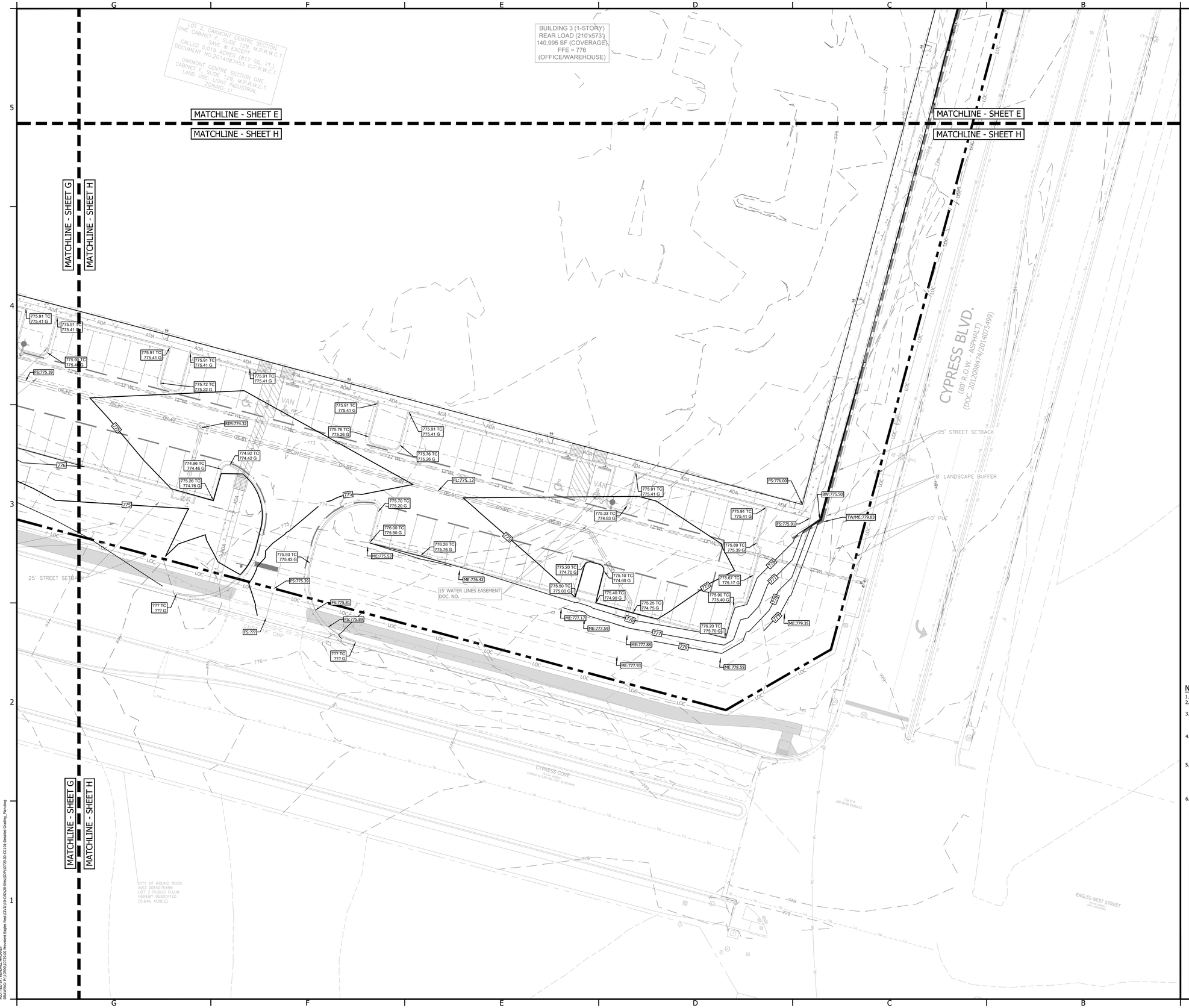
DETAILED GRADING PLAN G

CITY APPROVAL STAMP

SHEET
CG107
50 OF 105

SDP24-00030

SAVED: 10/4/2023 3:59 PM
PLOTTED: 10/4/2023 4:04 PM
PLOTTED BY: KEIRDALL HAGNER
FILENAME: I:\ROUND ROCK\Provident Eagles Nest\CIVIL\110-CAD\20-Sheets\SDP\10720.00-CG110-Detailed Grading_Plan.dwg



0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTE: REFERENCE THE ROUND ROCK DEVELOPMENT GEOTECHNICAL ENGINEERING REPORT (RONE ENGINEERING REPORT NO. 24-28777) DATED JUNE 24, 2024 FOR DESIGN RECOMMENDATIONS

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSINGS PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
5. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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AUSTIN, TX 78723
PHONE NO: 512-469-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

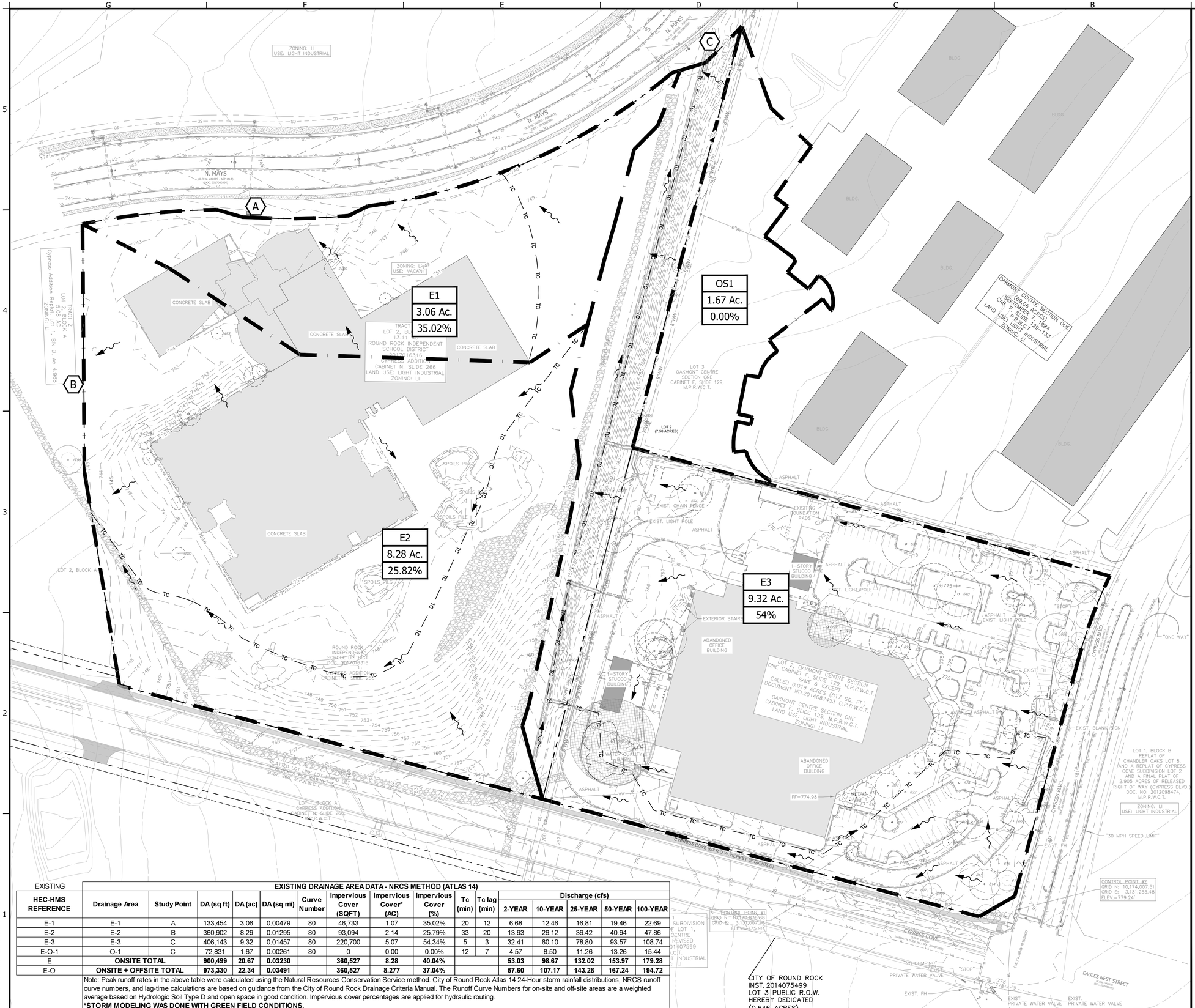
DETAILED GRADING PLAN H

CITY APPROVAL STAMP

SHEET
CG108
51 OF 105

SDP24-00030

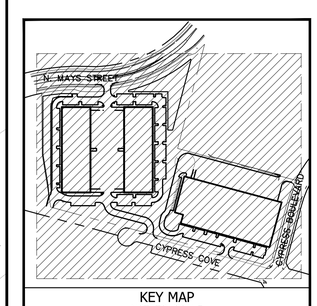
SAVED: 12/19/2023 3:55 PM
PLOTTED: 12/19/2023 4:03 PM
PLOTTED BY: ISBORJ1, JACKIE
PATHNAME: K:\ROUND\029268-Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-GS101-Detailed Grading_Plan.dwg



EXISTING DRAINAGE AREA DATA - NRCS METHOD (ATLAS 14)

HEC-HMS REFERENCE	Drainage Area	Study Point	DA (sq ft)	DA (ac)	DA (sq mi)	Curve Number	Impervious Cover (SQFT)	Impervious Cover* (AC)	Impervious Cover (%)	Tc (min)	Tc lag (min)	Discharge (cfs) 2-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
E-1	E-1	A	133,454	3.06	0.00479	80	46,733	1.07	35.02%	20	12	6.68	12.46	16.81	19.46	22.69
E-2	E-2	B	360,902	8.29	0.01295	80	93,094	2.14	25.79%	33	20	13.93	26.12	36.42	40.94	47.86
E-3	E-3	C	406,143	9.32	0.01457	80	220,700	5.07	54.34%	5	3	32.41	60.10	78.80	93.57	108.74
E-O-1	O-1	C	72,831	1.67	0.00261	80	0	0.00	0.00%	12	7	4.57	8.50	11.26	13.26	15.44
E	**ONSITE TOTAL**		**900,499**	**20.67**	**0.03230**		**360,527**	**8.28**	**40.04%**			**53.03**	**98.67**	**132.02**	**153.97**	**179.28**
E-O	**ONSITE + OFFSITE TOTAL**		**973,330**	**22.34**	**0.03491**		**360,527**	**8.277**	**37.04%**			**57.60**	**107.17**	**143.28**	**167.24**	**194.72**

Note: Peak runoff rates in the above table were calculated using the Natural Resources Conservation Service method. City of Round Rock Atlas 14 24-Hour storm rainfall distributions, NRCS runoff curve numbers, and lag-time calculations are based on guidance from the City of Round Rock Drainage Criteria Manual. The Runoff Curve Numbers for on-site and off-site areas are a weighted average based on Hydrologic Soil Type D and open space in good condition. Impervious cover percentages are applied for hydraulic routing.
***STORM MODELING WAS DONE WITH GREEN FIELD CONDITIONS.**



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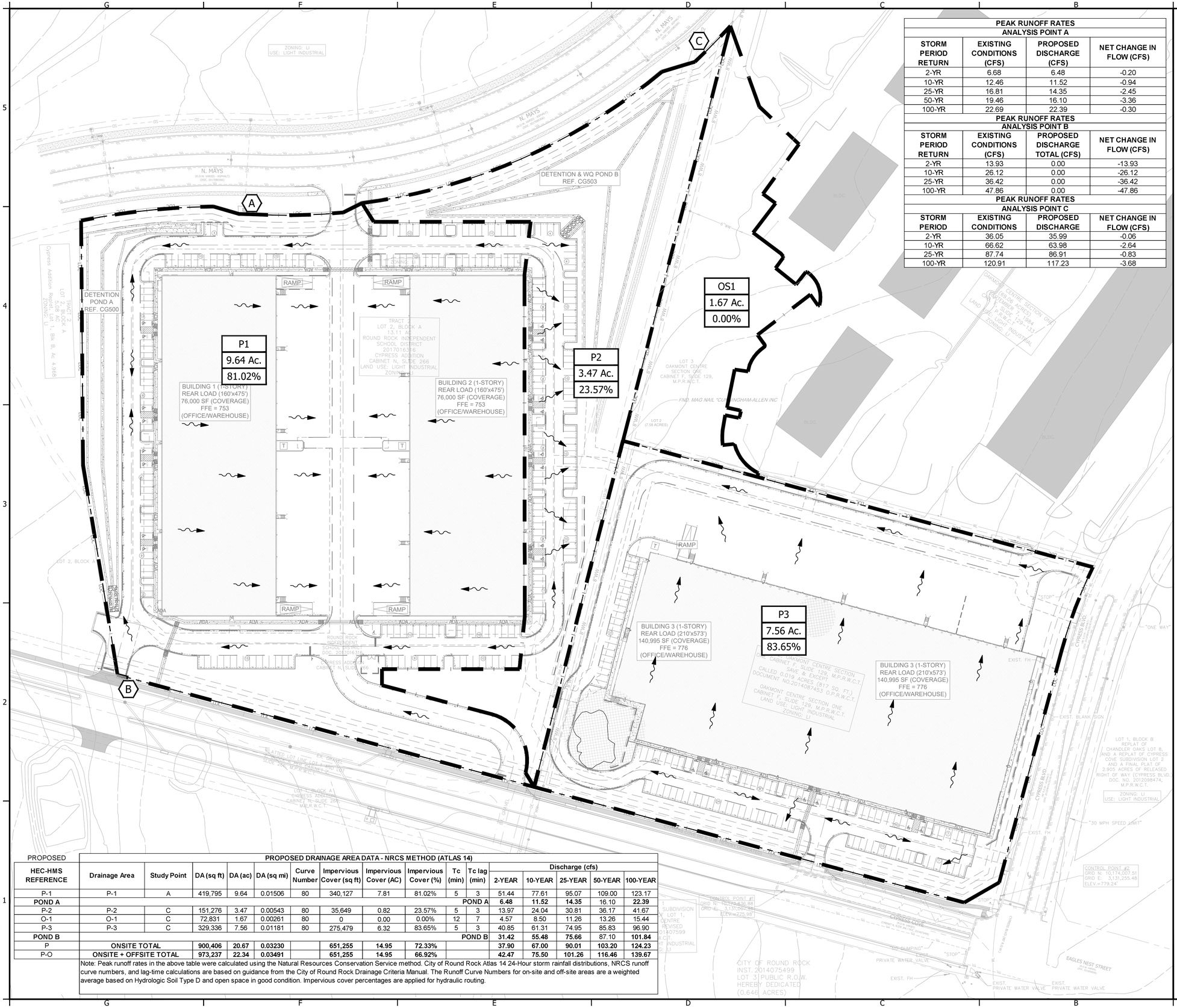
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

EXISTING CONDITIONS DRAINAGE AREA MAP

CITY APPROVAL STAMP

SHEET
CG200
52 OF 105
SDP24-00030

SAVED: 11/7/2024 10:34 AM
PLOTTED: 11/7/2024 10:35 AM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2019\2019729\Civil\Drawings\Provident Eagles Nest\CIVIL\110-CAD\10-SheetSDP\10729-SP-CG200 Existing_DAM.dwg



PEAK RUNOFF RATES ANALYSIS POINT A			
STORM PERIOD RETURN	EXISTING CONDITIONS (CFS)	PROPOSED DISCHARGE (CFS)	NET CHANGE IN FLOW (CFS)
2-YR	6.68	6.48	-0.20
10-YR	12.46	11.52	-0.94
25-YR	16.81	14.35	-2.45
50-YR	19.46	16.10	-3.36
100-YR	22.69	22.39	-0.30

PEAK RUNOFF RATES ANALYSIS POINT B			
STORM PERIOD RETURN	EXISTING CONDITIONS (CFS)	PROPOSED DISCHARGE TOTAL (CFS)	NET CHANGE IN FLOW (CFS)
2-YR	13.93	0.00	-13.93
10-YR	26.12	0.00	-26.12
25-YR	36.42	0.00	-36.42
100-YR	47.86	0.00	-47.86

PEAK RUNOFF RATES ANALYSIS POINT C			
STORM PERIOD	EXISTING CONDITIONS	PROPOSED DISCHARGE	NET CHANGE IN FLOW (CFS)
2-YR	36.05	35.99	-0.06
10-YR	66.62	63.98	-2.64
25-YR	87.74	86.91	-0.83
100-YR	120.91	117.23	-3.68

0 30' 60' 120'

LEGEND

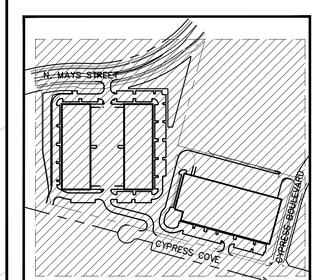
- DRAINAGE AREA BOUNDARY
- XXXX EXIST. GRADE ELEVATIONS
- XXXX PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- SD STORM DRAIN LINE
- TC TC TIME OF CONCENTRATION
- DIRECTION OF FLOW
- X ANALYSIS POINT
- P1 / 0.65 Ac. / 100% DRAINAGE AREA # / DRAINAGE AREA / IMPERVIOUS COVER

PROPOSED

PROPOSED DRAINAGE AREA DATA - NRCS METHOD (ATLAS 14)

HEC-HMS REFERENCE	Drainage Area	Study Point	DA (sq ft)	DA (ac)	DA (sq mi)	Curve Number	Impervious Cover (sq ft)	Impervious Cover (AC)	Impervious Cover (%)	Tc (min)	Tc lag (min)	Discharge (cfs) 2-YEAR	10-YEAR	25-YEAR	50-YEAR	100-YEAR
P-1	P-1	A	419,795	9.64	0.01506	80	340,127	7.81	81.02%	5	3	51.44	77.61	95.07	109.00	123.17
POND A											**POND A**	**6.48**	**11.52**	**14.35**	16.10	**22.39**
P-2	P-2	C	151,276	3.47	0.00543	80	35,649	0.82	23.57%	5	3	13.97	24.04	30.81	36.17	41.67
O-1	O-1	C	72,831	1.67	0.00261	80	0	0.00	0.00%	12	7	4.57	8.50	11.26	13.26	15.44
P-3	P-3	C	329,336	7.56	0.01181	80	275,479	6.32	83.65%	5	3	40.85	61.31	74.95	85.83	96.90
POND B											**POND B**	**31.42**	**55.48**	**75.66**	87.10	**101.84**
P	**ONSITE TOTAL**		**900,406**	**20.67**	**0.03230**		**651,255**	**14.95**	**72.33%**			**37.90**	**67.00**	**90.01**	**103.20**	**124.23**
P-O	**ONSITE + OFFSITE TOTAL**		**973,237**	**22.34**	**0.03491**		**651,255**	**14.95**	**66.92%**			**42.47**	**75.50**	**101.26**	**116.46**	**139.67**

Note: Peak runoff rates in the above table were calculated using the Natural Resources Conservation Service method. City of Round Rock Atlas 14 24-Hour storm rainfall distributions, NRCS runoff curve numbers, and lag-time calculations are based on guidance from the City of Round Rock Drainage Criteria Manual. The Runoff Curve Numbers for on-site and off-site areas are a weighted average based on Hydrologic Soil Type D and open space in good condition. Impervious cover percentages are applied for hydraulic routing.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

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NOVEMBER 20, 2024

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DEVELOPED CONDITIONS DRAINAGE AREA MAP

CITY APPROVAL STAMP

SHEET
CG300
53 OF 105
SDP24-00030

SAVED: 12/2/2025 3:13 PM
PLOTTED: 12/2/2025 3:14 PM
PLOTTED BY: RONDALL HACKER
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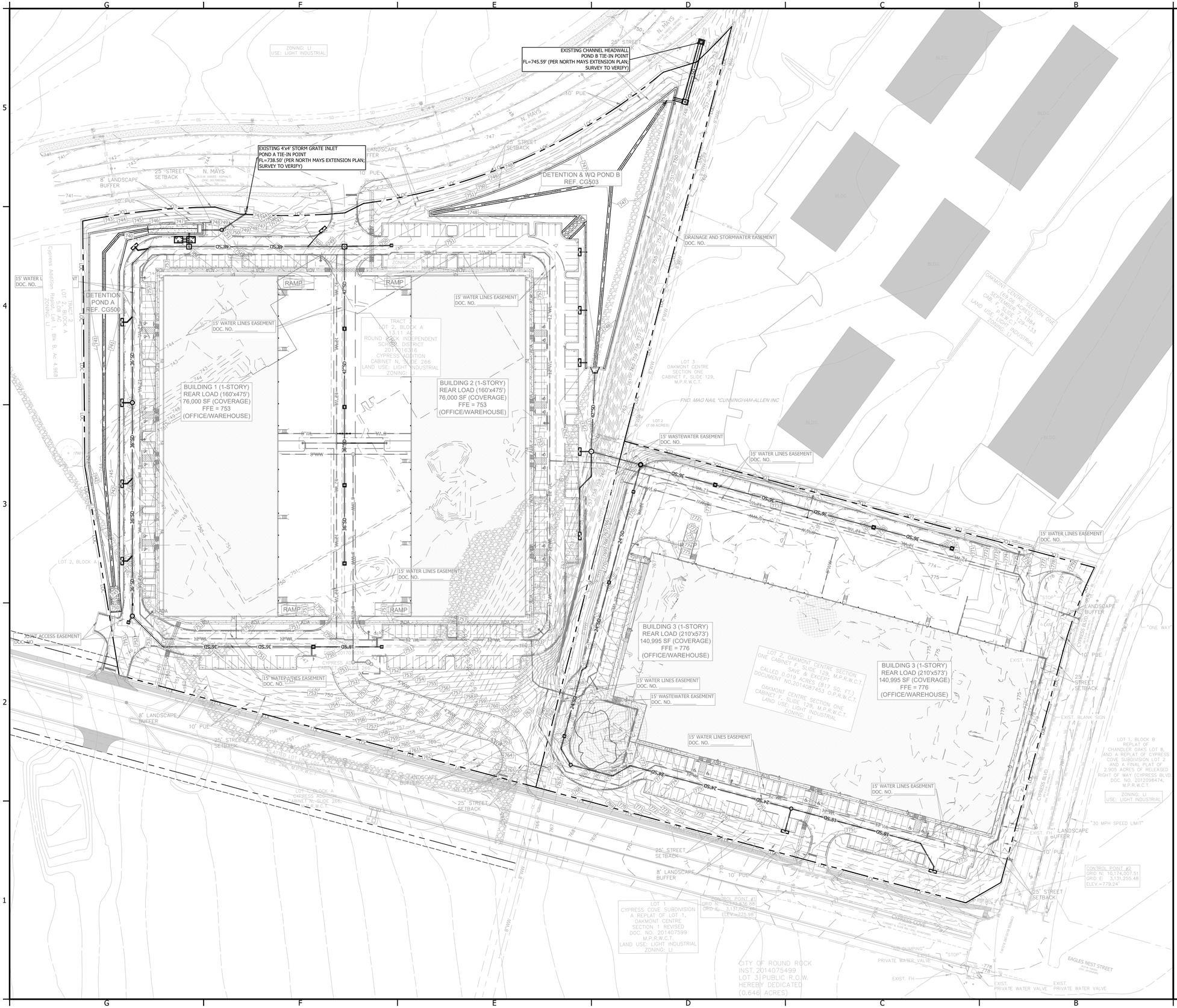

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
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- PROPOSED CONTOUR
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- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- 60 — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTES:

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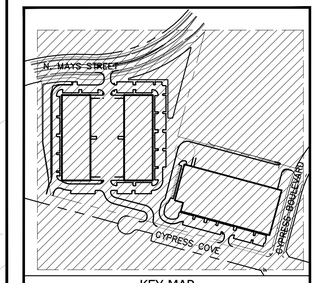

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ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

OVERALL STORM DRAINAGE PLAN

CITY APPROVAL STAMP

SHEET
CG400
54 OF 105
SDP24-00030

SAVED: 11/27/2024 11:39 AM
PLOTTED: 11/27/2024 11:39 AM
PLOTTED BY: HEKHAL HAZARY
DRAWING: I:\2024\026\04\Provident Eagles Nest\CIVIL\10-CAD\20-SHA\SDP\10720.00-CG400-Overall Storm Drainage.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

8' LANDSCAPE BUFFER
10' PUE
25' STREET SETBACK

STA: 10+00.00 (J-A1-1)
CONNECT TO EXISTING
4'x4' GRATE INLET
RIM: ±???
FL 24" IN (SE): 739.88'
FL 24" OUT (NW): 738.50'

STA: 10+54.51 (J-C-1)
INSTALL 45° BEND
FL 36" IN (S): 741.23'
FL 36" OUT (NE): 741.23'

STA: 10+00.00 (O-A)
PIPE INTO POND A
REF. SHEET CG500 FOR CONTINUATION
FL 54" IN (SE): 739.51'

J-A1-3
DETENTION POND OUTLET PIPE
FL 24" OUT (NE): 739.32'

STA: 10+58.51 (I-C-1)
1-36"X18" WYE
RIM: ±751.96'
FL 36" IN (S): 741.24'
FL 18" IN (SW): 742.74'
FL 36" OUT (N): 741.24'

STA: 10+45.37 (J-A1-2)
INSTALL 48" STORM MANHOLE
RIM: ±751.09'
FL 24" IN (SW): 739.00'
FL 24" OUT (N): 739.00'

STA: ??? (Structure - (113))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±748.89'
FL 12" OUT (S): 743.88'

STA: 12+35.72 (J-A-3)
(STA 10+00.00 - SD-B)
INSTALL 6'x6' JUNCTION BOX
RIM: ±749.48'
FL 42" IN (SE): 741.21'
FL 18" IN (NE): 743.21'
FL 48" OUT (SW): 740.73'

STA: ??? (Structure - (94))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.07'
FL 18" OUT (E): 742.95'

10 LF 54" @ 0.30%
40 LF 24" HDPE @ 1.24%
28 LF 24" HDPE @ 1.15%
32 LF 12" HDPE @ 1.00%
55 LF 36" HDPE @ 0.30%
51 LF 48" HDPE @ 0.30%
65 LF 18" HDPE @ 1.00%
7 LF 18" RCP @ 1.00%
4 LF 36" HDPE @ 0.30%
30 LF 36" HDPE @ 0.30%
14 LF 18" RCP @ 1.00%
24 LF 36" HDPE @ 0.30%
10 LF 18" RCP @ 1.00%
7 LF 18" RCP @ 1.00%
119 LF 36" HDPE @ 0.30%
14 LF 18" RCP @ 1.00%
14 LF 42" HDPE @ 0.31%
109 LF 42" HDPE @ 0.31%

STA: ??? (Structure - (95))
1-45° BEND
FL 18" IN (W): 742.88'
FL 18" OUT (NE): 742.88'

STA: 10+09.66 (J-A-1)
INSTALL (2) 8'x11' CONTECH JELLYFISH
W/ 26 CARTRIDGES
(FPD0811-21-5); REF. SHEET CG502
RIM: ±751.73'
FL 54" IN (SE): 739.54'
FL 54" OUT (NW): 739.54'

STA: 10+19.33 (J-A-2)
(STA 10+00.00 - SD-C)
INSTALL 6'x6' JUCTION BOX
RIM: ±751.93'
FL 48" IN (NE): 740.06'
FL 36" IN (SW): 741.06'
FL 54" OUT (NW): 739.56'

STA: 10+88.70 (J-C-2)
INSTALL 45° BEND
FL 36" IN (SE): 741.33'
FL 36" OUT (N): 741.33'

STA: 10+65.39 (I-B-1)
INSTALL 3'x3' GRATE INLET
RIM: ±750.18'
FL 18" OUT (SW): 743.87'

STA:12+43.84
WATER LINE CROSSING
MIN. CLEARANCE OF 1.5'
REF. CONSTRUCTION DETAIL WT-09

STA: 10+09.90 (Structure - (93))
1-45° BEND
FL 18" IN (SW): 743.15'
FL 18" OUT (N): 743.15'

STA: 11+62.96 (I-C-2)
1-36"X18" WYE
FL 36" IN (SE): 741.55'
FL 18" IN (S): 743.05'
FL 36" OUT (NW): 741.55'

STA: 10+16.90 (Structure - (92))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.56'
FL 18" OUT (NE): 743.22'

STA: 13+50.07 (I-A-2)
INSTALL 4'x4' GRATE INLET
RIM: ±749.34'
FL 42" IN (SE): 741.57'
FL 42" OUT (NW): 741.57'

STA: 10+14.08 (Structure - (91))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.61'
FL 18" OUT (NE): 743.55'

STA: 12+82.21 (I-C-3)
(STA 10+00.00 - SD-X)
INSTALL 60" STORM DROP MANHOLE
RIM: ±752.02'
FL 36" IN (SE): 741.91'
FL 18" IN (SW): 743.41'
FL 36" OUT (NW): 741.91'

STA: 14+59.07 (I-A-3)
INSTALL 4'x4' GRATE INLET
RIM: ±749.34'
FL 36" IN (SE): 742.46'
FL 42" OUT (NW): 741.91'

STA:14+96.0

DETENTION POND A
REF. CG500

BUILDING 1 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

RAMP

15' WATER LINES EASEMENT
DOC. NO. _____

Cypress Addition Replat, Lot 1, Blk B, Ac 4.968
TRACT 2, LOT 2, BLOCK A
5.08 AC
LOT 1, Blk B, Ac 4.968
ZONING: LI

MATCHLINE - SHEET A
MATCHLINE - SHEET B
MATCHLINE - SHEET C

0 10' 20' 40'

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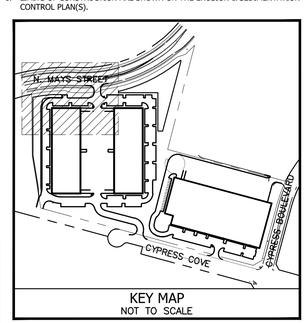

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN A

CITY APPROVAL STAMP

SHEET
CG401
55 OF 105
SDP24-00030

SAVED: 12/2/2025 5:18 PM
PLOTTED: 12/2/2025 5:19 PM
PLOTTED BY: KENDALL MASONEY
DRAWING: C:\Users\kmasoney\Dropbox\Provident Eagles Nest\CIVIL\LD\CAD\2b-Sheets\SDP\CP270-00-CG401-Detailed Storm Drain_Plan.dwg

N. MAYS
(R.O.W. VARIES - ASPHALT)
(DOC. 2017080366)

MATCHLINE - SHEET A

MATCHLINE - SHEET B

8' LANDSCAPE BUFFER

25' STREET SETBACK

10' PUE

DETENTION & WQ POND B
REF. CG503

POND ACCESS RAMP

DRAINAGE AND STORMWATER EASEMENT
DOC. NO. _____

STA: ??? (Structure - (105))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.68'
FL 6" OUT (NE): 748.04'

10 LF 6" HDPE @ 0.50%

STA: ??? (Structure - (106))
Null Structure
RIM: ±747.99'
FL 6" IN (SW): 747.99'

10+00

10+65

65 LF 18" HDPE @ 1.00%

STA: 10+65.39 (I-B-1)
INSTALL 3'x3' GRATE INLET
RIM: ±750.18'
FL 18" OUT (SW): 743.87'

ZONING:
LI - VACANT

RAMP

15' WATER LINES EASEMENT
DOC. NO. _____

15' WATER LINES EASEMENT
DOC. NO. _____

STA: ??? (Structure - (103))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.03'
FL 18" OUT (NE): 748.14'

10 LF 18" HDPE @ 0.50%

STA: ??? (Structure - (104))
Null Structure
RIM: ±748.09'
FL 18" IN (SW): 748.09'

10+00

10 LF 18" HDPE @ 0.50%

STA: ??? (Structure - (99))
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±752.11'
FL 18" OUT (NE): 748.37'

STA: ??? (Structure - (100))
Null Structure
RIM: ±748.32'
FL 18" IN (SW): 748.32'

10+00

9+94

STA: ??? (O-B)
PIPE INTO POND B
CONNECT TO HEADWALL
W/ DISSAPATERS
RIM: ±751.58'
FL 42" IN (SE): 748.21'

10+00

110 LF 42" HDPE @ 0.70%

TRACT 2
LOT 2, BLOCK A
13.11 AC
ROUND ROCK INDEPENDENT
SCHOOL DISTRICT
DOC#2017016316
CYPRESS ADDITION
CABINET B, SLIDE 266
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

BUILDING 2 (1-STORY)
REAR LOAD (160'x475')
76,000 SF (COVERAGE)
FFE = 753
(OFFICE/WAREHOUSE)

LOT 3
OAKMONT CENTRE
SECTION ONE
CABINET F, SLIDE 129
M.P.R.W.C.T.

FND. MAG NAIL "CUNNINGHAM-ALLEN INC"

MATCHLINE - SHEET B
MATCHLINE - SHEET D

MATCHLINE - SHEET A
MATCHLINE - SHEET B

MATCHLINE - SHEET B
MATCHLINE - SHEET D

STA:14+96.00

(I-A-3)
INLET
749.34'
742.46'
741.91'

+43.84
SSING
OF 1.5
WT-09

114 LF 42" HDPE @ 0.31%
109 LF 42" HDPE @ 0.31%
42"SD

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- ## TREE W/ TAG (TO REMAIN)

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
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AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN B

CITY APPROVAL STAMP

SHEET
CG402
56 OF 105

SDP24-00030

NOTES:

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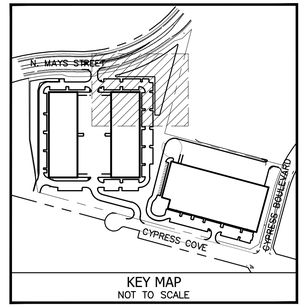
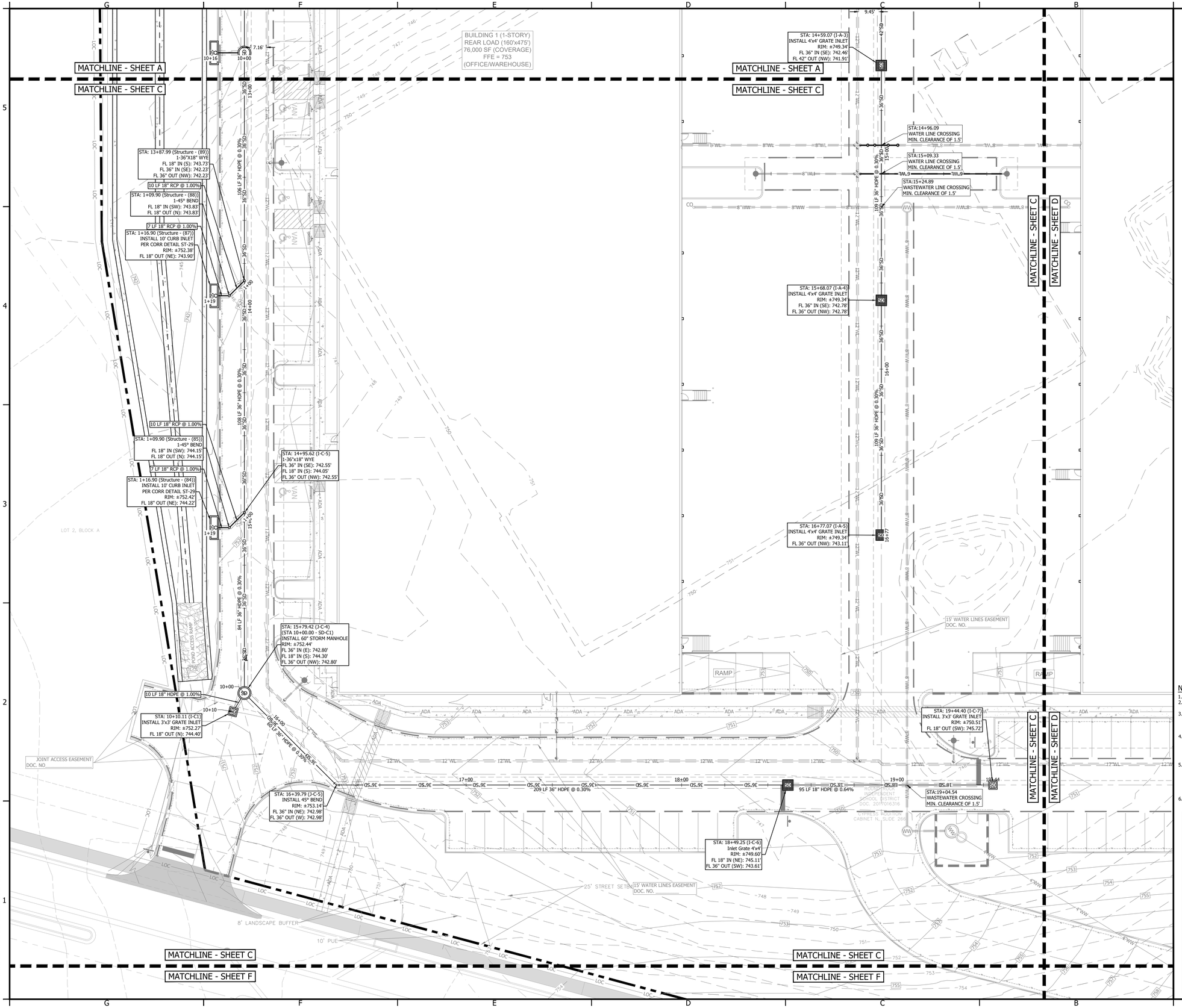


KEY MAP
NOT TO SCALE

SAVED: 2/1/2025 5:19 PM
PLOTTED: 2/1/2025 5:19 PM
PLOTTED BY: KENDALL HACKER
PLOTTING: I:\STORAGE\2023\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CG401-Detailed Storm Drain_Plan.dwg



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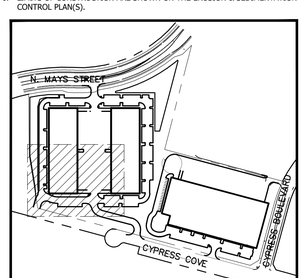

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AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

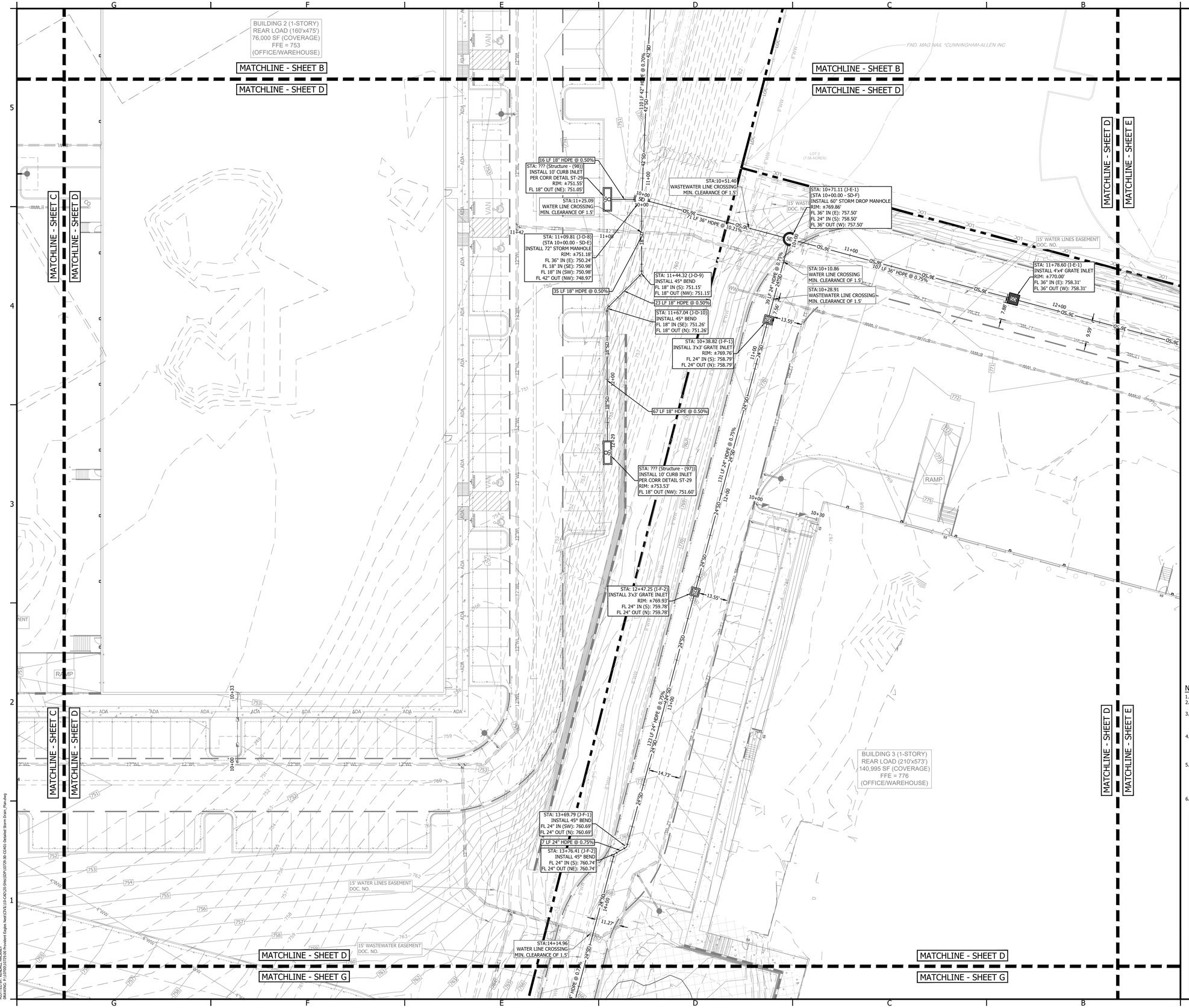
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN C

CITY APPROVAL STAMP

SHEET
CG403
57 OF 105
SDP24-00030

SAVED: 12/5/2025 5:56 PM
PLOTTED: 12/5/2025 5:56 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2019\019-0147\Provident Eagles Nest\CIVIL\10-CAD\20-Site\SDP\10729.00 CG401 Detailed Storm Drain_Plan.dwg



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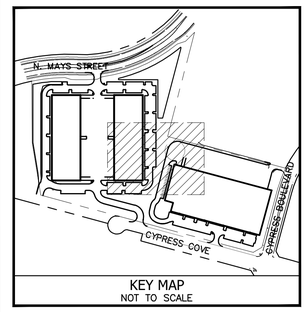

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WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN D

CITY APPROVAL STAMP

SHEET
CG404
58 OF 105

SDP24-00030

SAVED: 12/5/2025 6:59 PM
PLOTTED: 12/5/2025 7:00 PM
PLOTTED BY: DEBORAH HAGNEY
DRAWING PATH: K:\AUS\WGI\Provident Eagles Nest\CIVIL\15-CAD\20-Grds\SDP\10729.06-CG401-Detailed Storm Drain_Plan.dwg

MATCHLINE - SHEET D

MATCHLINE - SHEET E

STA:13+14.06
WATER LINE CROSSING
MIN. CLEARANCE OF 1.5'

STA: 14+06.92 (I-E-2)
INSTALL 4'x4' GRATE INLET
RIM: ±769.75'
FL 36" IN (E): 760.02'
FL 36" OUT (W): 760.02'

STA: 15+19.91 (I-E-3)
INSTALL 4'x4' GRATE INLET
RIM: ±769.75'
FL 36" OUT (W): 760.87'

228 LF 36" HDPE @ 0.75%

113 LF 36" HDPE @ 0.75%

STA:???
WATER LINE CROSSING
MIN. CLEARANCE OF 1.5'

15' WATER LINES EASEMENT
DOC. NO.

CYPRESS BLVD.
(80' R.O.W. - ASPHALT)
(DOC. 2012098474/201 75499)

8' LANDSCAPE BUFFER

10' PUE

25' STREET SETBACK

LOT 2, OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T. SAVE & EXCEPT: CALLED 0.919 ACRES (617 SQ. FT.) DOCUMENT NO.2014087453, O.P.R.W.C.T.

OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

MATCHLINE - SHEET E

MATCHLINE - SHEET H

MATCHLINE - SHEET E

MATCHLINE - SHEET H

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- SD — STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTES:

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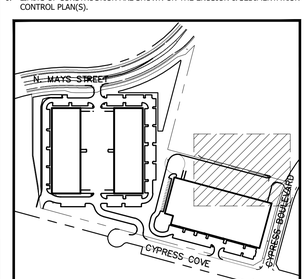

KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
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LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN E

CITY APPROVAL STAMP

SHEET
CG405
59 OF 105

SDP24-00030

SAVED: 12/5/2025 6:36 PM
SAVED BY: KENDALL HACKNEY
PLOTTED BY: KENDALL HACKNEY
PATHNAME: K:\AUS\195\01\Provident Eagles Nest\CIVIL\15-CAD\20-Strm\SDP\sht\CG405-Detailed Storm Drain_Plan.dwg

RIM: ±749.60'
FL 18" IN (NE): 745.11'
FL 36" OUT (SW): 743.61'

25' STREET SETBACK

15' WATER LINES EASEMENT
DOC. NO. _____

8' LANDSCAPE BUFFER

10' PUE

MATCHLINE - SHEET C

MATCHLINE - SHEET F

MATCHLINE - SHEET F

MATCHLINE - SHEET G

PLATTED LOT LINE LOT 1 AND LOT
2, BLOCK A, P.R. CABINET N,
SLIDE 266, M.P.R.W.C.T.

EX. GRAVEL

LOT 1, BLOCK A
CYPRESS ADDITION
CABINET N, SLIDE 266,
M.P.R.W.C.T.

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
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- WL WATER LINE
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- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
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- TREE W/ TAG (TO REMAIN)

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PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN F

CITY APPROVAL STAMP

SHEET
CG406
60 OF 105

SDP24-00030

SAVED: 12/5/2025 4:36 PM
SAVED BY: ALYSSA ALVAREZ
PLOTTED BY: KENDALL HACKNEY
PATHNAME: K:\AUSPW\249\Provident Eagles Nest\CIVIL\15-CAD\20-Sheets\SDP\sf279.dir\CG405-Detailed Storm Drain_Plan.dwg

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
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- CLEAN-OUT
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- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

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01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN G

CITY APPROVAL STAMP

SHEET
CG407
61 OF 105
SDP24-00030

SAVED: 12/5/2025 5:56 PM
PLOTTED: 12/5/2025 5:57 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING PATH: L:\PROJECTS\2024\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-CG401-Detailed Storm Drain_Plan.dwg

BUILDING 3 (1-STORY)
REAR LOAD (210'x573')
140,995 SF (COVERAGE)
FFE = 776
(OFFICE/WAREHOUSE)

LOT 2, OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T. SAVE & EXCEPT CALLED 0.019 ACRES (817 SQ. FT.), DOCUMENT NO.2014087453, O.P.R.W.C.T.
OAKMONT CENTRE SECTION ONE CABINET F, SLIDE 129, M.P.R.W.C.T.
LAND USE: LIGHT INDUSTRIAL
ZONING: LI

MATCHLINE - SHEET E
MATCHLINE - SHEET H
MATCHLINE - SHEET G

CYPRESS BLVD.
(80' R.O.W. - ASPHALT)
(DOC. 2012098474/2014075499)

25' STREET SETBACK
8' LANDSCAPE BUFFER
10' PUE
15' WATER LINES EASEMENT DOC. NO. _____
EXIST. 18" CMP
CYPRESS COVE
EAGLES NEST STREET
CITY OF ROUND ROCK INST.2014075499 LOT 3 PUBLIC R.O.W. HEREBY DEDICATED (0.646 ACRES)

STA: 18+36.84 (I-F-5)
Manhole 48"
RIM: ±774.32'
FL 18" IN (E): 768.70'
FL 18" IN (S): 768.70'
FL 24" OUT (W): 765.00'

33 LF 18" HDPE @ 1.50%

STA: 1+33.02 (I-F-7)
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±775.34'
FL 18" OUT (N): 769.20'

186 LF 18" HDPE @ 1.00%

STA: 20+23.30 (I-F-6)
1-45° BEND
FL 18" OUT (W): 770.57
FL 18" OUT (SE): 770.57

37 LF 18" HDPE @ -1.00%

STA: 20+60.79 (I-F-8)
1-45° BEND
RIM: ±774.68'
FL 18" IN (NW): 770.94'
FL 18" OUT (S): 770.94'

6 LF 18" HDPE @ -1.00%

STA: 20+67.28 (I-F-9)
INSTALL 10' CURB INLET
PER CORR DETAIL ST-29
RIM: ±775.64'
FL 18" IN (N): 771.01'

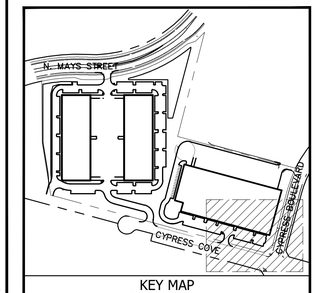
0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- ## EXISTING CONTOUR
- ### PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD STORM DRAIN MANHOLE
- ## TREE W/ TAG (TO REMAIN)

NOTES:

1. REFERENCE LANDSCAPE PLANS FOR SODDING & SEEDING NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
4. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSINGS PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
5. CONTRACTOR SHALL FORM SIDEWALKS AND VERIFY SLOPES PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ENSURE THAT CROSS SLOPES ARE NO GREATER THAN 2% ALONG THE ACCESSIBLE ROUTE AND RUNNING SLOPE IS NO GREATER THAN 5%, UNLESS THE RUNNING SLOPE MATCHES THE EXISTING STREET SLOPE. IF ANY DISCREPANCY ARISES, CONTRACTOR SHALL CONTACT ENGINEER FOR SOLUTION.
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

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ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED STORM DRAINAGE PLAN H

CITY APPROVAL STAMP

SHEET
CG408
62 OF 105

SDP24-00030

SAVED: 12/2/2025 5:39 PM
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PLOTTED BY: DEBORAH LAGONDY
DRAWING: K:\ROUN\053\Civil\Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720.00-CG401-Detailed Storm Drain_Plan.dwg

COMPOSITE C CALCULATIONS

D.A. #	Impervious (%)	Pervious (%)	Runoff Coefficient 2-yr	10-yr	25-yr	100-yr
I1	74.00%	26.00%	0.63	0.70	0.75	0.83
I2	85.00%	15.00%	0.67	0.75	0.79	0.88
I3	85.00%	15.00%	0.67	0.75	0.79	0.88
I4	85.00%	15.00%	0.67	0.75	0.79	0.88
I5	85.00%	15.00%	0.67	0.75	0.79	0.88
I6	74.00%	26.00%	0.67	0.70	0.75	0.83
I7	90.00%	10.00%	0.63	0.77	0.82	0.90
I8	100.00%	0.00%	0.69	0.81	0.86	0.95
I9	100.00%	0.00%	0.73	0.81	0.86	0.95
I10	100.00%	0.00%	0.73	0.81	0.86	0.95
I11	100.00%	0.00%	0.73	0.81	0.86	0.95
I12	46.00%	54.00%	0.51	0.58	0.62	0.70
I13	90.00%	10.00%	0.51	0.57	0.62	0.70
I14	79.00%	21.00%	0.51	0.57	0.62	0.70
I15	85.00%	15.00%	0.51	0.57	0.62	0.70
I16	85.00%	15.00%	0.51	0.57	0.62	0.70
I17	85.00%	15.00%	0.51	0.57	0.62	0.70
I18	47.00%	53.00%	0.52	0.58	0.63	0.71
I19	45.00%	55.00%	0.51	0.57	0.62	0.70
I20	86.00%	14.00%	0.67	0.75	0.80	0.89
I21	80.00%	20.00%	0.65	0.72	0.77	0.86
I22	58.00%	42.00%	0.56	0.63	0.68	0.76
I24	100.00%	0.00%	0.73	0.81	0.86	0.95
I25	100.00%	0.00%	0.73	0.81	0.86	0.95
I26	100.00%	0.00%	0.73	0.81	0.86	0.95
I27	90.00%	10.00%	0.69	0.77	0.82	0.90
I28	90.00%	10.00%	0.69	0.77	0.82	0.90

FLOW CALCULATIONS (RATIONAL METHOD)

D.A. #	$T_{c(min)}$	2-Year C	2-Year I (in/hr)	2-Year A (Acres)	2-Year Q (cfs)	10-Year C	10-Year I (in/hr)	10-Year A (Acres)	10-Year Q (cfs)	25-Year C	25-Year I (in/hr)	25-Year A (Acres)	25-Year Q (cfs)	100-Year C	100-Year I (in/hr)	100-Year A (Acres)	100-Year Q (cfs)
I1	5	0.63	6.48	0.07	0.27	0.70	8.64	0.07	0.40	0.75	9.84	0.07	0.48	0.83	11.86	0.07	0.65
I2	5	0.67	6.48	0.15	0.63	0.75	8.64	0.15	0.93	0.79	9.84	0.15	1.13	0.88	11.86	0.15	1.51
I3	5	0.67	6.48	0.14	0.61	0.75	8.64	0.14	0.90	0.79	9.84	0.14	1.09	0.88	11.86	0.14	1.46
I4	5	0.67	6.48	0.14	0.07	0.75	8.64	0.14	0.93	0.79	9.84	0.14	1.12	0.88	11.86	0.14	1.50
I5	5	0.67	6.48	0.13	0.56	0.75	8.64	0.13	0.84	0.79	9.84	0.13	1.02	0.88	11.86	0.13	1.36
I6	5	0.67	6.48	0.05	0.20	0.70	8.64	0.05	0.28	0.75	9.84	0.05	0.34	0.83	11.86	0.05	0.46
I7	5	0.63	6.48	0.29	1.18	0.77	8.64	0.29	1.92	0.82	9.84	0.29	2.33	0.90	11.86	0.29	3.11
I8	5	0.69	6.48	1.55	6.91	0.81	8.64	1.55	10.81	0.86	9.84	1.55	13.07	0.95	11.86	1.55	17.41
I9	5	0.73	6.48	1.28	6.04	0.81	8.64	1.28	8.94	0.86	9.84	1.28	10.81	0.95	11.86	1.28	14.39
I10	5	0.73	6.48	1.27	6.01	0.81	8.64	1.27	8.89	0.86	9.84	1.27	10.75	0.95	11.86	1.27	14.31
I11	5	0.73	6.48	1.51	7.16	0.81	8.64	1.51	10.60	0.86	9.84	1.51	12.81	0.95	11.86	1.51	17.06
I12	5	0.51	6.48	1.40	4.66	0.58	8.64	1.40	6.99	0.62	9.84	1.40	8.57	0.70	11.86	1.40	11.65
I13	5	0.51	6.48	0.39	1.29	0.57	8.64	0.39	1.93	0.62	9.84	0.39	2.39	0.70	11.86	0.39	3.24
I14	5	0.51	6.48	0.11	0.36	0.57	8.64	0.11	0.55	0.62	9.84	0.11	0.67	0.70	11.86	0.11	0.92
I15	5	0.51	6.48	0.16	0.53	0.57	8.64	0.16	0.80	0.62	9.84	0.16	0.99	0.70	11.86	0.16	1.34
I16	5	0.51	6.48	0.17	0.57	0.57	8.64	0.17	0.86	0.62	9.84	0.17	1.06	0.70	11.86	0.17	1.44
I17	5	0.51	6.48	0.17	0.57	0.57	8.64	0.17	0.85	0.62	9.84	0.17	1.05	0.70	11.86	0.17	1.42
I18	5	0.52	6.48	0.53	1.78	0.58	8.64	0.53	2.67	0.63	9.84	0.53	3.27	0.71	11.86	0.53	4.45
I19	5	0.51	6.48	0.71	2.35	0.57	8.64	0.71	3.52	0.62	9.84	0.71	4.32	0.70	11.86	0.71	5.87
I20	5	0.67	6.48	0.52	2.27	0.75	8.64	0.52	3.37	0.80	9.84	0.52	4.08	0.89	11.86	0.52	5.46
I21	5	0.65	6.48	0.39	1.64	0.72	8.64	0.39	2.44	0.77	9.84	0.39	2.96	0.86	11.86	0.39	3.97
I22	5	0.56	6.48	0.42	1.53	0.63	8.64	0.42	2.28	0.68	9.84	0.42	2.79	0.76	11.86	0.42	3.77
I24	5	0.73	6.48	1.82	8.61	0.81	8.64	1.82	12.74	0.86	9.84	1.82	15.40	0.95	11.86	1.82	20.50
I25	5	0.73	6.48	1.29	6.10	0.81	8.64	1.29	9.03	0.86	9.84	1.29	10.92	0.95	11.86	1.29	14.53
I26	5	0.73	6.48	1.77	8.37	0.81	8.64	1.77	12.39	0.86	9.84	1.77	14.98	0.95	11.86	1.77	19.94
I27	5	0.69	6.48	0.16	0.72	0.77	8.64	0.16	1.06	0.82	9.84	0.16	1.28	0.90	11.86	0.16	1.72
I28	5	0.69	6.48	0.14	0.63	0.77	8.64	0.14	0.93	0.82	9.84	0.14	1.12	0.90	11.86	0.14	1.50

IN SUMP CURB INLETS (TYPE S-1; DCM 4.3.1.A) - 100-YEAR

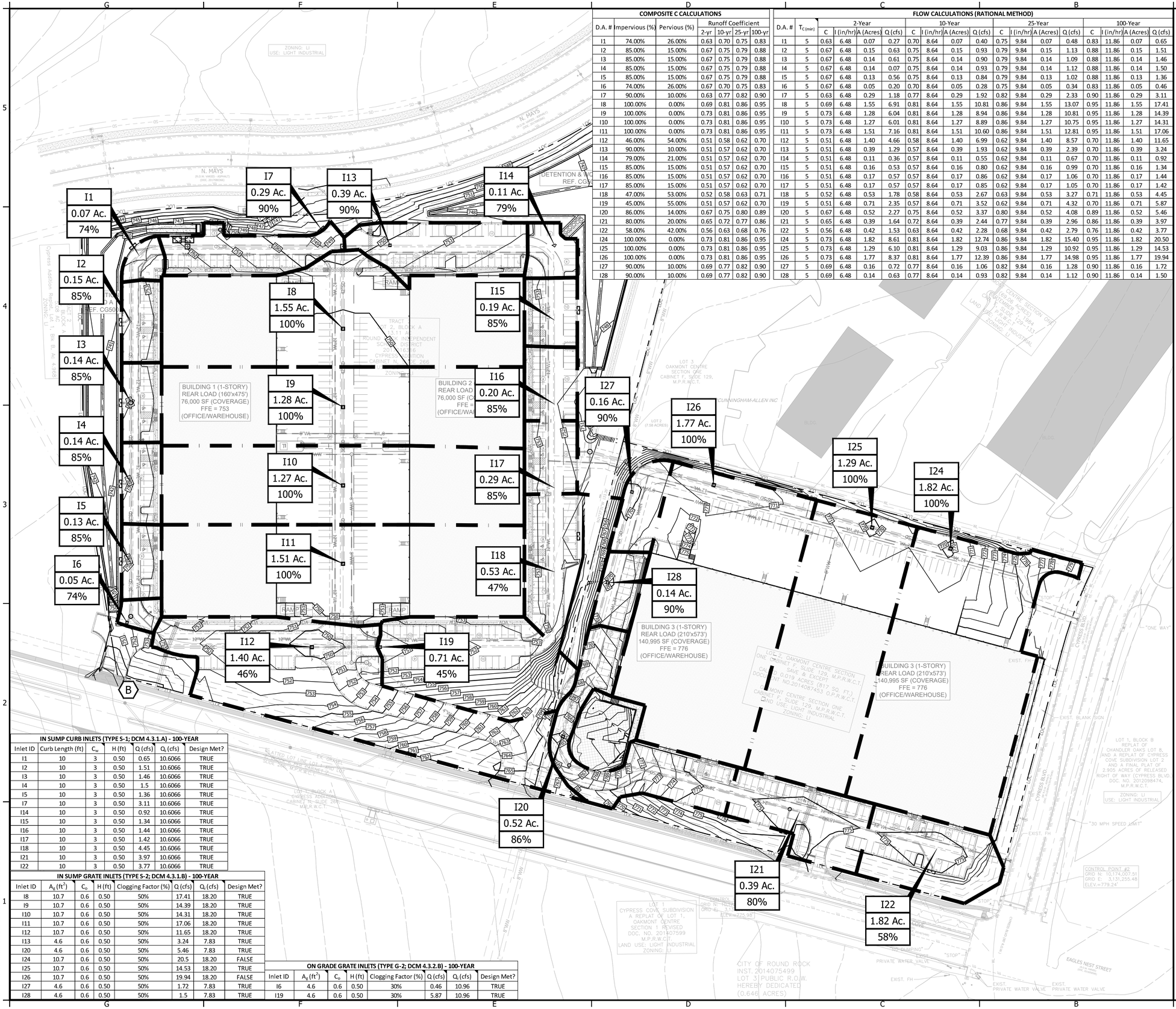
Inlet ID	Curb Length (ft)	C_w	H (ft)	Q (cfs)	Q_t (cfs)	Design Met?
I1	10	3	0.50	0.65	10.6066	TRUE
I2	10	3	0.50	1.51	10.6066	TRUE
I3	10	3	0.50	1.46	10.6066	TRUE
I4	10	3	0.50	1.5	10.6066	TRUE
I5	10	3	0.50	1.36	10.6066	TRUE
I7	10	3	0.50	3.11	10.6066	TRUE
I14	10	3	0.50	0.92	10.6066	TRUE
I15	10	3	0.50	1.34	10.6066	TRUE
I16	10	3	0.50	1.44	10.6066	TRUE
I17	10	3	0.50	1.42	10.6066	TRUE
I18	10	3	0.50	4.45	10.6066	TRUE
I21	10	3	0.50	3.97	10.6066	TRUE
I22	10	3	0.50	3.77	10.6066	TRUE

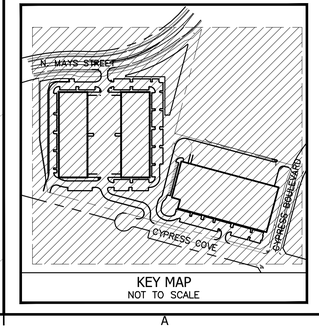
IN SUMP GRATE INLETS (TYPE S-2; DCM 4.3.1.B) - 100-YEAR

Inlet ID	A_g (ft^2)	C_o	H (ft)	Clogging Factor (%)	Q (cfs)	Q_t (cfs)	Design Met?
I8	10.7	0.6	0.50	50%	17.41	18.20	TRUE
I9	10.7	0.6	0.50	50%	14.39	18.20	TRUE
I10	10.7	0.6	0.50	50%	14.31	18.20	TRUE
I11	10.7	0.6	0.50	50%	17.06	18.20	TRUE
I12	10.7	0.6	0.50	50%	11.65	18.20	TRUE
I13	4.6	0.6	0.50	50%	3.24	7.83	TRUE
I20	4.6	0.6	0.50	50%	5.46	7.83	TRUE
I24	10.7	0.6	0.50	50%	20.5	18.20	FALSE
I25	10.7	0.6	0.50	50%	14.53	18.20	TRUE
I26	10.7	0.6	0.50	50%	19.94	18.20	FALSE
I27	4.6	0.6	0.50	50%	1.72	7.83	TRUE
I28	4.6	0.6	0.50	50%	1.5	7.83	TRUE

ON GRADE GRATE INLETS (TYPE G-2; DCM 4.3.2.B) - 100-YEAR

Inlet ID	A_g (ft^2)	C_o	H (ft)	Clogging Factor (%)	Q (cfs)	Q_t (cfs)	Design Met?
I6	4.6	0.6	0.50	30%	0.46	10.96	TRUE
I19	4.6	0.6	0.50	30%	5.87	10.96	TRUE





KEY MAP
NOT TO SCALE

0 30' 60' 120'

LEGEND

- DRAINAGE AREA BOUNDARY
- XXXX EXIST. GRADE ELEVATIONS
- XXXX PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- SD STORM DRAIN LINE
- TC TC TIME OF CONCENTRATION
- DIRECTION OF FLOW
- X ANALYSIS POINT
- I1 / 0.65 Ac. / 100% DRAINAGE AREA # / DRAINAGE AREA / IMPERVIOUS COVER

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NOVEMBER 20, 2024

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

INLET CALCULATIONS

CITY APPROVAL STAMP

SHEET
CG409
63 OF 105
SDP24-00030

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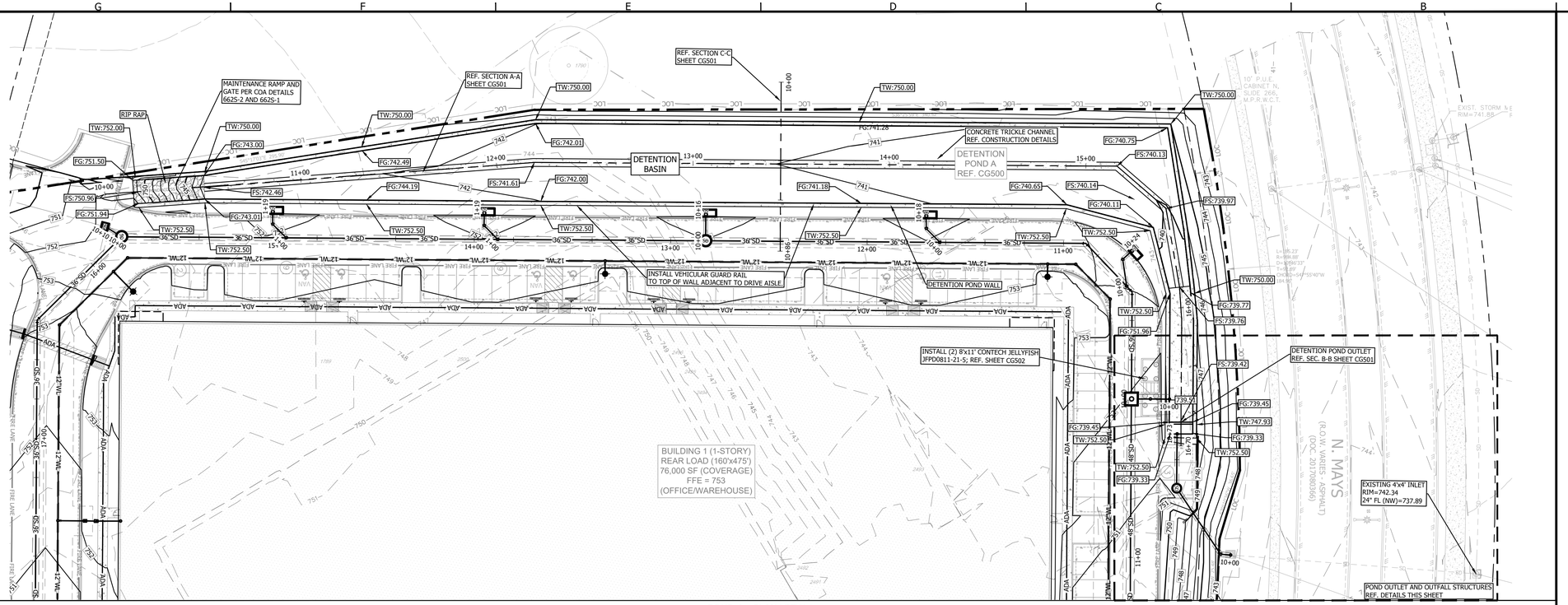
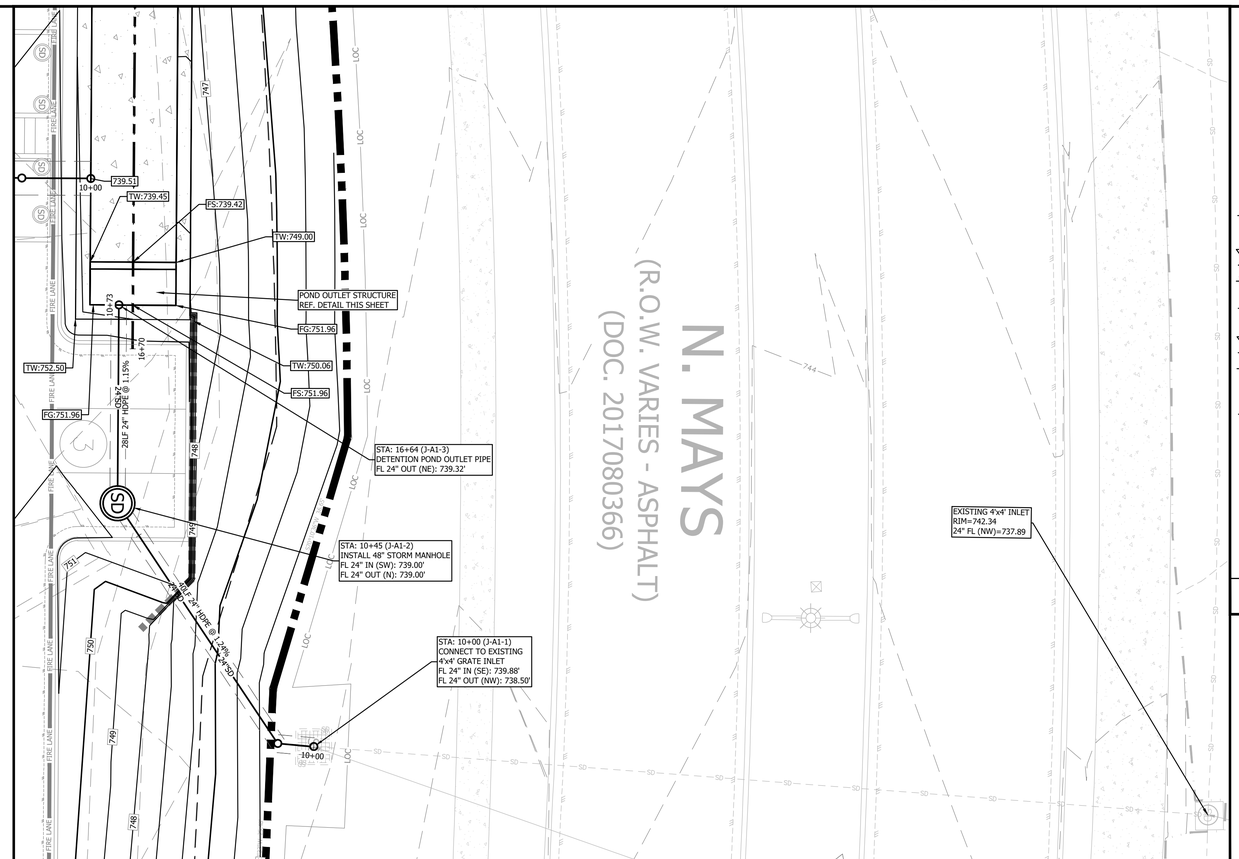
PLOTTED: 12/5/2025 4:53 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\GRAPHICS\Projects\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\SDP24-00-CG409-Inlet_Calculations.dwg



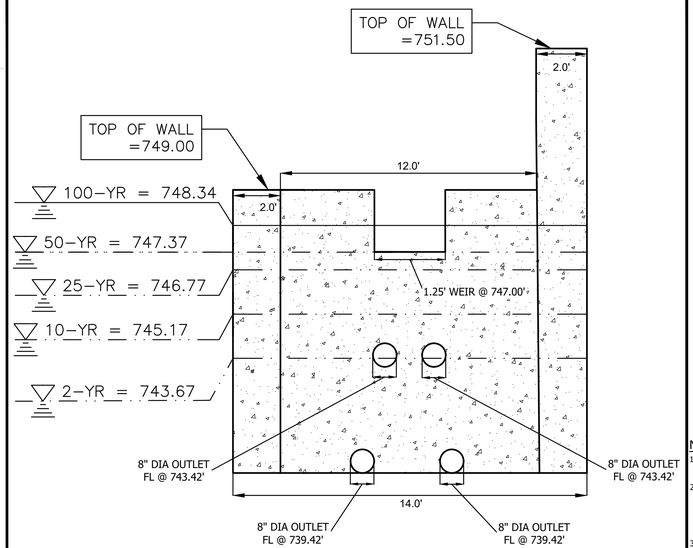
POND A - PLAN VIEW 1

SCALE: 1" = 30'



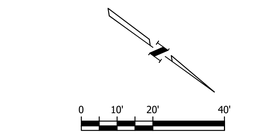
POND OUTFALL STRUCTURE TO EXISTING INFRASTRUCTURE

SCALE: 1" = 10'



POND OUTLET STRUCTURE DETAIL

SCALE: N.T.S.



LEGEND

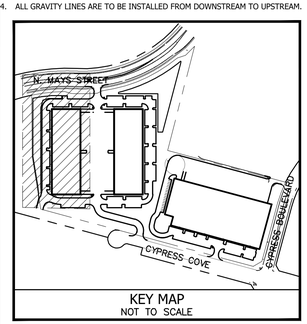
- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- BUILDING FACE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- ACCESSIBLE ROUTE (ADA)
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- GAS LINE
- FENCE
- DRAINAGE FLOW LINE
- RETAINING WALL
- BENCHMARK
- SPOT ELEVATION CALLOUT
- FF FINISHED FLOOR
- FG FINISHED GRADE (SOFTSCAPE)
- FS FINISHED SURFACE (HARDSCAPE)
- FL FLOWLINE
- HP HIGH POINT
- ME MATCH EXISTING
- RIM RIM
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- TW TOP OF WALL

Table 3-6 Clay Liner Specifications (COA, 2004)

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1×10^{-7}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

NOTES:

1. SEE THE CURRENT SHEET AND SHEET CG504 FOR DETAILED POND GRADING INFORMATION.
2. 12" CLAY LINER SHOULD BE INSTALLED IN LIFT NO GREATER THAN 6" AND AS RECOMMENDED BY A LICENSE GEOTECHNICAL ENGINEER AND SHALL BE KEPT MOIST AT ALL TIMES TO AVOID CRACKING. THE GEOTECHNICAL ENGINEER SHALL MONITOR THE INSTALLATION OF THE CLAY LINER AND TEST IT TO CERTIFY THAT IT WILL NOT LEAK. SPECIFICATIONS ARE LISTED IN TABLE 3-6.
3. TABULATED ELEVATION STORAGE TABLE IS PROVIDED ON SHEET CG502.
4. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.



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DETENTION POND A PLAN (1 OF 3)

CITY APPROVAL STAMP

SHEET
CG500
64 OF 105
SDP24-00030

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PLOTTED BY: KENDALL HACKNEY
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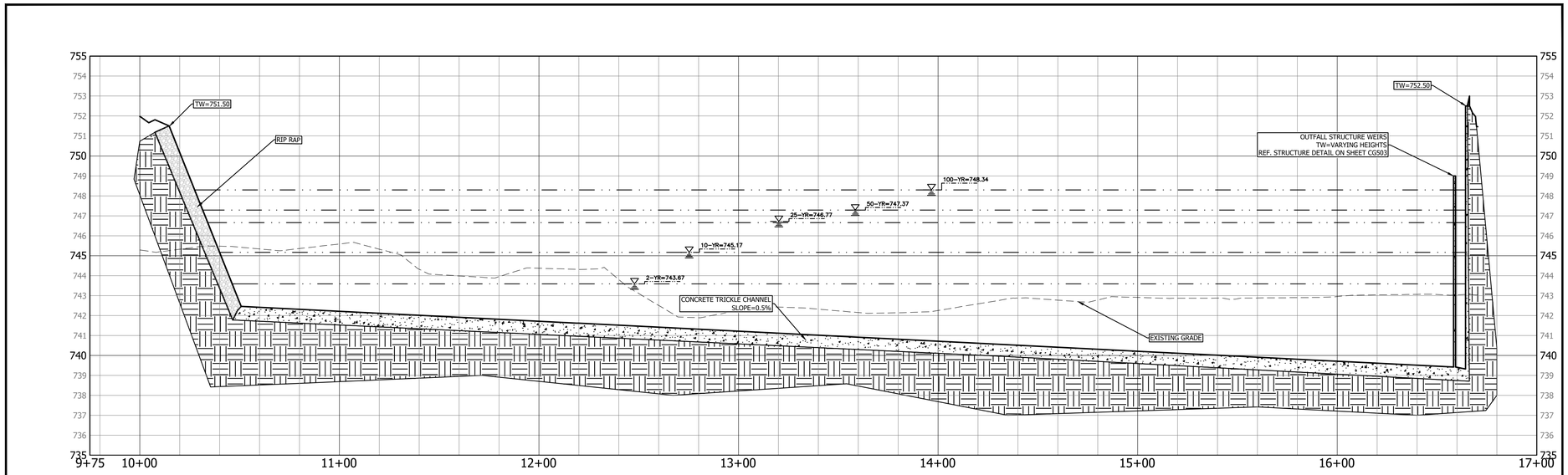
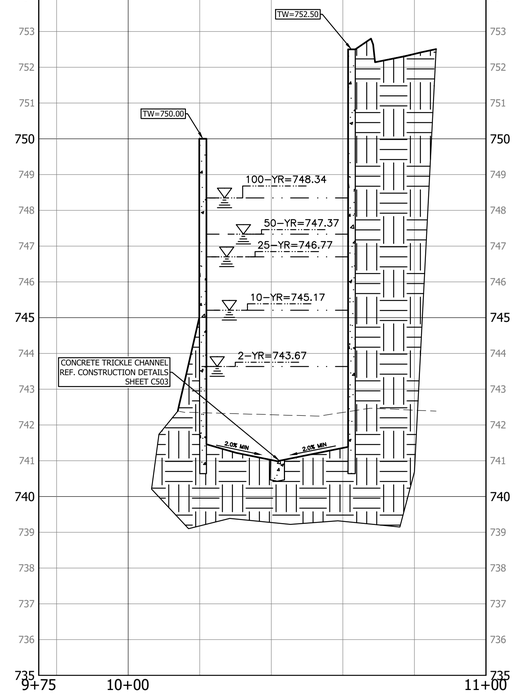


DETENTION POND A - SECTION A

SCALE: 1" = 30'



DETENTION POND A - SECTION B

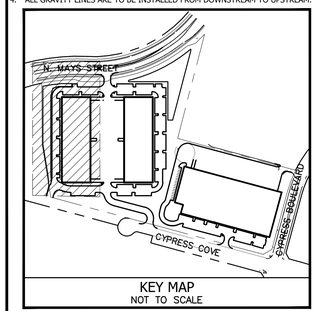
SCALE: 1" = 30'

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
	CURB / EDGE OF PVMT
	BUILDING FACE
###	PROPOSED CONTOUR
###	EXISTING CONTOUR
	ACCESSIBLE ROUTE (ADA)
WL	WATER LINE
WW	WASTEWATER LINE
SD	STORM DRAIN LINE
OHE	OVERHEAD UTILITY
UGE	UNDERGROUND UTILITY
GAS	GAS LINE
x x	FENCE
-> ->	DRAINAGE FLOW LINE
	RETAINING WALL
	BENCHMARK
XXX.XX	SPOT ELEVATION CALLOUT
FF	FINISHED FLOOR
FG	FINISHED GRADE (SOFTSCAPE)
FS	FINISHED SURFACE (HARDSCAPE)
FL	FLOWLINE
HP	HIGH POINT
ME	MATCH EXISTING
RIM	RIM
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOTES:

1. SEE THE CURRENT SHEET AND SHEET CG504 FOR DETAILED POND GRADING INFORMATION.
2. 12" CLAY LINER SHOULD BE INSTALLED IN LIFT NO GREATER THAN 6" AND AS RECOMMENDED BY A LICENSE GEOTECHNICAL ENGINEER AND SHALL BE KEPT MOIST AT ALL TIMES TO AVOID CRACKING. THE GEOTECHNICAL ENGINEER SHALL MONITOR THE INSTALLATION OF THE CLAY LINER AND TEST IT TO CERTIFY THAT IT WILL NOT LEAK. SPECIFICATIONS ARE LISTED IN TABLE 3-6.
3. TABULATED ELEVATION STORAGE TABLE IS PROVIDED ON SHEET CG502.
4. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
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4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETENTION POND A PLAN (2 OF 3) - CROSS SECTIONS

SHEET
CG501
65 OF 105

SDP24-00030

SAVED: 12/27/2025 2:54 PM
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PLOTTED BY: GERDELL HACKNEY
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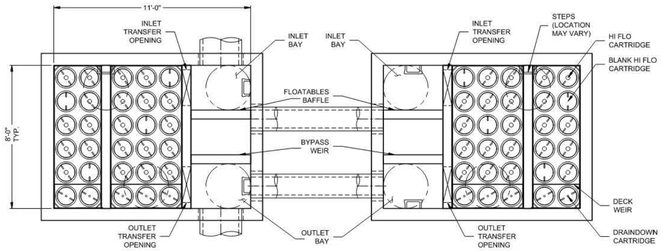
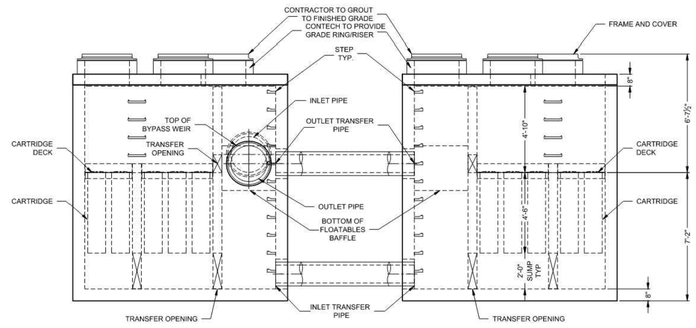


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

NOTE: INLET PIPE IS AT SYSTEM INVERT SO THAT IT EQUALIZES WITH MAINLINE VAULT.

IF MAIN UNIT REQUIRES EXPANDED INLET/OUTLET BAY, SECONDARY UNIT DOES ***NOT*** NEED EXPANDED BAY

Jellyfish Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO.'S 8,287,726; 8,227,418; US 9,123,505; OTHER INTERNATIONAL PATENTS PENDING

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

PARALLEL PEAK DIVERSION VAULT SYSTEM
SHOWN: 8' x 11' JELLYFISH

I:\STORM\MASTER\JURISDICTION\SUS\ATX\SAN ANTONIO & TCEQ\JFPD PRO.DES\DWG\JFPD8X11-PRO.DWG 11/3/2022 4:44 PM

PEAK RUNOFF RATES ANALYSIS POINT A			
STORM PERIOD RETURN	EXISTING CONDITIONS (CFS)	PROPOSED DISCHARGE (CFS)	NET CHANGE IN FLOW (CFS)
2-YR	6.68	6.48	-0.20
10-YR	12.46	11.52	-0.94
25-YR	16.81	14.35	-2.45
50-YR	19.46	16.10	-3.36
100-YR	22.69	22.39	-0.30

Drainage Area	Study Point	DA (sq ft)	DA (ac)	DA (sq mi)	Curve Number	Impervious Cover (sq ft)	Impervious Cover (AC)	Impervious Cover (%)	Tc (min)	Tc lag (min)
P-1	A	419,795	9.64	0.01506	80	340,127	7.81	81.02%	5	3

DETENTION POND A ELEVATION-STORAGE TABLE						
ELEVATION (FT)	DEPTH (FT)	INCREMENTAL DEPTH (FT)	AREA (FT^2)	INCREMENTAL VOLUME (FT^3)	STORAGE (FT^3)	NOTES
739.42	0.00	0.00	0	0	0	
740.00	0.58	0.58	1,251	726	726	
741.00	1.58	1.00	7,785	7,785	8,510	
742.00	2.58	1.00	15,952	15,952	24,463	
743.00	3.58	1.00	18,832	18,832	43,294	
743.67	4.25	0.67	18,864	12,639	55,933	2-YR WSE
744.00	4.58	0.33	18,879	6,230	62,163	
745.00	5.58	1.00	18,927	18,927	81,090	
745.17	5.75	0.17	18,935	3,219	84,309	10-YR WSE
746.00	6.58	0.83	18,975	15,749	100,058	
746.77	7.35	0.77	19,012	14,639	114,698	25-YR WSE
747.00	7.58	0.23	19,023	4,375	119,073	
747.37	7.95	0.37	19,040	7,045	126,118	50-YR WSE
748.00	8.58	0.63	19,071	12,014	138,132	
748.34	8.92	0.34	19,087	6,490	144,622	100-YR WSE
749.00	9.58	0.66	19,118	12,618	157,240	TOP OF POND

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality TSS Removal Calculations

Project Name: Provident Eagles Nest
Date Prepared: 11/8/2024

1. The Required Load Reduction for the total project:

Calculations from RG-348 Pages 3-27 to 3-30

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

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

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

County =	Williamson	
Total project area included in plan * =	20.64	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	14.95	acres
Total post-development impervious cover fraction * =	0.72	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	13012	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	2	

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

Drainage Basin/Outfall Area No. =	**P1**	
Total drainage basin/outfall area =	9.64	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.81	acres
Post-development impervious fraction within drainage basin/outfall area =	0.81	
$L_{M\ THIS\ BASIN}$ =	6798	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	percent

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

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

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

A_C =	9.64	acres
A_I =	7.81	acres
A_P =	1.83	acres
L_R =	7464	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	6798	lbs.
P =	0.91	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres
Rainfall Intensity =	1.15	inches per hour
Effective Area =	7.08	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	**8.21**	cubic feet per second

Calculations from RG-348 Pages Section 3.2.22

7. Jellyfish
Designed as Required in RG-348 Section 3.2.22

Flow Through Jellyfish Size	Vault
Jellyfish Size for Flow-Based Configuration =	(s)JFPD0811-21-5
Jellyfish Treatment Flow Rate =	8.38 cfs

LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
	CURB / EDGE OF PVMT
	BUILDING FACE
###	PROPOSED CONTOUR
###	EXISTING CONTOUR
	ACCESSIBLE ROUTE (ADA)
WL	WATER LINE
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OHE	OVERHEAD UTILITY
UGE	UNDERGROUND UTILITY
GAS	GAS LINE
x x	FENCE
	DRAINAGE FLOW LINE
	RETAINING WALL
	BENCHMARK
XXX.XX	SPOT ELEVATION CALLOUT
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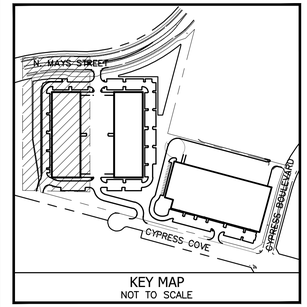

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETENTION POND A PLAN (3 OF 3) - WQ DETAILS AND CALCS

CITY APPROVAL STAMP

SHEET
CG502
66 OF 105
SDP24-00030

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PLOTTED BY: DERDELL HACKNEY
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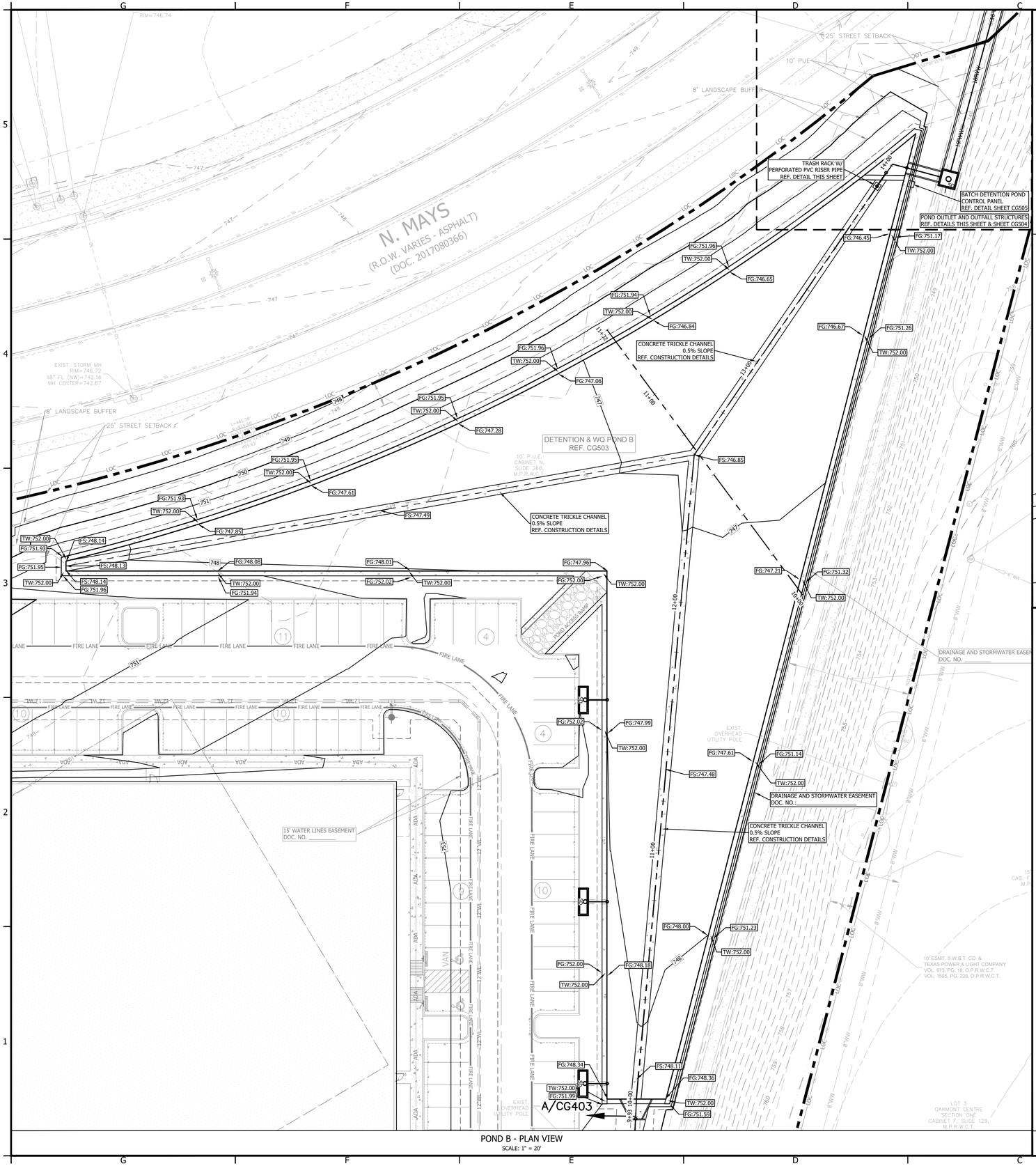
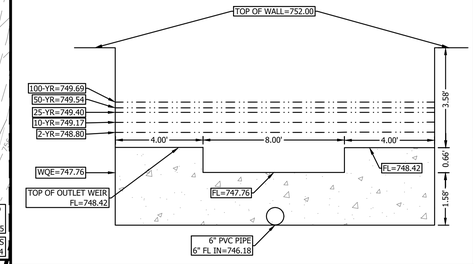
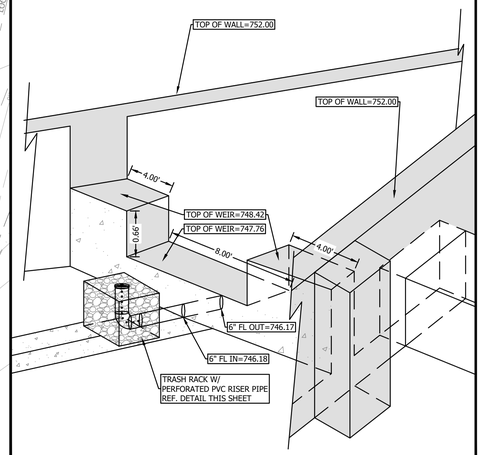
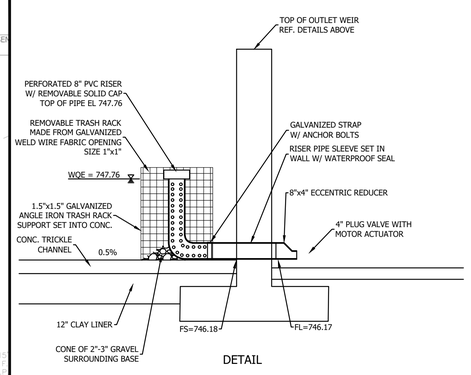


POND B - PLAN VIEW
SCALE: 1" = 20'

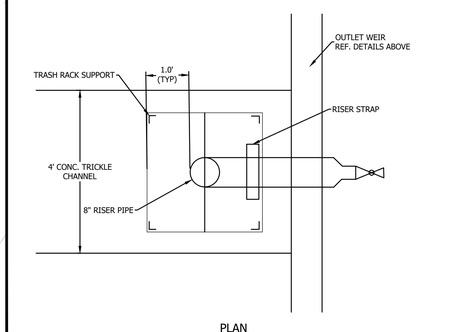




POND OUTLET STRUCTURE DETAIL
SCALE: N.T.S.

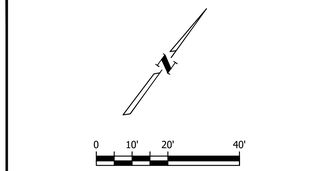


DETAIL



PLAN

TRASH PIPE/RISER DETAIL
SCALE: N.T.S.



LEGEND

	BOUNDARY / R.O.W.
	EASEMENT / SETBACK
	CURB / EDGE OF PVMT
	BUILDING FACE
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###	EXISTING CONTOUR
	ACCESSIBLE ROUTE (ADA)
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HP	HIGH POINT
ME	MATCH EXISTING
RIM	RIM
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL

Table 3-6 Clay Liner Specifications (COA, 2004)

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	cm/sec	1×10^{-7}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30
Clay Particles Passing	ASTM D-422	%	Not less than 30
Clay Compaction	ASTM D-2216	%	95% of Standard Proctor Density

NOTES:

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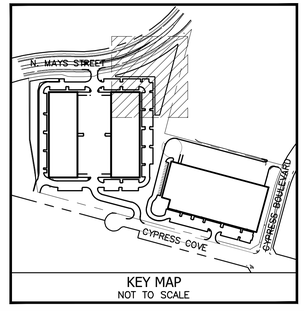
4. SEE SHEET CG505 FOR BATCH DETENTION POND CONTROLLER LOGIC AND BLOCK DIAGRAMS.
5. CLEARLY VISIBLE ALARM SYSTEM TO BE PROVIDED WITH BACH DETENTION CONTROLLER TO INDICATE SYSTEM MALFUNCTION. ALARM SYSTEM TO FEATURE SUNLIGHT VISIBLE LED ALARM LIGHT.
6. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.



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DETENTION POND B PLAN (1 OF 3)

CITY APPROVAL STAMP

SHEET
CG503
67 OF 105

SDP24-00030

SAVED: 10/7/2025 7:53 PM
PLOT: 10/7/2025 7:53 PM
PLOTTED BY: KENDALL HACKNEY
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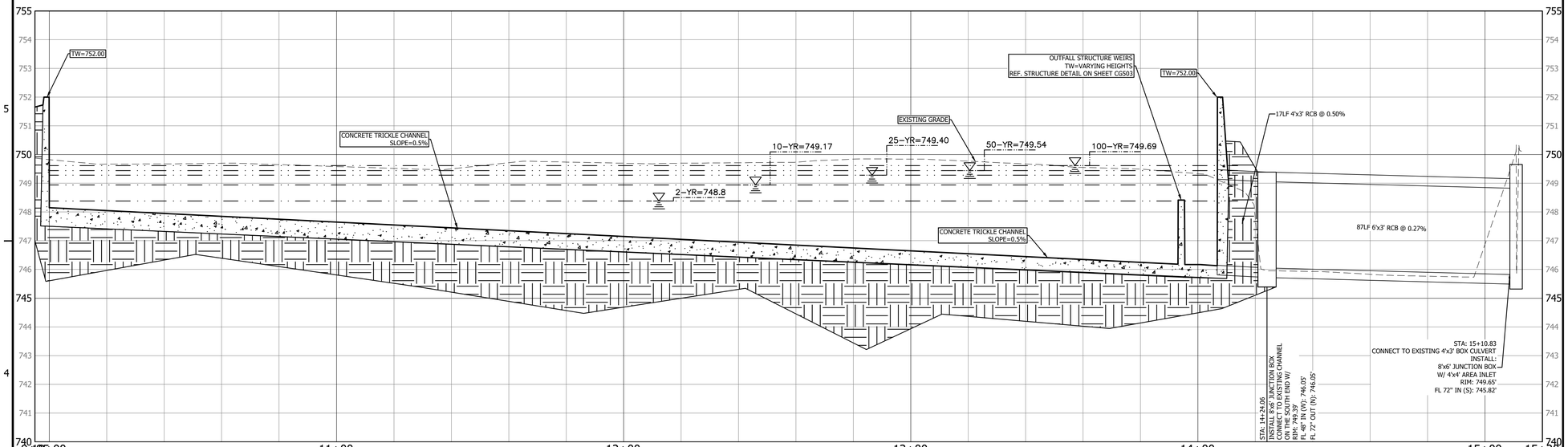
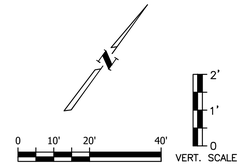
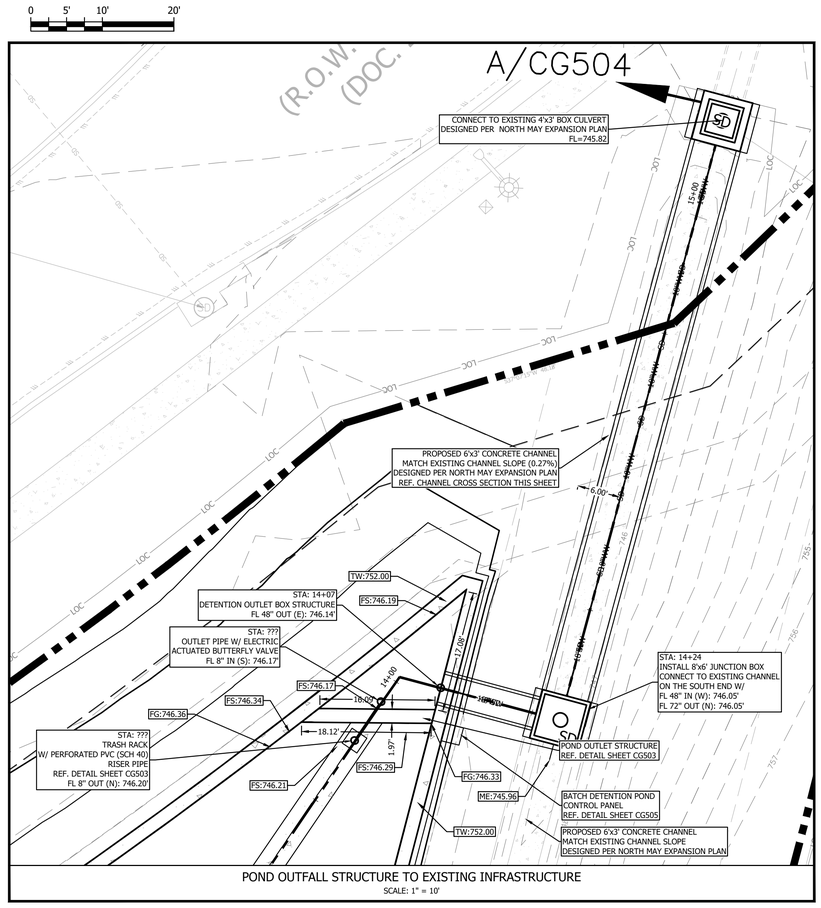


BATCH DETENTION POND B - SECTION A

HORZ:1" = 20'; VERT: 1" = 2'





POND OUTFALL STRUCTURE TO EXISTING INFRASTRUCTURE

SCALE: 1" = 10'

BATCH DETENTION POND B - SECTION B

HORZ:1" = 20'; VERT: 1" = 2'

WQ & DETENTION POND B
ELEVATION-STORAGE TABLE

ELEVATION (FT)	DEPTH (FT)	INCREMENTAL DEPTH (FT)	AREA (FT^2)	INCREMENTAL VOLUME (FT^3)	STORAGE (FT^3)	NOTES
746.18	0.00	0.00	0	0	0	
747.00	0.82	0.82	9,830	8,061	8,061	
747.76	1.58	0.76	9,831	7,427	30,319	WQE
748.00	1.82	1.82	29,463	53,623	83,942	
748.80	2.62	0.80	31,259	25,007	108,949	2-YR
749.00	2.82	0.20	31,707	6,341	115,291	
749.17	2.99	0.37	31,712	11,575	126,866	10-YR
749.40	3.22	0.40	31,719	12,751	139,616	25-YR
749.54	3.36	0.37	31,722	11,737	151,354	50-YR
749.69	3.51	0.29	31,726	9,105	160,459	100-YR
750.00	3.82	0.47	31,735	14,757	175,216	
751.00	4.82	1.31	31,763	41,642	216,857	
752.00	5.82	2.00	31,961	63,922	280,779	TOP OF POND

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CITY APPROVAL STAMP

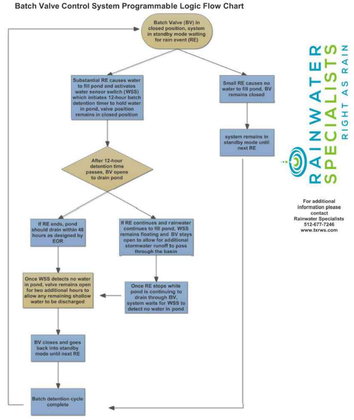
DETENTION POND B PLAN (2 OF 3) - CROSS SECTIONS DETAILS

SHEET
CG504
68 OF 105

SDP24-00030

SAVED: 12/27/2023 3:03 PM
PLOTTED: 12/27/2023 3:03 PM
PLOTTED BY: ISRAEL HADNEY
PATHNAME: K:\AUSPW\PROJECTS\Provident Eagles Nest\CIVIL\15-CAD\20-Grids\SDP\10729.00-CG501-Pond_Plan B.dwg

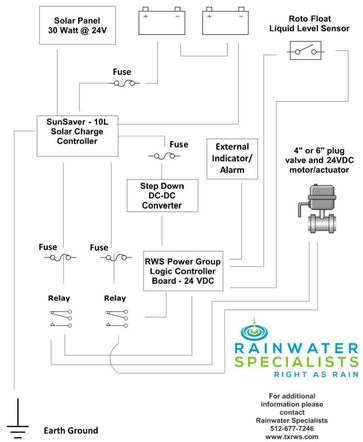
Batch Valve Control System Programmable Logic Flow Chart



RAINWATER SPECIALISTS
RIGHT AS RAIN

For additional information please contact
Rainwater Specialists
512-677-7246
www.txrws.com

Circuit Block Diagram



RAINWATER SPECIALISTS
RIGHT AS RAIN

For additional information please contact
Rainwater Specialists
512-677-7246
www.txrws.com

Valworx — Electric Actuated Butterfly Valves

Ductile Iron Lug Body ASME 150#
2" to 6" Pipe

SERIES 5673

Features

- Direct mount lug butterfly valve with ISO5211 mount
- Epoxy coated ductile iron body with 316 SS disc
- Unique wave line seat reduces torque and extends seal life
- Visual valve position indicator
- Rugged aluminum Type 4X weatherproof actuator
- Heavy duty motors with overload protection
- Thermostatically controlled anti-condensation heater
- Manual override with end of travel mechanical stops
- Two auxiliary position confirmation limit switches
- EPS - Electronic Positioning System models available
- Actuators CSA Listed per UL429 and CSA C22.2

Applications

EPDM seals typically used for on-off control of water and other compatible media. NBR (Buna-N) seals typically used for air, oil, vacuum and other compatible media. FPM (Viton) seals typically used for on-off control of hydrocarbons, oils and other compatible chemicals/media. Suitable for use with ANSI/ASME Class 125/150 pipe flanges. Actuators designed for 70% duty cycle.

Operation

On-Off electric actuated valve uses power-to-open and power-to-close, stays in the last known position with loss of power. On receipt of a continuous voltage signal, the motor runs and via a rugged all metal gear system rotates the ball 90°. The motor is automatically stopped by internal cams striking limit switches. On receipt of a reversing continuous signal, the motor turns in the opposite direction reversing the valve position. Power connections direct to terminal strip via included cable connector, or optional 1/2" NPT conduit adapters.

Construction

Valve Body	Epoxy coated ductile iron
Disc	316 stainless steel CF8M
Disc Seat/Liner	EPDM, NBR (Buna-N) or FPM (Viton)
Stem/Stem Seals	420 stainless steel / (2) v-ring, same material as seat
Gear Drive	Heavy duty alloy steel and aluminum bronze, self locking
Actuator Enclosure	Aluminum, polyester powder painted, Type 4X, IP67
Visual Valve Position Indicator	Clear polycarbonate window, red/yellow open-closed
Fasteners	Stainless Steel
Auxiliary Limit Switches	2 x SPDT (125VAC/5A)

Description

Electric operated direct mount butterfly valves with epoxy- coated ductile iron lug body are designed for commercial and industrial applications. Valve mounts between two standard ANSI/ASME Class 150 flanges and includes integral molded flange gaskets. Disc is precision machined 316SS. Two piece stem and disc design enhances the flow capacity and reduces turbulence. Rugged corrosion resistant electric actuator includes a manual override, valve position confirmation switches, thermostatically controlled anti-condensation heater, and over-torque protection.

Approvals

Actuators

- CSA Listed to:
  - UL429 and CSA C22.2 no 139
  - Type 4X, IP67 weatherproof enclosure
- CE conformance
  - ISO5211 Mounting

Valves

- Design complies with API-609, MSS SP-67
- Tests per API-598, AWWA C502-87
- CE according to PED 97/23/EC, ISO5208

Doc: 5673.1121 Cornelius, N.C. • USA www.valworx.com

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Provident Round Rock
Date Prepared: 1/9/2025

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	20.67	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	14.95	acres
Total post-development impervious cover fraction * =	0.72	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	13012	lbs.

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

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

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

Drainage Basin/Outfall Area No. = P2&P3

Total drainage basin/outfall area =	11.03	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.14	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	6215	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended (Batch) Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	11.03	acres
A_I =	7.14	acres
A_P =	3.89	acres
L_R =	7255	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6215 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.46	
On-site Water Quality Volume =	25266	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	5053	
Total Capture Volume (required water quality volume(s) x 1.20) =	30319	cubic feet

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PHONE NO: 512-600-5560

01/28/2025
STATE OF TEXAS
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129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

DETENTION POND B PLAN (3 OF 3) - WQ DETAILS & CALCS

SHEET
CG505
69 OF 105
SDP24-00030

SAVED: 12/7/2023 7:03 PM
PLOTTED: 12/7/2023 7:04 PM
PLOTTED BY: KENDALL MOONEY
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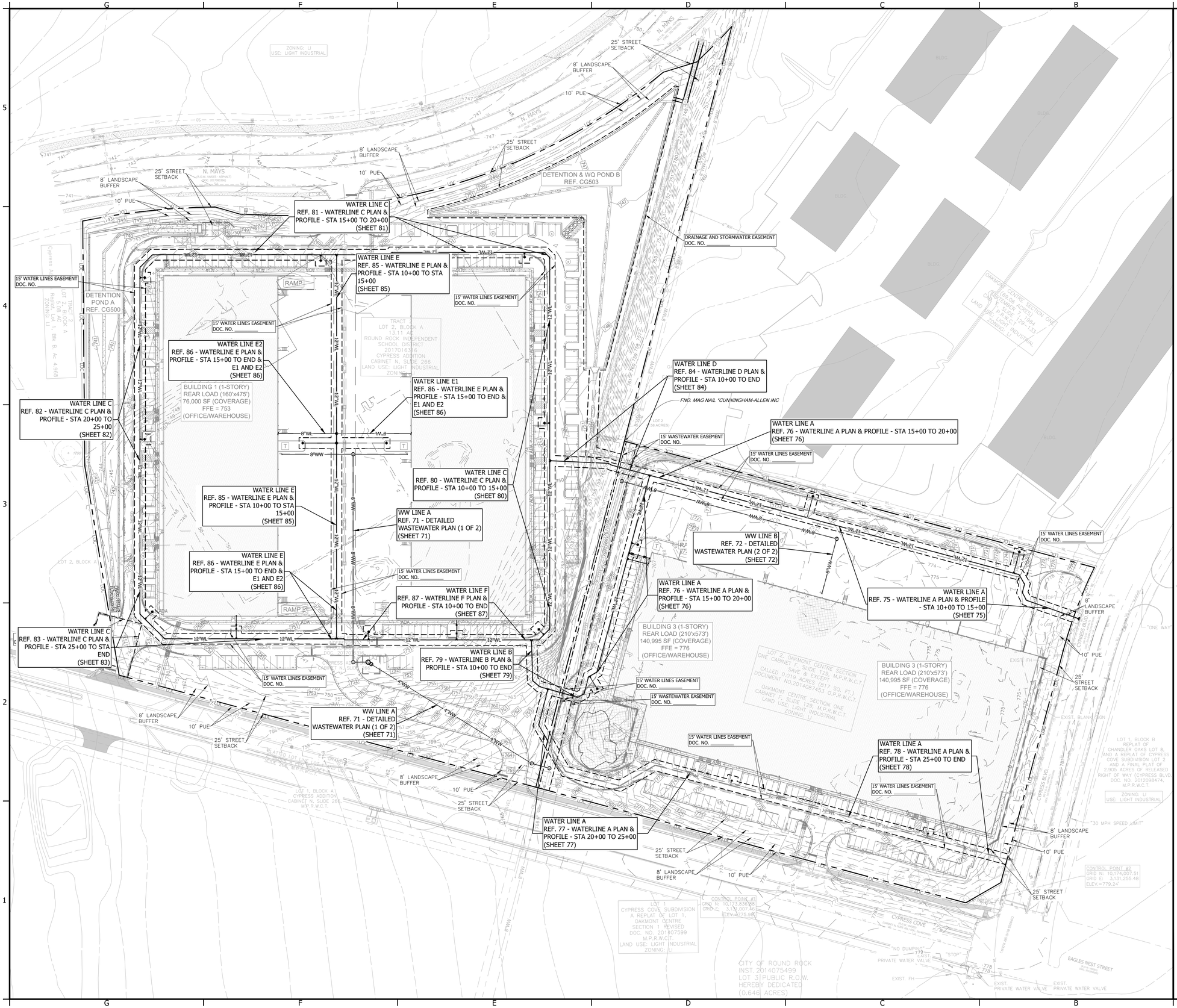

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

OVERALL WATER & WASTEWATER PLAN

NOTES:

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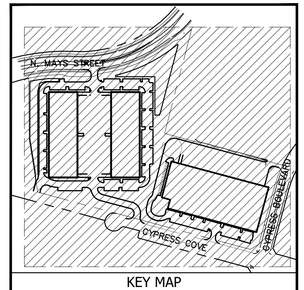
2. ALL MANHOLES SHALL BE COATED AND VACUUM TESTED. DACS UTILITY CRITERIA MANUAL SECTION 1.6.3[D][6].
3. ALL WASTEWATER LINES ARE TO BE CONSTRUCTED OF SDR 26.
4. ALL SEGMENTS OF PIPE LOCATED IN ENCASEMENT SHALL BE FULLY RESTRAINED.



KEY MAP
NOT TO SCALE

SHEET
CU100
70 OF 105
SDP24-00030

SAVED: 12/5/2025 4:29 PM
PLOT DATE: 12/5/2025 4:29 PM
PLOTTED BY: KENDALL HAGNER
PATHNAME: I:\ROUND ROCK\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-CU100-Overall Water and Wastewater Plan.dwg

STA: 17+03 (J-A-8) WW-A
REF. MEP FOR CONTINUATION
INSTALL 8" SINGLE CLEANOUT
PER CORR DETAIL WW-13
RIM: 749.99'
FL 8" OUT (NE): 741.25'

99LF 8" SDR-26 @ 1.00% (19 LUES)

STA:16+26.70
12" WATERLINE CROSSING
REF. NOTE 16 ON THIS SHEET

STA:16+15.63
18" STORMLINE CROSSING
MIN. CLEARANCE OF 1.5'

STA: 16+04 (J-A-7) WW-A
INSTALL 48" WWMH
PER CORR DETAIL WW-01
RIM: 749.59'
FL 8" IN (SW): 740.26'
FL 8" IN (NE): 740.26'
FL 8" OUT (SE): 740.16'

75LF 8" SDR-26 @ 1.00% (19 LUES)

STA: 10+75 (J-A-9) WW-A1
REF. MEP FOR CONTINUATION
INSTALL 8" SINGLE CLEANOUT
PER CORR DETAIL WW-13
RIM: 749.96'
FL 8" OUT (SW): 741.01'

STA: 10+00 (J-B-1) WW-B
CONNECT TO EXISTING LINE
INSTALL 48" DROP WWMH PER
CORR DETAIL WW-02
INSTALL MANHOLE MARKER SIGNAGE AND
ELEVATION ABOVE FINISHED GRADE PER
CORR WW-19
RIM: 767.38'
FL 8" IN (E): 760.41'
FL 8" IN (S): 753.32'
FL 8" OUT (N): 753.32'

EXISTING MANHOLE 48"
INSTALL MANHOLE MARKER SIGNAGE AND
ELEVATION ABOVE FINISHED GRADE PER
CORR WW-19
RIM: 766.31'
FL 8" IN (S): 755.99'
FL 10" IN (S): 753.60'
FL 10" IN (NE): 754.91'
FL 6" IN (NE): 760.72'
FL 10" IN (SE): 759.86'
FL 8" OUT (N): 753.57'

EXISTING 8"
WASTEWATER MAIN

STA:13+45.15
12" WATERLINE CROSSING
REF. NOTE 16 ON THIS SHEET

STA:13+35.51
18" STORMLINE CROSSING
MIN. CLEARANCE OF 1.5'

22.19'

20.94'

GATE

STA: 12+93 (J-A-5) WW-A
WW LIFT STATION
REF. LIFT STATION DETAILS ON SHEET C104
RIM: 751.45'
FL 8" IN (SW): 738.53'
FL 4" OUT (E): 744.68'

10.00'

24.00'

MASONRY WALL
REF. LANDSCAPE DETAILS

STA: 13+14 (J-A-6) WW-A
INSTALL 48" WWMH
PER CORR DETAIL WW-01
RIM: 750.63'
FL 8" IN (NW): 738.73'
FL 8" OUT (NE): 738.63'

21LF 8" SDR-26 @ 0.50%

25' STREET SETBACK

15' WATER LINES EASEMENT
DOC. NO. _____

15' WATER LINES EASEMENT
DOC. NO. _____

286LF 8" SDR-26 @ 0.50%

15' WATER LINES EASEMENT
DOC. NO. _____

15' WASTEWATER EASEMENT
DOC. NO. _____

268LF 4" HDPE DR13.5 FORCE MAIN @ -5.00%

EXISTING 8"
WASTEWATER MAIN

25LF 8" SDR-26 @ 1.00%

STA: 10+00 (J-A-1) WW-A
CONNECT TO EXISTING WWL
INSTALL 48" WWMH
PER CORR DETAIL WW-01
RIM: 766.40'
FL 8" IN (W): 757.50'
FL 8" IN (S): 757.39'
FL 8" OUT (N): 757.39'

STA: 10+25 (J-A-2) WW-A
INSTALL 48" WWMH
PER CORR DETAIL WW-01
RIM: 765.32'
FL 4" IN (W): 758.09'
FL 8" OUT (E): 757.75'

RAMP

ADA

8' LANDSCAPE BUFFER

10' PUE

PLATTED LOT LINE LOT 1 AND LOT
BLOCK A, CABINET N, SLIDE 226, P.R.W.C.T.

EX. GRAVEL

ROUND ROCK INDEPENDENT SCHOOL DISTRICT
DOC. 2017016316

CYPRESS ADDITION
CABINET N, SLIDE 267

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
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3. ALL PRIVATE WATER PIPE TO BE PVC C900 DR14 (BLUE) EXCEPT FOR FIRE HYDRANT LEADS, WHICH ARE TO BE DUCTILE IRON CL350 PER DETAIL, AND SERVICE LEADS, WHICH ARE BLACK POLY DR-9, PER DETAIL.
4. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL.
5. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.
6. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES. REFERENCE CONSTRUCTION DETAILS.
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12. LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNERS SIDE OF THE WATER METER.
13. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BY HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
    (THERE ARE NO PRIVATE HYDRANTS ON THIS PROJECT SITE).
14. REFERENCE GENERAL NOTES SHEET(S) FOR ADDITIONAL UTILITY NOTES.
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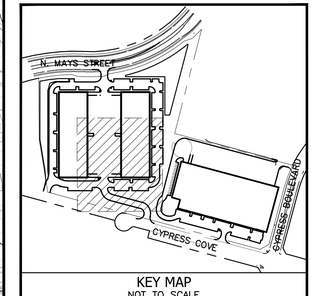

KEY MAP
NOT TO SCALE

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01/28/2025

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PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED WASTEWATER PLAN (1 OF 2)

CITY APPROVAL STAMP

SHEET
CU101
71 OF 105
SDP24-00030

SAVED: 12/7/2025 6:39 PM
PLOTTED: 12/7/2025 6:39 PM
PLOTTED BY: KENDALL HACKNEY
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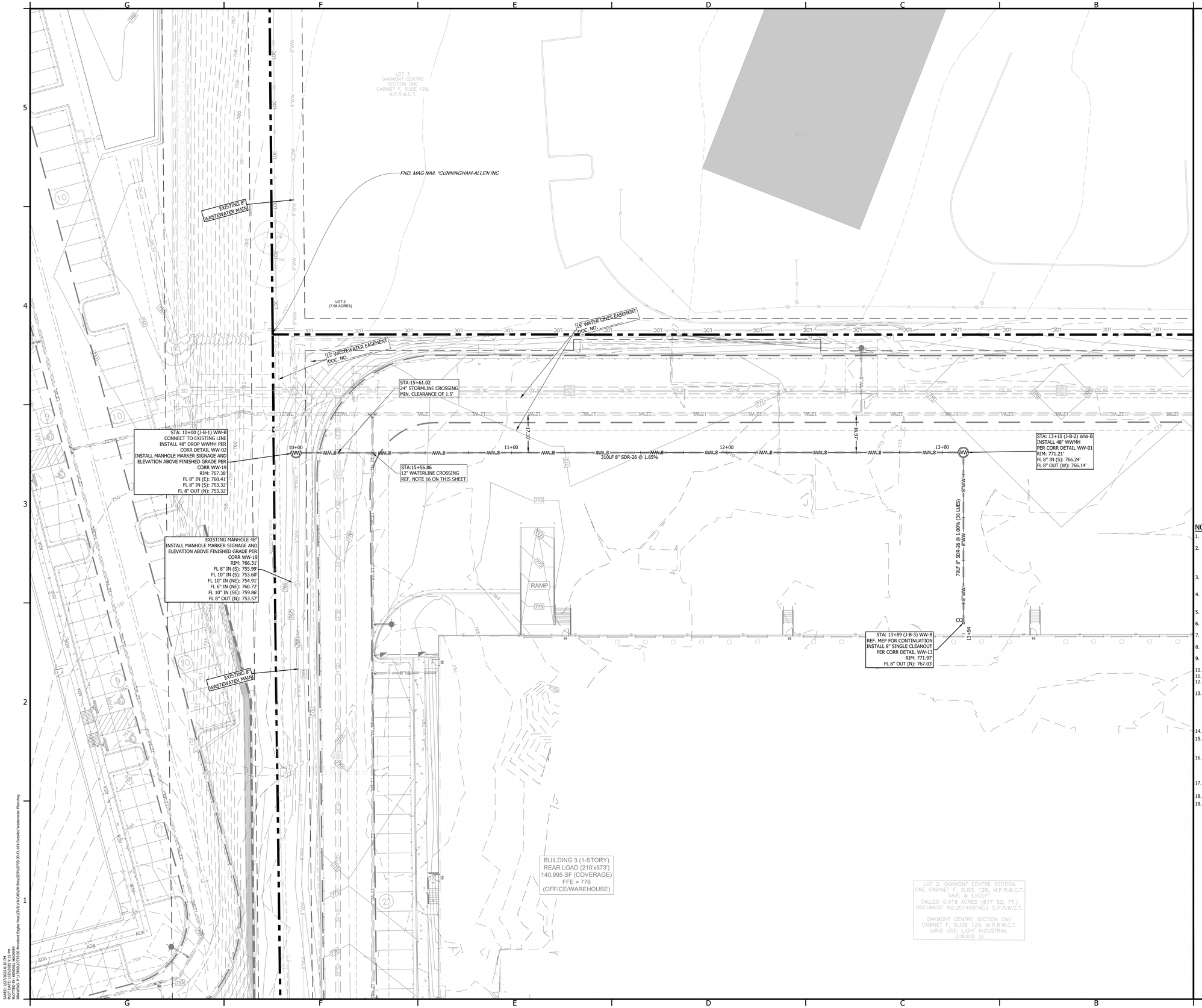

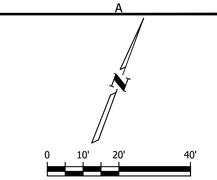

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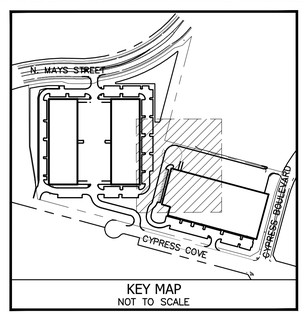

KEY MAP
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01/28/2025

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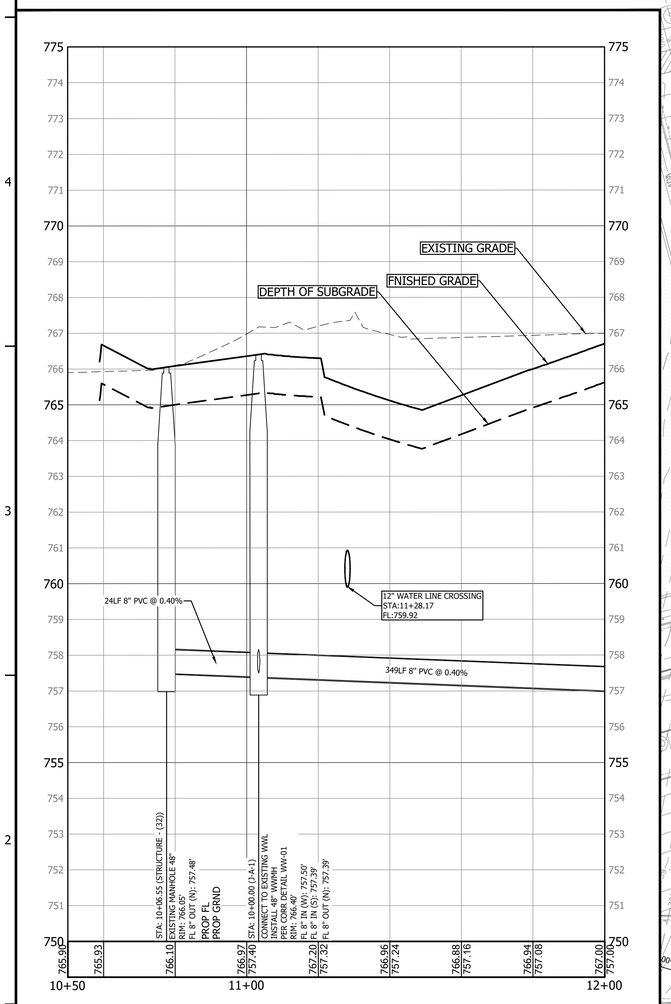
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

DETAILED WASTEWATER PLAN (2 OF 2)

CITY APPROVAL STAMP

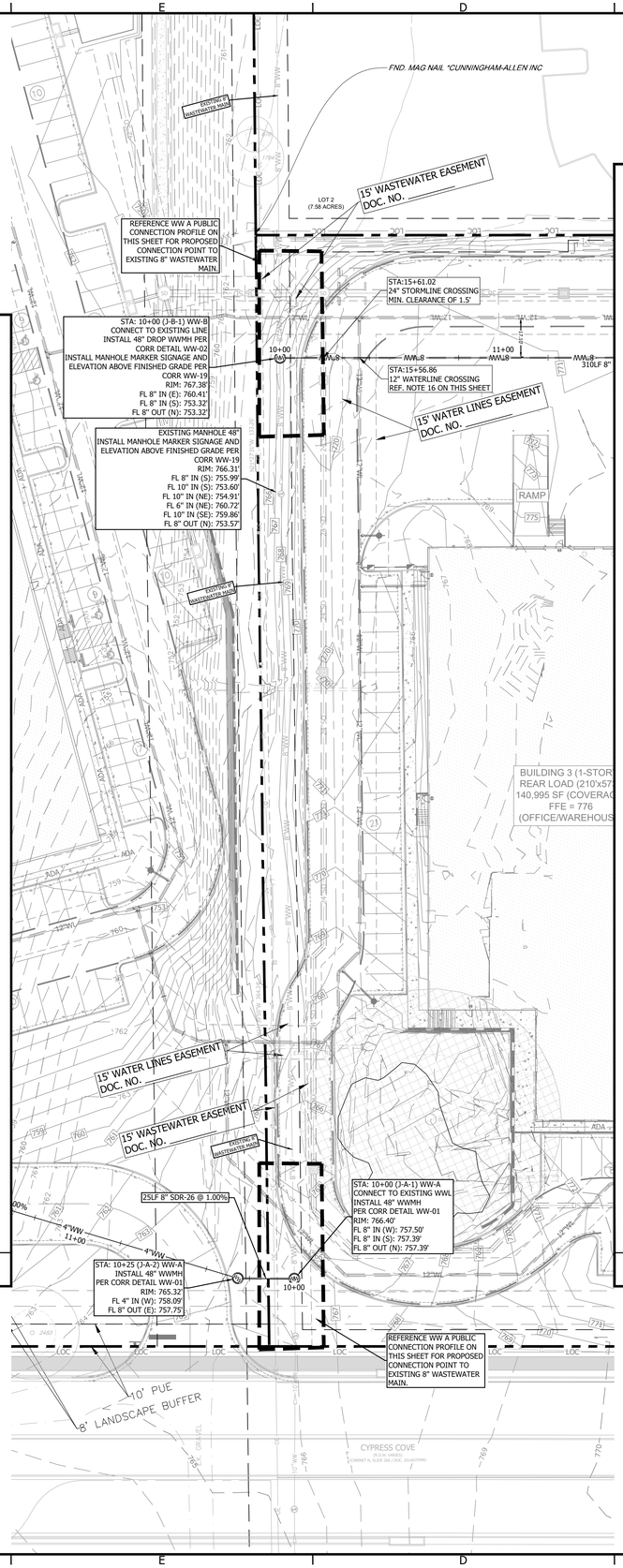
SHEET
CU102
72 OF 105
SDP24-00030

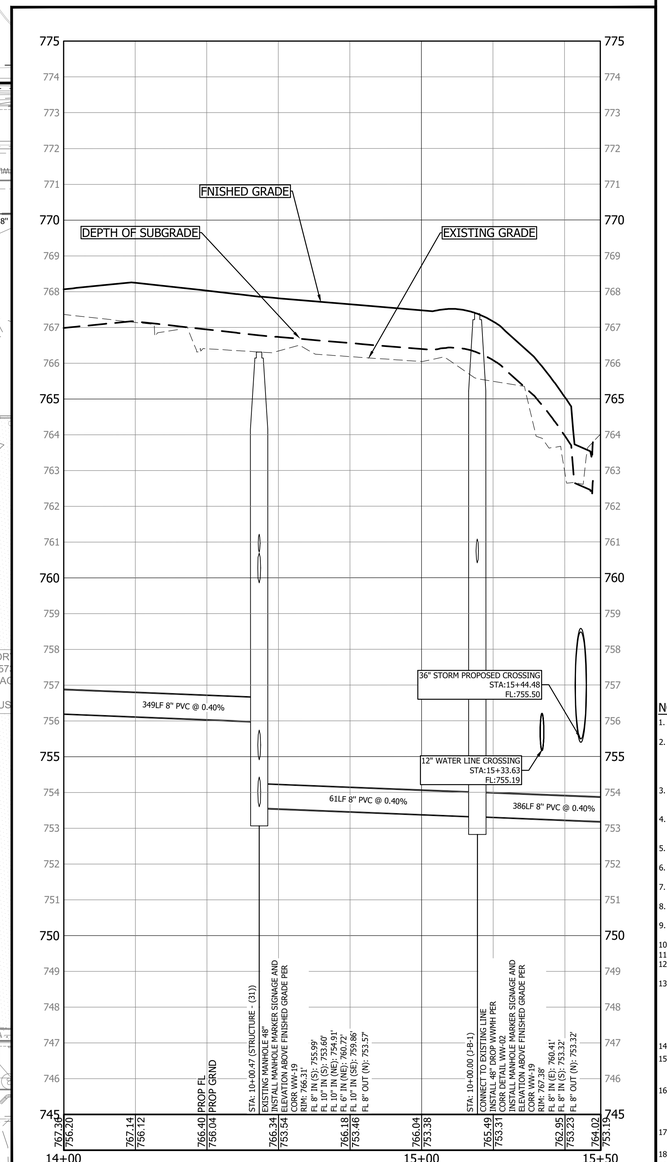
SAVED: 12/7/2025 6:59 PM
PLOTTED: 12/8/2025 7:03:34 AM
PLOTTED BY: HEBEKAH JACKSON
DRAWING: P:\PROJECTS\2024\WGI\Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10720.00-CU102-Detailed Wastewater Plan.dwg



WW A PUBLIC CONNECTION PROFILE - STA 10+50 TO STA 12+00

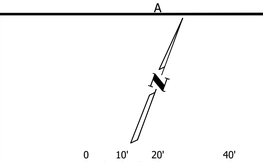
HORZ:1" = 20'; VERT: 1" = 2'





WW B PUBLIC CONNECTION PROFILE - STA 14+00 TO STA 15+50

HORZ:1" = 20'; VERT: 1" = 2'

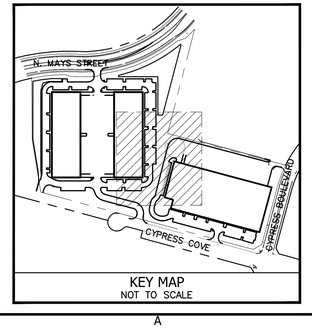


LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- SD — STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)

NOTES:

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
2. ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND UTILITY EASEMENTS) TO BE DUCTILE IRON CLASS 350 FOR PIPE 12-INCH IN DIAMETER AND SMALLER, AND CLASS 250 MIN. FOR PIPES GREATER THAN 12-INCH DIAMETER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS TO BE TYPE K COPPER PER DETAIL.
3. ALL PRIVATE WATER PIPE TO BE PVC C900 DR14 (BLUE) EXCEPT FOR FIRE HYDRANT LEADS, WHICH ARE TO BE DUCTILE IRON CL350 PER DETAIL, AND SERVICE LEADS, WHICH ARE BLACK POLY DR-9, PER DETAIL.
4. ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL.
5. FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION.
6. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES. REFERENCE CONSTRUCTION DETAILS.
7. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT SITE UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
8. EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
9. LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION & SEDIMENTATION CONTROL PLAN(S).
10. ALL GRAVITY LINES ARE TO BE INSTALLED FROM DOWNSTREAM TO UPSTREAM.
11. ALL GRAVITY WASTEWATER PIPE TO BE PVC SDR-26 (GREEN).
12. LOTS WITH 65 PSI OR GREATER REQUIRE A PRV, SET AT 65 PSI, TO BE INSTALLED ON THE OWNERS SIDE OF THE WATER METER.
13. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BY HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
    (THERE ARE NO PRIVATE HYDRANTS ON THIS PROJECT SITE).
14. REFERENCE GENERAL NOTES SHEET(S) FOR ADDITIONAL UTILITY NOTES.
15. FOR WATER AND WASTEWATER CROSSINGS, REFERENCE TAC TITLE 30 PART 1 CHAPTER 217 SUBCHAPTER C RULE 217.53 AND DETAIL 10 SECTION IV ON SHEET C501 FOR INSTALLATION REQUIREMENTS
16. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
17. ALL MANHOLES SHALL BE COATED AND VACUUM TESTED. DACS UTILITY CRITERIA MANUAL SECTION 1.6.3(D)[6].
18. ALL WASTEWATER LINES ARE TO BE CONSTRUCTED OF SDR 26.
19. ALL SEGMENTS OF PIPE LOCATED IN ENCASEMENT SHALL BE FULLY RESTRAINED.



KEY MAP
NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

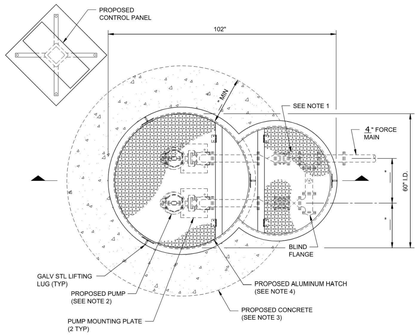
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

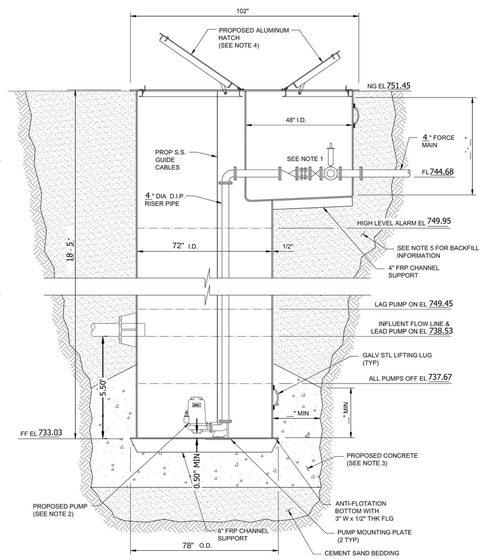
WASTEWATER PUBLIC CONNECTION PLAN & PROFILE

SHEET
CU103
73 OF 105
SDP24-00030

SAVED: 12/7/2025 6:39 PM
ACTIVE LAYOUT: CU103 - 11/26/2025 6:39:04 PM
PLOTTED BY: HEIKKALI LAUNER
DRAWING: I:\2024\026\01\04 Development Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CU103-Onsite&Offsite Wastewater Plan&Prof



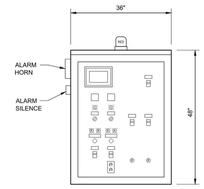
PLAN VIEW



PROFILE VIEW

NOTES:

1. PROPOSED CHECK VALVE, COUPLING, PLUG VALVE AND AIR RELEASE VALVE (BALL VALVES MAY BE USED DEPENDING ON TYPE OF PROPOSED PUMPS).
2. PROPOSED PUMPS TO BE SELECTED BASED ON APPLICATION, FLOW, AND HEAD CONDITIONS OF FORCE MAIN.
3. CONCRETE SHALL BE _____ psi WITH AT LEAST ___" COVERING THE ANTI-FLOATATION RING AS SHOWN.
4. ALUMINUM ACCESS COVERS MAY BE BOLTED DIRECTLY TO THE 3-INCH WIDE FLANGE AT THE TOP OF THE FIBERGLASS BASIN. HATCHES TO BE SIZED BASED ON PUMPS SELECTED.
5. SELECT BACKFILL MATERIAL FREE OF VOIDS, SHARP OBJECTS, OR OTHER DEBRIS.



INNER DOOR VIEW (SHOWN WITH OUTER DOORS REMOVED)

PUMP CONTROL PANEL DETAIL

NOTES:

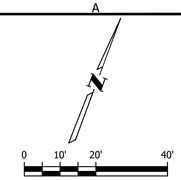
1. PSI 1500CT PUMP CONTROLLER.
2. NEMA 3R STAINLESS STEEL 48"x36" ENCLOSURE.
3. ELECTRICAL DRAWING UPON REQUEST.
4. OTHER OPTIONS ON REQUEST

72" DIAMETER FRP BASIN DUPLEX LIFT STATION WITH 48" DIAMETER x 48" VALVE VAULT

SCALE IN FEET: 0 .5 1 2 3 4

PS inc Pump Solutions

PUMP SOLUTIONS, INC.
1463 S. 2ND AVENUE
MANSFIELD, TX 76063
(817) 684-0900



LEGEND

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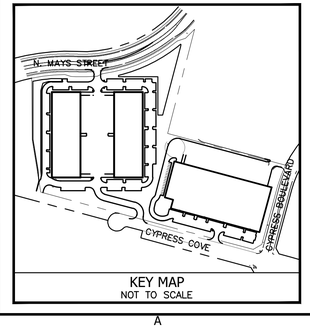
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

WASTEWATER LIFT STATION DETAILS

CITY APPROVAL STAMP

SHEET
CU104
74 OF 105
SDP24-00030



KEY MAP
NOT TO SCALE

Liberty Pumps
EngineeredProducts

LGV03-Series
LGH03-Series
Grinder
3 hp
Ordinary Location
60 Hz

- V-Slice® Cutter Technology
- Dual seal
- 2", 2.5" & 3" ANSI® horizontal discharge with 2" NPT
- Stainless steel impeller
- Standard Quick-connect power and control cords

Technical Data
Performance Curve
Dimensional Data
Specifications and Construction

Optional 2"/3" vertical discharge

Proudly built in the USA with US and global components

SWPA MEMBER

Pump Data Sheet - Liberty Pumps Inc.

Company:
Name:
Date: 12/16/2024

Liberty Pumps EngineeredProducts

Pump:

Size:	(XL)GV Series 60Hz (3-	Dimensions:	
Type:	3-15HP Grinder Pump	Suction:	---
Synch Speed:	3600 rpm	Discharge:	3 in
Dia:	4 in		
Curve:	CUSTOM TRIM High Fl		
Impeller:	3 Vane High Flow - CUS		

Search Criteria:

Flow:	83.6 US gpm	Near Miss:	---
Head:	26.75 ft	Static Head:	0 ft

Pump Selection Warnings:
None

Fluid:

Name:	Water		
SG:	1	Vapor Pressure:	0.256 psi a
Density:	62.4 lb/ft³	Atm Pressure:	14.7 psi a
Viscosity:	1.1 cP		
Temperature:	60 °F	Margin Ratio:	1

Pump Limits:

Temperature:	104 °F	Sphere Size:	---
Wkg Pressure:	---	Power:	15 hp

Motor:

Standard:	Liberty	Size:	3 hp
Enclosure:	N/A	Speed:	3600 rpm
Frame:	---		
Sizing Criteria:	Max Power on Design Curve		
Min Motor Power:	3 hp		
Max Motor Power:	15 hp		

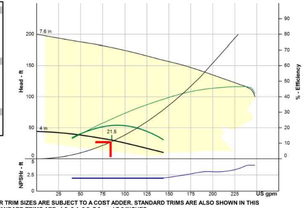
--- Duty Point ---

Flow:	87.4 US gpm
Head:	29.2 ft
Power:	3 hp
NPSHr:	2 ft
Speed:	3450 rpm

--- Design Curve ---

Shutoff Head:	44 ft
Shutoff dP:	19.1 psi
Min Flow:	--- US gpm
NOL Power:	3 hp @ 140 US gpm

--- Max Curve ---
Max Power:
15 hp @ 230 US gpm



ATTENTION: CUSTOM IMPELLER TRIM SIZES ARE SUBJECT TO A COST ADDER. STANDARD TRIMS ARE ALSO SHOWN IN THIS CATALOG FOR REFERENCE. STANDARD TRIMS ARE: 4.5, 5.4, 6.2, 7.0, and 7.6 INCHES.

Performance Evaluation:

Flow US gpm	Speed rpm	Head ft	Power hp	NPSHr ft
100	3450	25.3	3	2
83.6	3450	30.4	3	2
66.9	3450	34.5	3	2
50.2	3450	38	3	2
33.4	3450	40.7	3	2

Selected from catalog: 60Hz LEP Grinder Pumps, Vers V1.0.0

Liberty Pumps EngineeredProducts

Build-a-Pump™

LGV03-Series - 60 Hz

Model: LGV032A0450S2SBJB-5

Pump Type	HP	Voltage	Hz	Impeller Size	Impeller Material	Seal Config	Seal Material	Discharge	Cord Type	Cord Length
High Volume Grinder Ordinary Location	3 hp	230V 1Ø (ph)	60 Hz	4.5"	Stainless Steel	Dual Seal	Silicon Carbide / Silicon Carbide	Horizontal, 2.0", 2.5" & 3", 150# ANSI, & 2" NPT	Heavy Duty Quick-Connect	50'

Accessories:

Control Panel: No Control Panel Selected
Start Kit or Capacitor: K001864
Float: No Float Selected
Guide Rail: GR3-ANSI

Released: 7/17/2024

SMITH PUMP COMPANY
LIFT STATION PUMP DOWN PANEL

CONFIDENTIAL

Sales Quote Valid until: 1/15/2025

* Project:	Eagles Nest Round Rock Tx	Date:	12/16/2024
* Owner:	Eagles Nest	Project #:	15771
Contractor:	Allied Underground	* Salesman:	Jeff McHattie
Engineer:	Unknown at this point	* Branch:	Austin
* Pump:	Liberty LGV03	FLA Per Pump:	17.9 Estimated
Estimated Size:	30" x 24" x 10"	*	Actual FLA

Panel Type: Duplex	Voltage/ Phase: 230V / 1 Phase	Seal Fail: Indicator Light - Interior
Enclosure Type: NEMA 4X 304 S.S.	Horsepower: 3	Power Monitor: No Bypass Switch: Indicator Light - Interior
Main Alarm: Flashing Red Light	Starter Type: IEC	Pump Fail - Start Lag: Alarm & Indicator Light
High Water: Activate Main Alarm	Low Water - Redundant Off: None	

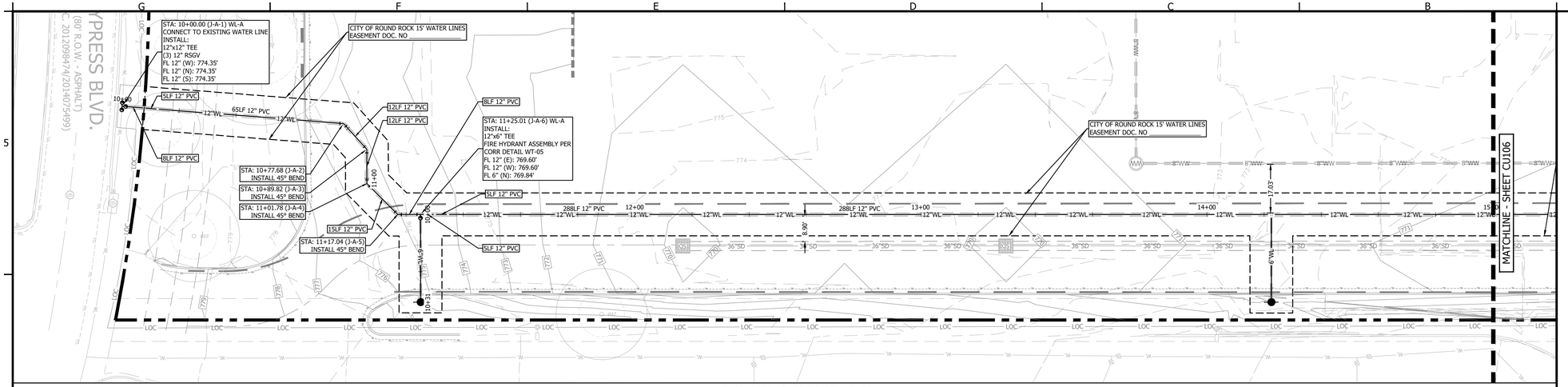
- [x] Elapsed Time Meters
- [ ] Main Disconnect Switch
- [ ] Select Main Disconnect
- [ ] 110V Convienence Outlet
- [ ] Lightning Arrestor
- [ ] Heater w/ Thermostat
- [ ] 12V Alarm Battery Backup
- [x] Inner Door
- [ ] One Phase Monitor Per Motor
- [ ] Alarm Test Pushbutton
- [x] Horn w/ Silence
- [ ] Anti - Rapid Cycle
- [x] Leak/ Omit Pump Switch
- [x] Lag Pump Delay On
- [ ] Main Alarm Manual Reset
- [x] Seal Fail Telemetry
- [x] Phase Fail Telemetry
- [x] Pump Fail Telemetry
- [x] High Water Telemetry
- [ ] Low Water Telemetry
- [ ] Pump Run Status Telemetry
- [ ] UL 508A Panel Submittal Required
- [ ] Cut Sheets Required
- [ ] Specifications Provided

Auto Dialer: OmniSite OmniBeacon
DeRagger Lite: No DeRagger

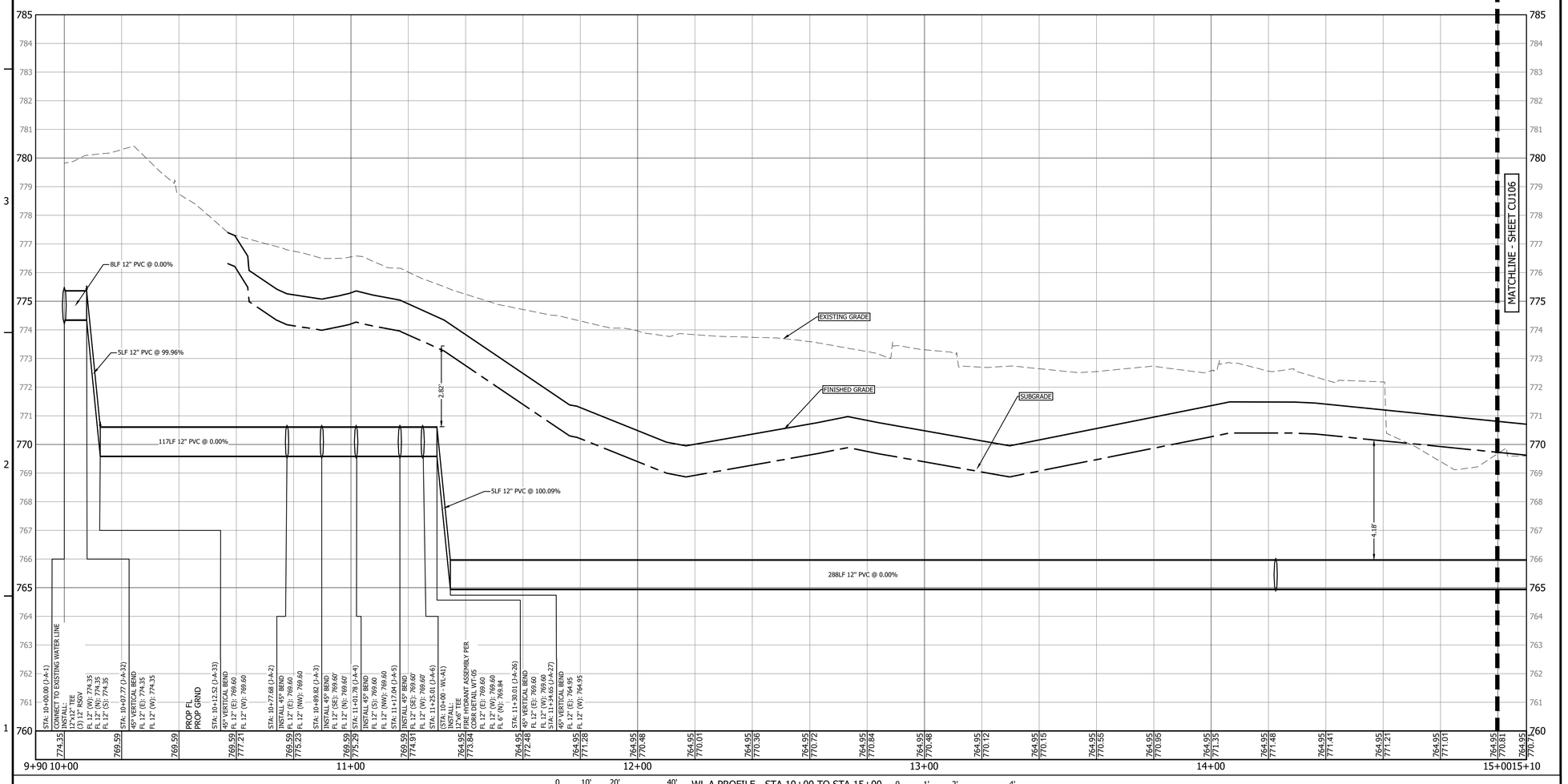
Other Options Available - Contact Waco PMG
- SHIPPING CHARGES ARE NOT INCLUDED IN SALES QUOTE -

12/16/2024

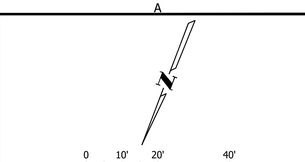
SAVED: 12/6/2023 7:41 AM
PLOTTED: 1/28/2025 10:56 AM
PLOTTED BY: BRENNA HALKER
DRAWING: G:\1000\1670\Civil\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10729.00-CU101-Detailed Wastewater Plan.dwg



WL A PLAN - STA 10+00 TO STA 15+00
SCALE: 1" = 20'



WL A PROFILE - STA 10+00 TO STA 15+00
HORZ:1" = 20'; VERT: 1" = 2'



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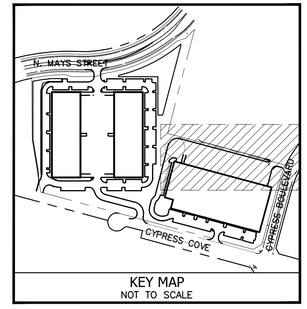

KEY MAP
NOT TO SCALE

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CITY APPROVAL STAMP

WATERLINE A PLAN & PROFILE - STA 10+00 TO 15+00

SHEET
CU105
75 OF 105
SDP24-00030

SAVED: 12/7/2023 3:09 PM
PLOTTED BY: HERBAL LAUNDRY
PLOTTED ON: 11/20/2024 2:57:00 PM
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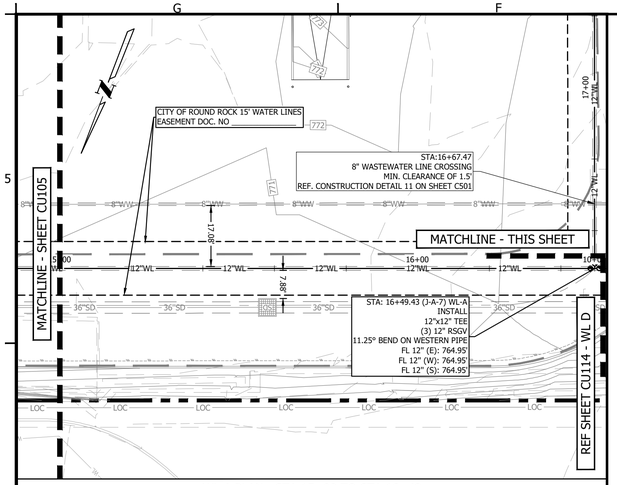
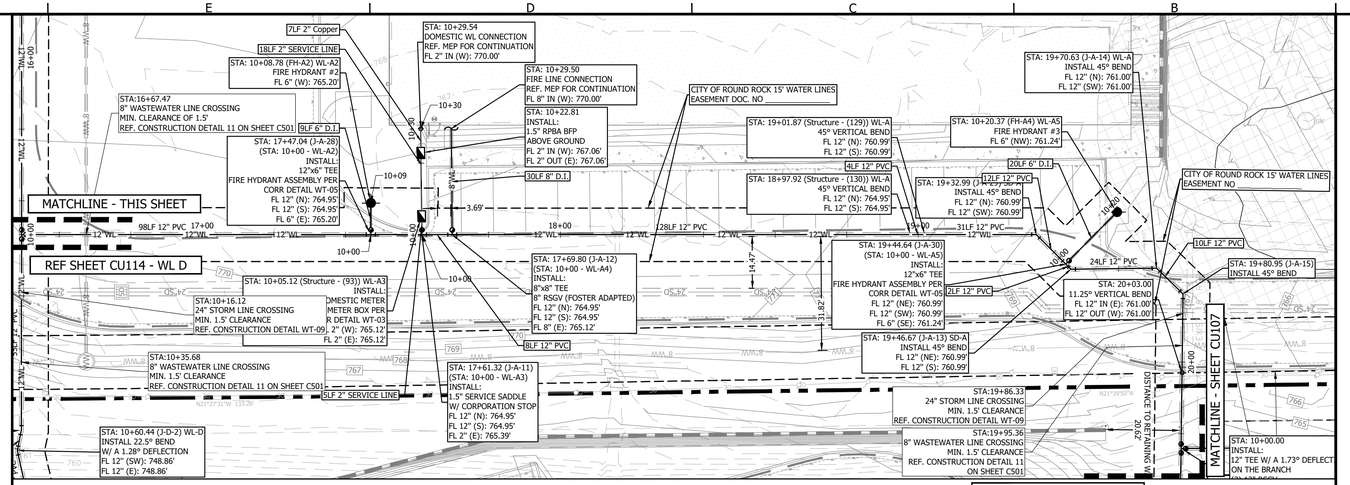


WL A PLAN - STA 15+00 TO STA 16+49

SCALE: 1" = 20'



WL A PLAN - STA 16+49 TO STA 20+00

SCALE: 1" = 20'

MATCHLINE - SHEET CU109

0 10' 20' 40'

LEGEND

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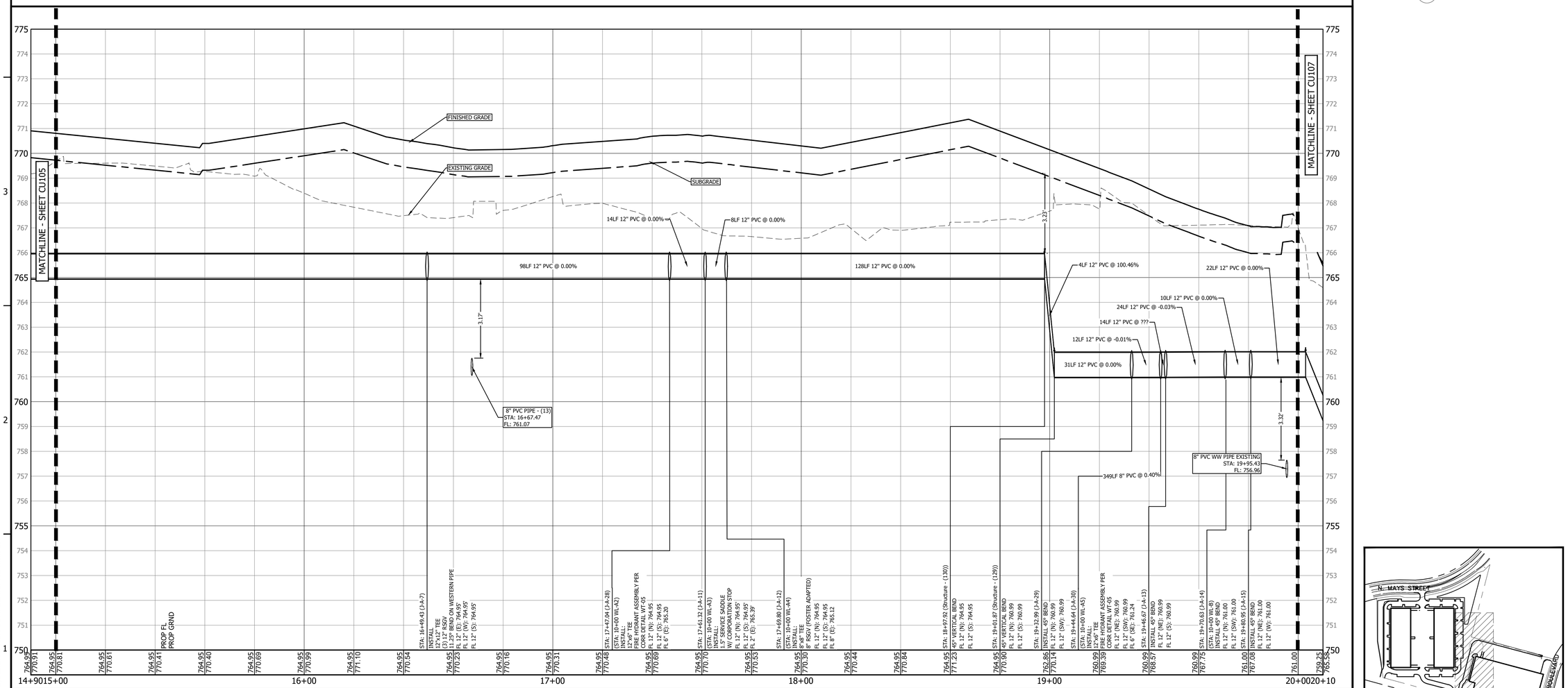
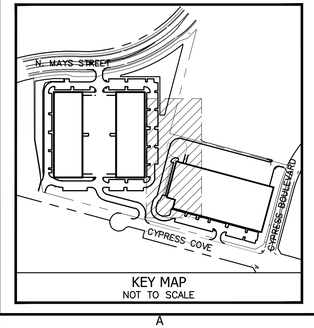


WL A PROFILE - STA 15+00 TO STA 20+00

HORZ:1" = 20'; VERT: 1" = 2'

0 1' 2' 4'



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CITY APPROVAL STAMP

WATERLINE A PLAN & PROFILE - STA 15+00 TO 20+00

SHEET
CU106
76 OF 105
SDP24-00030

SAVED: 12/7/2025 3:08 PM
PLOT DATE: 12/7/2025 3:08 PM
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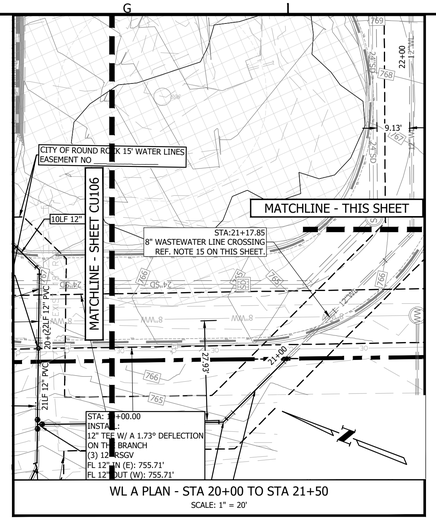
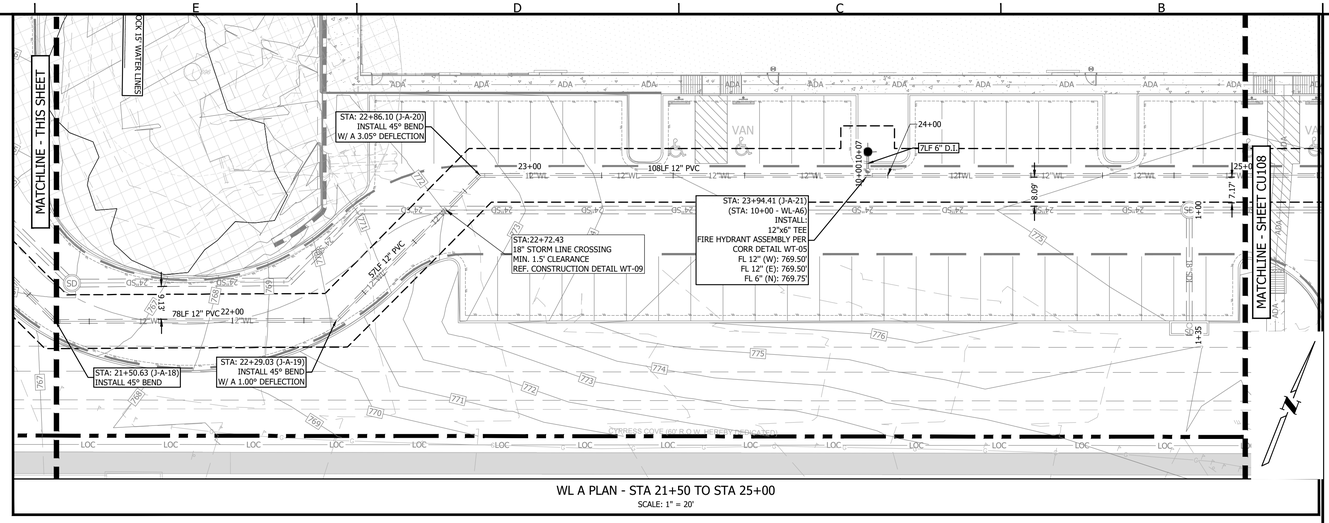
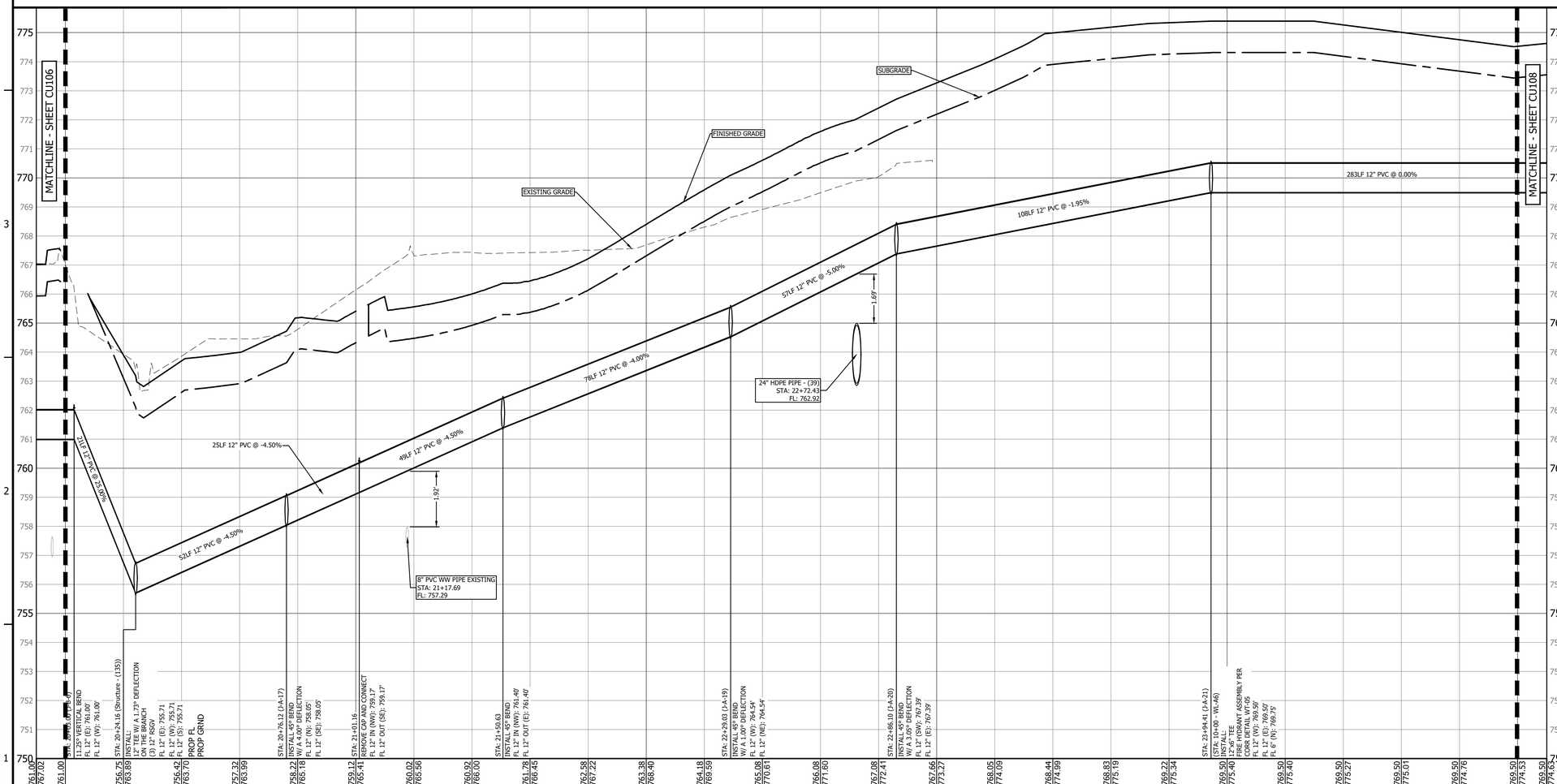


WL A PLAN - STA 20+00 TO STA 21+50
SCALE: 1" = 20'



WL A PLAN - STA 21+50 TO STA 25+00
SCALE: 1" = 20'

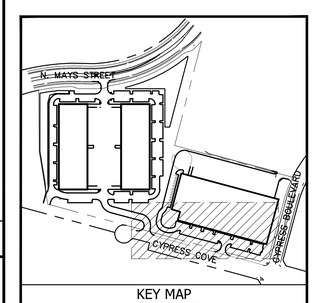


WL A PROFILE - STA 20+00 TO STA 25+00
HORZ:1" = 20'; VERT: 1" = 2'
0 1' 2' 4'

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE OVERHEAD UTILITY
- UGE UNDERGROUND UTILITY
- WL WATER LINE
- WW WASTEWATER LINE
- SD STORM DRAINAGE LINE
- GAS GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- SD STORM DRAIN INLET
- 50 STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)



KEY MAP
NOT TO SCALE

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WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

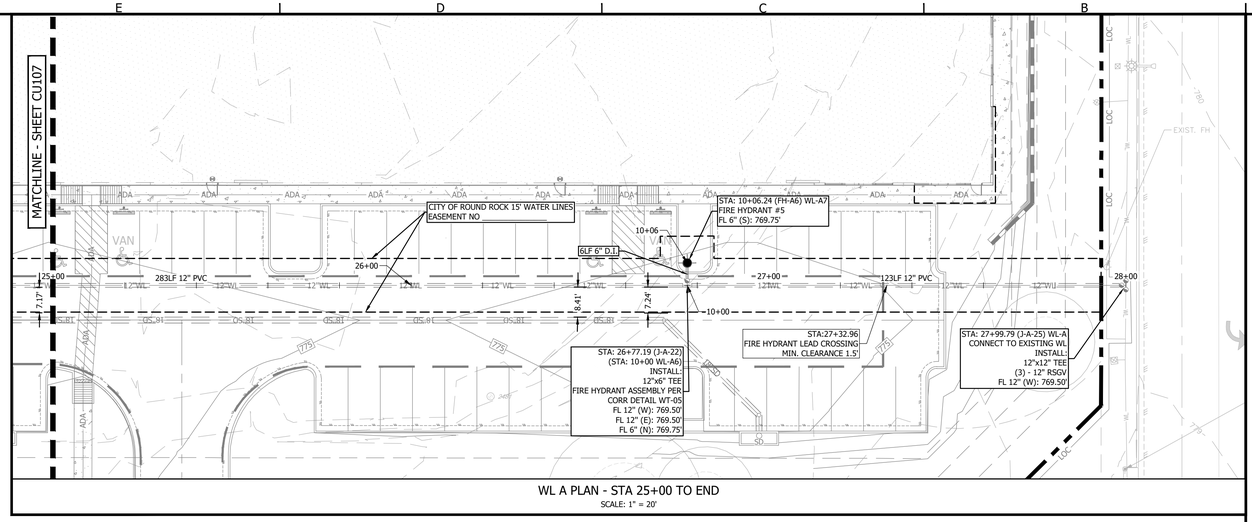
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

WATERLINE A PLAN & PROFILE - STA 20+00 TO 25+00

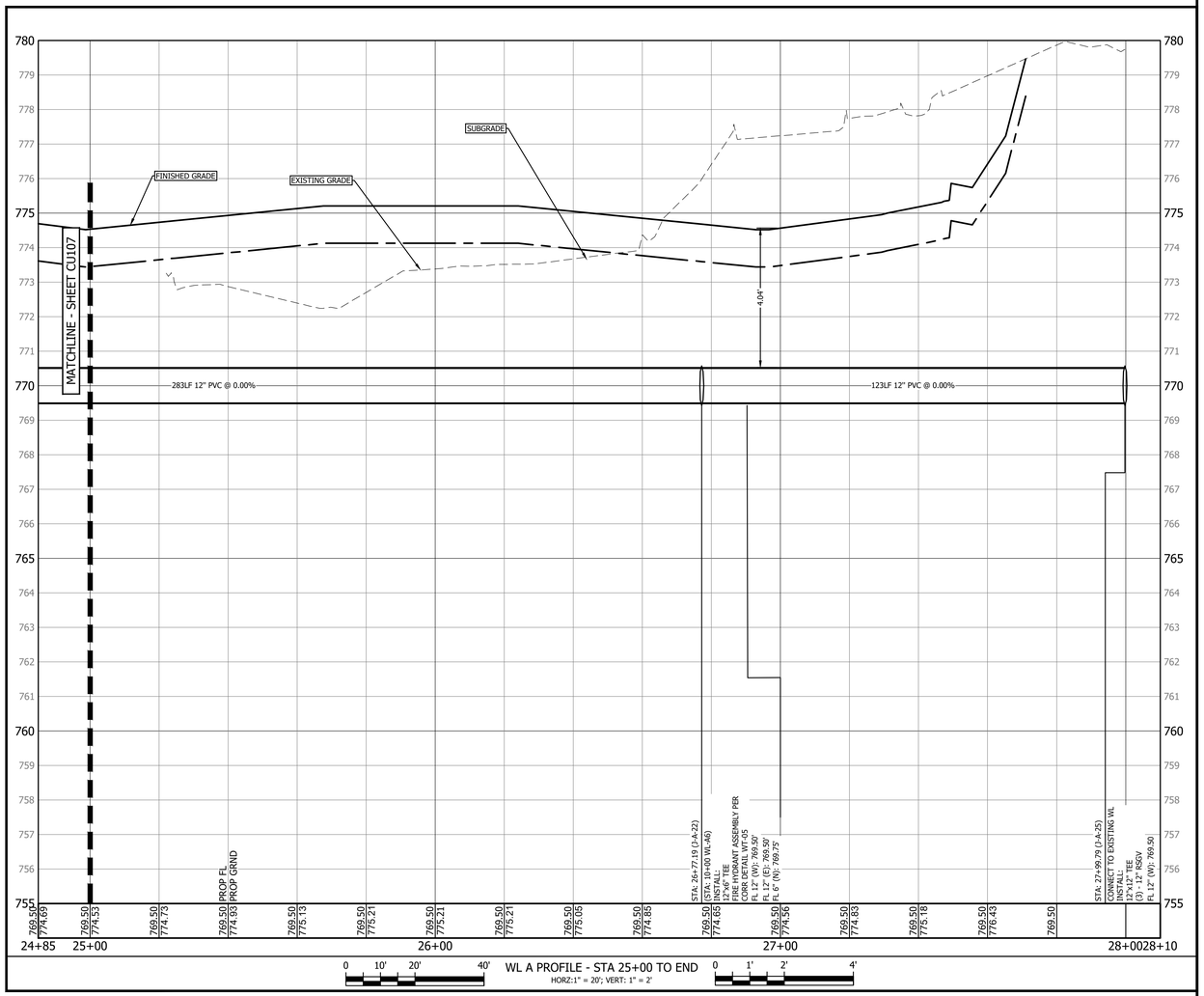
SHEET
CU107
77 OF 105
SDP24-00030

SAVED: 12/7/2025 9:08 PM
PLOTTED: 12/7/2025 9:09 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2019\19-0710\Provident Eagles Nest\CIVIL\10-CAD\10-Sheets\SDP\SDP24-00-CU103- Water_PlanAProfile.dwg



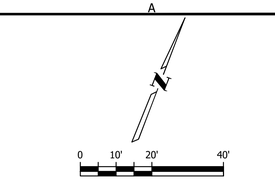
WL A PLAN - STA 25+00 TO END

SCALE: 1" = 20'



WL A PROFILE - STA 25+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
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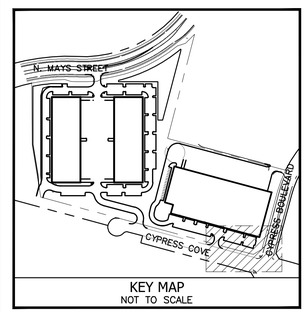
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)



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CITY APPROVAL STAMP

WATERLINE A PLAN & PROFILE - STA 25+00 TO END

SHEET

CU108

78 OF 105

SDP24-00030

SAVED: 12/7/2025 5:08 PM
PLOTTED: 12/7/2025 5:08 PM
PLOTTED BY: KENDALL MASONEY
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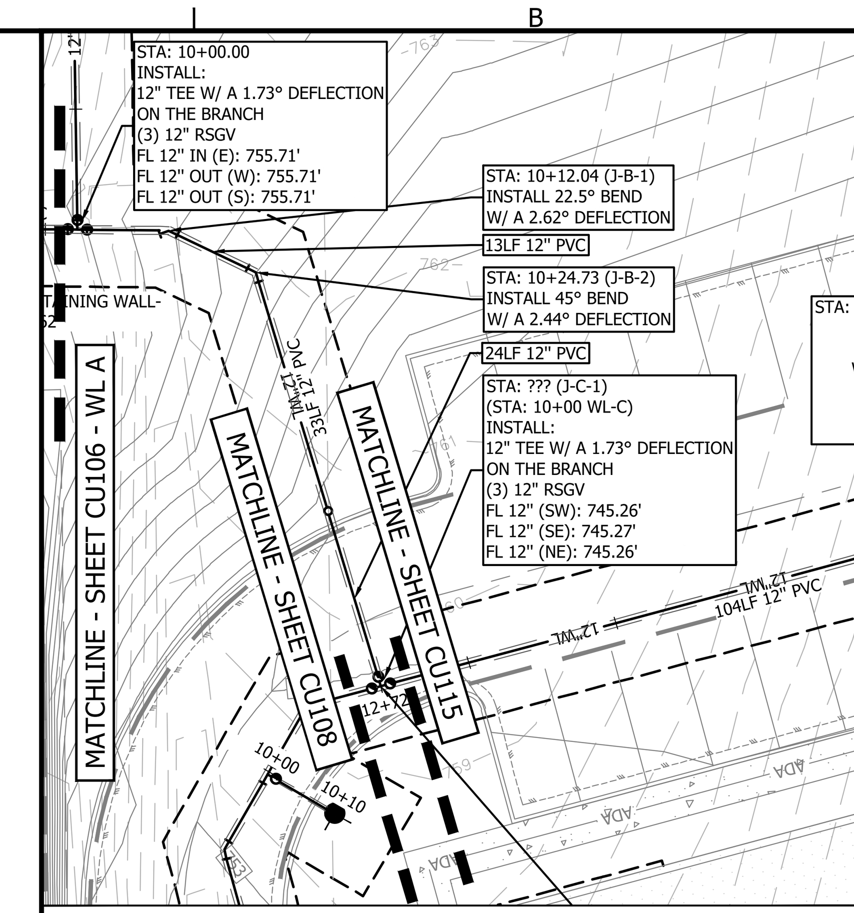
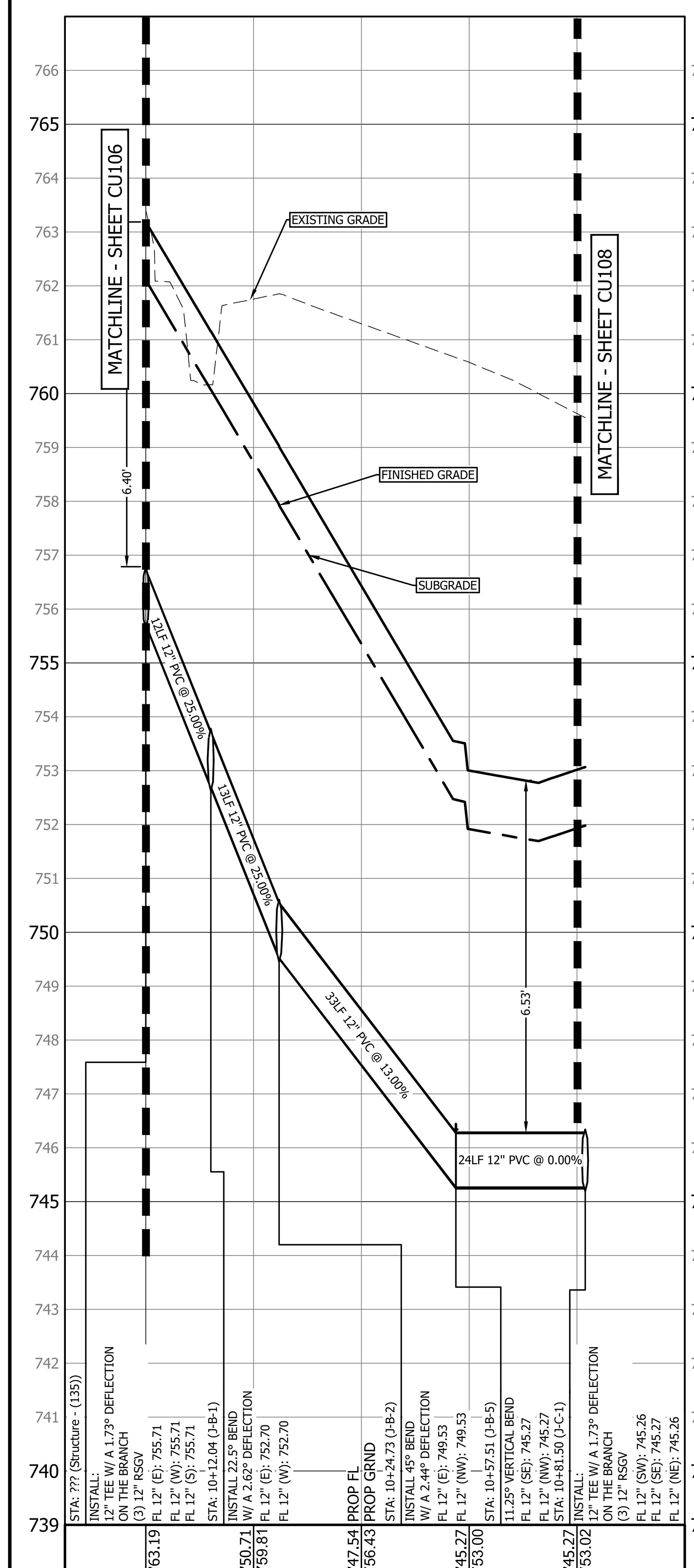


WL B PLAN - STA 10+00 TO END

SCALE: 1" = 20'



WL B PROFILE - STA 10+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'

0 10' 20' 40'

LEGEND

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- EASEMENT / SETBACK
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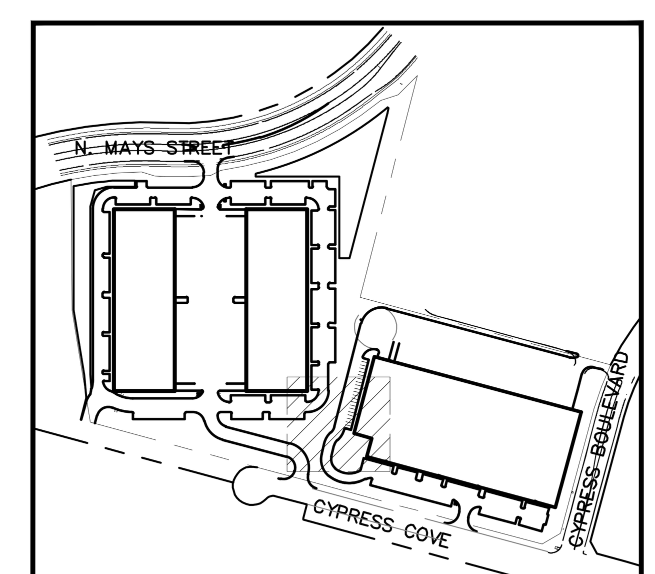
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)



KEY MAP
NOT TO SCALE

0 1' 2' 4'

0 10' 20' 40'

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ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

WATERLINE B PLAN & PROFILE - STA 10+00 TO END

CITY APPROVAL STAMP

SHEET
CU109
79 OF 105
SDP24-00030

SAVED: 1/27/2025 9:08 PM
PLOT DATE: 1/27/2025 9:33 PM
PLOTTED BY: KENDALL HACKNEY
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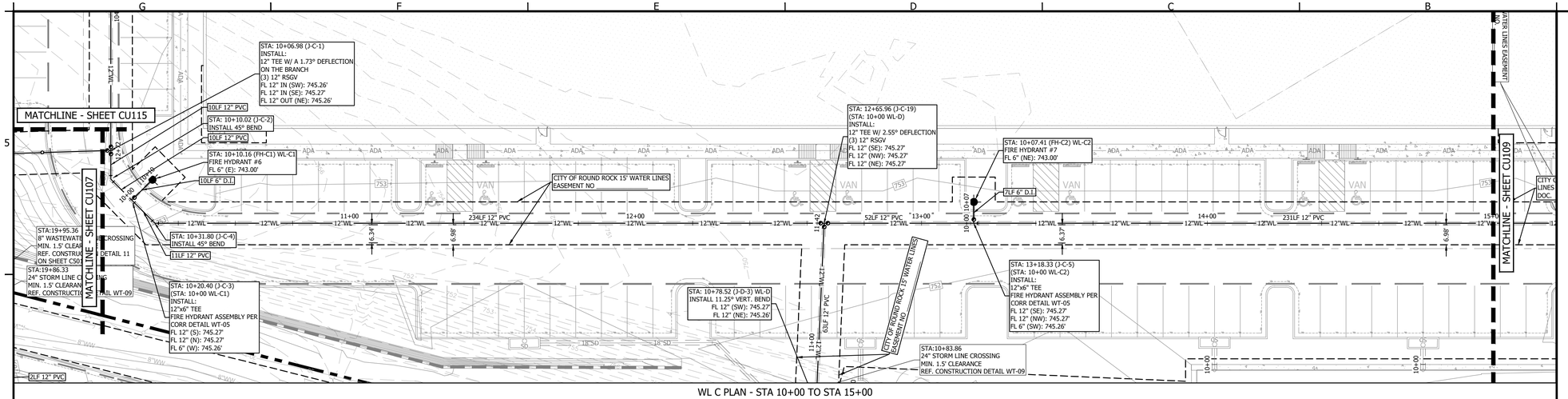
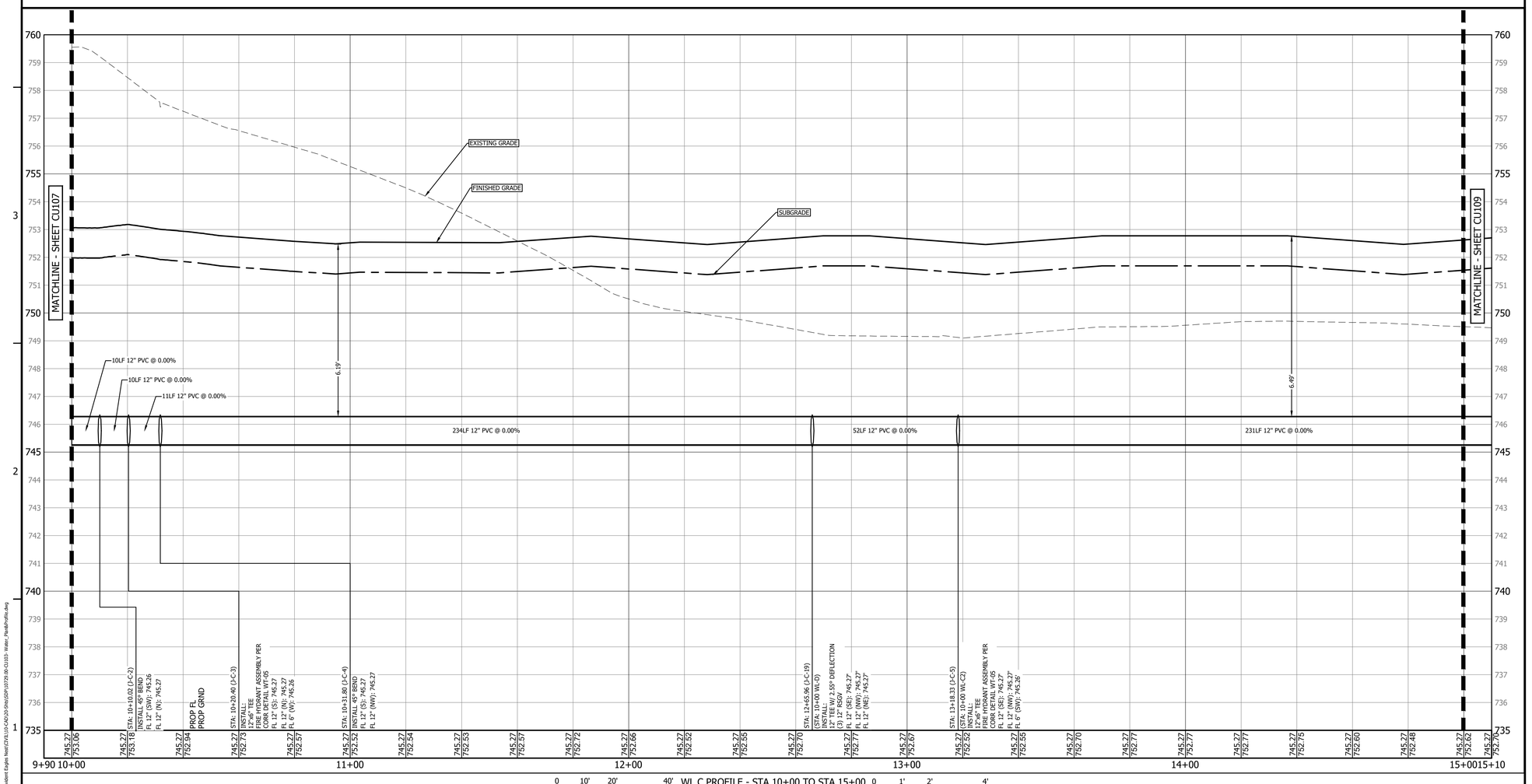
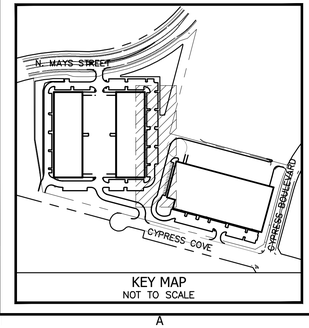


WL C PLAN - STA 10+00 TO STA 15+00
SCALE: 1" = 20'



WL C PROFILE - STA 10+00 TO STA 15+00
HORZ:1" = 20'; VERT: 1" = 2'



KEY MAP
NOT TO SCALE

0 10' 20' 40'

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NOVEMBER 20, 2024

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

WATERLINE C PLAN & PROFILE - STA 10+00 TO 15+00

SHEET
CU110
80 OF 105

SDP24-00030

SAVED: 12/27/2023 3:08 PM
PLOTTED: 1/28/2025 10:23 AM
PLOTTED BY: ISRAEL HADNEY
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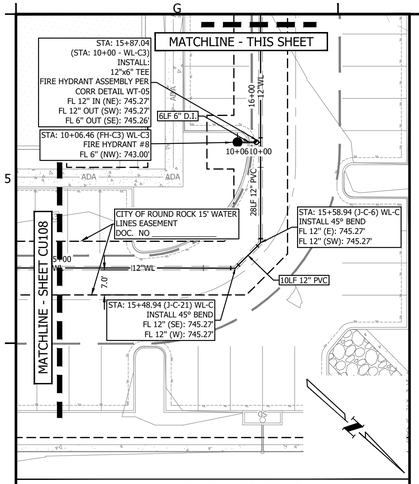
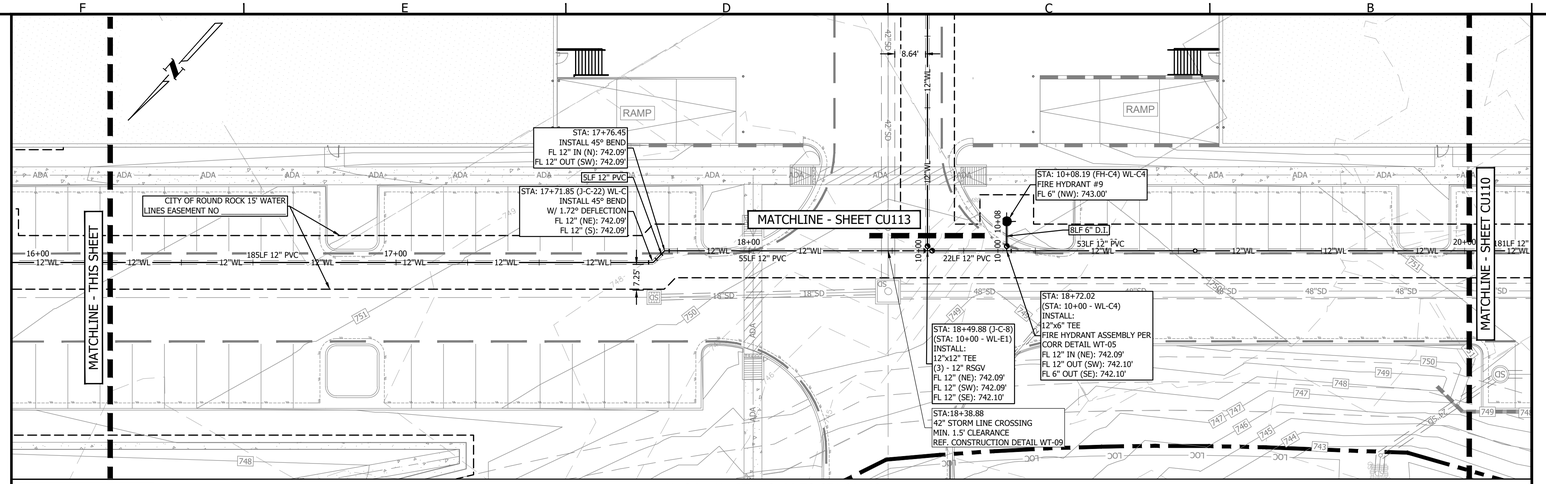
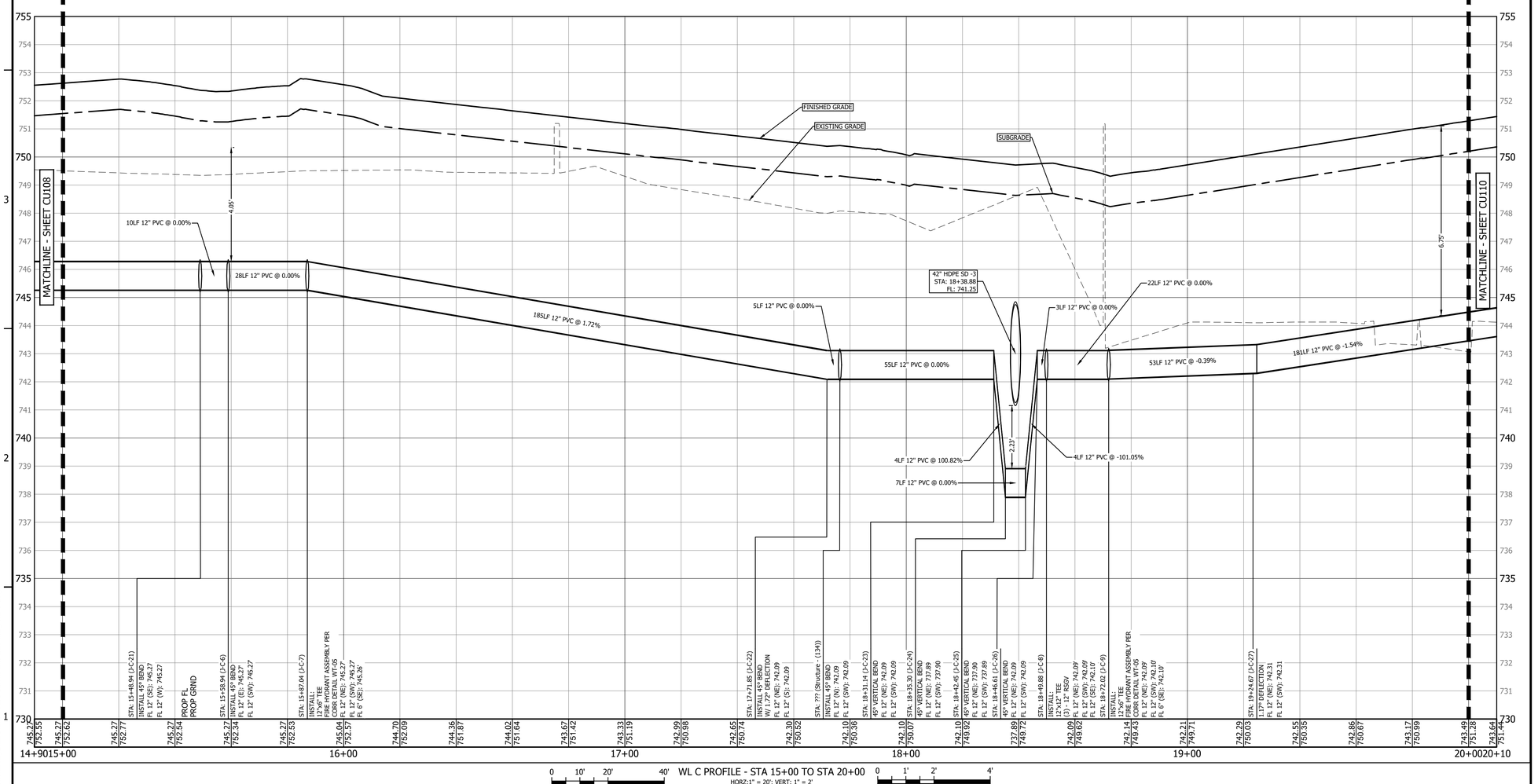


WL C PLAN - STA 15+00 TO STA 16+20
SCALE: 1" = 20'



WL C PLAN - STA 16+20 TO STA 20+00
SCALE: 1" = 20'



WL C PROFILE - STA 15+00 TO STA 20+00
HORZ:1" = 20'; VERT: 1" = 2'

0 10' 20' 40'

0 1' 2' 4'

0 10' 20' 40'

LEGEND

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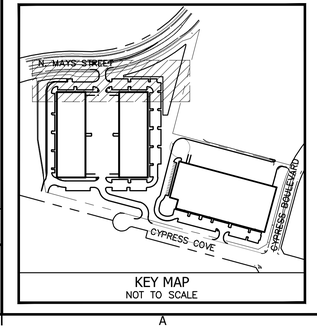
- GUY WIRE
- ELEC TRANSFORMER PAD
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)



KEY MAP
NOT TO SCALE

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INITIAL SUBMITTAL
NOVEMBER 20, 2024

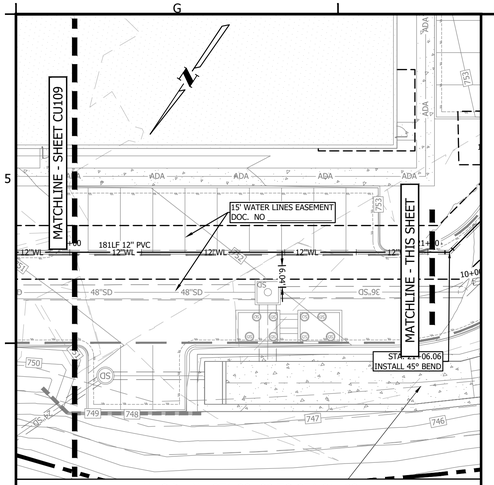
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

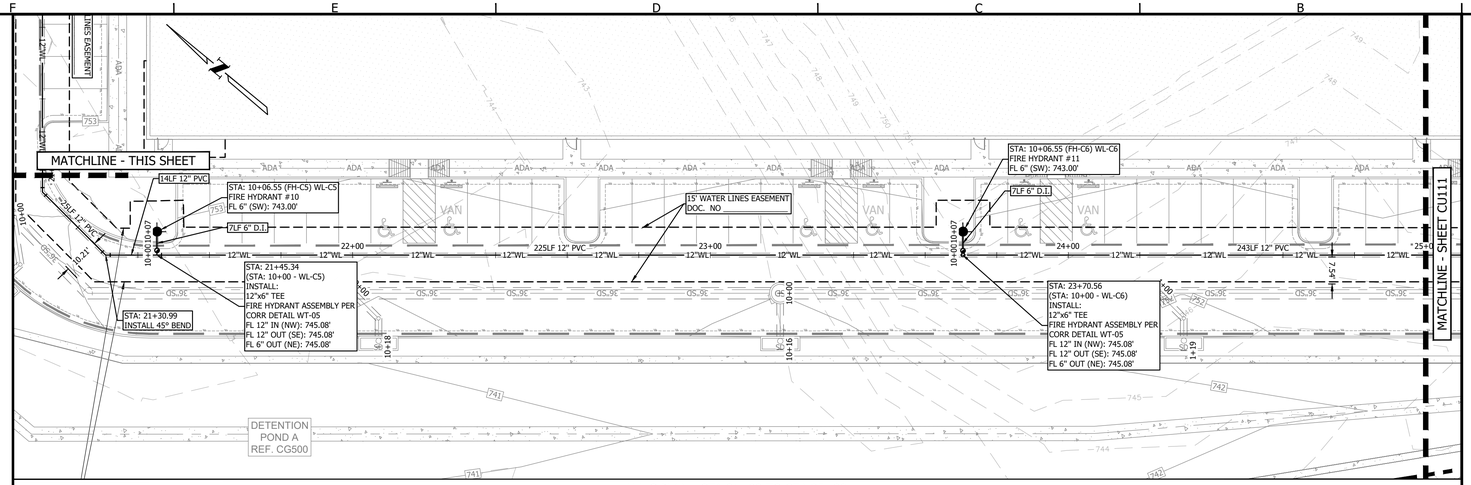
WATERLINE C PLAN & PROFILE - STA 15+00 TO 20+00

SHEET
CU111
81 OF 105
SDP24-00030

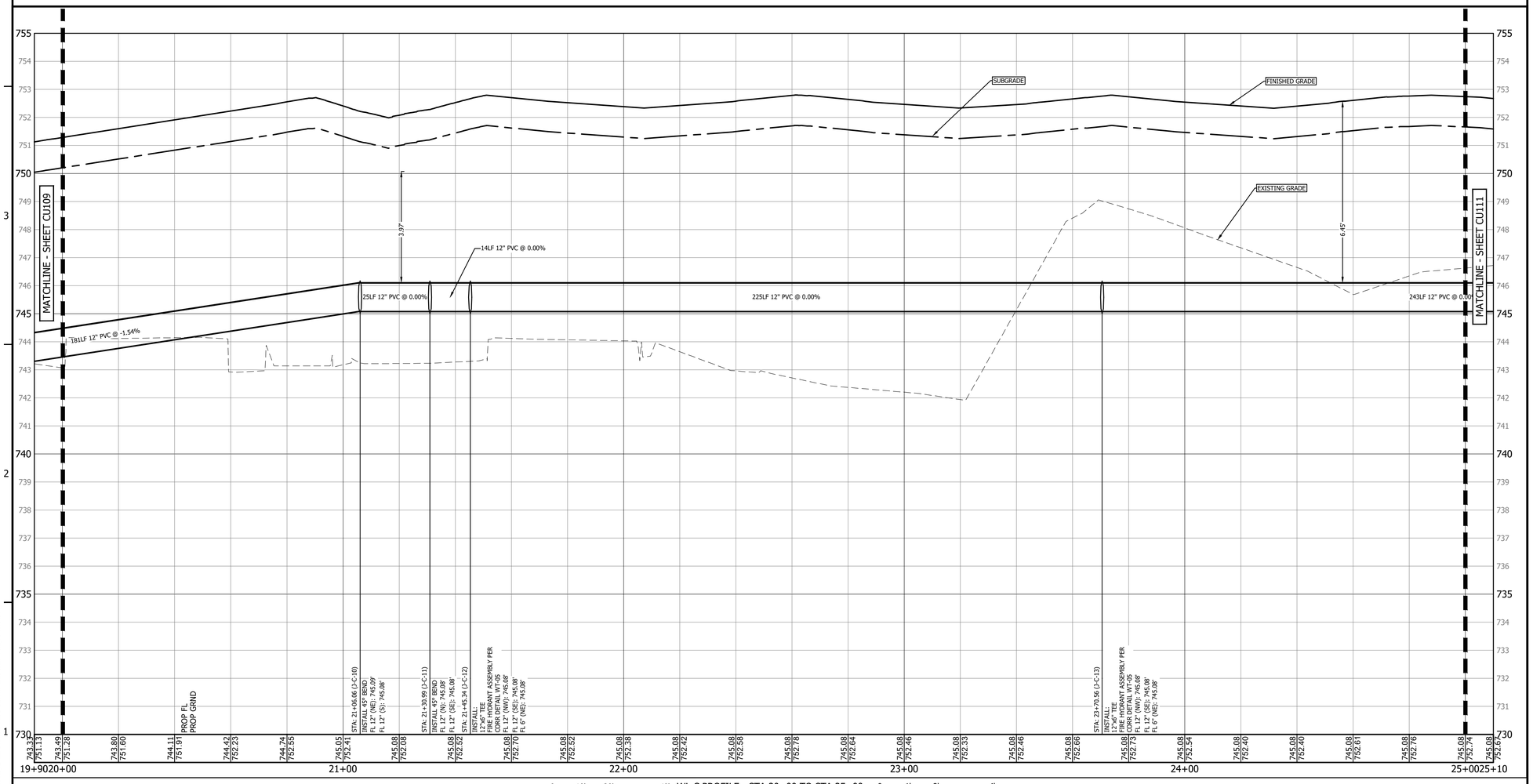
SAVED: 12/7/2023 3:08 PM
PLOTTED: 12/7/2023 3:09 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: G:\2023\0127\01\Civil\Sheets\Provident Eagles Nest\CU110-CAD\20-Sheets\SDP\0729.00-CU103-Water_PlanProfile.dwg



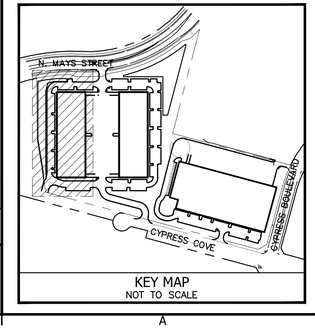
WL C PLAN - STA 20+00 TO STA 21+00
SCALE: 1" = 20'



WL C PLAN - STA 21+00 TO STA 25+00
SCALE: 1" = 20'



WL C PROFILE - STA 20+00 TO STA 25+00
HORZ:1" = 20'; VERT: 1" = 2'



KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
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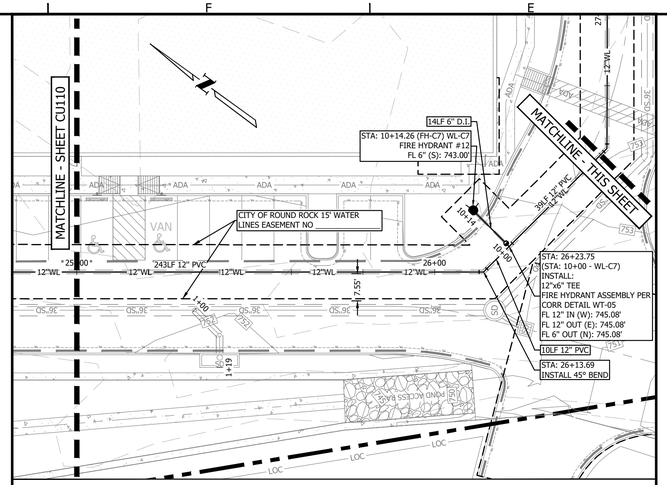
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

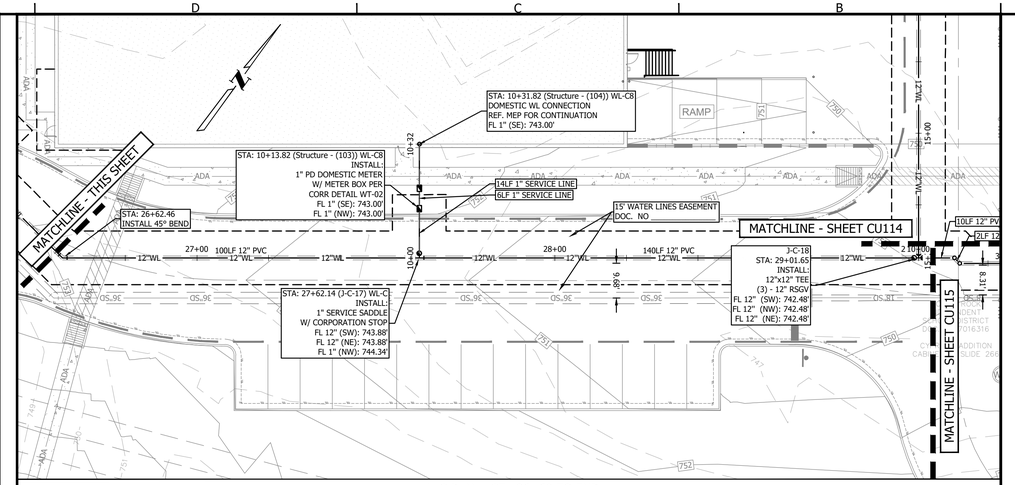
WATERLINE C PLAN & PROFILE - STA 20+00 TO 25+00

SHEET
CU112
82 OF 105
SDP24-00030

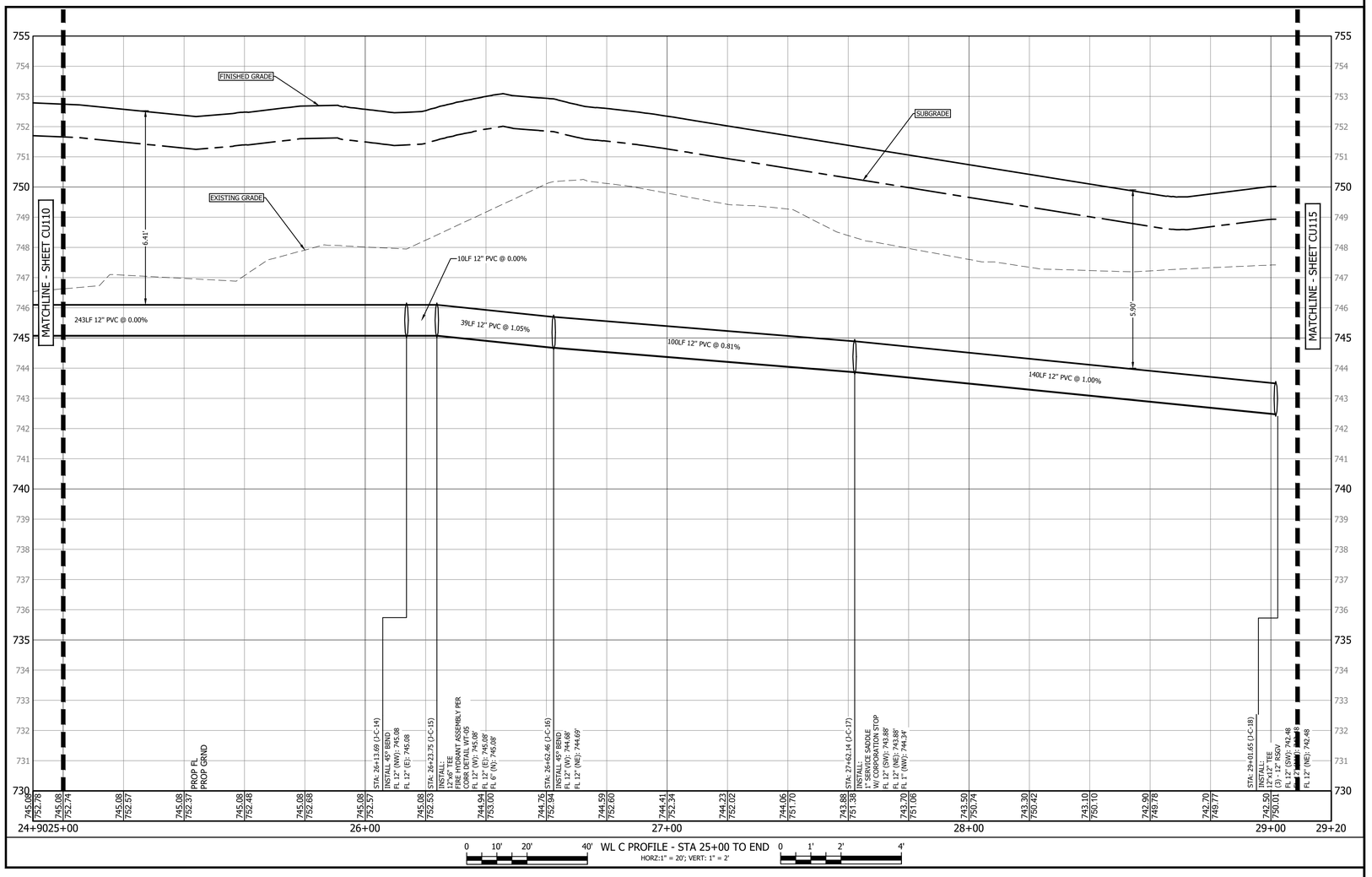
SAVED: 12/7/2025 5:09 PM
PLOTTED: 12/7/2025 5:09 PM
PLOTTED BY: KENDALL HACKNEY
PLOTTING: I:\GRAD\PROJECTS\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CU103- Water_PlanAndProfile.dwg



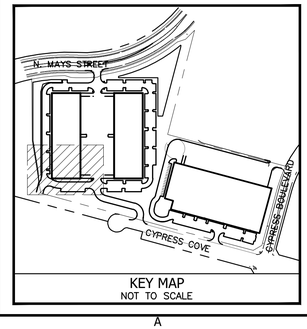
WL C PLAN - STA 25+00 TO STA 26+60
SCALE: 1" = 20'



WL C PLAN - STA 26+60 TO END
SCALE: 1" = 20'



WL C PROFILE - STA 25+00 TO END
HORZ:1" = 20', VERT: 1" = 2'



KEY MAP
NOT TO SCALE

0 10' 20' 40'

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NOVEMBER 20, 2024

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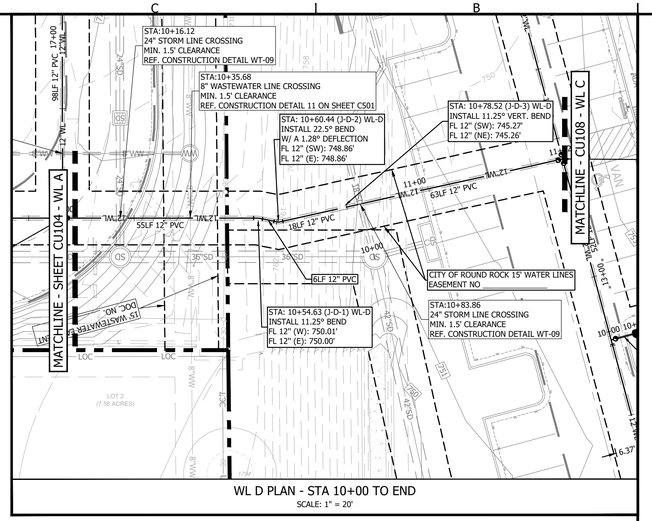
CITY APPROVAL STAMP

WATERLINE C PLAN & PROFILE - STA 25+00 TO STA END

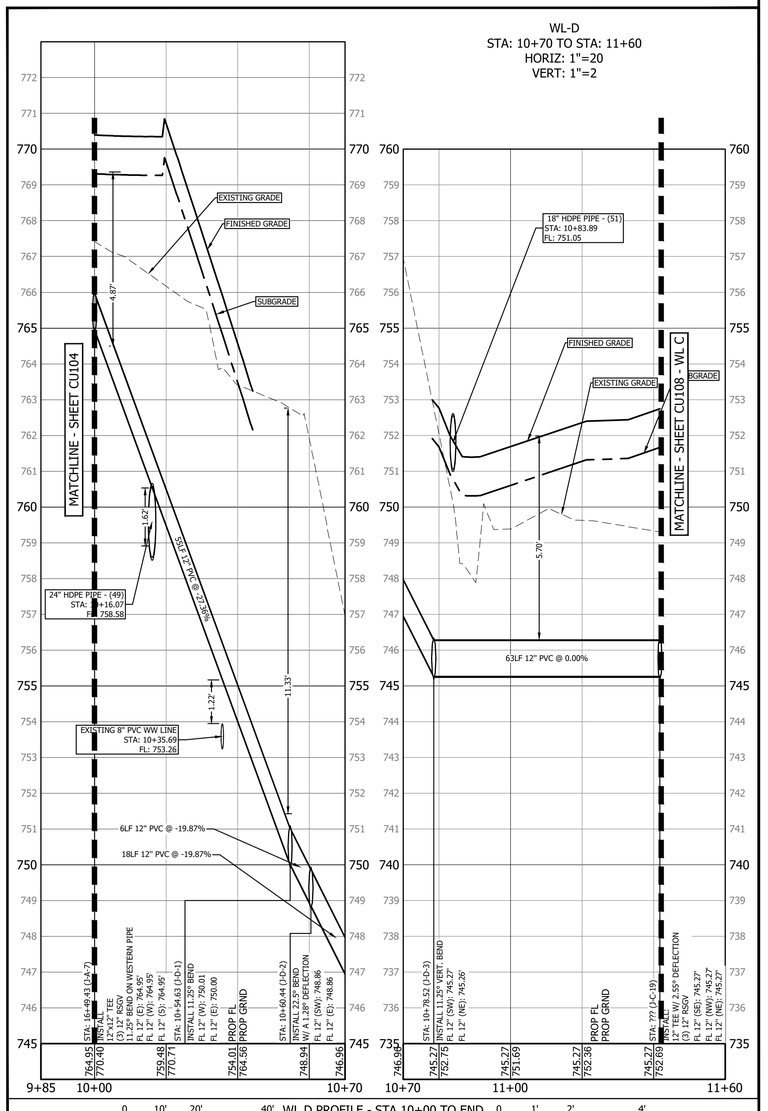
SHEET
CU113
83 OF 105
SDP24-00030

SAVED: 1/27/2025 5:08 PM
PLOTTED: 1/27/2025 5:08 PM
PLOTTED BY: KIRKHILL HACKNEY
FILENAME: I:\ROUND ROCK\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CU103- Water_PlanAProfile.dwg



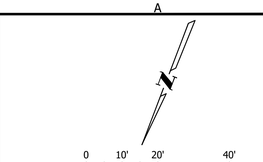
WL D PLAN - STA 10+00 TO END

SCALE: 1" = 20'



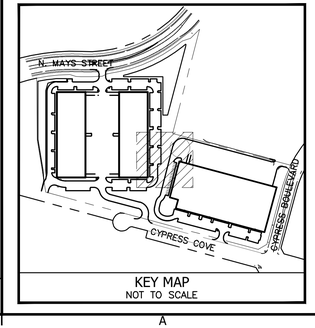
WL D PROFILE - STA 10+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'



LEGEND

- BOUNDARY / R.O.W.
- EASEMENT / SETBACK
- CURB / EDGE OF PVMT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- OHE — OVERHEAD UTILITY
- UGE — UNDERGROUND UTILITY
- WL — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM DRAINAGE LINE
- GAS — GAS LINE
- DIRECTION OF FLOW
- RETAINING/SCREEN WALL
- WATER METER VAULT
- WATER VALVE
- WW — WASTEWATER MANHOLE
- UTILITY POLE
- CLEAN-OUT
- GUY WIRE
- ELEC TRANSFORMER PAD
- SD — STORM DRAIN INLET
- SD — STORM DRAIN MANHOLE
- TREE W/ TAG (TO REMAIN)



KEY MAP

NOT TO SCALE

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED
PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

WATERLINE D PLAN & PROFILE - STA 10+00 TO END

SHEET
CU114
84 OF 105

SDP24-00030

SAVED: 1/27/2025 5:08 PM
PLOTTED: 1/27/2025 5:08 PM
PLOTTED BY: KENDALL HACKNEY
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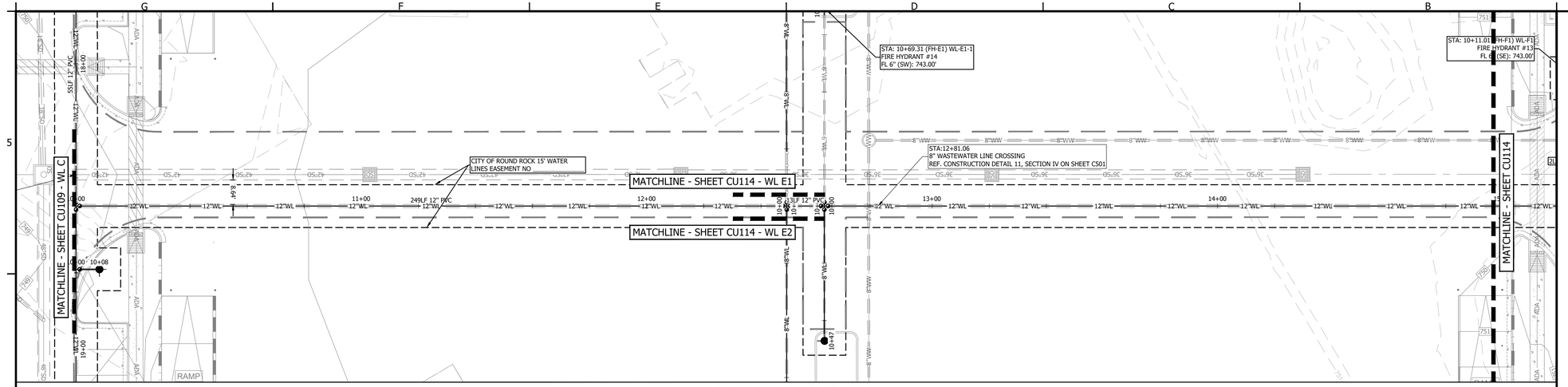
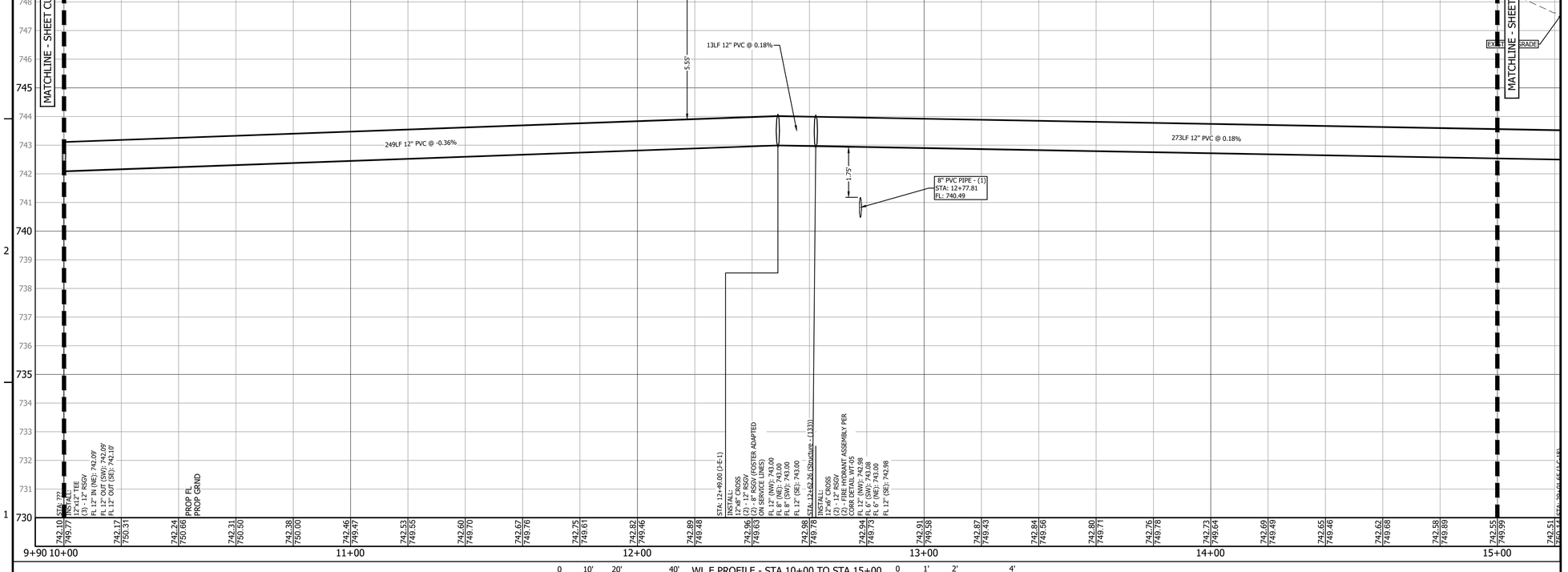


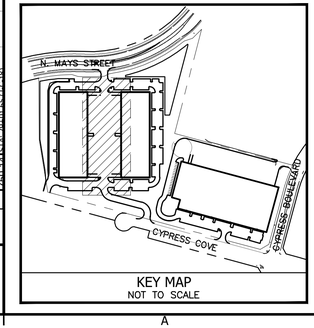
WL E PLAN - STA 10+00 TO STA 15+00

SCALE: 1" = 20'



WL E PROFILE - STA 10+00 TO STA 15+00

HORZ:1" = 20'; VERT: 1" = 2'



KEY MAP
NOT TO SCALE

LEGEND

- BOUNDARY / R.O.W.
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NOVEMBER 20, 2024

CITY APPROVAL STAMP

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

WATERLINE E PLAN & PROFILE - STA 10+00 TO STA 15+00

SHEET
CU115
85 OF 105
SDP24-00030

SAVED: 12/7/2023 3:08 PM
PLOTTED: 12/7/2023 3:11 PM
PLOTTED BY: KENDALL HACKNEY
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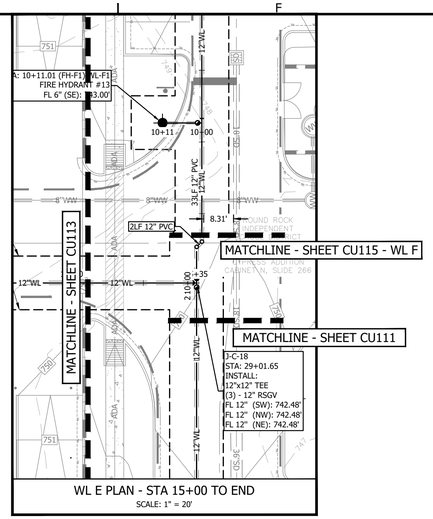
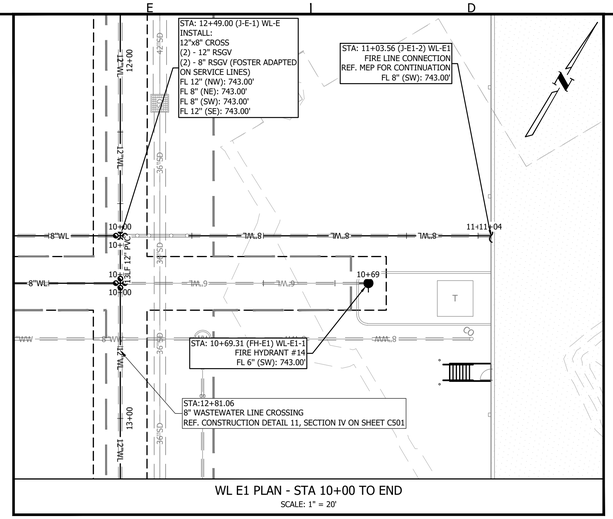


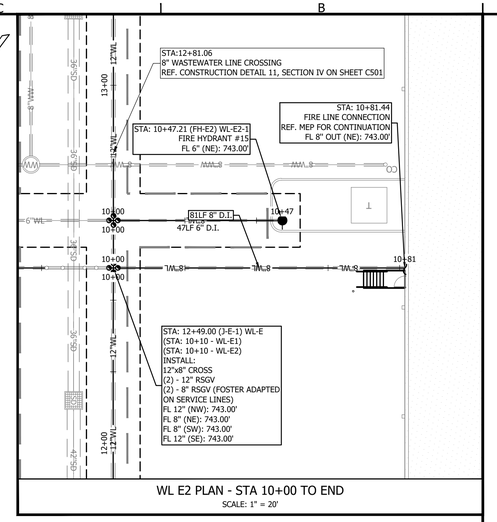
WL E PLAN - STA 15+00 TO END

SCALE: 1" = 20'



WL E1 PLAN - STA 10+00 TO END

SCALE: 1" = 20'



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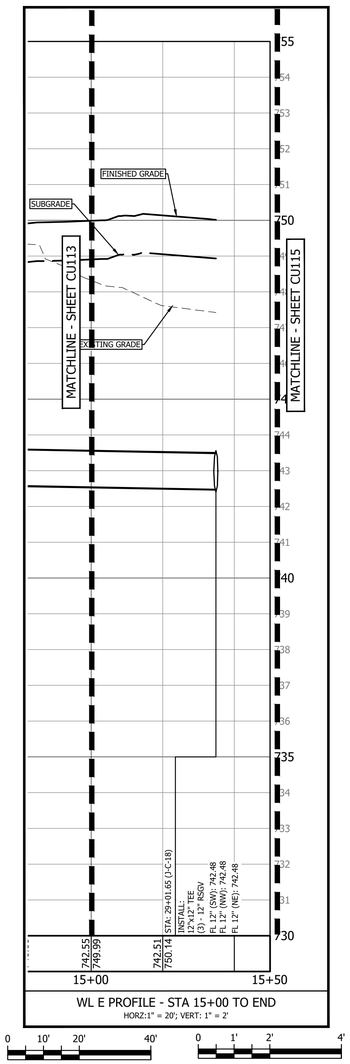
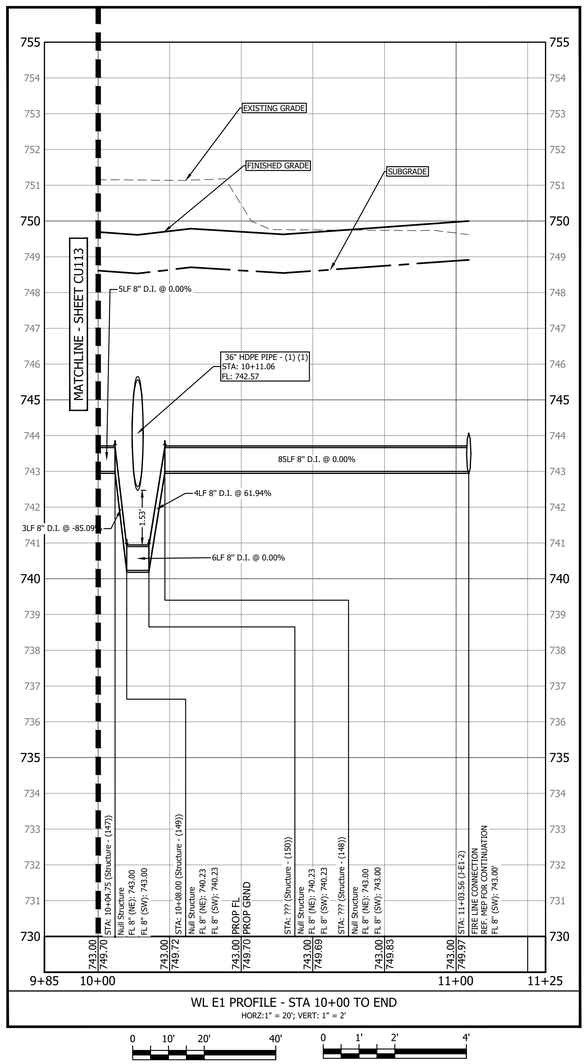


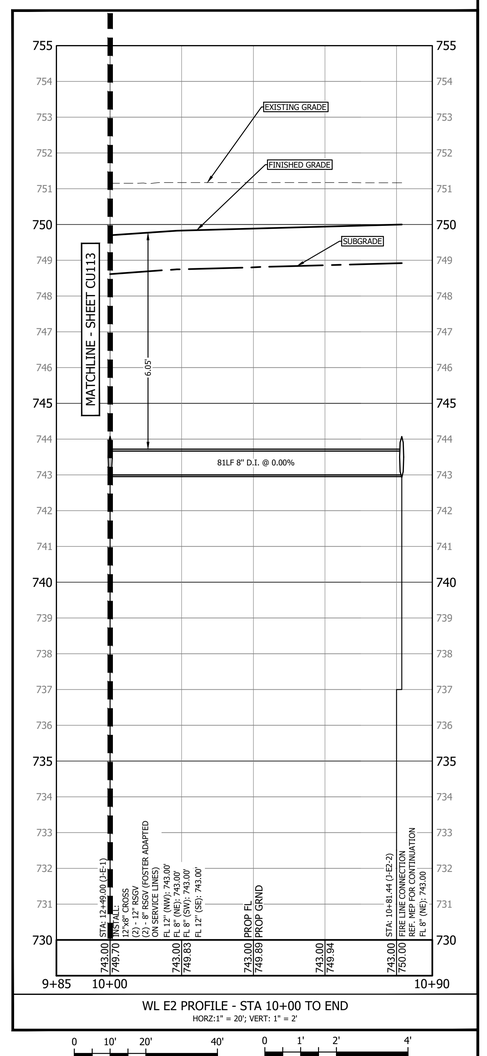
WL E PROFILE - STA 15+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'



WL E1 PROFILE - STA 10+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'



WL E2 PROFILE - STA 10+00 TO END

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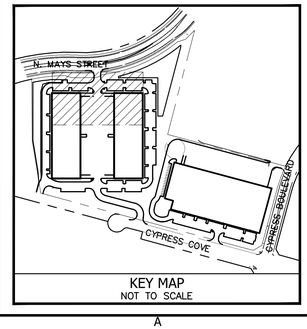

KEY MAP

NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / R.O.W.
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- TREE W/ TAG (TO REMAIN)

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NOVEMBER 20, 2024

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2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

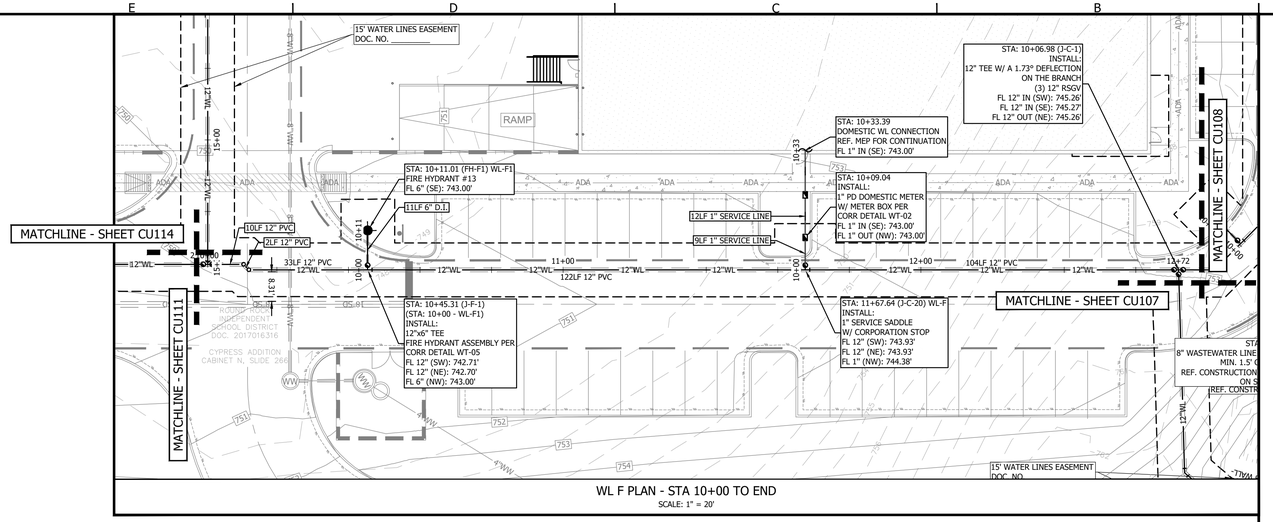
CITY APPROVAL STAMP

WATERLINE E PLAN & PROFILE - STA 15+00 TO END & E1 AND E2

SHEET
CU116
86 OF 105

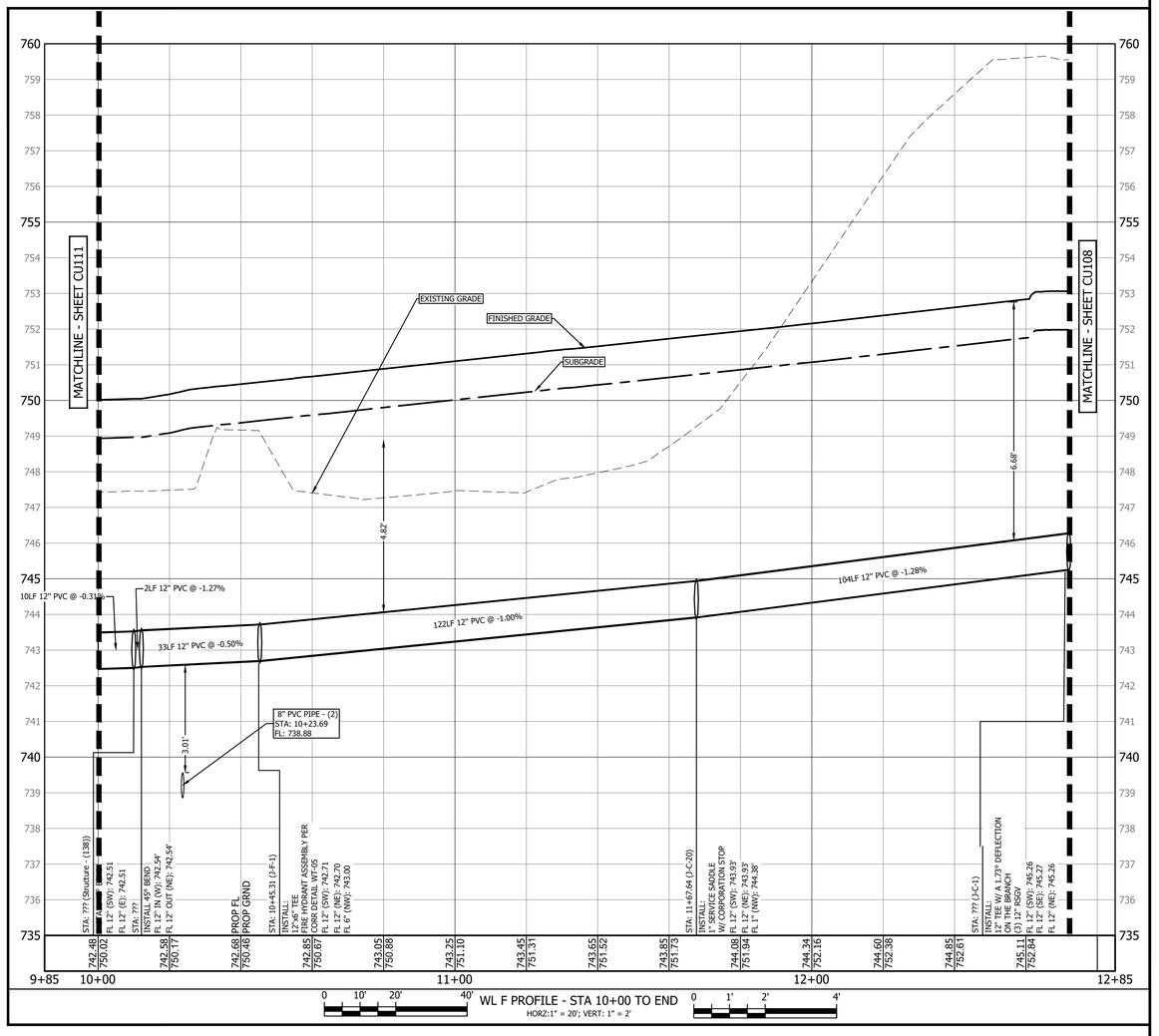
SDP24-00030

SAVED: 10/7/2025 5:08 PM
PLOT: 10/7/2025 5:08 PM
PLOTTED BY: KENDALL HACKNEY
PW PATHNAME: I:\ROUND ROCK\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CU103- Water_PlanAndProfile.dwg



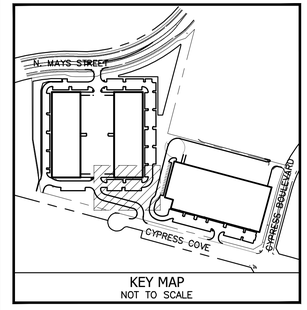
WL F PLAN - STA 10+00 TO END

SCALE: 1" = 20'



WL F PROFILE - STA 10+00 TO END

HORZ:1" = 20'; VERT: 1" = 2'



KEY MAP

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- TREE W/ TAG (TO REMAIN)

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PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

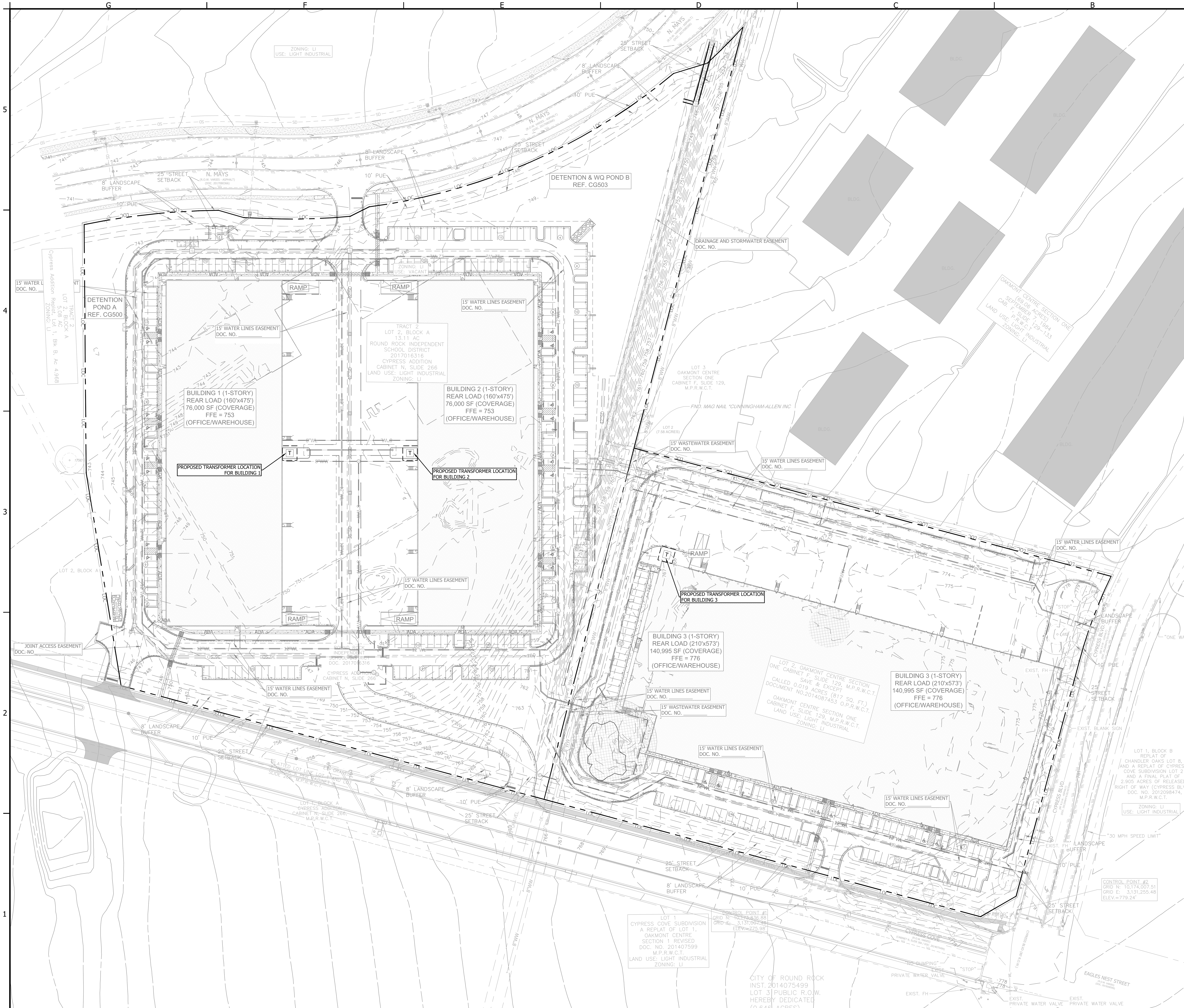
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

WATERLINE F PLAN & PROFILE - STA 10+00 TO END

SHEET
CU117
87 OF 105
SDP24-00030

SAVED: 12/7/2023 3:59 PM
PLOTTED: 11/19/2024 1:54 PM
PLOTTED BY: HEBOKAL LAGUNDI
PATHNAME: I:\2020\026\01\Civil\Construction\Provident Eagles Nest\CIVIL\10-CAD\20-Sheets\SDP\10720.00-CU103- Water_FPandProfile.dwg



NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

0 30' 60' 120'

LEGEND

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01/28/2025
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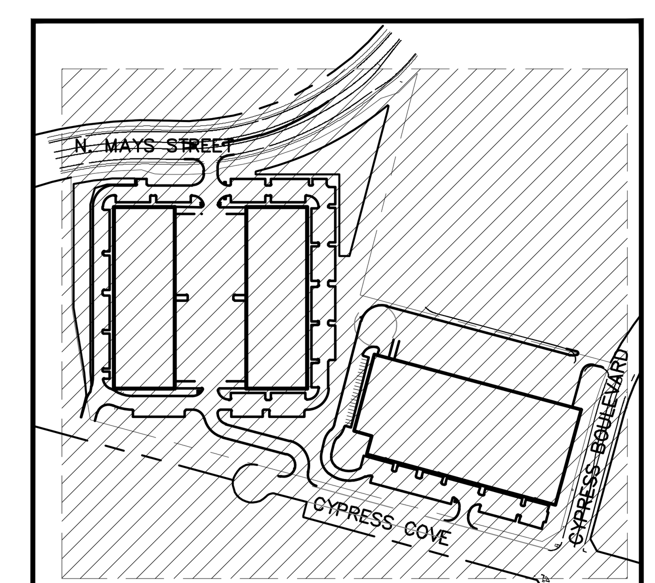
INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST

2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

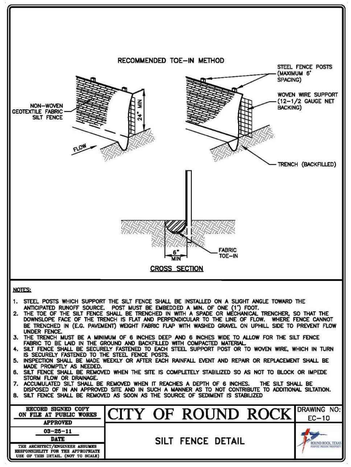
OVERALL DRY UTILITY PLAN

CITY APPROVAL STAMP



KEY MAP
NOT TO SCALE

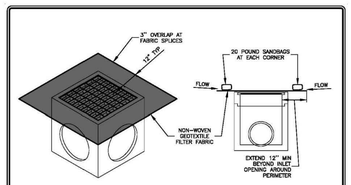
SHEET
CU200
88 OF 105
SDP24-00030



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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 09-25-11 DATE	SILT FENCE DETAIL	EC-10
USE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR YOU APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		TEXAS

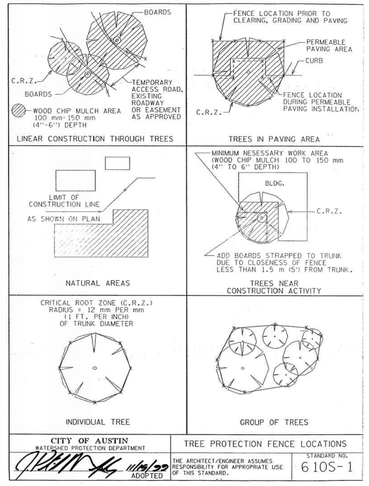
01 SILT FENCE — SCALE: N.T.S.



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

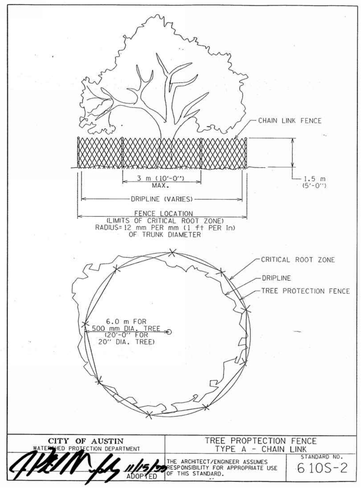
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 09-25-11 DATE	AREA INLET PROTECTION DETAIL	EC-15
USE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR YOU APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		TEXAS

02 AREA INLET PROTECTION — SCALE: N.T.S.



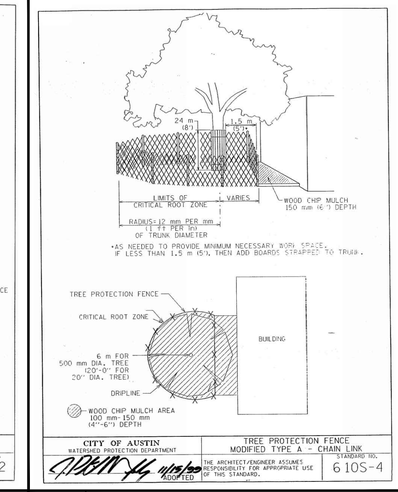
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
ADOPTED 11/04/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

03 TREE PROTECTION — SCALE: N.T.S.



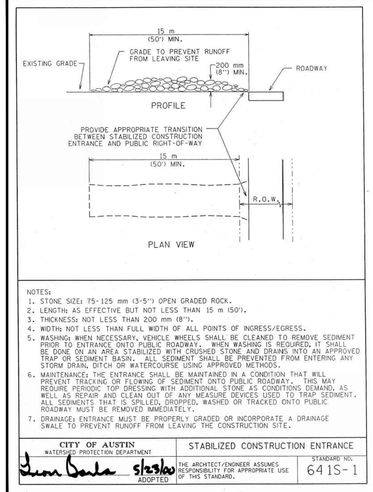
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A - CHAIN LINK	
ADOPTED 11/04/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

04 TREE PROTECTION — SCALE: N.T.S.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
ADOPTED 11/04/20	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4

05 TREE PROTECTION — SCALE: N.T.S.



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/23/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

06 STABILIZED CONSTRUCTION ENTRANCE — SCALE: N.T.S.

XX — SCALE: N.T.S.

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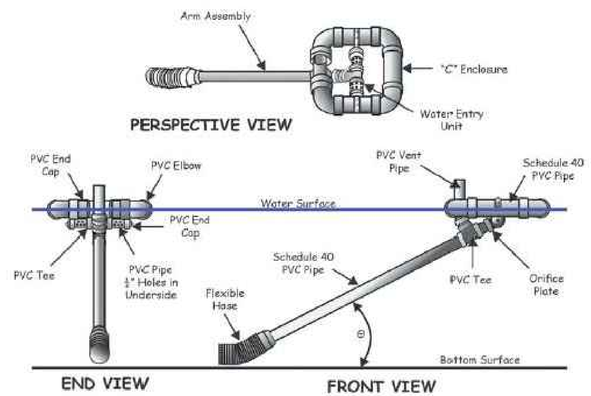

Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

07 DEWATERING SKIMMER — SCALE: N.T.S.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025

STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CONSTRUCTION DETAILS - ESC DETAILS

CITY APPROVAL STAMP

SHEET
C500
89 OF 105
SDP24-00030

DATE: 12/7/2023 7:29 PM
USER NAME: Kendall Mcgarr
PLOTTED BY: KENDALL MCGARR
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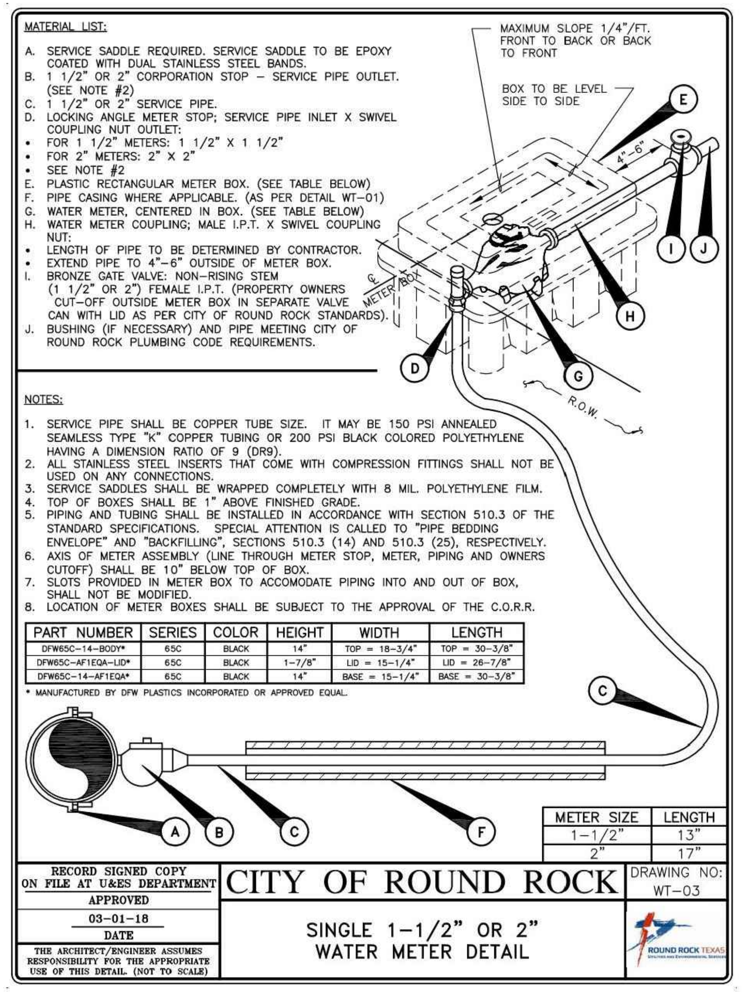
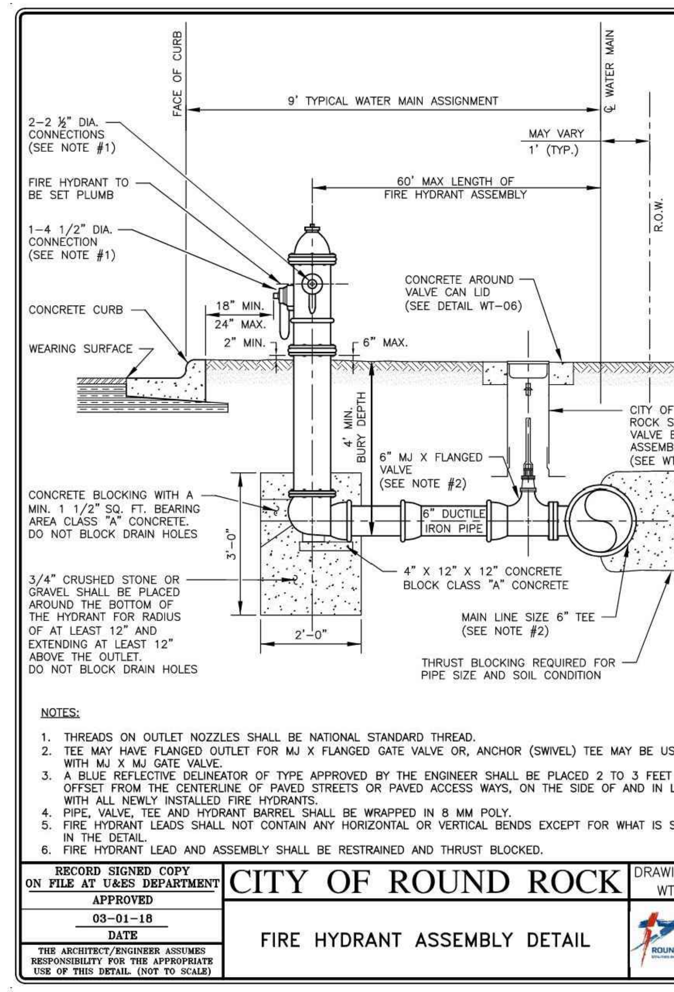
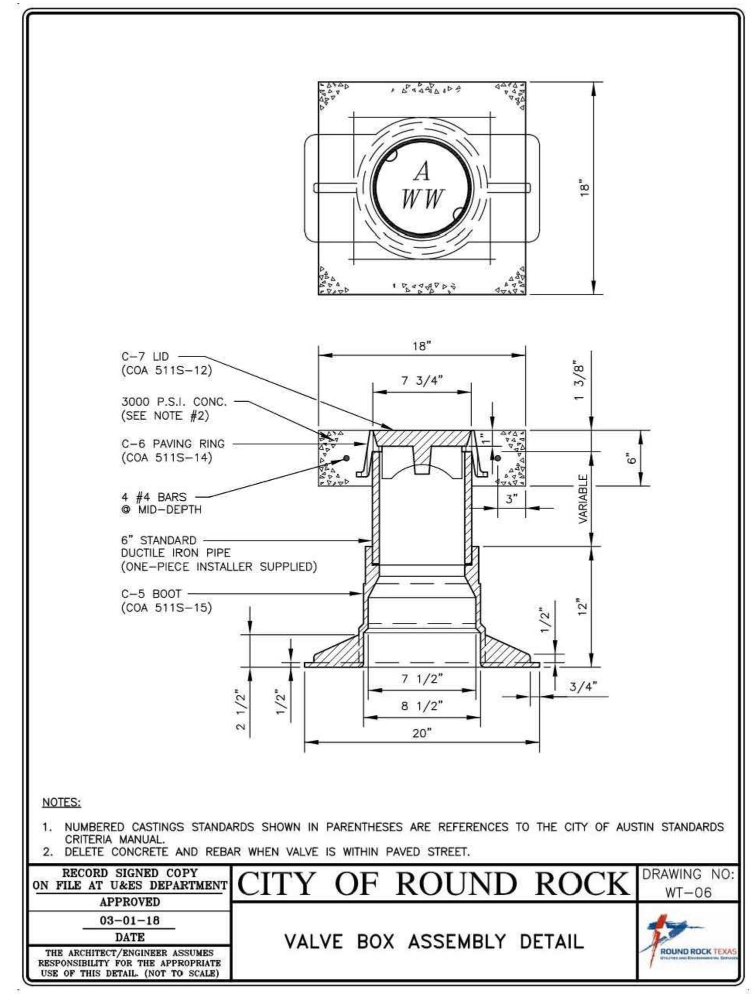


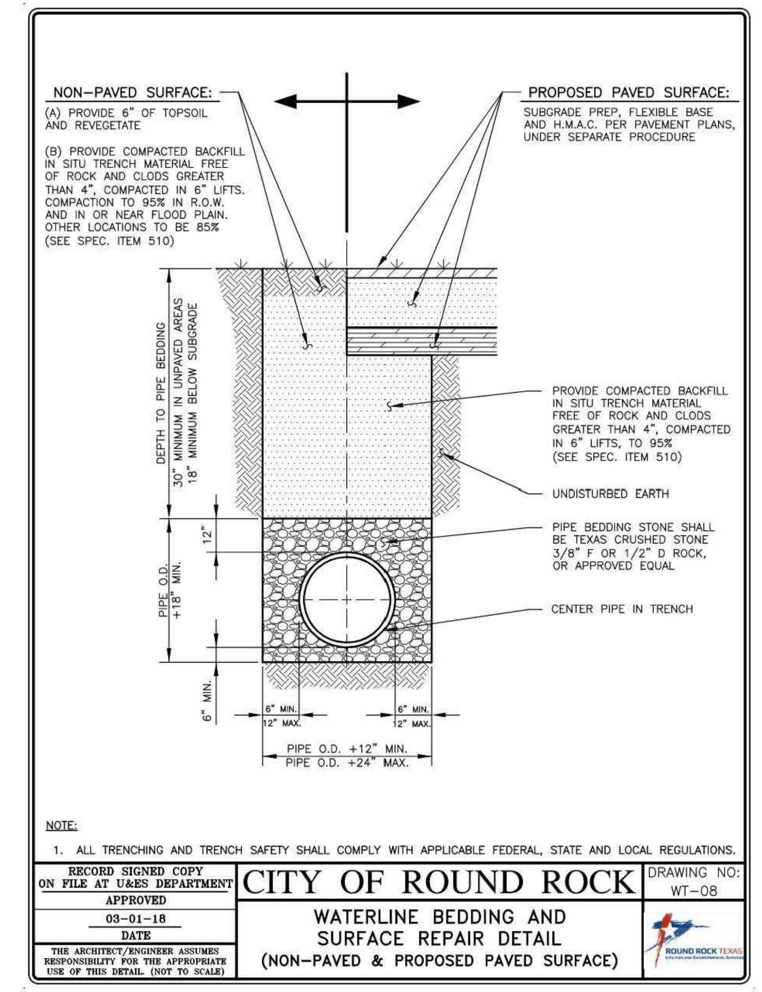
01 1.5" or 2" WATER METER
SCALE: N.T.S.



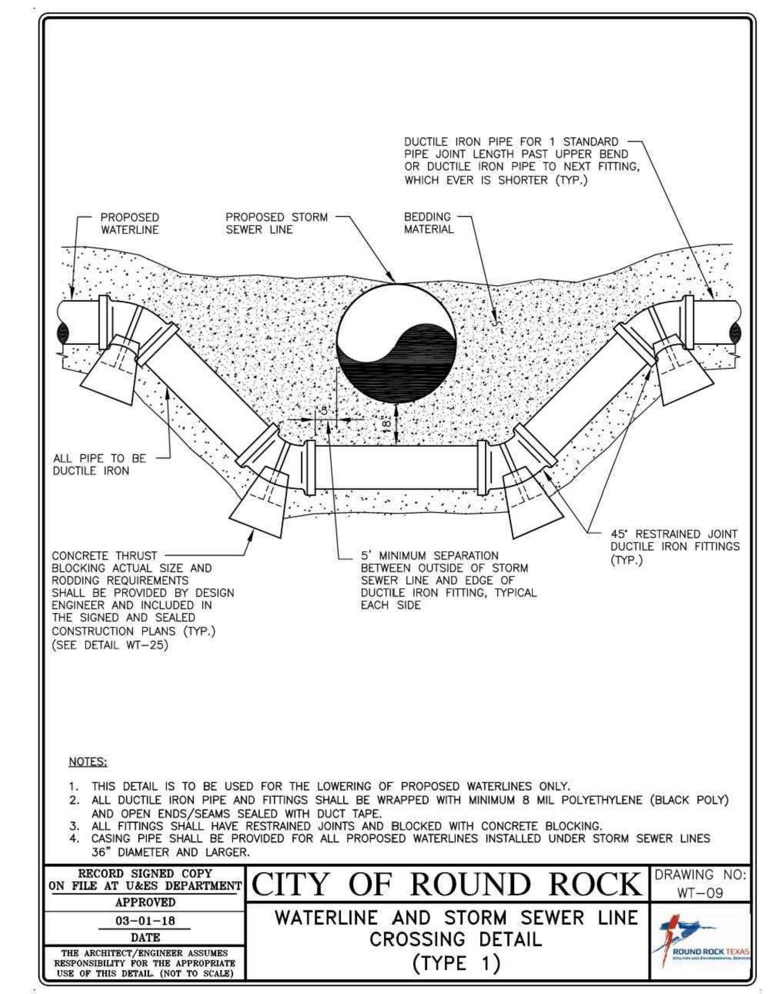
02 FIRE HYDRANT
SCALE: N.T.S.



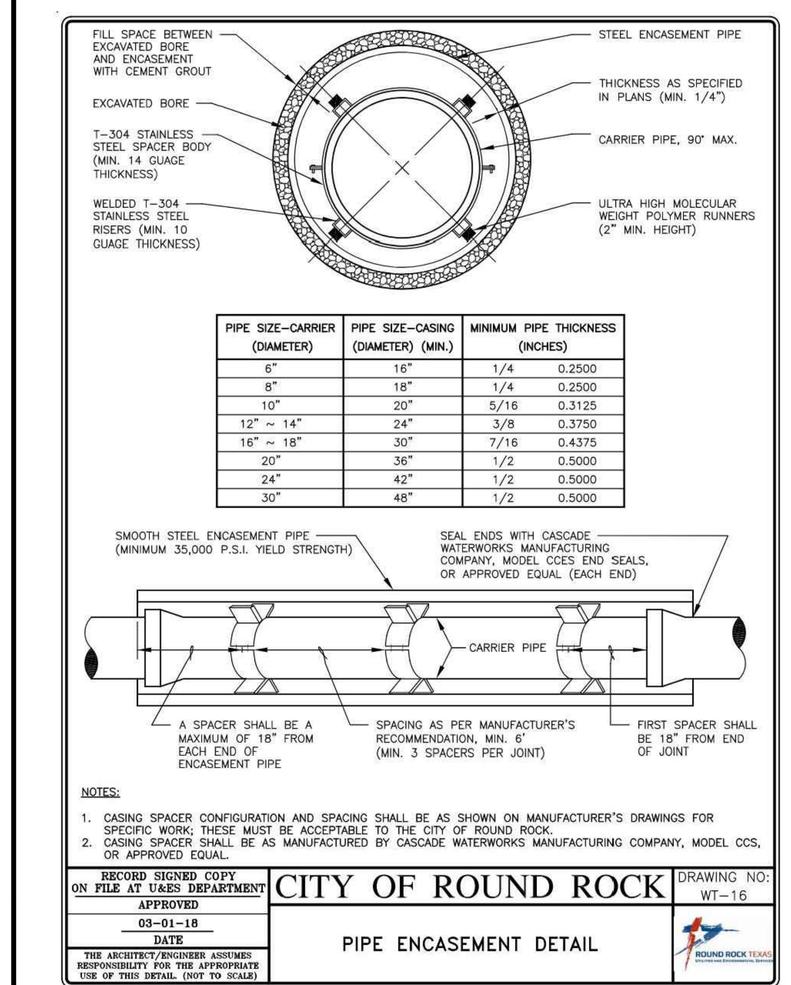
03 VALVE BOX
SCALE: N.T.S.



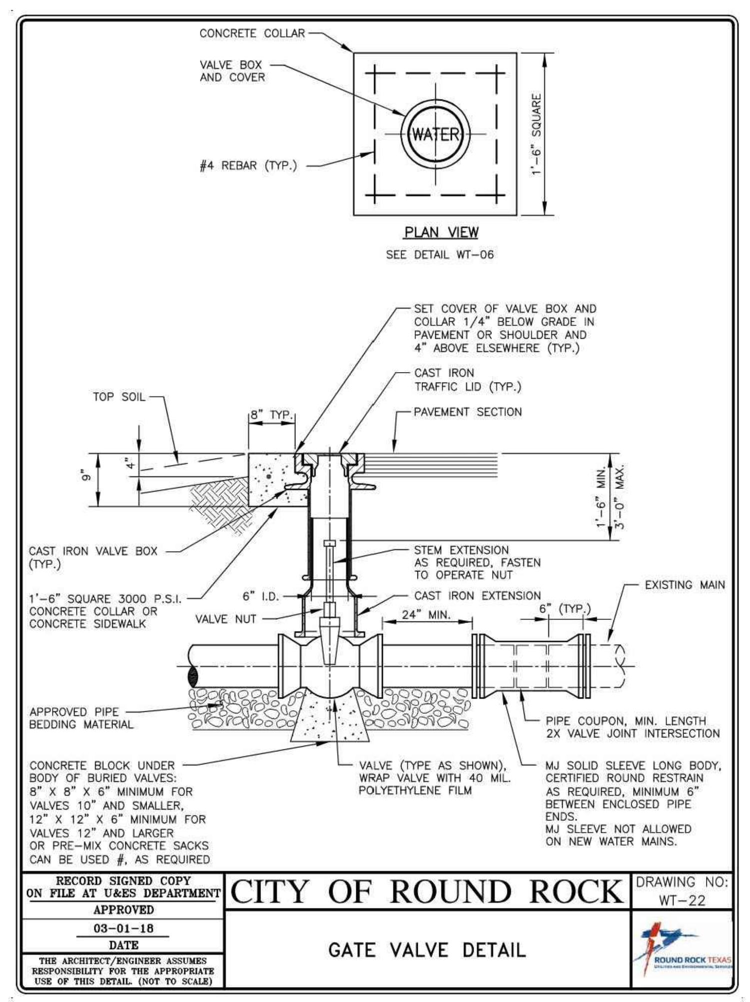
04 WATERLINE BENDING AND SERVICE REPAIR
SCALE: N.T.S.



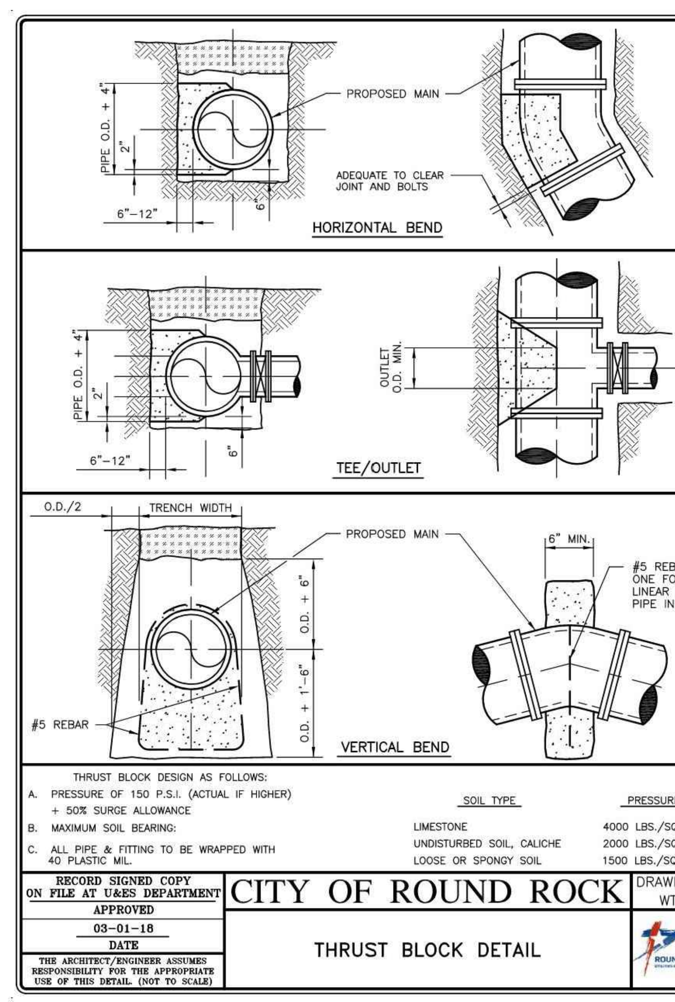
05 WATER AND STORM LINE CROSSING
SCALE: N.T.S.



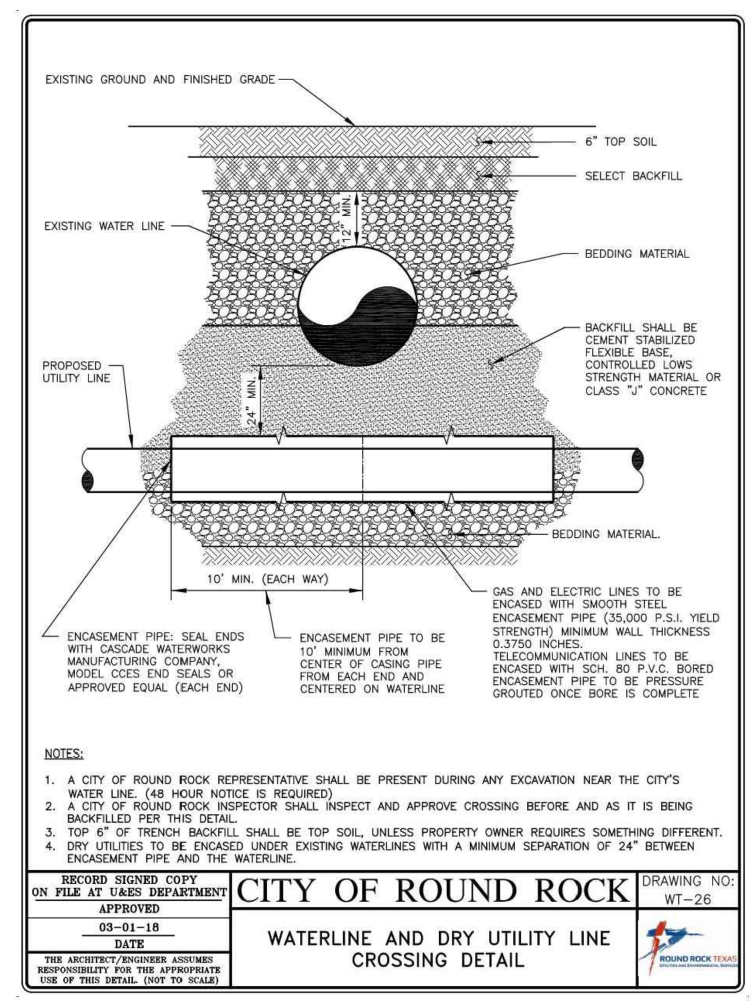
06 PIPE ENCASEMENT
SCALE: N.T.S.



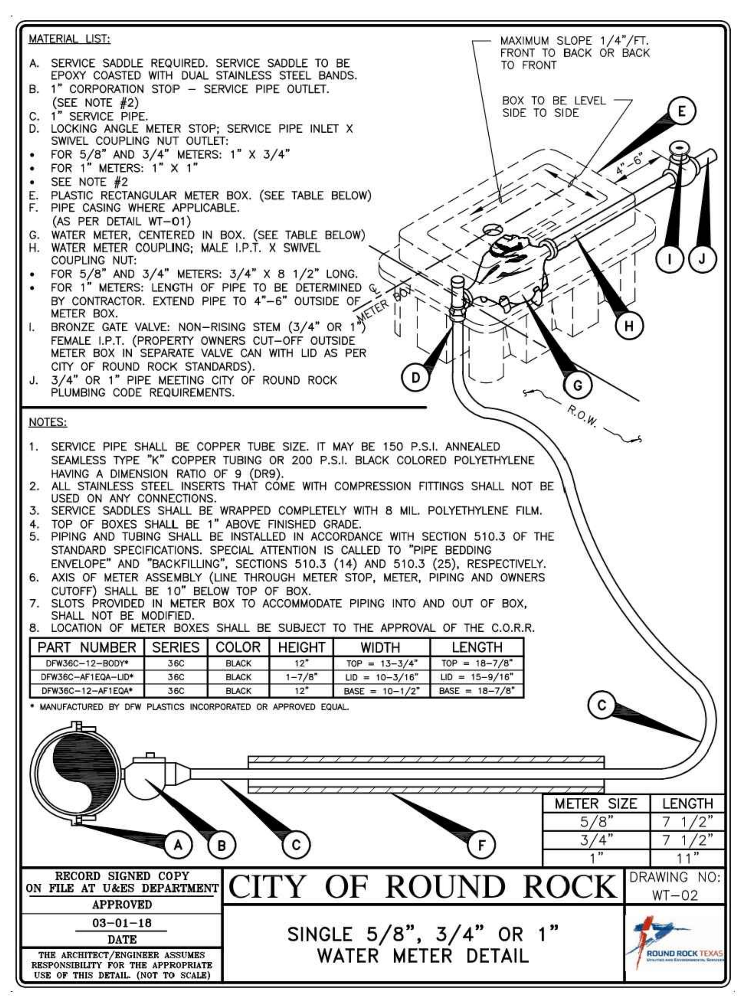
07 GATE VALVE
SCALE: N.T.S.



08 THRUST BLOCK
SCALE: N.T.S.



09 WATER AND DRY UTILITY CROSSING
SCALE: N.T.S.

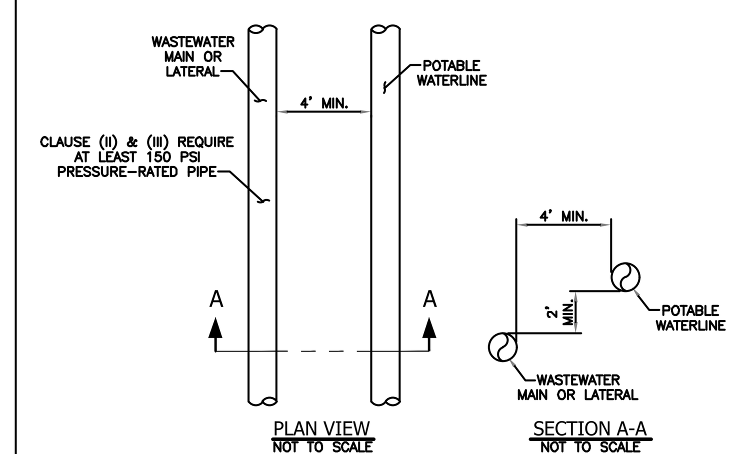


10 $\frac{5}{8}$", $\frac{3}{4}$", OR 1" WATER METER
SCALE: N.T.S.

XX
SCALE: N.T.S.

XX
SCALE: N.T.S.

TYPICAL WATER & WASTEWATER PIPE CROSSING SCENARIO DETAILS PER TEXAS ADMINISTRATIVE CODE TITLE 30, PART 1, CHAPTER 217 & 290, EFFECTIVE JANUARY 3, 2019



IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE TITLE 30, PART 1, CHAPTER 290, SUBCHAPTER D, RULE 290.44.(e)(4) WHERE NINE–FOOT (9') SEPARATIONS DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING CRITERIA SHALL APPLY:

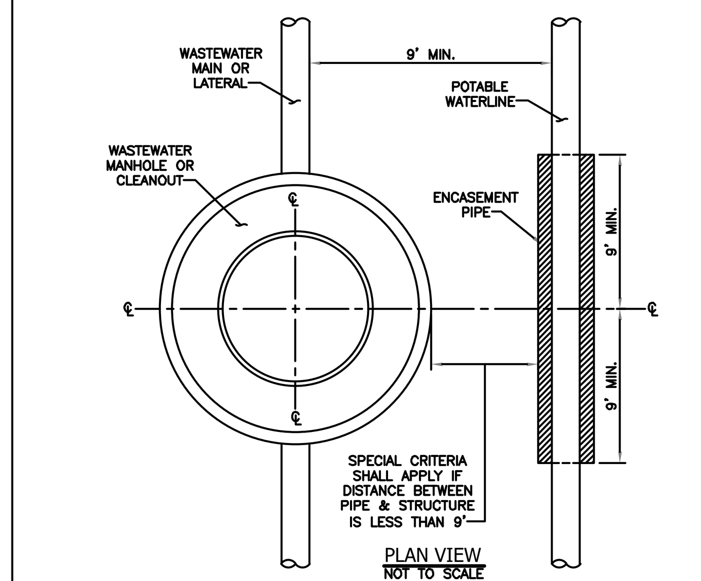
(A) NEW WATERLINE INSTALLATION – PARALLEL LINES

(I) WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING, NONPRESSURE OR PRESSURE RATED WASTEWATER MAIN OR LATERAL AND THE LICENSED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS IS ABLE TO DETERMINE THAT THE EXISTING WASTEWATER MAIN OR LATERAL IS NOT LEAKING, THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE EXISTING WASTEWATER MAIN OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE EXISTING WASTEWATER MAIN OR LATERAL. EVERY EFFORT SHALL BE EXERTED NOT TO DISTURB THE BEDDING AND BACKFILL OF THE EXISTING WASTEWATER MAIN OR LATERAL.

(II) WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING PRESSURE–RATED WASTEWATER MAIN OR LATERAL AND IT CANNOT BE DETERMINED BY THE LICENSED PROFESSIONAL ENGINEER IF THE EXISTING LINE IS LEAKING, THE EXISTING WASTEWATER MAIN OR LATERAL SHALL BE REPLACED WITH AT LEAST 150 PSI PRESSURE–RATED PIPE. THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE NEW WASTEWATER LINE, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE REPLACED WASTEWATER MAIN OR LATERAL.

(III) WHERE A NEW POTABLE WATERLINE PARALLELS A NEW WASTEWATER MAIN, THE WASTEWATER MAIN OR LATERAL SHALL BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE–RATED PIPE. THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE WASTEWATER MAIN OR LATERAL.

NEW WATERLINE INSTALLATION - PARALLEL LINES



IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE TITLE 30, PART 1, CHAPTER 290, SUBCHAPTER D, RULE 290.44.(e)(5):

WATERLINE AND WASTEWATER MAIN OR LATERAL MANHOLE OR CLEANOUT SEPARATION.

THE SEPARATION DISTANCE FROM A POTABLE WATERLINE TO A WASTEWATER MAIN MANHOLE OR LATERAL MANHOLE OR CLEANOUT SHALL BE A MINIMUM OF NINE FEET. WHERE THE NINE–FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE POTABLE WATERLINE SHALL BE ENCASED IN A JOINT OF AT LEAST 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE–FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEALANT.

WATERLINE AND WASTEWATER MANHOLE OR CLEANOUT SEPARATION

IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE TITLE 30, PART 1, CHAPTER 290, SUBCHAPTER D, RULE 290.44.(e)(4)(B):

NEW WATERLINE INSTALLATION – CROSSING LINES

(i) WHERE A NEW POTABLE WATERLINE CROSSES ABOVE A WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND MUST BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. WHEN CROSSING AN EXISTING WASTEWATER MAIN OR LATERAL AND IT IS DISTURBED OR SHOWS SIGNS OF LEAKING, THE WASTEWATER MAIN OR LATERAL SHALL BE REPLACED FOR AT LEAST NINE FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE–RATED PIPE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

(I) THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE AN EXISTING, NON–PRESSURE RATED WASTEWATER MAIN OR LATERAL.

(II) THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE AN EXISTING, PRESSURE–RATED WASTEWATER MAIN OR LATERAL.

(ii) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NONPRESSURE RATED WASTEWATER MAIN OR LATERAL, THE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END. THE MATERIALS AND METHOD OF INSTALLATION SHALL CONFORM TO ONE OF THE FOLLOWING OPTIONS:

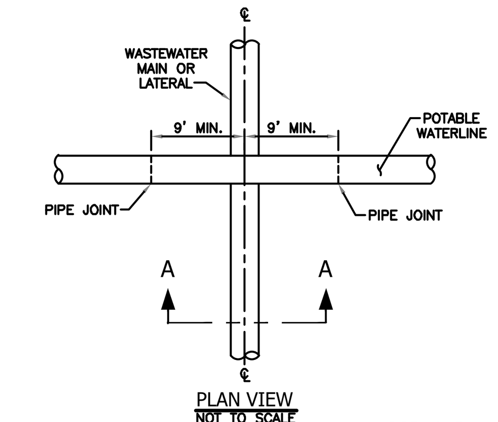
(I) WITHIN NINE FEET HORIZONTALLY OF EITHER SIDE OF THE WATERLINE, THE WASTEWATER PIPE AND JOINTS SHALL BE CONSTRUCTED WITH PIPE MATERIAL HAVING A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF TWO FEET SHALL BE PROVIDED. THE WASTEWATER MAIN OR LATERAL SHALL BE LOCATED BELOW THE WATERLINE.

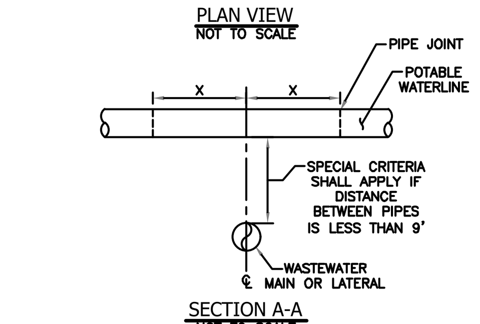
(II) ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATERLINE SHALL BE ENCASED IN AN 18–FOOT (OR LONGER) SECTION OF PIPE. FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE–FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON–SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF SIX INCHES BETWEEN THE ENCASEMENT PIPE AND THE WATERLINE SHALL BE PROVIDED. THE WASTEWATER LINE SHALL BE LOCATED BELOW THE WATERLINE.

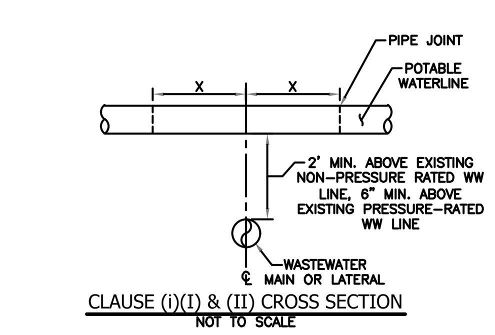
(iii) WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED AS DESCRIBED FOR WASTEWATER MAINS OR LATERALS IN CLAUSE (ii) OF THIS SUBPARAGRAPH OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. AN ABSOLUTE MINIMUM SEPARATION DISTANCE OF ONE FOOT BETWEEN THE WATERLINE AND THE WASTEWATER MAIN OR LATERAL SHALL BE PROVIDED. WHEN A NEW WATERLINE CROSSES UNDER A WASTEWATER MAIN, THE PROCEDURES IN §217.53(D) OF THIS TITLE (RELATING TO PIPE DESIGN) MUST BE FOLLOWED.

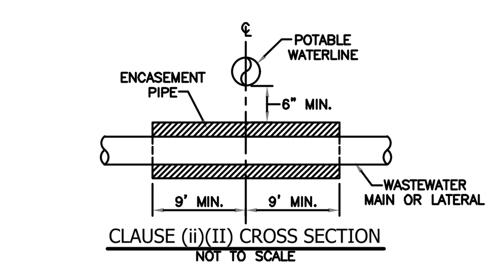
(iv) WHERE A NEW POTABLE WATERLINE CROSSES A NEW, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER AND SHALL BE PERPENDICULAR TO THE WASTEWATER LINE SUCH THAT THE JOINTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 71 CHAPTER 290 – PUBLIC DRINKING WATER WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTER LINE OF THE WASTEWATER MAIN OR LATERAL. THE POTABLE WATERLINE SHALL BE AT LEAST SIX INCHES ABOVE THE WASTEWATER MAIN OR LATERAL. WHENEVER POSSIBLE, THE CROSSING SHALL BE CENTERED BETWEEN THE JOINTS OF THE WASTEWATER MAIN OR LATERAL. THE WASTEWATER PIPE SHALL HAVE A MINIMUM PRESSURE RATING OF AT LEAST 150 PSI. THE WASTEWATER MAIN OR LATERAL SHALL BE EMBEDDED IN CEMENT STABILIZED SAND (SEE CLAUSE (v) OF THIS SUBPARAGRAPH) FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.

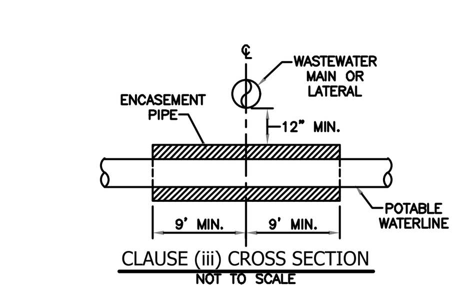
(v) WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.











NEW WATERLINE INSTALLATION - CROSSING LINES

11 TYPICAL WATER AND WASTEWATER PIPE CROSSINGS
SCALE: N.T.S.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI®
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

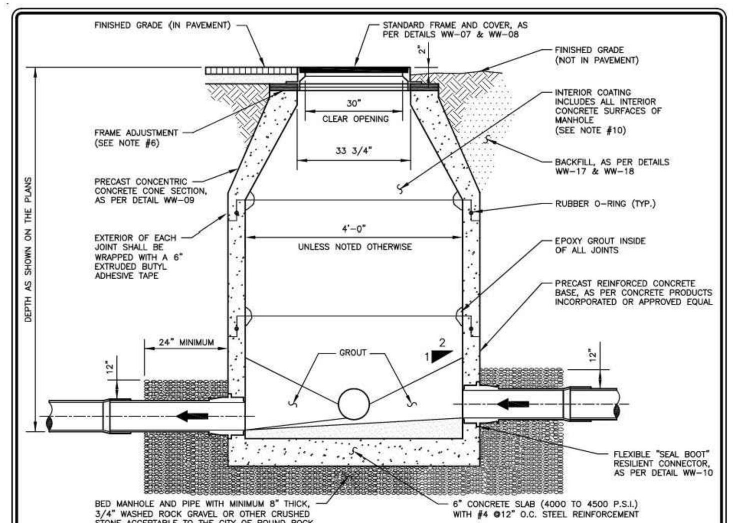
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CONSTRUCTION DETAILS - WATER DETAILS

CITY APPROVAL STAMP

SHEET
C501
90 OF 105
SDP24-00030

SAVED: 1/27/2025 7:24 PM
PLOT DATE: 1/27/2025 9:31 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-C600-Details.dwg

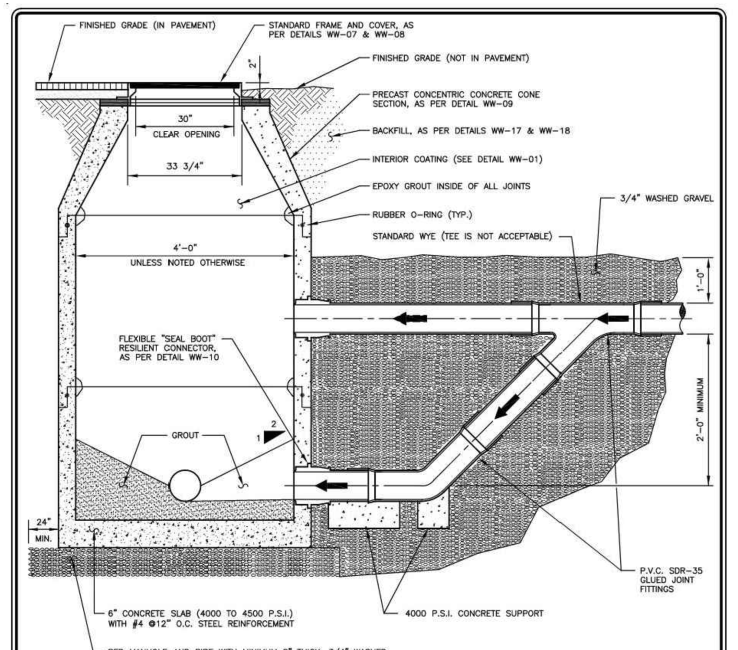


NOTES:

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

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

01 PRECAST CONCRETE WASTWATER MANHOLE
SCALE: N.T.S.

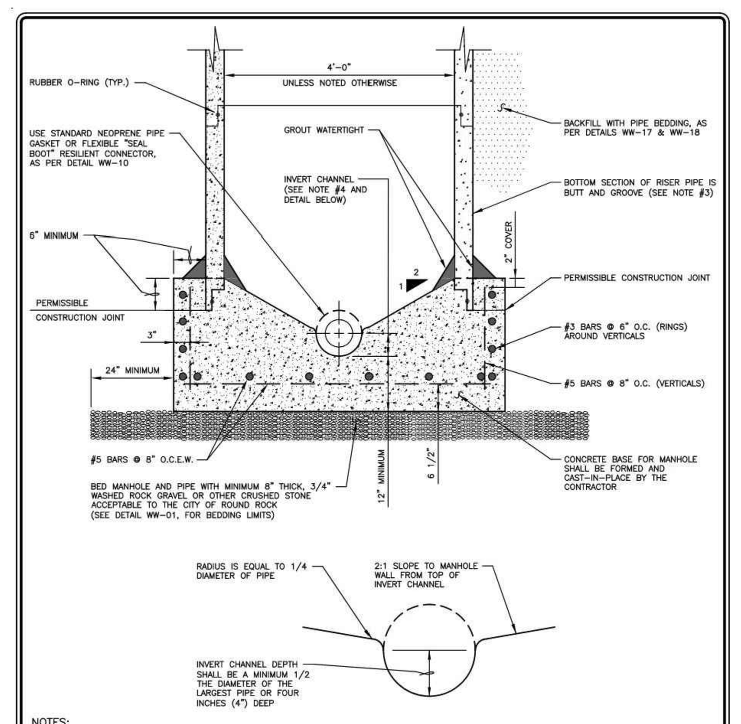


NOTES:

1. SEE NOTES #2 THROUGH #10 ON DETAIL WW-01.
2. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED MORE THAN TWO FEET (2'-0") ABOVE THE MAIN INVERT CHANNEL.
3. WHEN P.V.C. PIPE IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY. FITTINGS TO BE P.V.C. SDR-35 WITH TWO PART WATER RESISTANT GLUE AT ALL JOINTS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — PRECAST CONCRETE WASTEWATER MANHOLE WITH DROP CONNECTION DETAIL — DRAWING NO: WW-02

02 PRECAST CONCRETE WASTEWATER MANHOLE
SCALE: N.T.S.

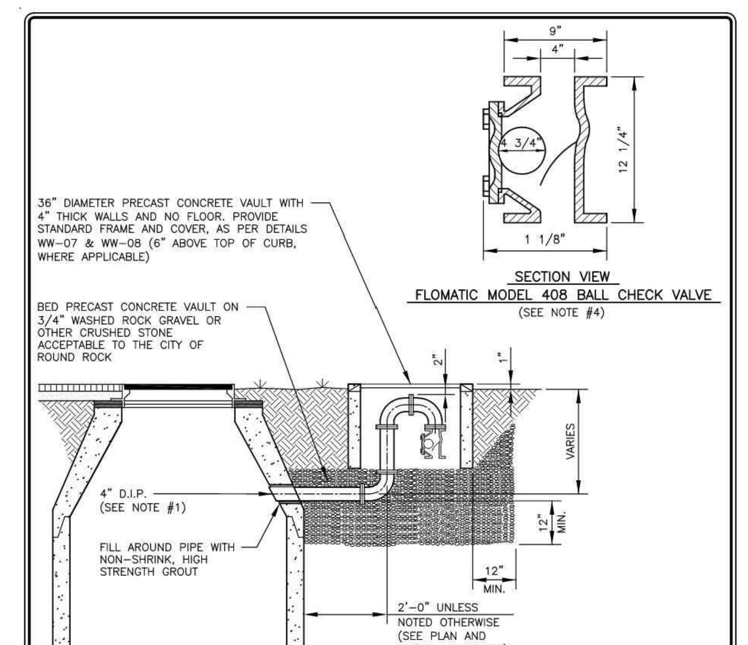


NOTES:

1. CAST-IN-PLACE BASE SHALL BE 4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH.
2. STEEL SHALL BE GRADE 60.
3. MANHOLE RISER PIPE FURNISHED IN LENGTHS OF ONE (1), TWO (2), THREE (3), FOUR (4) OR SIX (6) FEET AND SHALL BE IN ACCORDANCE WITH A.S.T.M. C478.
4. INVERT CHANNEL SHALL BE PROVIDED THAT AS MUCH AS POSSIBLE, FORMS A SMOOTH CONTINUATION OF INLET AND OUTLET PIPES.
5. BASE SHALL BE PROPERLY FORMED IN THE FIELD WITH WOOD OR OTHER APPROVED FORMS.
6. VERTICAL BARS MAY BE EXTENSIONS OF BOTTOM STEEL OR SEPARATE FROM, BUT TIED TO BOTTOM HORIZONTAL STEEL.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — CAST-IN-PLACE BASE FOR CONCRETE WASTEWATER MANHOLE DETAIL — DRAWING NO: WW-04

03 CAST-IN-PLACE WASTEWATER MANHOLE BASE
SCALE: N.T.S.

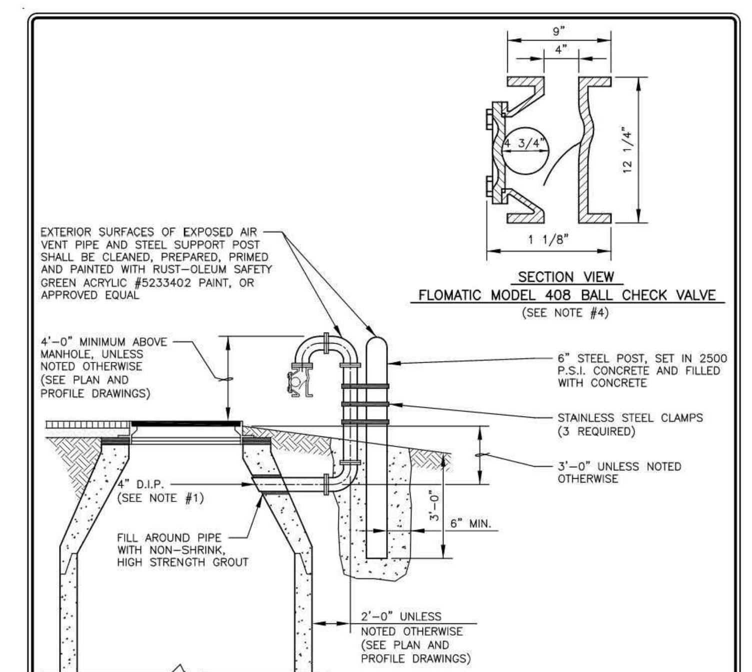


NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — MANHOLE VENT FOR BELOW GROUND INSTALLATION DETAIL (DEVELOPED AREAS) — DRAWING NO: WW-05

04 BELOW GROUND MANHOLE VENT
SCALE: N.T.S.

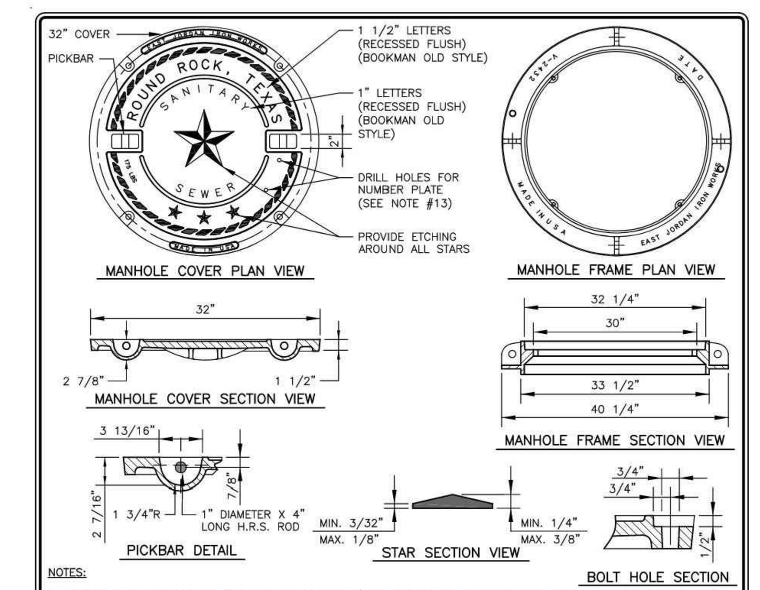


NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — MANHOLE VENT FOR ABOVE GROUND INSTALLATION DETAIL (UNDEVELOPED AREAS) — DRAWING NO: WW-06

05 ABOVE GROUND MANHOLE VENT
SCALE: N.T.S.

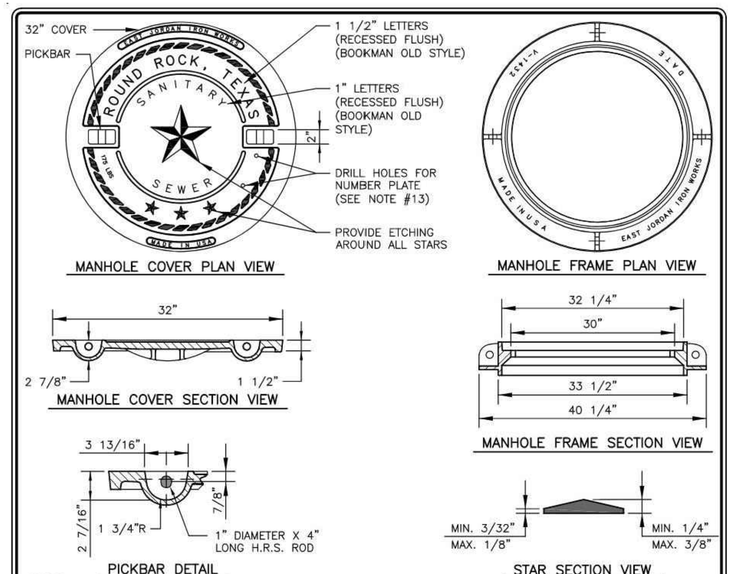


NOTES:

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

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

06 BOLTED MANHOLE COVER
SCALE: N.T.S.

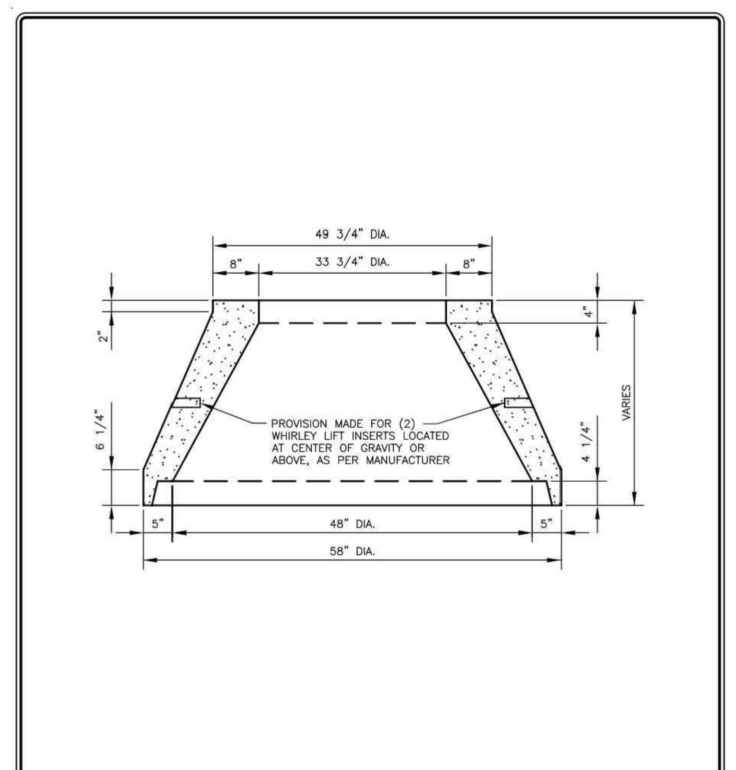


NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-1432-3 (PRODUCT NUMBER: 41432059), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432089), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2-3/16" X 1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — NON-BOLTED WASTEWATER MANHOLE COVER AND FRAME DETAIL — DRAWING NO: WW-08

07 NON-BOLTED MANHOLE COVER
SCALE: N.T.S.

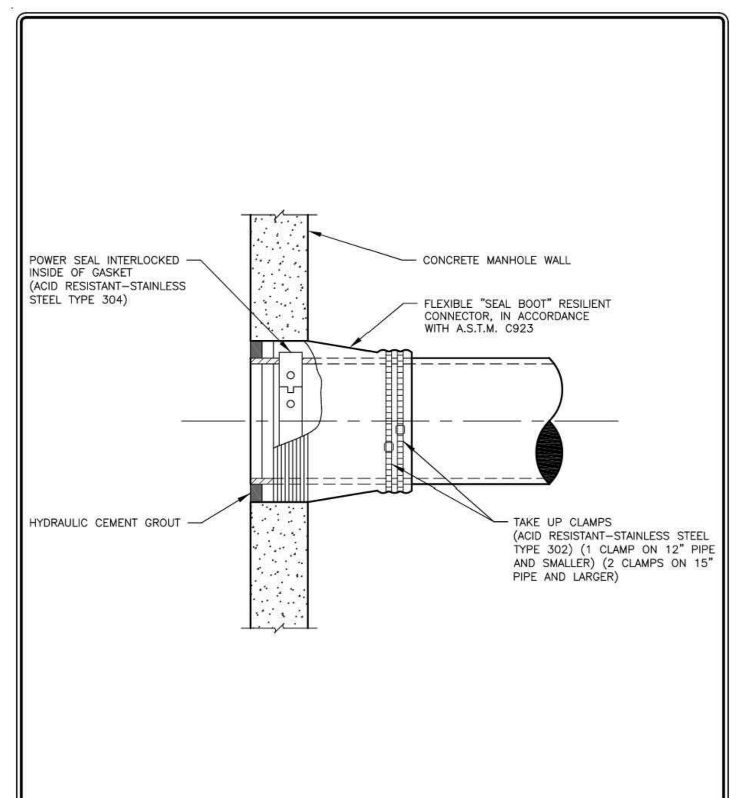


NOTE:

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

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

08 PRECAST CONCENTRIC CONCRETE CONE
SCALE: N.T.S.

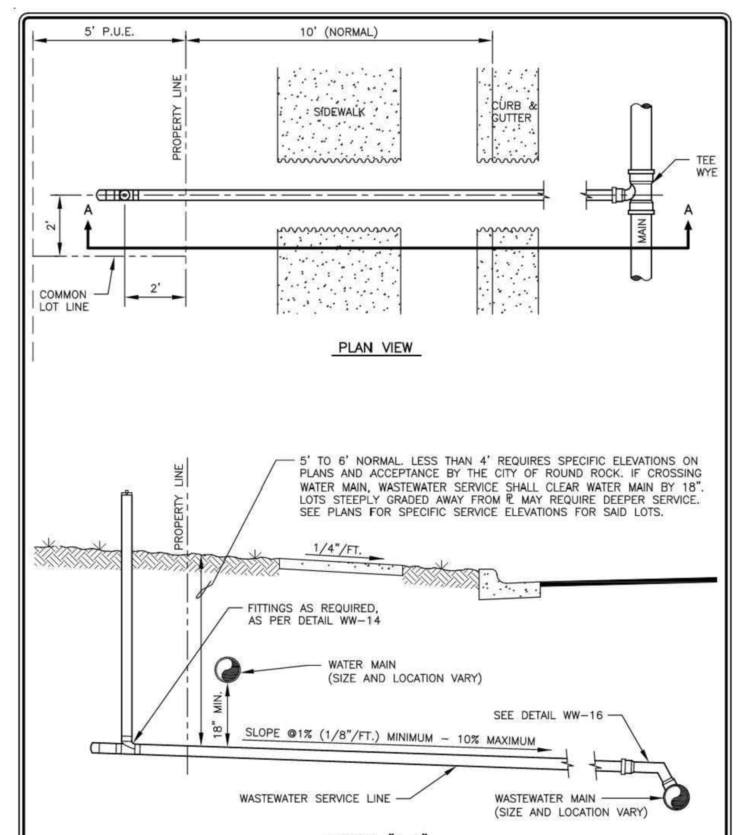


NOTE:

1. FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR TO BE A MINIMUM OF 12 INCHES (12") FROM A MANHOLE JOINT.

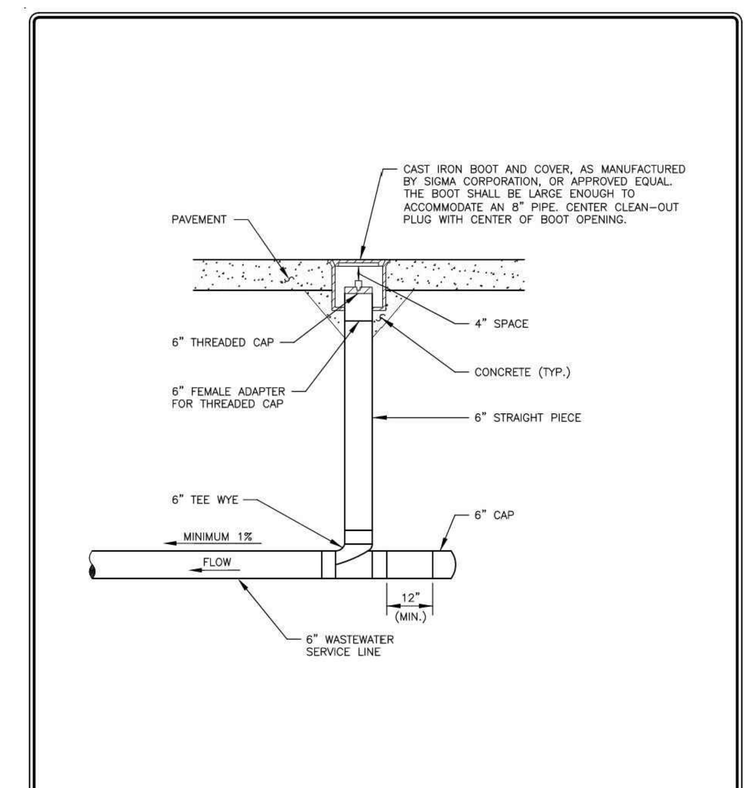
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR DETAIL — DRAWING NO: WW-10

09 FLEXIBLE RESILIENT CONNECTOR
SCALE: N.T.S.



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

10 WASTEWATER SERVICE
SCALE: N.T.S.

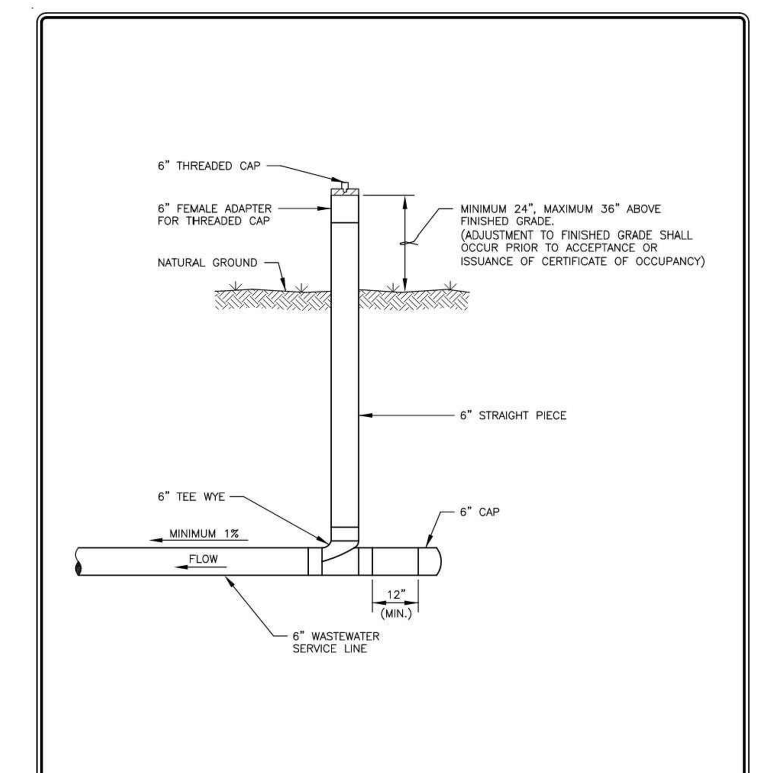


NOTES:

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

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

11 WASTEWATER SERVICE CLEAN-OUT
SCALE: N.T.S.

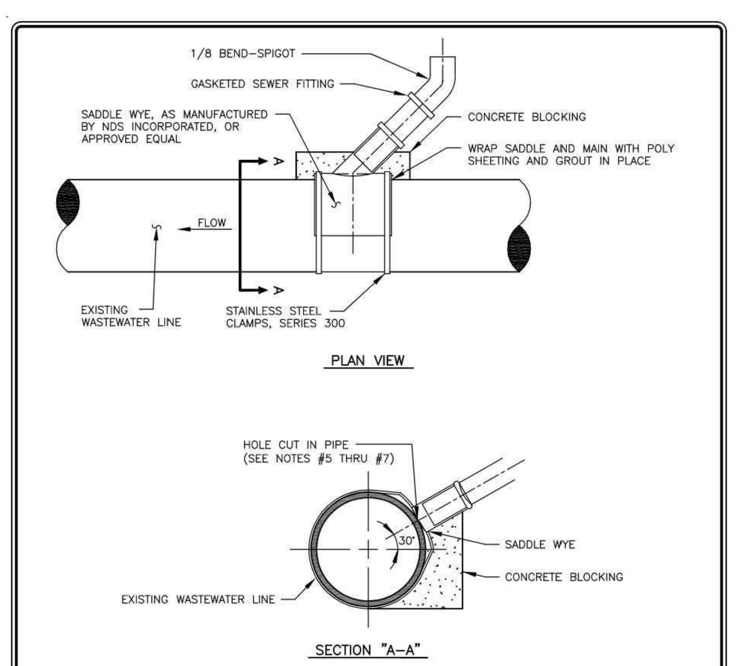


NOTES:

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

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

12 CLEAN OUT
SCALE: N.T.S.

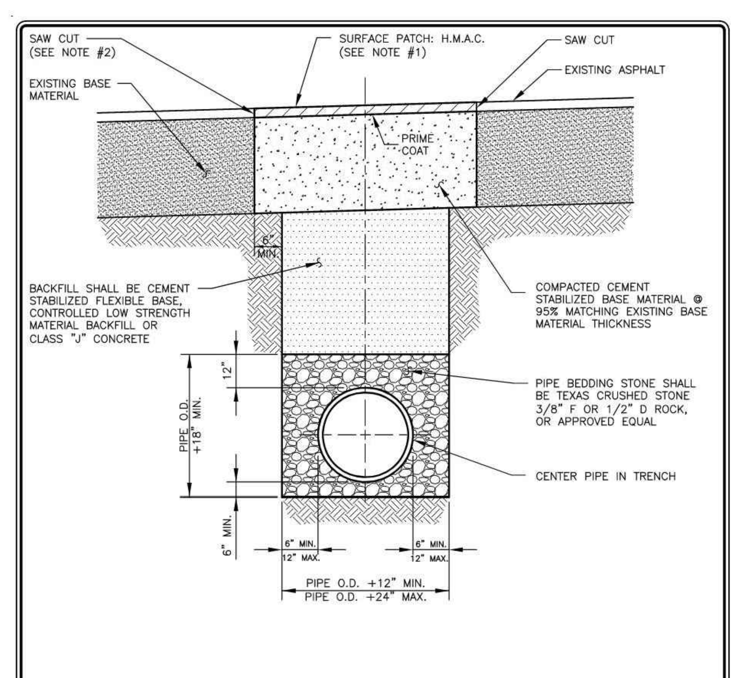


NOTES:

1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. EXCAVATE AROUND EXISTING WASTEWATER PIPE, EXPOSING SUFFICIENT ROOM FOR STAINLESS STEEL CLAMPS.
3. THOROUGHLY CLEAN AND DRY THE MATING SURFACE.
4. MARK THE SIZE OF THE HOLE TO BE CUT USING THE SADDLE ITSELF AS A TEMPLATE.
5. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW. PIPE COUPONS SHALL BE REMOVED FROM EXISTING MAIN AND DISCARDED. PIPE CUTTINGS IN EXCESS OF 1" IN DIAMETER SHALL NOT BE LEFT IN EXISTING MAIN.
6. ENSURE SADDLE FITS HOLE PROPERLY.
7. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN AND DO NOT STRIP THREAD.
8. SERVICE PIPE SHALL BE INSERTED FULLY TO CONTACT SEAT FORMED IN FITTING.
9. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — WASTEWATER LATERAL CONNECTION TO EXISTING WASTEWATER MAIN DETAIL — DRAWING NO: WW-16

13 LATERAL CONNECTION
SCALE: N.T.S.

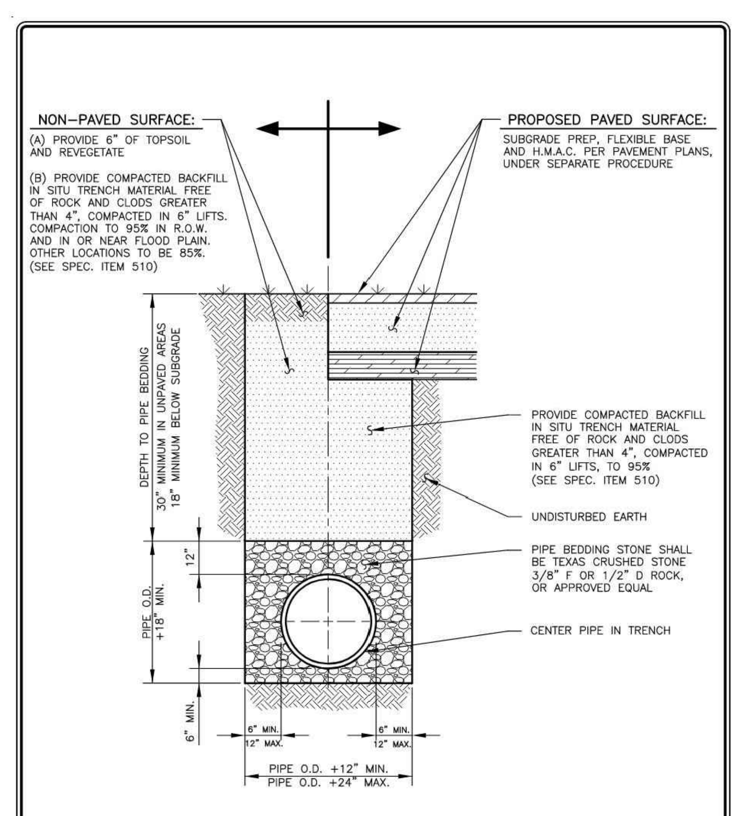


NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT AND FLEXIBLE BASE A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WASTEWATER LINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (EXISTING PAVED SURFACE) — DRAWING NO: WW-17

14 LINE BEDDING AND SURFACE REPAIR
SCALE: N.T.S.

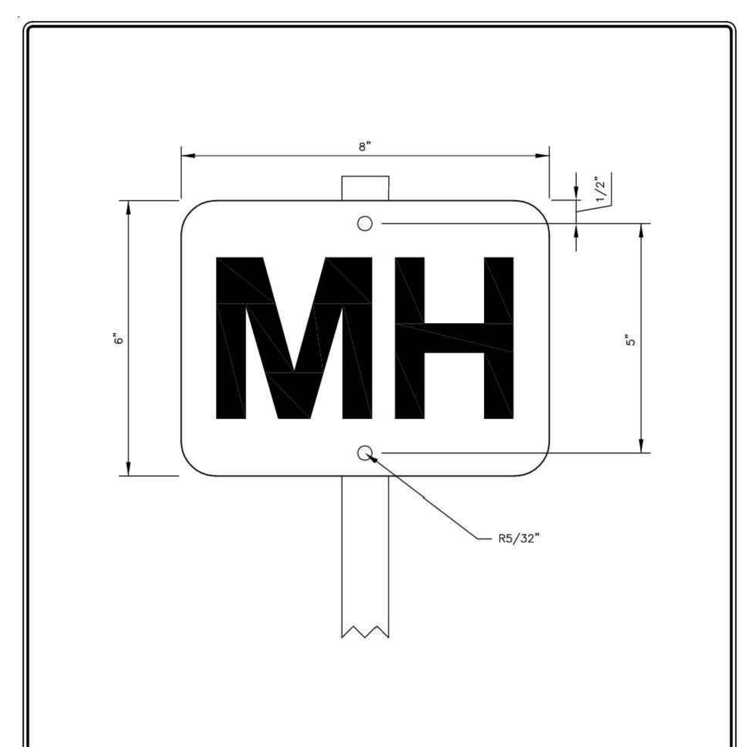


NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

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

15 LINING BEDDING AND SURFACE REPAIR
SCALE: N.T.S.



NOTES:

1. SIGN MATERIAL TO BE ALUMINUM.
2. SIGN TO BE ATTACHED TO 48" GALVANIZED STEEL ANGLE POST WITH DIMENSIONS 1" X 1" X 1/8".
3. COLORS:
   BACKGROUND – ORANGE
   LETTERING – BLACK
4. MANHOLE MARKING SIGNAGE TO BE INSTALLED IN AREAS DEEMED NECESSARY BY CITY STAFF.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT — APPROVED 03-01-18 DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)
CITY OF ROUND ROCK — MANHOLE MARKER SIGNAGE DETAIL — DRAWING NO: WW-19

16 MANHOLE MARKER SIGNAGE
SCALE: N.T.S.

XX
SCALE: N.T.S.

XX
SCALE: N.T.S.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL

WGI®
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-669-5560

01/28/2025
STATE OF TEXAS — ALYSSA N. ALVAREZ — 129292 — LICENSED PROFESSIONAL ENGINEER
INITIAL SUBMITTAL
NOVEMBER 20, 2024

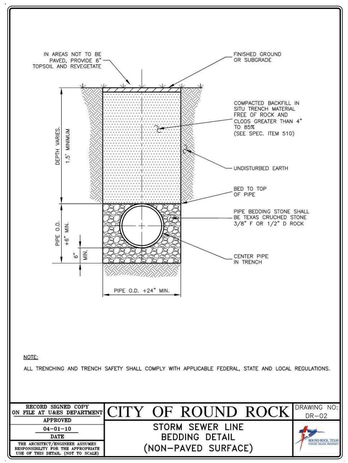
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

CONSTRUCTION DETAILS - WASTEWATER DETAILS

SHEET
C502
91 OF 105
SDP24-00030

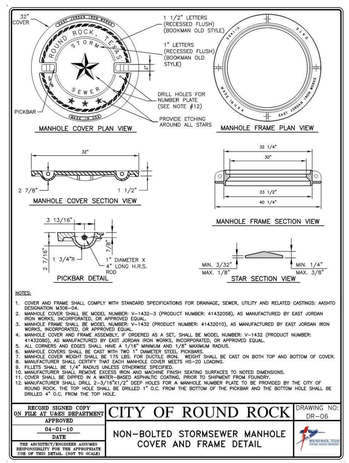
SAVED: 1/27/2025 7:24 PM
PLOT DATE: 1/27/2025 9:24 PM
PLOTTED BY: KENDALL HACKNEY
DRAWING: P:\10700\10729.00 Provident Eagles Nest\CIVIL\10-CAD\20-Shts\SDP\10729.00-C600-Details.dwg



NOTE:
ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT TABES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: DR-02
APPROVED 04-01-10 DATE	STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

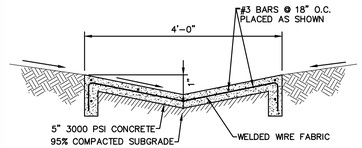
01 STORM SEWER BEDDING
SCALE: N.T.S.



NOTES:
1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-1432–D (PRODUCT NUMBER: 41432056), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF GRIDDED AS A SET, SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432086), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. MANHOLE COVER SHALL HAVE TWO PICK HOLES WITH A 3/4" MINIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS–20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL MACHINE COVER AND FRAME TO FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER–BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2–3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT TABES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: DR-06
APPROVED 04-01-10 DATE	NON–BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

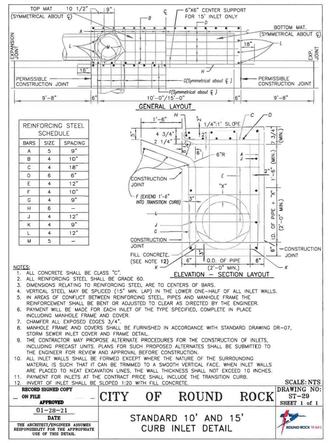
02 NON-BOLTED MANHOLE COVER
SCALE: N.T.S.



NOTES:
GROOVE CONTRACTION JOINTS SHALL BE SPACED 10 FT. ON CENTERS, WITH 1/2" ELASTOMERIC EXPANSION JOINTS AT EVERY 50 FT.

SCALE: NTS

03 CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



NOTES:
1. ALL CONCRETE SHALL BE CLASS "C".
2. ALL REINFORCING BARS SHALL BE GRADE 60.
3. SHALL HAVE A MINIMUM 1 1/2 REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE–HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
7. CHAMFER ALL EXPOSED EDGES 3/4".
8. MANHOLE COVER AND FRAME ASSEMBLY SHALL BE FURNISHED IN ACCORDANCE WITH STANDARD DRAWING DR–07, "STORM SEWER MANHOLE COVER AND FRAME DETAIL."
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES, THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLETS AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. POURED INLET SHALL BE SLOPED 1/2D WITH FILL CONCRETE.

SCALE: NTS
DRAWING NO: 07–09
SHEET 1 of 1

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	
APPROVED 01-22-11 DATE	STANDARD 10' AND 15' CURB INLET DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

04 10' CURB INLET
SCALE: N.T.S.

XX
SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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SCALE: N.T.S.

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WGI.
WGInc.com
4700 MUELLER BOULEVARD, SUITE 300
AUSTIN, TX 78723
PHONE NO: 512-600-5560

01/28/2025
STATE OF TEXAS
ALYSSA N. ALVAREZ
129292
LICENSED PROFESSIONAL ENGINEER

INITIAL SUBMITTAL
NOVEMBER 20, 2024

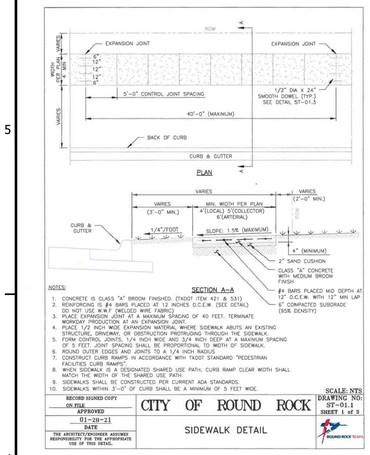
PROVIDENT EAGLES NEST
2930 & 3030 EAGLE'S NEST STREET
ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CITY APPROVAL STAMP

CONSTRUCTION DETAILS - STORM DETAILS

SHEET
C503
92 OF 105
SDP24-00030

SAVED: 12/7/2023 7:29 PM
PLOTTED: 12/7/2023 7:29 PM
PLOTTED BY: KEIGALL MCKINNEY
PATH&NAME: C:\Users\kmckinney\ROUND Provident Eagles Nest\CIVIL\10-CAD\10-Sheets\SDP\10729.00-C600-Details.dwg



01 SIDEWALK
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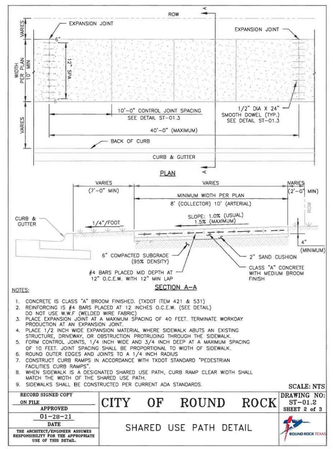

02 SHARED USE PATH
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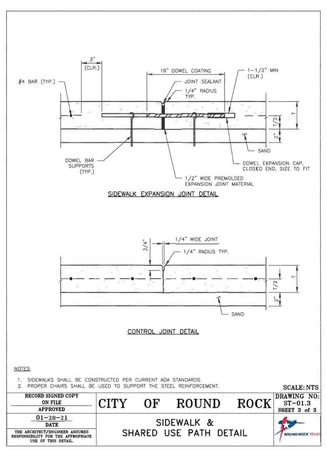

03 SIDEWALK AND SHARED USE PATH
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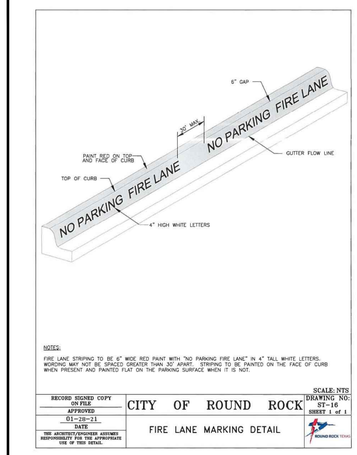

04 FIRE LANE MARKING
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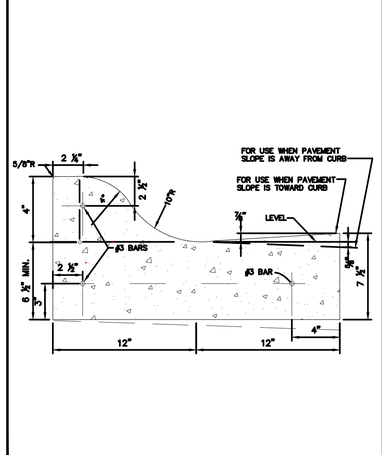

05 ROLLOVER CURB
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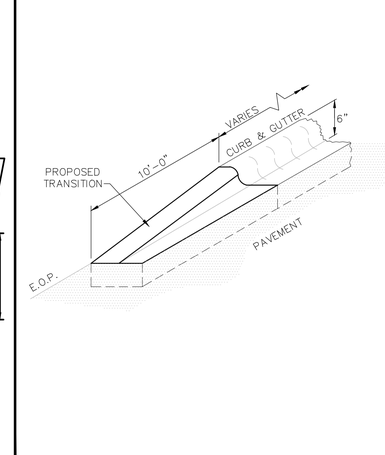


06 CURB TRANSITION
SCALE: N.T.S.

07 ADA SIGN DETAIL
SCALE: N.T.S.

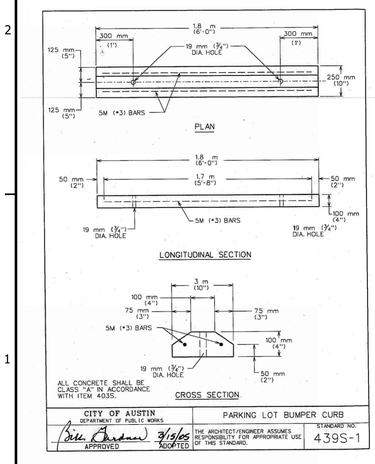
08 SIGN MOUNTING DETAIL
SCALE: N.T.S.

09 SIGN DETAILS
SCALE: N.T.S.

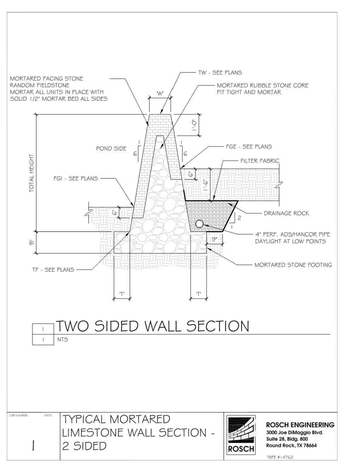
10 ACCESSIBLE PARKING SYMBOL
SCALE: N.T.S.

11 STOP PAVEMENT MARKINGS
SCALE: N.T.S.

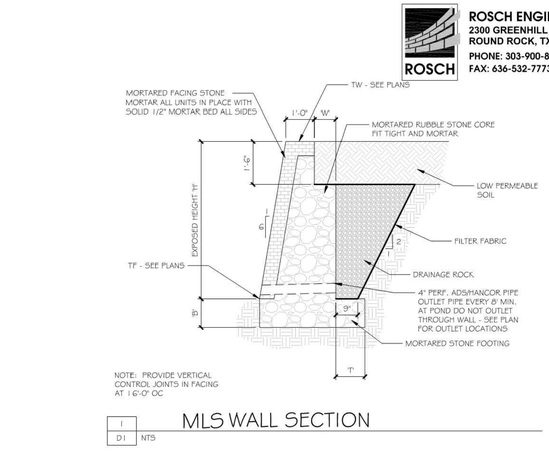
12 ADA PARKING PAVEMENT STRIPING
SCALE: N.T.S.



13 PARKING SPACE CURB STOP
SCALE: N.T.S.



14 RETAINING WALL DETAIL
SCALE: N.T.S.



15 RETAINING WALL DETAIL
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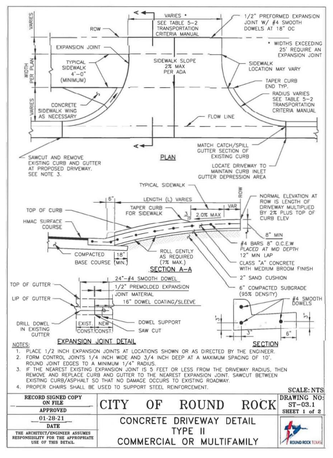

16 TYPE II DRIVEWAY
SCALE: N.T.S.

XX
SCALE: N.T.S.

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ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78665

CONSTRUCTION DETAILS - SITE DETAILS

CITY APPROVAL STAMP

SHEET
C504
93 OF 105
SDP24-00030

SAVED: 12/7/2023 7:24 PM
PLOTTED: 12/7/2023 7:25 PM
PLOTTED BY: KENDALL HAGINES
PLOTTING: I:\ROSCH\PROVIDENT EAGLES NEST\CIVIL\ST-CAD\ST-SHEETS\SDP\107720.00-C000-Details.dwg