Carlson, Brigance & Doering, Inc.

Civil Engineering ❖ Surveying

WATER POLLUTION ABATEMENT PLAN

for

UNIVERSITY SUNRISE SUBDIVISION SECTION 2, BLOCK B, LOT 8C ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Prepared For:
KPG COMMERCIAL
Attn: TYLER DUTTON
115 WILD BASIN ROAD, SUITE 210
AUSTIN, TEXAS 78746

Prepared By:

CARLSON, BRIGANCE & DOERING, INC.
CHRISTIAN DOWDLE, P.E.

2007 Sam Bass Rd, Ste 200,
Round Rock, TX 78681
(512) 280-5160
Firm #F3791

4/25/2025

CBD No. 5658
March 2025

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Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: 4151 Sunrise Road						**2. Regulated Entity No.: RN**			
3. Customer Name: 4151 Sunrise LP						**4. Customer No.: CN**			
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):**		1.044	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			One Sand Filter WQP			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Brazos River			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	X
Region (1 req.)	___	___	X
County(ies)	___	___	X
Groundwater Conservation District(s)	___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

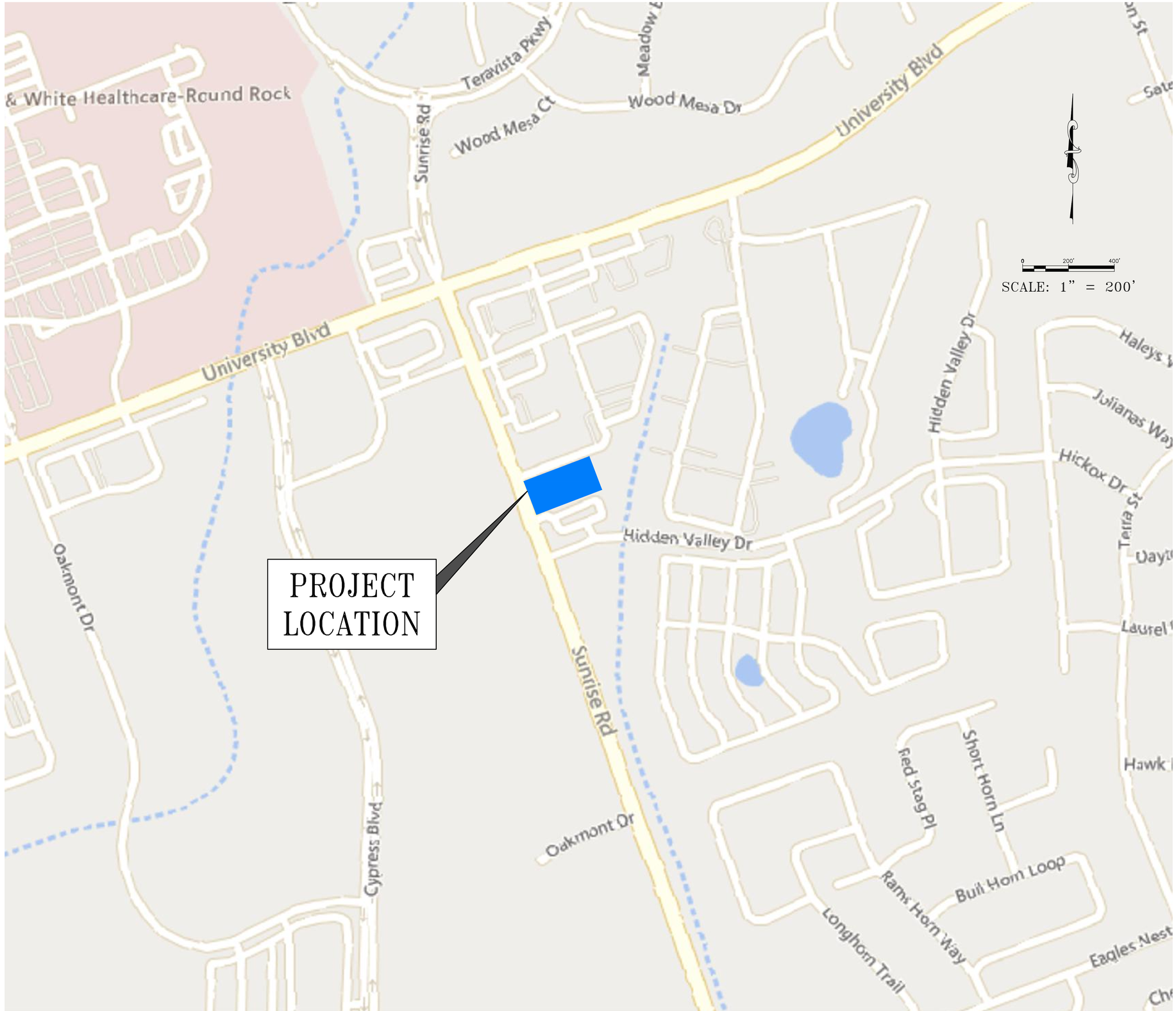
I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. 4151 SUNRISE, LP/ CARLSON, BRIGANCE & DOERING, INC.
Print Name of Customer/Authorized Agent Signature of Customer/Authorized Agent 4/8/2025 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):	

WATER POLLUTION ABATEMENT PLAN

General Information Form
TCEQ-0587

ATTACHMENT A: ROAD MAP



DESIGNED BY: RWH

DRAFTED BY: RWH

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office
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North Office
2007 Sam Bass Rd. Ste. 200
Round Rock, Texas 78681
www.cbdeng.com

SHEET NAME:

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

STATE OF TEXAS
CHRISTIAN DOMOLE
143643
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2025

JOB NUMBER
5658

SHEET
OF 15

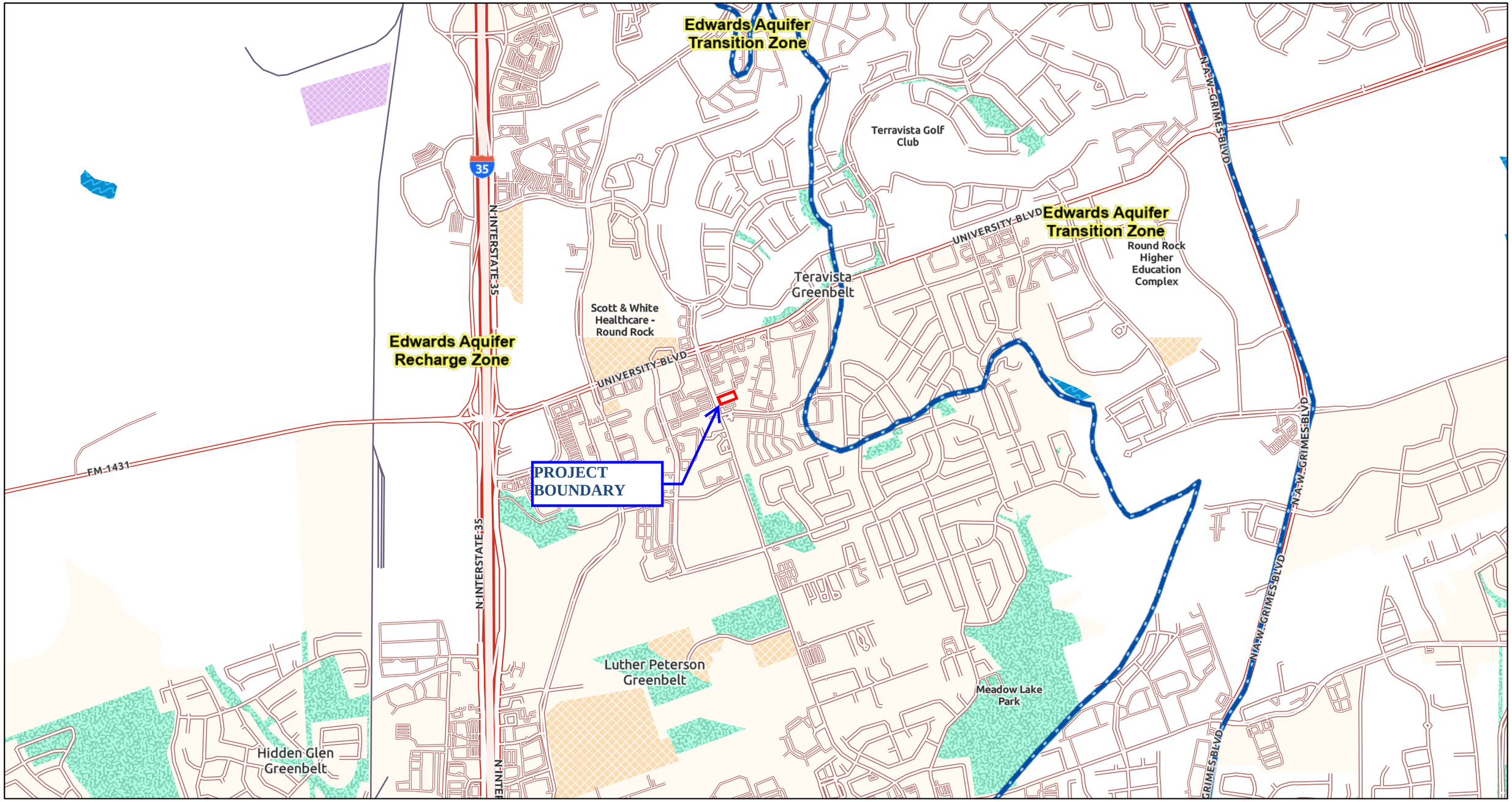
FILE PATH: J:\AC3D\5658\dwg\Misc. dwg\5658-PROJECT LOCATION.dwg - Mar 06, 2025 - 1:29pm

WATER POLLUTION ABATEMENT PLAN

General Information Form
TCEQ-0587

ATTACHMENT B: USGS / EDWARDS AUQUIFER RECHARGE ZONE MAP

4151 Sunrise Rd. Round Rock, TX



3/6/2025, 3:18:00 PM

1:24,000

- TCEQ_EDWARDS_OFFICIAL_MAPS
- 7.5 Minute Quad Grid
- Edwards Aquifer Boundary central line
- Edwards Aquifer Boundary
- Edwards Aquifer Label

0 1,250 2,500 5,000 ft

0 415 830 1,660 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, TCEQ

Round Rock Quadrangle

WATER POLLUTION ABATEMENT PLAN

General Information Form
TCEQ-0587

ATTACHMENT C: PROJECT DESCRIPTION

The proposed project, 4151 Sunrise, is on a 1.044-acre site generally located south of University Boulevard and east of Sunrise Road in Round Rock, Texas, Williamson County. The site is one of two outparcels that were platted alongside the Gold's Gym development. The site, Lot 8C, is cleared with trees around the perimeter. The proposed project is one building subdivided into two spaces with one space being a veterinarian clinic and the other space being retail. The site contains 71.8% Impervious Cover.

Drainage for this site was contemplated during permitting Gold's Gym in March 2017, SDP 1601-0001. Stormwater run-off will sheet flow south and east to a proposed concrete drainage ditch that is eventually conveyed through an existing 24" stub out on the northeast corner of the property. Gold's Gym drainage plan calculated a 25-YR and 100-YR peak flow of 10.28 cfs and 12.74 cfs, respectively for Lot 8C.

The proposed drainage has been calculated with the rational method in accordance with DACS. Rainfall data is based on NOAA Atlas 14 for the 25-yr and 100-yr design storms and the proposed rate of runoff is 8.1 cfs and 11.4 cfs, respectively, which is below the runoff calculated during the permitting of Gold's Gym.

4151 Sunrise is located in the Edwards Aquifer Recharge zone. The detention and water quality pond permitted with Gold's Gym in March 2017, SDP 1601-0001 with the City of Round Rock, contemplated the proposed drainage conditions from Lot 8C however, Gold's Water Pollution Abatement Plan (WPAP) only showed Gold's Gym impervious cover. The WPAP associated with Gold's Gym Round Roc 4201 Sunrise Road can be located under RN# 109992619 or the Edwards Aquifer Protection Program ID No. 11000079. In this WPAP application, the TSS Removal spreadsheet includes the impervious cover for the full build out conditions including the Gold's Gym site plan, Lot 8B outparcel, and this project, Lot 8C outparcel. The regional detention and water quality pond was appropriately sized for full build-out conditions.

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: Christian Dowdle P.E.

Date: 3/21/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: 4151 Sunrise Road
2. County: Williamson County
3. Stream Basin: Brazos River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: TYLER DUTTON
   Entity: 4151 SUNRISE, LP
   Mailing Address: 115 WILD BASIN RD. S., STE. 210
   City, State: AUSTIN, TX Zip: 78746
   Telephone: (512) 441-1062 FAX: N/A
   Email Address: tyler@kpgcommercial.com

8. Agent/Representative (If any):

   Contact Person: Christian Dowdle
   Entity: CARLSON, BRIGANCE & DOERING, INC.
   Mailing Address: 2007 Sam Bass Rd, Ste 200
   City, State: Round Rock, TX Zip: 78681
   Telephone: 512 280 5160 FAX: N/A
   Email Address: cdowdle@cbdeng.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.

    The project is located NE of the intersection of Sunrise Road and Hidden Valley Drive and south of University blvd. The site is bound to the north by vacant lot, to the south by commercial development and to the east by the regional pond and to the west by Sunrise road.

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: 10/24/2024

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

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

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

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

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

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

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.S(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

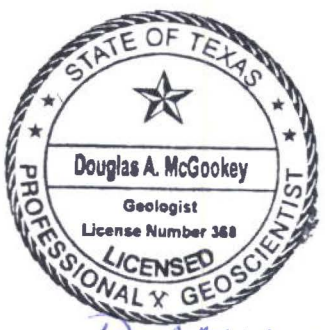
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Douglas McGookey, P.G. **Telephone:** (210) 694-4545

Date: December 2, 2015 **Fax:** (210) 694-4577

Representing: Medina Consulting Co., Inc. TBPG No.50118

Signature of Geologist:



12-2-15

Regulated Entity Name: Gold's Gym Round Rock

Project Information

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

   ☒ WPAP ☐ AST

   ☐ SCS ☐ 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)
Heiden clay	C	6.7
Houston black clay	C	6.7
Austin silty clay	C	4.75

** 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" = 40'
Site Geologic Map Scale: 1" = 40 '
Site Soils Map Scale (if more than 1 soil type): 1" = 40 '

9. Method of collecting positional data:

☒ Global Positioning System (GPS) technology.
☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are_____(#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

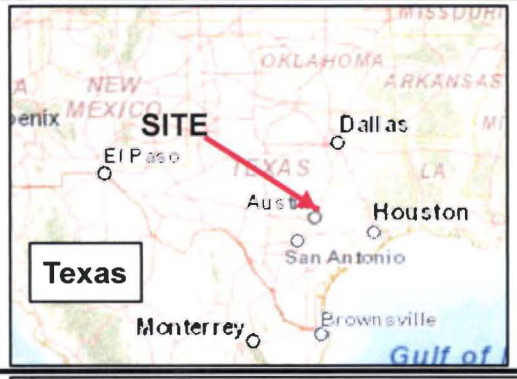
ATTACHMENTS

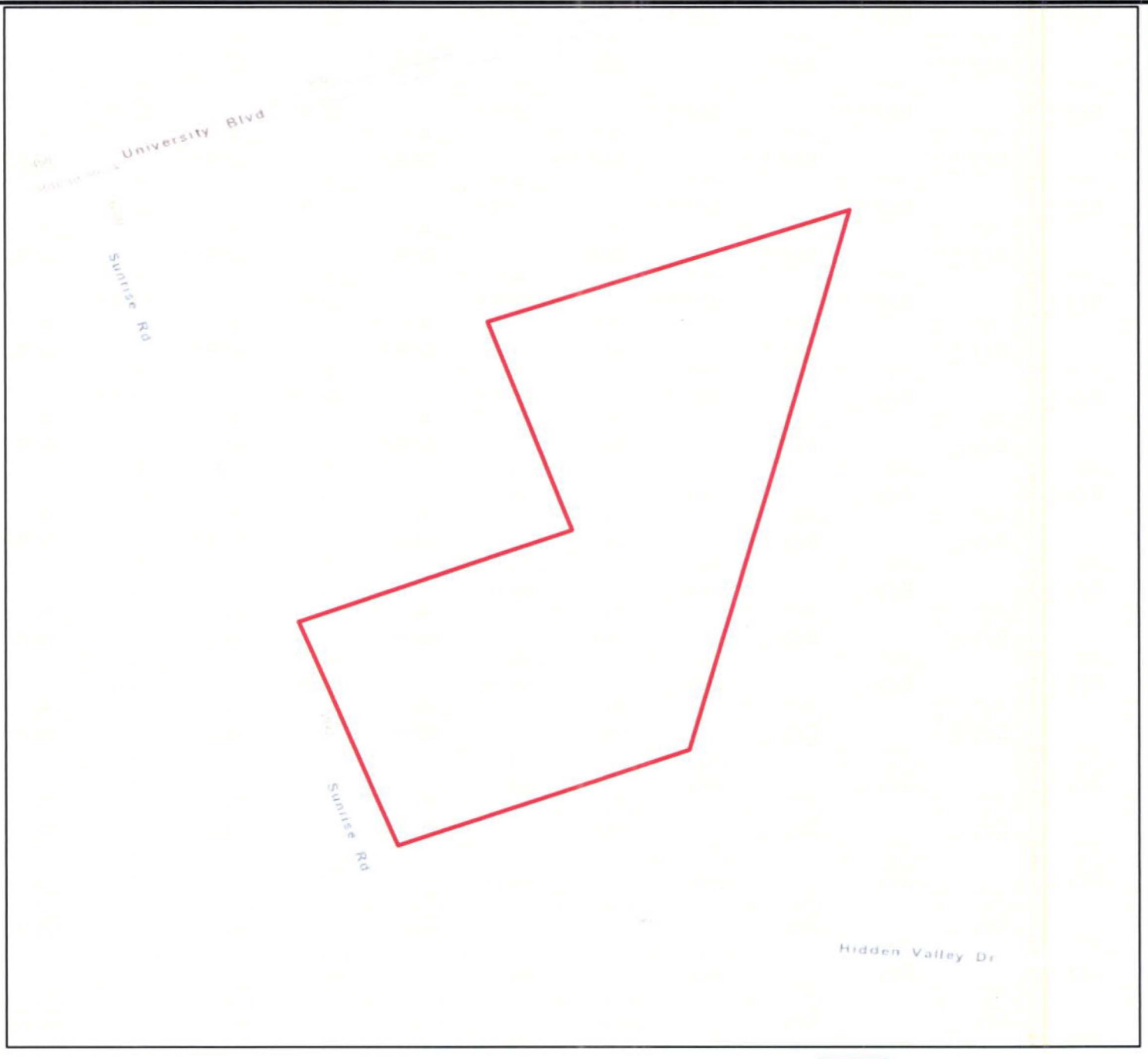
Water Pollution Abatement Plan Application
TCEQ-0585
GEOLOGIC ASSESSMENT

The geologic assessment for Gold's Gym, Round Rock (4201 Sunrise Road, Round Rock, TX) Regulated Entity No. RN108926619 and Edwards Aquifer Protection Program ID No. 11000079 includes the area for 4151 Sunrise Road, Round Rock, TX. The geologic assessment is included below.

ATTACHMENT A –

FIGURES





Source: 2014 ArcMap GIS

Project area

Medina Consulting Company, Inc.

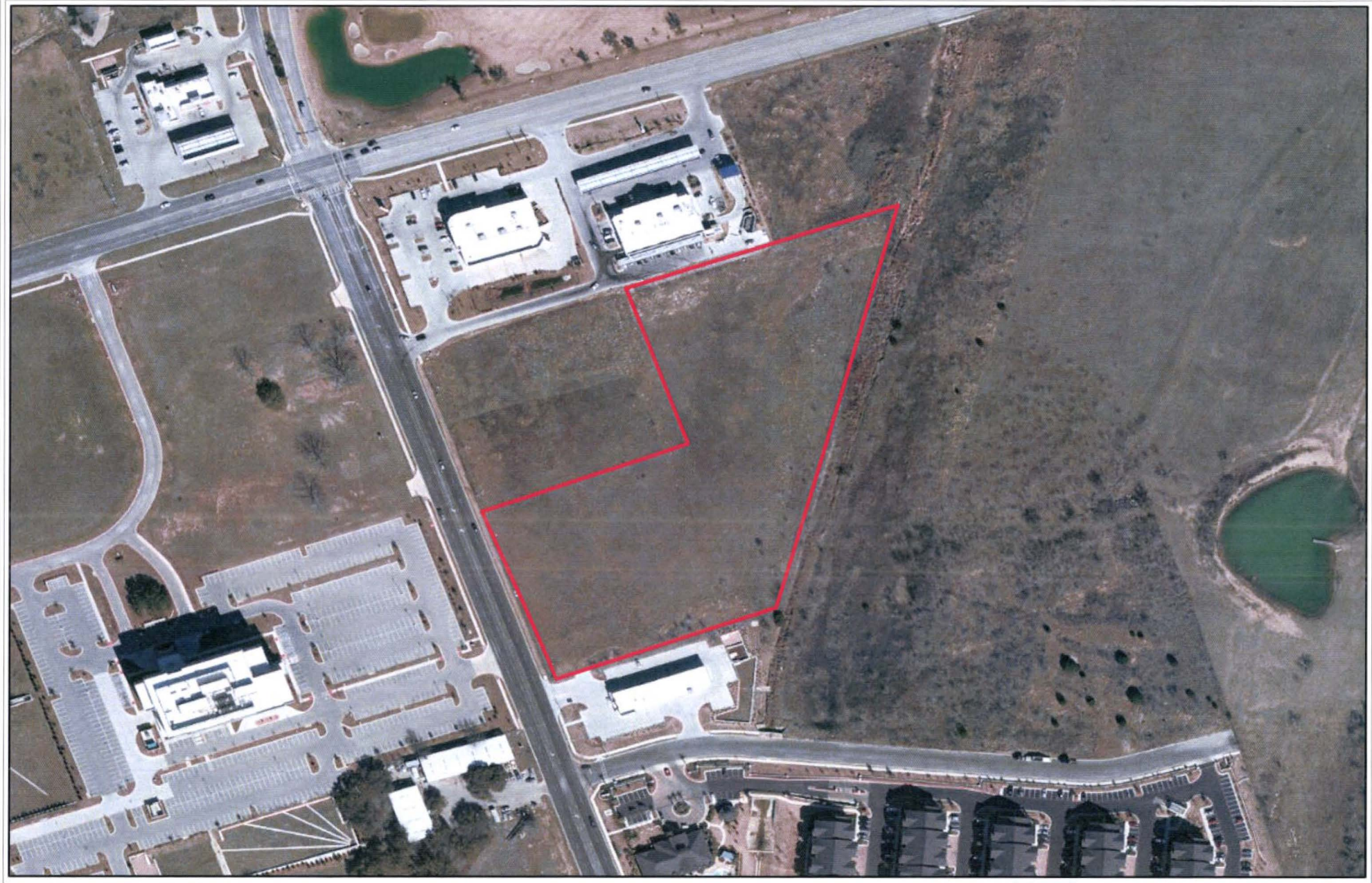
Site Location Map
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County,Texas

N

Author: Palani K. Whiting

0.035 0 0.035 Miles

Date: 11/20/2015



Source: 2014 ArcMap GIS.

Project area

Medina Consulting Company, Inc.

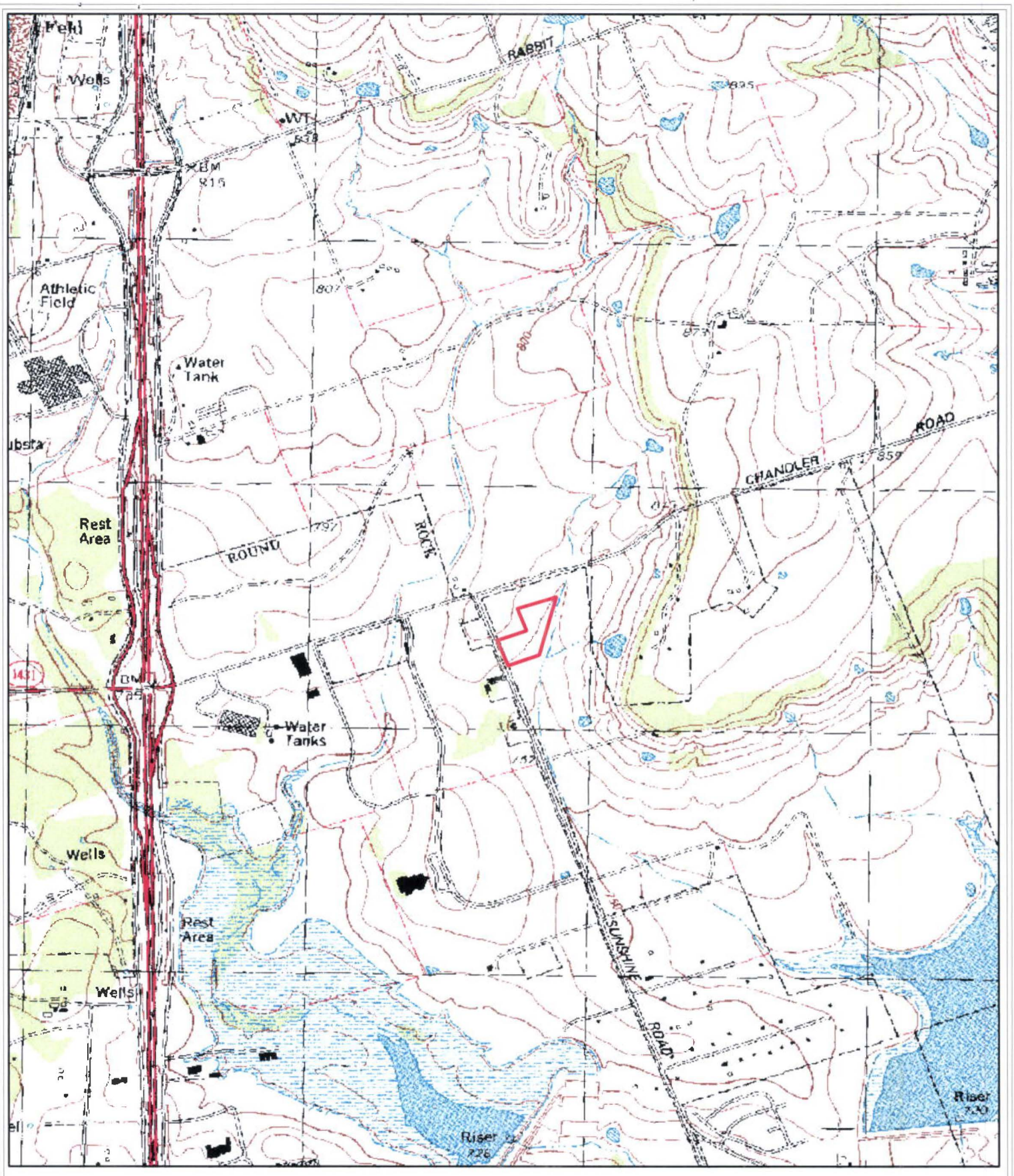
Site and Vicinity Map
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County,Texas

N

Author: Palani K. Whiting

0.045 0 0.045 Miles

Date: 11/20/2015



Source: USGS Topographic Map, 1987, *Round Rock, Texas* Quadrangle.

Project area

Medina Consulting Company, Inc.

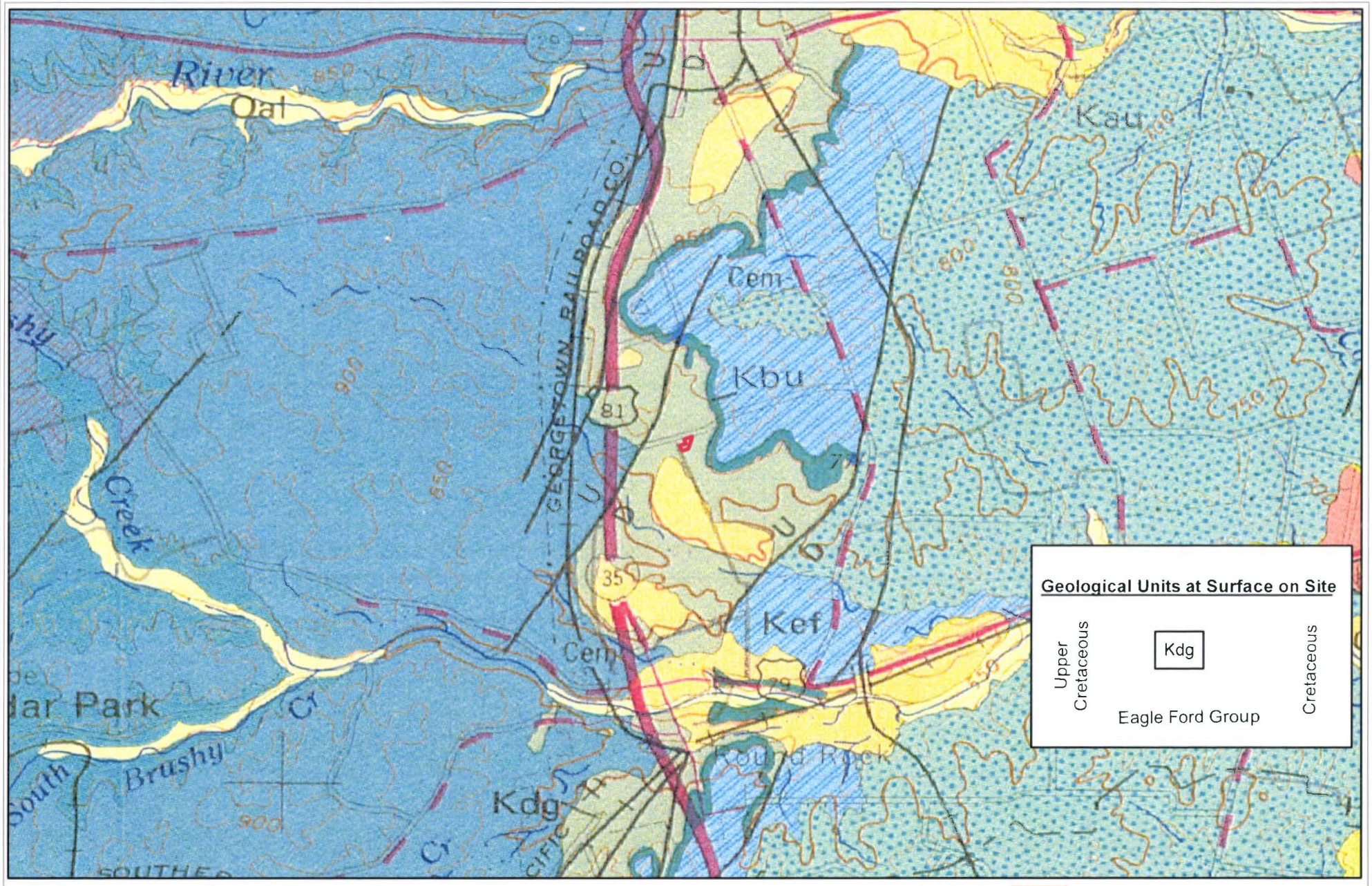
Topographic Map
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County, Texas

N

Author: Palani K. Whiting

0.3 0 0.3 Miles

Date: 11/20/2015



Source: USGS, Geological Atlas of Texas, Austin sheet, 1981.

Project area

Medina Consulting Company, Inc.

Geology Map
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County, Texas

N

Author: Palani K. Whiting

1.5 0 1.5 Miles

Date: 11/20/2015

Source: NRCS Web Soil Survey.

Project area Soils

Medina Consulting Company, Inc.

Soil Map
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County, Texas

N

Author: Palani K. Whiting

0.085 0 0.085 Miles

Date: 11/24/2015

Source: Edwards Aquifer Authority.

Project area

Medina Consulting Company, Inc.

Edwards Aquifer Recharge Zone
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County, Texas

N

Author: Palani K. Whiting

0.55 0 0.55 Miles

Date: 11/24/2015

ATTACHMENT B –

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE — **PROJECT NAME: Gold's Gym Round Rock**

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	
MB1	30°33'35.90"	-97°40'44.72"	MB	30	Georgetn/Del Rio	NA	NA	NA	NA	0	1	0	N	0	30	x		x		Hillside
MB2	30°33'41.07"	-97°40'38.28"	MB	30	Georgetn/Del Rio	NA	NA	NA	NA	0	1	0	N	0	30	x		x		Hillside

* DATUM WGS 84

2A TYPE	TYPE	28 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 rock
C	Coarse – cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, 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

Douglas McGookey, P.G. Date November 25, 2015

Sheet 1 of 1

STATE OF TEXAS
Douglas A. McGookey
Geologist
License Number 363
LICENSED
PROFESSIONAL GEOSCIENTIST
12-2-15

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

ATTACHMENT C –

STRATIGRAPHIC COLUMN

STRATIGRAPHIC COLUMN

Site Name: ***Gold's Gym Round Rock***
Location: ***4201 Sunrise Road, Round Rock, Williamson County, Texas***

STRATIGRAPHIC COLUMN									
Time Period (Era)	Hydrologic Subdivision	Group	Formation/ Member		Hydrologic Function	Thickness (ft)	Lithology	Cavern Development	Porosity/ Permeability type
Erosional Surface									
Upper Cretaceous	Confining Unit	Del Rio Clay and Georgetown Fm, Undivided			CU	50-60	Del Rio: Blue-green to yellow brown clay Georgetown: Reddish brown, gray to light tan marly limestone	None	Low porosity/low permeability
Lower Cretaceous	Edwards Aquifer	Edwards Group	Person Fm	Cyclic & marine members undivided	AQ	80-100	Mudstone to packstone, miliolid grainstone, chert	Many subsurface	Laterally extensive, water yielding
				Leached and collapsed members	AQ	80-100	Limestone: Crystalline, mudstone to grainstone, chert, collapsed breccia	Extensive lateral development, large rooms	Permeable, most not fabric porosity
				Regional dense member	CU	20-24	Limestone: dense argillaceous mudstone	Very few, only vertical fracture development	Not fabric, low permeability, vertical barrier
			Kainer Fm	Grainstone member	AQ	50-60	Limestone: miliolid grainstone, mudstone to wackestone, chert	Few	Not fabric, recrystallization reduces permeability
				Kirschberg evaporite member	AQ	50-60	Limestone: highly altered, crystalline, chalky mudstone, chert	Probably extensive cave development	Most fabric, one of the most permeable
				Dolomitic member	AQ	110-130	Limestone: mudstone to grainstone, crystalline, chert	Caves related to structure or bedding planes	Mostly not fabric, some bedding plane fabric
				Basal nodular member	Karst AQ	50-60	Limestone: shaly, nodular, mudstone to miliolid grainstone	Large lateral caves at surface	Fabric, stratigraphically controlled
	Lower Confining Unit	Glen Rose Fm	GR Fm	Upper Member Glen Rose Limestone	CU	350-500	Limestone: yellowish tan, thinly bedded, marl	Some surface cave development	Relatively impermeable

Notes: CU = Confining Unit; AQ =Aquifer

Source: *Geologic Framework and Hydrogeologic Characteristics of the Edwards Aquifer Recharge Zone, Bexar County, Texas*. US Geological Survey, Water Resource Investigations Report (95-4030).

STATE OF TEXAS
Douglas A. McGookey
Geologist
License Number 368
LICENSED
PROFESSIONAL GEOSCIENTIST

12-2-15

ATTACHMENT D –

SITE GEOLOGY

GEOLOGY NARRATIVE

Site Name: Gold's Gym Round Rock
Location: 4201 Sunrise Road, Round Rock, Williamson County, Texas

Narrative of Site Specific Soils

The Site lies on the Recharge Zone of the Edwards Aquifer. The attached figures show the location of the Site and geologic units.

Site Specific Soils - Literature Review:

Soil Units: The project site lies on three soils. Most of the central part of the Site lies on Heiden clay, the area along the drainage channel and on the east central part of the Site is on Houston black clay, and part of the western area of the Site is on Austin silty clay. These three soil types are described in more detail below.

Soil Descriptions (most of the following paragraphs are directly quoted from the Soil Survey of Williamson County, Texas):

Heiden clay (3 to 5 percent slopes, eroded) (HeC2): This is a gently undulating soil on uplands. Areas are generally long and narrow and range from 30 to 60 acres. Water erosion, mostly from rains of high intensity, has created gullies from 1 to 4 feet deep and 800 to 1,000 feet apart. Also, the surface layer has been thinned by soil removal; the thinnest areas are near the gullies. Generally, one-fourth to one-half of the original surface layer has been removed. Most gullies are crossable with farm equipment.

Typically, the upper layer is dark grayish brown clay about 16 inches thick. The next layer, which extends down to about 42 inches, is olive clay. The underlying layer to 60 inches is mottled, pale olive clay. The soil is calcareous and moderately alkaline throughout.

This soil is well drained. Permeability is very slow. Runoff is rapid. When this soil is dry, deep cracks form; when wet, the soil swells and the cracks close. The available water capacity is high. Fertility is low in many places. Erosion is a severe hazard.

Houston Black clay, 1 to 3 percent slopes (HuB): This gently sloping soil is on smooth uplands. The areas are irregular in shape and range from 50 to 250 acres. Typically, the upper layer is dark gray clay about 32 inches thick. The layer below that is dark grayish brown clay to about 54 inches. The underlying layer to about 62 inches is mottled, grayish brown clay. The soil is calcareous and moderately alkaline throughout.

This soil is moderately well drained. Permeability is very slow. When the soil is dry and cracked, water

enters it rapidly. When the soil is wet and the cracks are closed, infiltration is very slow. Runoff is medium. The available water capacity is high. Erosion is a moderate hazard. Included in mapping are small areas of soils that have brownish colors or are noncalcareous in the upper layer but are otherwise similar to the Houston Black soil. The included soils make up less than 15 percent of the map unit.

Austin silty clay, 1 to 3 percent slopes (AuB): This gently sloping soil is on uplands. Areas are irregular in shape and range from 20 to about 100 acres. Typically, this soil has a dark grayish brown silty clay surface layer about 13 inches thick. The subsoil extends to a depth of 34 inches. In the upper 12 inches it is brown silty clay, and in the lower part it is yellowish brown silty clay. The underlying material is slightly weathered chalk or chalk interbedded with chalky marl. The soil is calcareous and moderately alkaline throughout. This soil is well drained. The available water capacity is medium. Permeability is moderately slow. Runoff is medium. Erosion is a slight hazard.

Included in mapping are small areas of Houston Black soils along narrow, intermittent drainage ways and a few small areas of Castephen and Eddy soils on some knolls and on breaks in the slope. Also included are a few areas of soils similar to this Austin soil except that they have a grayish surface layer or have chalk at a depth of more than 40 inches. The included soils make up less than 15 percent of the map unit.

Site Specific Soils - Observations: Most of the Site is covered with short, mowed grass and short weeds. Small trees are present in the drainage channel on the east side of the property. The soils on the Project Site have been previously disturbed as part of the grading and leveling of the Site. The surface soils are clay soils with gravel lag in a few places. Silty clay and clay soils have been deposited in the drainage on the east side of the property along with flood debris that is mostly wood from downed trees.

Narrative of Site Specific Geology:

Literature Review: The attached figure and the Site Specific Geologic map show geology of the area from the *Geologic Atlas of Texas, Austin Sheet*, 1981. The Site is mapped in the Del Rio Clay and Georgetown Limestone, undivided (the Georgetown Limestone is a Lower Cretaceous unit and the Del Rio Clay is an Upper Cretaceous unit). On the attached *Site Specific Geology* map, the Site is shown mapped in the Del Rio Clay and Georgetown Limestone as separate units based on the *Geologic Atlas of Texas, Austin Sheet*, accessed digitally from http://www.beg.utexas.edu/mainweb/services/GISdatabases.htm for inclusion into the Geologic Database of Texas, accessed November 2015.

Georgetown Limestone – The Georgetown Limestone is composed mostly of white limestone with marl. It is fine grained, argillaceous, nodular, moderately indurated, light gray. Some of the limestone is brittle and thick bedded and includes some shale, is marly, and soft. The Georgetown includes marine megafossils including *Kingena wacoensis* and *Gryphaea washitaensis,* which are marine

marine megafossils including *Kingena wacoensis* and *Gryphaea washitaensis,* which are marine bivalve clams. The thickness ranges from 30 to 80 feet.

Del Rio Clay – The Del Rio clay consists of calcareous and gypsiferous clay. Pyrite is common. The rocks are blocky, medium gray and weathers to light gray to yellow-gray clay. It contains some thin lenses of highly calcareous siltstone. Marine megafossils include *Exogyra arietina* and other pelecypods. The thickness ranges from 40 to 70 feet.

Site Specific Geology - Observations: The surface of the Site is graded and leveled, and has herbaceous vegetation and occasional trees present at the surface. A few white limestone rocks that are likely from the Georgetown Limestone are exposed at the surface across the Site but they may have been moved during grading and leveling. The drainage channel on the east side of the Site contains mostly silty clay and clay, but gravel and limestone rocks are also present in a few locations (Attachment E). They were likely deposited during storm events and are part of the alluvial sediments along the drainage.

Two features were identified that are included on the Geologic Assessment Table:

MB1 is an upright pipe that is likely connected to an underground utility (Photograph 3).

MB2 are manhole covers for underground sewer utilities (Photograph 6).

The features are manmade utilities that are unlikely to provide conduits for stormwater flow to the subsurface.

No voids that indicated a karst origin were observed on the Site. No faults, fractures, or other structural elements are shown on the Geologic map or observed in the field. No water wells were observed on the Site. There was no evidence that recharge is occurring to the Edwards aquifer at the Site. If features are discovered during construction, work should stop and the Texas Commission on Environmental Quality (TCEQ) notified so that the feature can be evaluated.

Photographs are attached to show the Site.

ATTACHMENT E –

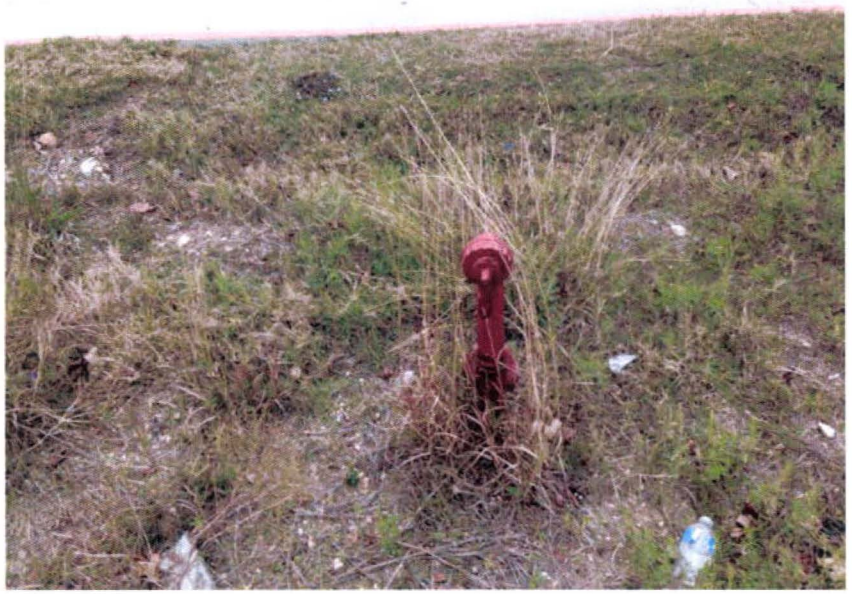
PHOTOS

Location

Photograph 1. View to the southeast across the Site from a driveway west of the Site. The Site is covered with mowed, herbaceous vegetation and occasional trees.

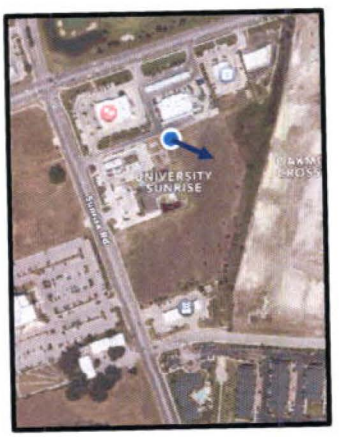
Location

Photograph 2. Soil at the Site was observed where vegetation was not present. The soil was observed to be mostly dark brown clay with a few pieces of gravel scattered across the surface.



Location

Photograph 3. An upright pipe that evidently marks an underground utility was observed on the northwest part of the Site. It is identified as MB1 in the Geologic Assessment Table.



Location

Photograph 4. View across the Site from the north-central part of the Site.

Location

Photograph 5. Gravel observed at the surface may have been dumped at the location.

Location

Photograph 6. Manhole covers for underground utilities are present in the northeast part of the Site. These utilities are MB2 on the Geologic Assessment Table.

Location

Photograph 7. The drainage channel on the east side of the Site contains alluvial sediments deposited by storm events that are mostly silty clay and clay but also include gravel and rock.

Location

Photograph 8. Gavel and rock were deposited as part of the alluvial sediments in the drainage channel on the east side of the Site.

REFERENCES

Site Name: Gold's Gym Round Rock
Location: 4201 Sunrise Road, Round Rock, Williamson County, Texas

Barnes V.L. 1981, *Geologic Atlas of Texas, Austin, Sheet*, Bureau of Economic Geology, the University of Texas at Austin, Texas accessed digitally from http://www.beg.utexas.edu/mainweb /services/GISdatabases.htm for inclusion into the Geologic Database of Texas, accessed November 2015.

Blome, Charles D. and others, *Geologic Map of the Edwards Aquifer Recharge Zone, South-Central Texas*, USGS, 2005.

ESRI, ArcMap GIS, accessed November 2015.

Google Earth, Image of Site, accessed November 2015.

Google Maps, Images of Site, accessed November 2015.

Texas Commission on Environmental Quality, (TCEQ), *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge Zone*, TCEQ-0585-Instructions (Rev. 10-01-04).

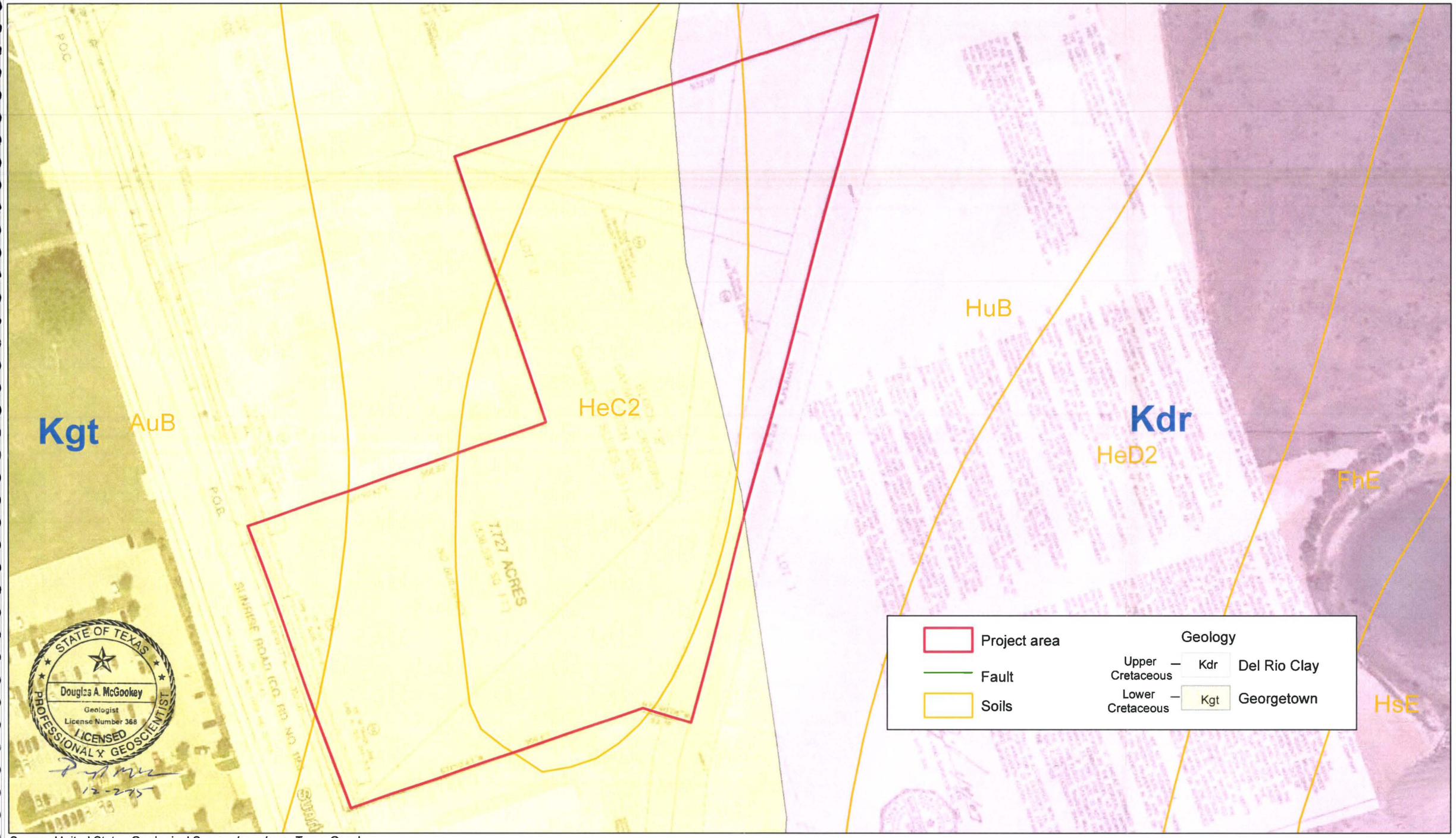
United States Department of Agriculture, *Soil Survey of Bexar County, Texas*. Web Soil Survey 1.1, Natural Resource Conservation Service. WebSoilSurvey.aspx, accessed November 2014.

United Stated Geologic Survey, *Castle Hills Quadrangle*, USGS, Denver, Colorado, 1992.

Veni, George, 2005, *Lithology as a Predictive Tool of Conduit Morphology and Hydrology in Environmental Impact Assessments and the Engineering and Environmental Impacts of Karst*, abstract, 2005 American Society of Civil Engineers.

ATTACHMENT F –

SITE GEOLOGIC MAP



Source: United States Geological Survey, *Longhorn, Texas* Quad.

Medina Consulting Company, Inc.

Project area Geology
Gold's Gym Round Rock
Geological Assessment
Round Rock, Williamson County,Texas

N

Author: Palani K. Whiting

100 0 100 Feet

Date: 12/2/2015

LOT 6
BLOCK B
FINAL PLAT OF
UNIVERSITY SUNRISE SUBDIVISION
SECTION TWO
(DD/44)
(2007019416)

ZONING: C1
LAND USE: COMMERCIAL

TACO BELL

LOT 7
BLOCK B
FINAL PLAT OF
UNIVERSITY SUNRISE SUBDIVISION
SECTION TWO
(DD/44)
(2007019416)

ZONING: C1
LAND USE: COMMERCIAL

PRIMROSE SCHOOL

GOLD'S GYM
37,400± SQ. FT.

PARKING COUNT: 207
FF = 778'

WATER QUALITY POND
VOLUME: 927 CU. YD.

DETENTION POND
VOLUME: 2,512 CU. YD.

LOT 1
BLOCK B
OAKMONT CROSSING
SECTION ONE
(H/311)

ZONING: MF-2
LAND USE: MULTI-FAMILY

RDRK SPE/EAST LLC
(2014028954)

SUNRISE ROAD
(80' R.O.W. WIDTH)

AuB

Kgt

HeC2

Kdr

HuB

HeD

STATE OF TEXAS
Douglas A. McGookey
Geologist
License Number 388
LICENSED
PROFESSIONAL GEOSCIENTIST
12-8-15

Source: United States Geological Survey, *Round Rock, Texas* Quad.

Medina Consulting Company, Inc.

Project area Geology
Gold's Gym
Geological Assessment
Round Rock, Williamson County,Texas

N

Project area
Fault
Soils
Features
Geology
Upper Cretaceous — Kdr — Del Rio Clay
Lower Cretaceous — Kgt — Georgetown

40 0 40
Feet

Author: Palani K. Whiting
Date: 12/4/2015

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: Christian Dowdle P.E

Date: 3/21/25

Signature of Customer/Agent:

Regulated Entity Name: 4151 Sunrise Road

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:N/A
   ☐ Residential: Number of Living Unit Equivalents:N/A
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):1.044

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	8210.22	÷ 43,560 =	0.189
Parking	16552.80	÷ 43,560 =	0.380
Other paved surfaces	7874.046	÷ 43,560 =	0.181
Total Impervious Cover	32637.08	÷ 43,560 =	0.750

Total Impervious Cover 0.750 **÷ Total Acreage** 1.044 **X 100 =** 71.8**% 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	7,000 Gallons/day
_____% Industrial	_____ Gallons/day
_____% Commingled	_____ Gallons/day
TOTAL gallons/day 7,000	

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 (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FIRM MAP # 48491C0491F eff. 12/20/2019

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
TCEQ-0584
Attachment A: Factors Affecting Water Quality

During Construction

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

- Utility water line flushing during the initial line testing must use uncontaminated water that is not hyperchlorinated.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Water used to wash vehicles or control dust must be accomplished using potable water without detergents.
- Materials that are expected to be used on site during construction that could be a potential source of contamination include the following:
    - Concrete and Masonry Materials
    - Wood, plastic and metal Materials
    - Tar and hydrocarbons from paving operations
    - Oil, Grease, fuel and hydraulic fluid from construction equipment and vehicle drippings
    - Fertilizers, Herbicides and Pesticides
    - Cleaning solutions and detergents
    - Miscellaneous construction trash and debris

All non-stormwater discharge will be directed to the temporary Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein.
Stormwater during construction will remove loose material and transport it downstream.

Post Construction

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

- Pollutants generated from vehicles utilizing the site
- Fertilizers, herbicides and pesticides used to maintain landscaping
- Miscellaneous trash and debris generated from the public.

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

Water Pollution Abatement Plan Application
TCEQ-0584
Attachment B: VOLUME AND CHARACTER OF STORMWATER

Existing and developed hydrology calculations were developed using the rational method since the drainage area is under 100 acres for the 25-year and 100-year Atlas 14 design storm events. See below for specific methodology and input variables.

The rational method equation and all associated input variables and equations were calculated using the Round Rock Design and Construction Standards (DACS).

The formula for the Rational Method is:
Qp =CiA

Where:
Qp = peak runoff in cubic feet per second
C = coefficient of runoff
I = average intensity of rainfall in inches per hour
A = area in acres

The runoff coefficients used in both the existing and proposed conditions were determined using Table 2-1 in DACS. For the existing conditions, the pasture/range was assumed; for the proposed conditions, asphaslt and good condition grass was assumed as appropriate.

The rainfall intensity was determined utilizing the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 precipitation frequency estimates in Round Rock for the Brushy Creek Watershed.

Time of concentration was calculated utilizing the NRCS method for sheet, shallow concentrated, and channel flow. A maximum of 100 feet was used for sheet flow calculations and the time of concentration could not be less than 5 minutes.

TC = Tt(sheet) + Tt(shallow concentrated) + Tt(channel)

Sheet Flow:
Tt = 0.42(nLi)0.8 /((P2)0.5 s0.4)

Shallow Concentrated Flow:
Unpaved Tt = Li / (60(16.1345) (s)0.5)
Paved Tt = Li/ (60(20.3282) (s)0.5)

Channel/Pipe Flow:

$$Tt = \Sigma (Li / 60\ Vi)$$

Where, Tt = Travel time in minutes
Li = Length of the reach in ft.
n = Manning's n
P = 2-year, 24-hour rainfall in inches (3.99 inches)
s = Slope of the ground in ft/ft
V = Velocity (ft/s)

Table 1. Manning's n-Values

Sheet Flow & Shallow Overland Flow	
Surface Description	n
Short-grass prairie	0.15
Asphalt	0.016

EXISTING DRAINAGE CONDITIONS

The existing drainage conditions are represented with one drainage boundary. There is no existing impervious cover. The rational method was used to estimate the 25-year and 100-year rate of runoff. The PDS based precipitation frequency estimates for Round Rock, Texas for a 7.8-minute time of concentration are:

Tc (min)	25-yr (in/hr)	100-yr (in/hr)
7.8	9.61	12.4

The inputs and results from the rational method for the existing drainage boundary are in Table 2 below.

Table 2. Pre-Project Inputs and Results

Drainage Basin	Area (acres)	Impervious Cover (%)	Tc (min)	C25	C100	i 25-YR (in/hr)	i 100-YR (in/hr)	Q 25-YR (cfs)	Q 100-YR (cfs)
E1	1.24	0.0	7.8	0.42	0.49	9.61	12.4	5.0	7.5

PROPOSED DRAINAGE CONDITIONS

The proposed drainage conditions are represented with five drainage boundaries equal in area to the existing drainage boundary. Areas D1 and D2 flow to the existing stub-out provided during the permitting of Gold's Gym under SDP 1601-0001. The proposed rate of runoff for the 100-year storm is 11.4 cfs to the existing storm stub-out as compared to the 12.74 cfs assumed. The PDS based precipitation frequency estimates for Round Rock, Texas based on time of concentration are:

Tc (min)	25-yr (in/hr)	100-yr (in/hr)
6.2	10.5	13.5
5	11.1	14.2

The inputs and results for the proposed drainage improvements are in Table 3 below.

Table 3. Post-Project Inputs and Results

Drainage Basin	Area (acres)	Impervious Cover (%)	Tc (min)	C25	C100	i 25-YR (in/hr)	i 100-YR (in/hr)	Q 25-YR (cfs)	Q 100-YR (cfs)
D1	0.65	87	5.0	0.80	0.89	11.10	14.20	5.8	8.2
D2	0.27	74	5.0	0.75	0.82	11.10	14.20	2.2	3.2
D3	0.17	3	6.2	0.43	0.48	10.50	13.50	0.8	1.1
D4	0.03	100	5.0	0.86	0.95	11.10	14.20	0.3	0.4
D5	0.12	0	5.0	0.46	0.51	11.10	14.20	0.6	0.9

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Christian Dowdle, P.E

Date: 03/21/25

Signature of Customer/Agent:

Regulated Entity Name: 4151 Sunrise Road

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Unnamed Tributary of Chandler Branch

Temporary Best Management Practices (TBMPs)

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

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

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

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

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

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

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

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Temporary Stormwater Section
TCEQ-0602
Attachment A: SPILL RESPONSE ACTION

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

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

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

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

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

UNIVERSITY SUNRISE SUBDIVISION
SECTION 2, BLOCK B, LOT 8C
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

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

1.4.16 Spill Prevention and Control

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

Education

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

General Measures

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

More information on spill rules and appropriate responses is available on the TCEQ website at:
https://www.tceq.texas.gov/response/spills

Vehicle and Equipment Maintenance

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

Vehicle and Equipment Fueling

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

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Attachment B: POTENTIAL SOURCES FOR CONTAMINATION

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.
Presentative Measures: Vehicle maintenance will be performed withing the construction staging area or a local maintenance shop.

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

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

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

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

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

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

Water Pollution Abatement Plan Application
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Attachment C: SEQUENCE OF MAJOR ACTIVITIES

1. Install and maintain Erosion Control and Tree Protection per the Approved Plans and specifications prior to any clearing and grubbing, grading, excavating, etc. Notify Construction Inspection Division when installed.
2. Prior to beginning construction, the owner or his representative shall hold a Pre-Construction Conference between TCEQ, Williamson County, Contractor, and any other affected parties. Notify TCEQ at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Prior to Pre-Construction Conference.
3. Hold Pre-Construction Conference with contractor, TCEQ, EV Inspector, Engineer, and owner or his representative.
4. Installation of Temporary BMPs. (Estimate of disturbed area= 1.044 ac)
5. Initiate Grubbing Topsoil Stripping of Site. (1.044 ac)
6. Rough subgrade Preparation (earthwork, grading, street, and drainage excavation and embankment: 1.044 ac)
7. Wet and Dry Utility Construction (0.0459 ac)
8. Final Subgrade Preparation (0.481 ac)
9. Building Construction (0.189 ac)
10. Paving Activities (0.481 ac)
11. Site cleanup and Removal of Temporary BMPs (1.044 ac)
12. Clean site and revegetate all disturbed area according to the plans and specifications. (0.2842 ac)
13. Stabilization measures should include seeding and/or mulching. (0.2842 ac)
14. Complete permanent erosion control and restoration of site vegetation. (0.2842 ac)
15. Project Engineer to provide a written concurrence letter, and scheduling final inspection with EV
16. Inspection, prior to the removal of erosion controls.
17. Remove and dispose of temporary erosion/sedimentation control measures.
18. Complete any necessary final dress up of areas disturbed by Item 16.
19. Conduct a final inspection and complete all punch list items.

Water Pollution Abatement Plan Application
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Attachment D: TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

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

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

Water Pollution Abatement Plan Application
TCEQ-0602
Attachment F: STRUCTURAL PRACTICES

The project area is less than 10 acres within a common drainage area disturbed at one time, a combination of a sediment basin and other erosion control measures, such as silt fences and rock berms, will be provided. For any areas not draining to sediment ponds, silt fences shall be provided.

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

Silt Fence

- Barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site.

1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in2 , ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.

2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft2 , and Brindell hardness exceeding 140.

3) Woven wire backing to support the fabric should be galvanized 2” x 4” welded wire, 12 gauge minimum.

Fiber Rolls

- Placed at the toe and on the face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff.

1) Core material: Core material should be biodegradable or recyclable. Material may be compost, mulch, aspen wood fibers, chipped site vegetation, agricultural rice or wheat straw, coconut fiber, 100% recyclable fibers, or similar materials.

2) Containment Mesh: Containment mesh should be 100% biodegradable, photodegradable or recyclable such as burlap, twine, UV photodegradable plastic, polyester, or similar material. When the fiber role will remain in place as part of a vegetative system use biodegradable or photodegradable mesh. For temporary installation recyclable mesh is recommended.

Stabilized Construction Entrance

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

1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.

2) The aggregate should be placed with a minimum thickness of 8 inches.

3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd2 , a mullen burst rating of 140 lb/in2 , and an equivalent opening size greater than a number 50 sieve.

4) If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Inlet Protection

- Filter barrier protection installed around stormwater inlets that provide protection against silt transport or accumulation in storm sewer systems.

1) Filter fabric should be a nylon reinforced polypropylene fabric which meets the following minimum criteria: Tensile Strength, 90 lbs.; Puncture Rating, 60 lbs.; Mullen Burst Rating, 280 psi; Apparent Opening Size, U.S. Sieve No. 70.

2) Posts for fabric should be 2” x 4” pressure treated wood stakes or galvanized steel, tubular in cross-section or they may be standard fence “T” posts.

3) Concrete blocks should be standard 8” x 8” x 16” concrete masonry units.

4) Wire mesh should be standard hardware cloth or comparable wire mesh with an opening size not to exceed 1/2 inch.

Concrete Washout

- Prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing washout in a designated area, and training employees and subcontractors.

1) Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Rock Berm

- Serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow.

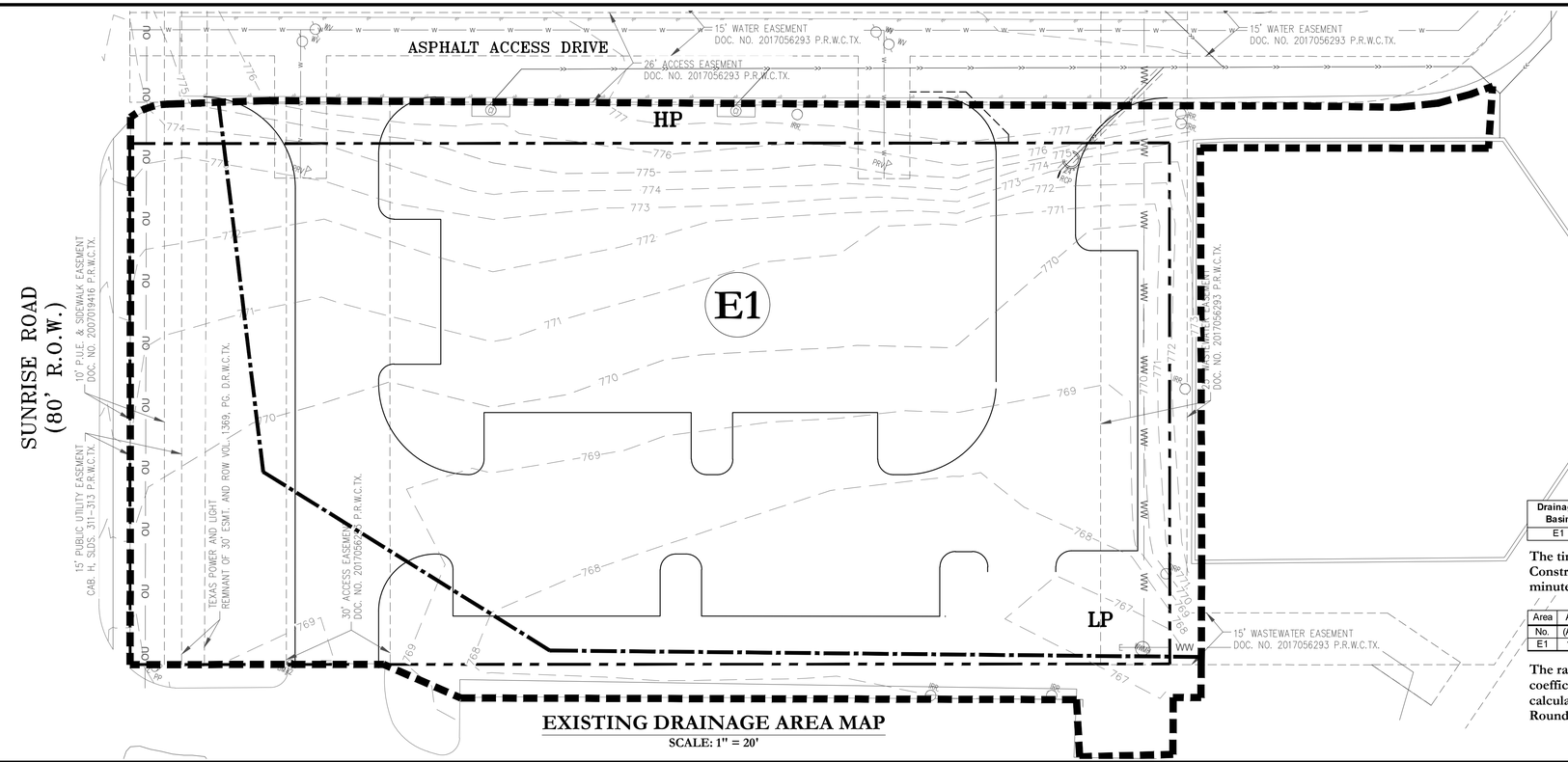
1) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.

2) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Water Pollution Abatement Plan Application TCEQ-0602
Attachment G: DRAINAGE AREA MAP

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

OCE-ENGINEERING.CTB



EXISTING DRAINAGE AREA MAP

SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- TIME OF CONCENTRATION
- A1 — DRAINAGE AREA LABEL
- 940 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW
- HP/LP — HIGH POINT/LOW POINT

0 20' 40'

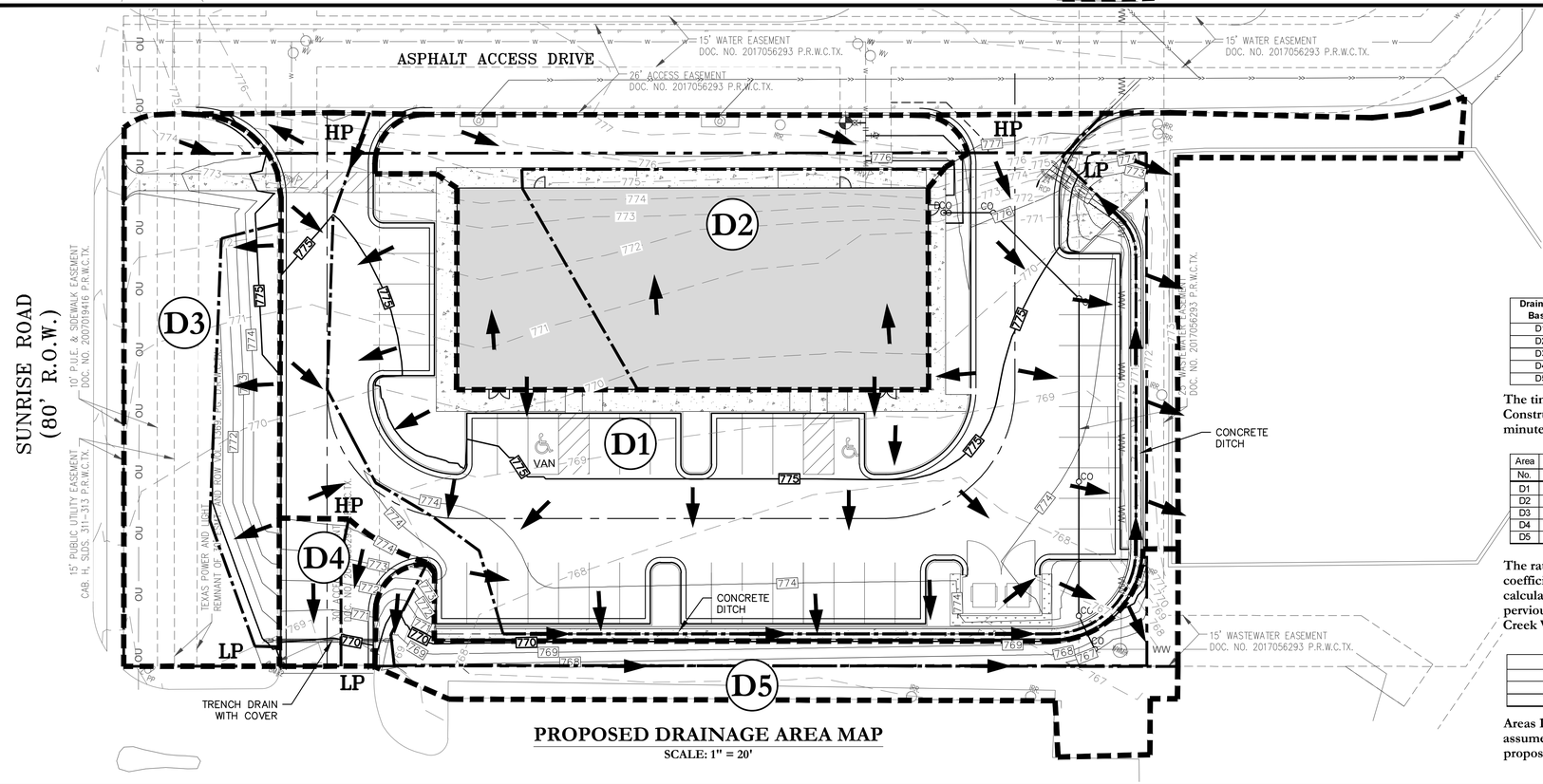
SCALE: 1" = 20'

Drainage Basin	Sheet Flow			Shallow Concentrated Flow			Channel/Pipe Flow			
	Length (ft)	Slope (%)	Ts (min)	Length (ft)	Slope (%)	Tsc (min)	Length (ft)	V (ft/s)	Tp (min)	Total Tc (min)
E1	100	5.4%	5.9	105	2.1%	0.8	179	2.5	1.2	7.8

The time of concentration was calculated based on the City of Round Rock Design and Construction Standards (DACS) Section 2. The time of concentration is a minimum of 5 minutes.

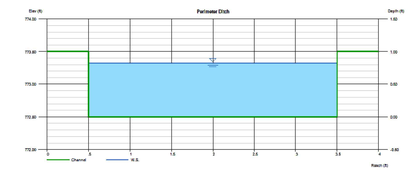
Area No.	Area (Acre)	T_C (Min.)	Perv. (%)	Imperv. (%)	C	C	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS
E1	1.24	7.8	100	0	0.42	0.49	9.61	12.40	5.0	7.5

The rate of runoff was calculated using the Rational Method, Q = CiA where C is the coefficient of runoff, i is the rainfall intensity, and A is area. The coefficient of runoff is calculated assuming Pasture/Range conditions. The rainfall intensity is determined from Round Rock RAIn for the Brushy Creek Watershed.



PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 20'



Drainage Basin	Sheet Flow			Shallow Concentrated Flow			Channel/Pipe Flow			
	Length (ft)	Slope (%)	Ts (min)	Length (ft)	Slope (%)	Tsc (min)	Length (ft)	V (ft/s)	Tp (min)	Total Tc (min)
D1	100	2.2%	1.4	76	2.1%	0.4	342	2.5	2.3	5.0
D2	74	2.0%	1.1	0	0.0%	0.0	124	2.5	0.8	5.0
D3	100	5.8%	5.8	47	1.3%	0.4	0	2.5	0.0	6.2
D4	44	12.2%	0.4	0	0.0%	0.0	0	2.5	0.0	5.0
D5	32	16.7%	1.5	0	0.0%	0.0	230	2.5	1.5	5.0

The time of concentration was calculated based on the City of Round Rock Design and Construction Standards (DACS) Section 2. The time of concentration is a minimum of 5 minutes.

Area No.	Area (Acre)	T_C (Min.)	Perv. (%)	Imperv. (%)	C	C	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS
D1	0.65	5.0	13	87	0.80	0.89	11.10	14.20	5.8	8.2
D2	0.27	5.0	26	74	0.75	0.82	11.10	14.20	2.2	3.2
D3	0.17	6.2	97	3	0.43	0.48	10.50	13.50	0.8	1.1
D4	0.03	5.0	0	100	0.86	0.95	11.10	14.20	0.3	0.4
D5	0.12	5.0	100	0	0.46	0.51	11.10	14.20	0.6	0.9

The rate of runoff was calculated using the Rational Method, Q = CiA where C is the coefficient of runoff, i is the rainfall intensity, and A is area. The coefficient of runoff is calculated assuming asphalt for the impervious cover and grass in good condition for the pervious areas. The rainfall intensity is determined from Round Rock RAIn for the Brushy Creek Watershed.

AREAS	T_C	C_{25}*A	C_{100}*A	I_{25}	I_{100}	Q_{25}	Q_{100}
COMBINED	(Min.)			In/Hr	In/Hr	CFS	CFS
D1-D2	5	0.73	0.80	11.10	14.20	8.1	11.4
D3, D5	5	0.13	0.14	11.10	14.20	1.4	2.0

Areas D1 and D2 flow to the existing stub-out provided with Gold's Gym, SDP 1601-0001. The assumed Q100 at the time of permitting Gold's Gym was 12.74 cfs compared to the 11.4 cfs proposed.

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 2007 San Bass Rd. Ste. 200 Round Rock, Texas 78681 www.cbdeng.com

SHEET NAME: DRAINAGE AREA MAP

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian Dowdle 3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025

JOB NUMBER: 5658

SHEET: 7 OF 28

FILE PATH: J:\ACD\5658\dwg\5658 DRAINAGE.dwg - Mar 21, 2025 - 4:17pm

Water Pollution Abatement Plan Application
TCEQ-0602
Attachment I: INSPECTION AND MAINTENANCE FOR BEST MANAGEMENT PRACTICES

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

Silt Fence

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

Fiber Rolls

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

Stabilized Construction Entrance

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

Inlet Protection

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

Concrete Washout

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

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

Water Pollution Abatement Plan Application
TCEQ-0602
Attachment J: SCHEDULE OF INTERIM AND PERMANENT SOIL STABLIZATION PRACTICES

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

1) Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.

2) Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

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

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

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

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

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

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

Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

UNIVERSITY SUNRISE SUBDIVISION
SECTION 2, BLOCK B, LOT 8C
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Stabilization Activities Log

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

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

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: Christian Dowdle, P.E.

Date: 03/21/2025

Signature of Customer/Agent

Regulated Entity Name: 4151 Sunrise Road

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

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment B: BMPs FOR UPGRADIENT STORMWATER

The storm water that originates up gradient from the site is already being captured by existing storm drains from existing surrounding developments. The existing grades and storm systems prevent the up gradient storm water from flowing across the site and coming into contact with the proposed impervious cover. The impervious areas inside the site boundaries will be constructed to drain into an onsite storm drainage system. The first flush of stormwater will be treated by a Sand Filter System, the chosen permanent BMP. The pervious area that are draining away from the proposed impervious areas of the site will be allowed to sheet flow from the site untreated. Please refer to the proposed Drainage Area Map (Exhibit 5 attached) for evidence of the statement above.

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment C: BMPs FOR ON-SITE STORMWATER

A Sand Filter will be utilized as the permanent Best Management Practice on the site. All storm water runoff from impervious areas will be collected by an underground storm sewer system and routed through a splitter box structure to provide the required overall removal of 80% of the increase in Total Suspended Solids. Construction plans, calculations and specifications are provided which are provided below.

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment D: BMPs FOR SURFACE STREAMS

There are no existing surface streams or sensitive features on site. All permanent BMP's have been designed to remove 80% of the increase in Total Suspended Solids as per current TCEQ requirements.

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment F: CONSTRUCTION PLANS

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

Calculations for the load removal requirements for the site and the load removal provided by the permanent BMP's are provided in Attachment C which has been signed and sealed by a professional engineer licensed in the state of Texas. The load removal requirements are derived from the equations from the technical guidance manual based upon project area and increase in impervious cover. All storm water runoff from impervious area will be treated by the proposed permanent BMP to provide the overall required removal of 80% of the increase in Total Suspended Solids. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMP.

Construction plans, details, specifications, calculations and construction notes are provided below.

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment G: INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Permanent BMPs

The permanent BMP's will be owned, operated, and maintained by Gold's Gym Round Rock (located at 4201 Sunrise Road), whose WPAP was permitted with TCEQ under RN #109992619. The regional detention and water quality pond are appropriately sized for full build out conditions as shown with the TSS Removal Calculations. Attached below is Attachment G of TCEQ-0600 form that was completed during the permitting of Gold's Gym with TCEQ.

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

PROJECT NAME: Gold's Gym – Round Rock
ADDRESS: The project is located at 4201 Sunrise Rd.
CITY, STATE: Round Rock, TX

PERMANENT BMP'S

SAND FILTER SYSTEM

- Inspections. The BMP facilities must be inspected semi-annually (once during or immediately after wet weather) and repairs should be made if necessary.
- Sediment Removal. Remove sediment from inlet structure and sedimentation chamber at least annually, or when depth reaches 6 inches, or proper functioning is impaired; remove sediment from basin at least every 5 years.
- Media Replacement. More extensive maintenance of the filter media is required when the draw-down time begins to exceed the target time of 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.
- Debris and Litter Removal. Accumulated paper, trash and debris should be removed during regular mowing operations and inspections, or as necessary.
- Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- Mowing. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities.
All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: RBR Real Estate Holdings, LLC.

Mailing Address: 4001 Maple Avenue, Suite 600

City, State: Dallas, TX Zip: 75219

Telephone: (214) 283-8578 Fax:

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practice for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party _____ Date 12/11/2015

This Maintenance Plan is based on TCEQ Maintenance Guidelines.

By: _____ Date 12/11/15
Devin D. King, P.E.

EDWARDS AQUIFER WPAP
STORMWATER QUALITY MAINTENANCE LOG

INSTALLATION		MAINTENANCE		REMOVAL	
DATE	CONTROL TYPE	DATE	CONTROL TYPE	DATE	CONTROL TYPE

Note: Reference Contributing Zone Application Attachment N Maintenance Plan and Schedule for BMP's

EDWARDS AQUIFER WPAP
STORMWATER QUALITY MAINTENANCE LOG

INSTALLATION		MAINTENANCE		REMOVAL	
DATE	CONTROL TYPE	DATE	CONTROL TYPE	DATE	CONTROL TYPE

Operation and Maintenance Inspection Form Sand Filter

Inspector Name:		**Community:**	
Inspection Date:		**Address:**	
Type of BMP:			
Watershed:			

Item Inspected	Checked			Maintenance		Observations and Notes:
	Yes	No	N/A	Yes	No	
Accessibility						
1. Adequate maintenance access						
2. Vehicular access from public right-of-way						
3. Ingress/egress to structure						
4. Manholes, frames and covers						
5. Vents (if applicable)						
6. Ladders secure						
7. Top slab, cracks or spalling						
8. Parging						
9. Erosion around structure						
10. Structure obstructed by objects						
11. Throat trash rack opening > 4" (debris)						
12. Other (specify)						
Sedimentation Chamber						
1. Throat opening support block less than 6"						
2. Trash, debris, or sediment blocks more than 10% of chamber						
3. Cracks or displacements						
4. Minor spalling or parging (<1")						
5. Major spalling (exposed rebar)						
6. Joint failure						
7. Loss of joint material						
8. Water tightness						
9. Gutter pan spalling						
10. Scour present						
11. Other (specify)						
Pretreatment (if applicable)						
1. Maintenance access						
2. Less than 18" of sediment						
3. Debris/ trash accumulated on orifice or standpipe						
4. Standpipe condition						
5. Dewater time less than 36 hours						

Operation and Maintenance Inspection Form Sand Filter

6. Other (specify)						
Trash Rack						
1. Present						
2. Obstructed						
3. Corrosion						
4. Other (specify)						
Filter Chamber						
1. Scour present						
2. Cracks or displacements						
3. Minor spalling or parging (<1")						
4. Major spalling (exposed rebar)						
5. Joint failure						
6. Loss of joint material						
7. Water tightness						
8. Trash, debris, or sediment blocks more than 10% of chamber						
9. Gutter pan spalling						
10. Other (specify)						
Sand Filter						
1. Filter existing as designed						
2. Sediment accumulation (<1")						
3. Dewater time less than 48 hours						
4. Vegetation						
5. Sediment/ trash/ debris accumulation in gravel/sand						
6. Oil/ chemical accumulation on gravel/sand						
7. Filter fabric condition						
8. Clogging visible						
9. Other (Specify)						
Outfall Chamber						
1. Scour present						
2. Cracks or displacements						
3. Minor spalling or parging (<1")						
4. Major spalling (exposed rebar)						
5. Joint failure						
6. Loss of joint material						
7. Water tightness						
8. Trash, debris, or sediment blocks more than 10% of chamber						
9. Exit pipes adequately parged						
10. Other (specify)						
Outfall from Sediment Chamber						
1. Excessive sediment/trash/debris deposits						
2. End walls, headwalls, and end sections condition						

Operation and Maintenance Inspection Form Sand Filter

3. Outfall pipes						
4. Displaced rip-rap						
5. Undercut outlet						
6. Erosion at outfall						
7. Other (specify)						
Flow Splitter Chamber						
1. Excessive sediment/trash/debris deposits						
2. Cracks or displacements						
3. Minor spalling or parging (<1")						
4. Major spalling (exposed rebar)						
5. Joint failure						
6. Loss of joint material						
7. Water tightness						
8. Gutter pan spalling						
9. Scour present						
10. Corrosion						
11. Metal grate						
12. Condition of inflow/outflow pipes						
13. Other (specify)						
Miscellaneous						
1. Encroachments on basin or easement area						
2. Complaints from local residents						
3. Aesthetics						
a. Trash removal required						
b. Graffiti removal required						
c. Other						
4. Public hazards						
5. Maintenance access						
6. Unauthorized modifications						
7. Significant engineering/design flaws						
8. Other (specify)						

Summary

Inspector's Remarks: _____

_____

_____

Overall Condition of Facility (Check One): Acceptable ☐ Unacceptable ☐

Water Pollution Abatement Plan Application
TCEQ-0600
Attachment I: MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Surface streams do not exist on site. Therefore, 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 not provided at the end of this form. All disturbed areas will be re-vegetated as soon as possible.

Water Pollution Abatement Plan Application
Appendix A: TCEQ TSS REMOVAL CALCULATIONS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 4151 Sunrise Rd
Date Prepared: 2/25/2025

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 * =	7.73	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	4.79	acres
Total post-development impervious cover fraction * =	0.62	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	4170	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	1	

4/25/2025

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	7.73	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	4.79	acres
Post-development impervious fraction within drainage basin/outfall area =	0.62	
$L_{M\ THIS\ BASIN}$ =	4170	lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **4151 Sunrise Rd**
Date Prepared: **2/25/2025**

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Sand Filter**
Removal efficiency = **89** 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 =	**7.73**	acres
A_I =	**4.79**	acres
A_P =	**2.94**	acres
L_R =	**4766**	lbs

4/25/2025

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 4151 Sunrise Rd
Date Prepared: 2/25/2025

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

Desired $L_{M\ THIS\ BASIN}$ = **4170** lbs.

F = **0.87**

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 = **1.44** inches
Post Development Runoff Coefficient = **0.44**
On-site Water Quality Volume = **17582** cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = **21098** cubic feet

Minimum filter basin area = **1758** square feet

Maximum sedimentation basin area = **7033** square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = **440** square feet **For maximum water depth of 8 feet**

4/25/2025

	WATER QUALITY VOLUME	BASIN HT	SEDIMENTATION AREA (H=5 FT)	FILTRATION AREA
	CU. FT	FT	SQ FT	SQ FT
REQUIRED	21,096	5	1,759	1,758
PROVIDED	30,672		2,100	2,100

The total required WQV, sedimentation area, and filtration area is based on the full build-out conditions for Gold's Gym [4201 Sunrise Road] (RN #108926619), University Sunrise Subdivision Lot 8B, and this outparcel, Lot 8C which are all draining to the regional pond.

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

I Tyler Dutton,
Print Name

Director of Development,
Title - Owner/President/Other

of 4151 Sunrise LP,
Corporation/Partnership/Entity Name

have authorized Christian Dowdle, P.E.
Print Name of Agent/Engineer

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

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

4/9/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Dutton 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 9th day of April, 2025.

NOTARY PUBLIC

P. DIANNE HERNANDEZ
Notary Public, State of Texas
Comm. Expires 09-19-2027
Notary ID 128743957

P. Dianne Hernandez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09-19-2027

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: 4151 Sunrise Road
Regulated Entity Location: 4151 Sunrise Road, Round Rock, Texas 78665
Name of Customer:4151 Sunrise LP
Contact Person: Christian Dowdle, P.E. Phone: 512-280-5160
Customer Reference Number (if issued):CN _____
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	1.044 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Christian D

Date: 3/21/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

☒ 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)*

SECTION II: Customer Information

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

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

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

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

4151 Sunrise LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0805660518	32096314821	99-4574609	N/A

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

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ Yes ☒ No

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

115 Wild Basin Road
Suite 210

City	State	ZIP	ZIP + 4
Austin	TX	78746	3347

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	tyler@kpgcommercial.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 411-1062		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ 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 Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)

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

4151 Sunrise Road

23. Street Address of the Regulated Entity: *(No PO Boxes)*	4151 Sunrise Road							
	City	Round Rock	**State**	TX	**ZIP**	78665	**ZIP + 4**	N/A
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The project is located NE of the intersection of Sunrise Road and Hidden Valley Drive and south of University Blvd.

26. Nearest City	**State**	**Nearest ZIP Code**
Round Rock	TX	78665

27. Latitude (N) In Decimal:	30.55924		**28. Longitude (W) In Decimal:**	-97.67880	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	33	33.264	97	40	43.68

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)
0742 / 5399		541940 / 45999	

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

Veterinarian Clinic and/ or Retail Store

34. Mailing Address:	**4151 Sunrise Road**							
	City	**Round Rock**	**State**	**TX**	**ZIP**	**78665**	**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
		11000079		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Christian Dowdle, P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 280-5160		(512) 280-5165	cdowdle@cbdeng.com

SECTION V: Authorized Signature

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

Company:	Carlson, Brigance & Doering, Inc.	**Job Title:**	Project Engineer
Name*(In Print)* **:**	Christian Dowdle P.E.	**Phone:**	(512) 280-5160
Signature:		**Date:**	3/15/2024

OCE-ENGINEERING.CTB

SUNRISE LOT 8C

SITE DEVELOPMENT IMPROVEMENTS
4151 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

ACCEPTED FOR CONSTRUCTION:

CITY OF ROUND ROCK, TEXAS — DATE
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

SDP25-00003
PERMIT NUMBER

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, CHRISTIAN DOWDLE, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Christian D 3/21/2025

CHRISTIAN DOWDLE, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER
REGISTRATION NO. 143643
CARLSON, BRIGANCE & DOERING, INC., FIRM ID #3791
2007 SAM BASS ROAD, SUITE 200
ROUND ROCK, TEXAS 78681
(512) 280-5160
FAX: (512) 280-5165

STATE OF TEXAS · CHRISTIAN DOWDLE · 143643 · LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

2. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE FEMA 100-YR FLOODPLAIN ACCORDING TO INFORMATION FROM FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48491C0491F, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP DATED 12/20/2019.

3. THIS PROJECT IS LOCATED WITHIN THE BRUSHY CREEK WATERSHED.

4. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. ON-SITE DETENTION AND WATER QUALITY WILL BE PROVIDED PER CITY AND TCEQ REQUIREMENTS FOR THIS PROJECT. TCEQ APPROVAL REQUIRED BEFORE PRE-CONSTRUCTION MEETING. DOCUMENTATION OF APPROVAL IS REQUIRED.

LEGAL DESCRIPTION:
LOT 8C, REPLAT OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION, SECTION TWO ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017056293 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

LOT AREA:
1.044 ACRES

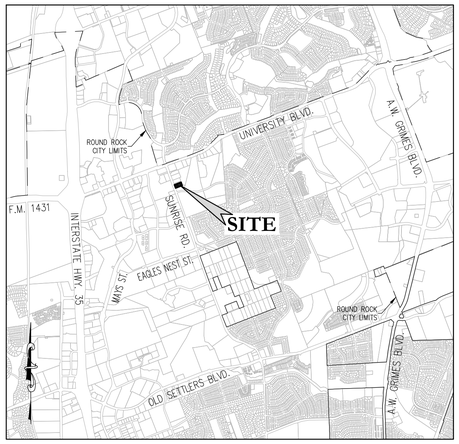
ZONING:
"C-1" – GENERAL COMMERCIAL

PROPOSED USE:
VETERINARY/RETAIL

IMPERVIOUS AREA:
EXISTING: 0.00 AC. (0.00 SF) – 0.00% IMPERVIOUS AREA
PROPOSED: 0.75 AC. (32,707 SF) – 71.84% IMPERVIOUS AREA

DISTURBED AREA:
1.02 AC. (44,431 SF)

BENCHMARKS:
BM #A: SQUARE IN CURBLINE, ± 85' EAST OF CL OF SUNRISE ROAD, ± 1085' SOUTH OF THE INTERSECTION OF UNIVERSITY BLVD. – ELEV. = 769.43' NAVD '88



LOCATION MAP
N.T.S.

OWNER/DEVELOPER:
4151 SUNRISE LP
115 WILD BASIN RD. S., STE. 210
AUSTIN, TEXAS 78746
(512) 437-6404

ENGINEER:
CHRISTIAN DOWDLE, P.E.
CARLSON, BRIGANCE & DOERING, INC.
2007 SAM BASS ROAD, STE. 200
ROUND ROCK, TEXAS 78681
(512) 280-5160

ARCHITECT:
MAURICIO FELDSBERG
LEVY ARCHITECTS
2438 WEST ANDERSON LANE, STE. B-2
AUSTIN, TEXAS 78757
(512) 342-9177

LANDSCAPE ARCHITECT:
KENDRICK YEH
ARTIS
1405 W. KOENIG LN.
AUSTIN, TX 78756
(830) 302-0969

SHEET INDEX

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

TEXAS ONE CALL SYSTEM · TEXAS ONE CALL BEFORE YOU DIG · 1-800-245-4545

SDP25-00003

NO.	DESCRIPTION	DATE	APPROVED

DESIGNED BY: RWH
DRAFTED BY: RWH

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 2007 Sam Bass Rd. Ste. 200 Round Rock, Texas 78681 www.cbdeng.com

SHEET NAME: COVER SHEET
JOB NAME: SUNRISE LOT 8C
PROJECT: SITE DEVELOPMENT PLAN

Christian D 3/21/2025

STATE OF TEXAS · CHRISTIAN DOWDLE · 143643 · LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025
JOB NUMBER: 5658
SHEET: 1 OF 28

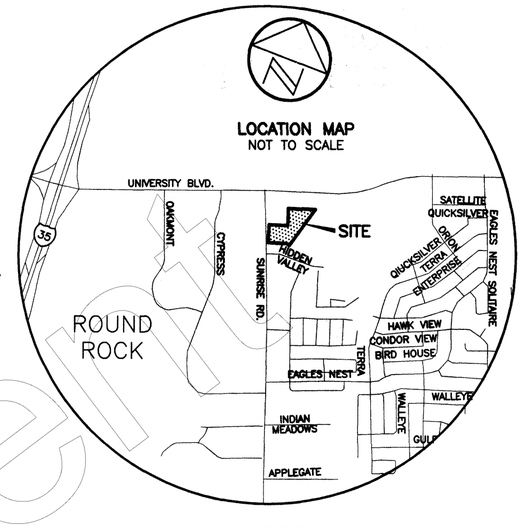
FILE PATH: J:\ACD\5658\dwg\5658-COVER.dwg - Mar 21, 2025 - 4:16pm

Doc#2017056293

REPLAT OF LOT 8, BLOCK B
FINAL PLAT OF
UNIVERSITY SUNRISE SUBDIVISION SECTION TWO

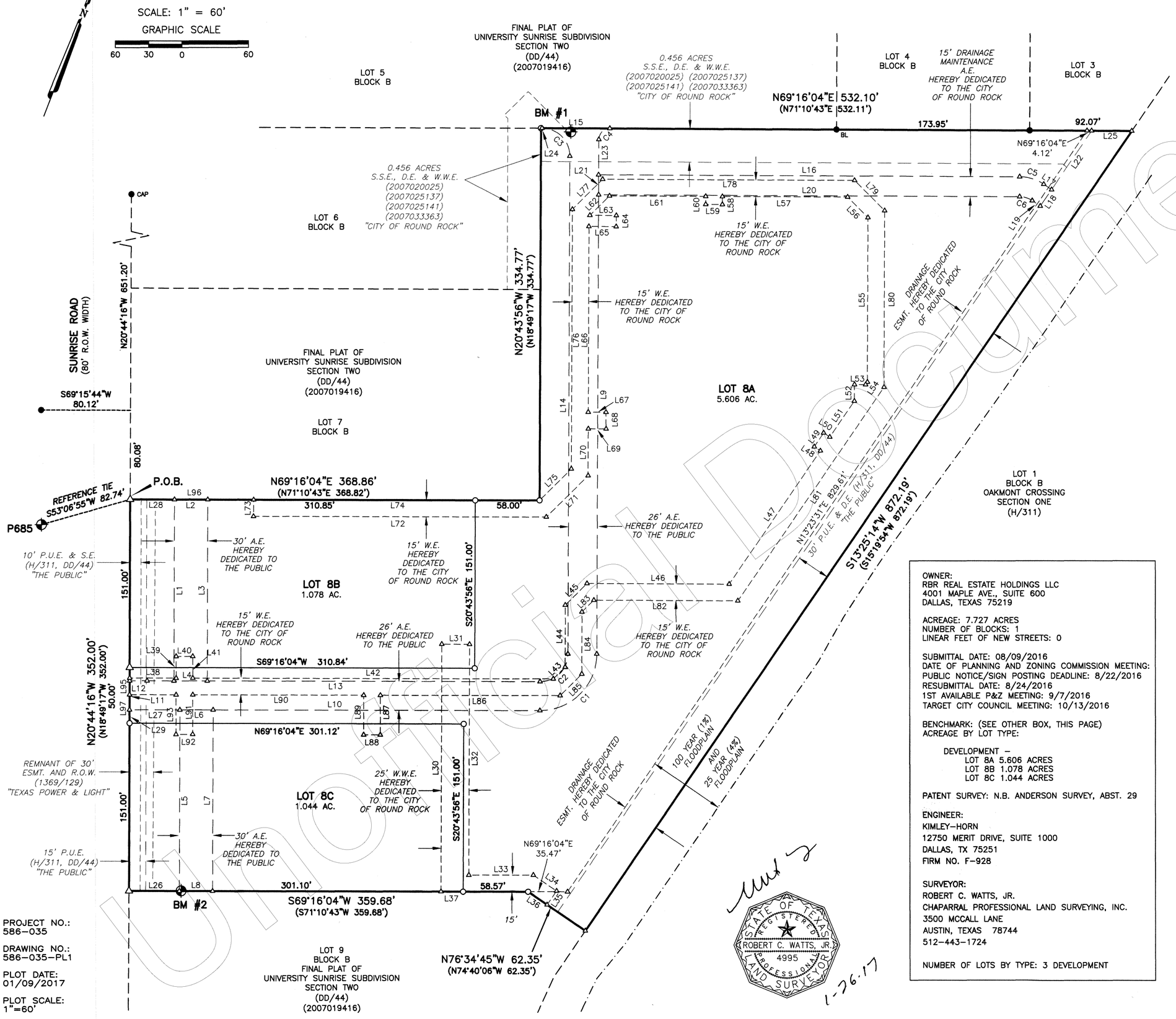
SCALE: 1" = 60'
GRAPHIC SCALE
60 30 0 60

LOCATION MAP
NOT TO SCALE



LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
●BL	1/2" REBAR WITH "BASE LINE" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
▵	CALCULATED POINT
⊕	CONTROL POINT LOCATION
S.E.	SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	STORMSEWER EASEMENT
W.W.E.	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.E.	WATER LINE EASEMENT
A.E.	ACCESS EASEMENT
( )	RECORD INFORMATION



PROJECT NO.:
586-035

DRAWING NO.:
586-035-PL1

PLOT DATE:
01/09/2017

PLOT SCALE:
1"=60'

OWNER:
RBR REAL ESTATE HOLDINGS LLC
4001 MAPLE AVE., SUITE 600
DALLAS, TEXAS 75219

ACREAGE: 7.727 ACRES
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

SUBMITTAL DATE: 08/09/2016
DATE OF PLANNING AND ZONING COMMISSION MEETING:
PUBLIC NOTICE/SIGN POSTING DEADLINE: 8/22/2016
RESUBMITTAL DATE: 8/24/2016
1ST AVAILABLE P&Z MEETING: 9/7/2016
TARGET CITY COUNCIL MEETING: 10/13/2016

BENCHMARK: (SEE OTHER BOX, THIS PAGE)
ACREAGE BY LOT TYPE:

DEVELOPMENT –
LOT 8A 5.606 ACRES
LOT 8B 1.078 ACRES
LOT 8C 1.044 ACRES

PATENT SURVEY: N.B. ANDERSON SURVEY, ABST. 29

ENGINEER:
KIMLEY-HORN
12750 MERIT DRIVE, SUITE 1000
DALLAS, TX 75251
FIRM NO. F-928

SURVEYOR:
ROBERT C. WATTS, JR.
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724

NUMBER OF LOTS BY TYPE: 3 DEVELOPMENT

STATE OF TEXAS REGISTERED ROBERT C. WATTS, JR. 4995 PROFESSIONAL LAND SURVEYOR

1-26-17

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P685".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10178478.37
E 3132053.09

TEXAS STATE PLANE COORDINATES:
N 10177257.10
E 3131677.29

ELEVATION = 778.20'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99988001
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 0°00'00"

BM #1: SQUARE IN THE SOUTHWEST CORNER OF A STORM SEWER INLET NEAR NW CORNER OF LOT 8A, +/- 438' EAST OF THE CENTERLINE OF SUNRISE ROAD

ELEVATION = 779.57'
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE IN THE CURBLINE OF THE NORTHWEST TERMINATION OF A DRIVE, +/- 85' EAST OF THE CENTERLINE OF SUNRISE ROAD, THE DRIVE BEING +/- 1085' SOUTH OF THE INTERSECTION OF UNIVERSITY BOULEVARD AND SUNRISE ROAD.

ELEVATION = 769.23'
VERTICAL DATUM: NAVD 88 (GEOID 09)

REPLAT OF LOT 8, BLOCK B FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THE PRESENTS:

THAT RBR REAL ESTATE HOLDINGS, LLC, OWNER OF 7.727 ACRES OF LAND, BEING ALL OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION, SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 44 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2015073899 THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

DO RESUBDIVIDE SAID LOT 8, BLOCK B, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION, SECTION TWO

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 23 DAY OF JANUARY, 2017 A.D.

BY: _____
MICHAEL G. SMITH
RBR REAL ESTATE HOLDINGS LLC
4001 MAPLE AVE., SUITE 600
DALLAS, TEXAS 75219

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23rd DAY OF January, 2016, BY, Hilary Trest
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: Hilary Trest
MY COMMISSION EXPIRES: 3/12/19

HILARY TREST
Notary Public, State of Texas
Comm. Expires 03-12-2019
Notary ID 13015266-2

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

PLANNING AND ZONING COMMISSION APPROVAL:

APPROVED THIS 7th DAY OF September, 2016, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN

SURVEYOR'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ROBERT C. WATTS, JR., DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED.

DATE OF SURVEY: 2/27/2015

1-26-17

ROBERT C. WATTS, JR., R.P.L.S. 4995

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
512-443-1724
TBPLS Firm No. 10124500

ENGINEER'S CERTIFICATE:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, SARAH SCOTT, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

1.20.17

SARAH SCOTT, P.E. NO. 113285

ENGINEERING BY:
KIMLEY-HORN
12750 MERIT DRIVE, SUITE 1000
DALLAS, TX 75251
FIRM NO. F-928

STATE OF TEXAS
SARAH E. SCOTT
113285
LICENSED
PROFESSIONAL ENGINEER

COUNTY CLERK:

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE 21ST DAY OF June 2017 A.D., AT 10:30 O'CLOCK A.M., AND

DULY RECORDED THIS THE 21ST DAY OF June 2017 A.D., AT 10:59 O'CLOCK A.M., IN THE

PLAT RECORDS, OF SAID COURT IN DOCUMENT NO. 2017056293

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

BY: DEPUTY Connie Phelps

WILLIAMSON COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS 2010, AS AMENDED.

2. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

3. RECORDATION OF ALL SEPARATE INSTRUMENT EASEMENTS SHALL OCCUR BEFORE OR IN TANDEM WITH THE RECORDATION OF THIS PLAT.

4. ALL EASEMENTS SHOWN HEREON WERE ORIGINALLY DEDICATED TO THE PUBLIC, UNLESS OTHERWISE NOTED.

5. ALL SLAB ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. LOT 8A MIN. FINISHED FLOOR ELEVATION: 779.0'

6. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, TEXAS, 2010 EDITION, AS AMENDED, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

8. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0495E, DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

NOTE:

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 HEREINABOVE 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.

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 EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEASE PRACTICABLE DAMAGE AND INCONVENIENCE 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 IMMEDIATE PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THIS PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH THE RIGHTS CONVERTED TO GRANTEE HEREIN;

(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 TRESS 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 IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHTS HEREUNDER; PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE, IF VALUABE 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 INTEREFRECE 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 GRANTOR 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 REMIN THE PROPERTY OF GRANTEE.

GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSE 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 HERBY BIND ITSELF, ITS'S SUCCESSORS AND ASSIGNS AND LEGAL REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR, THE SAID EASEMENT AND RIGHTS AND INTEREST 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.

REPLAT OF LOT 8, BLOCK B FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO

7.727 ACRES, PERIMETER DESCRIPTION
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 7.727 ACRES BEING ALL OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET DD, SLIDE 44 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, CONVEYED TO RBR REAL ESTATE HOLDINGS, LLC, IN A SPECIAL WARRANTY DEED DATED AUGUST 17, 2015 AND RECORDED IN DOCUMENT NO. 2015073899 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.727 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Mag nail with "Chaparral" washer set in the east right-of-way line of Sunrise Road (80' right-of-way width), being the westernmost northwest corner of said Lot 8, and also being the southwest corner of Lot 7, Block B, said Final Plat of University Sunrise Subdivision Section Two;

THENCE North 69°16'04" East, with the common line of Lot 8 and said Lot 7, Block B, a distance of 368.86 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 7;

THENCE North 20°43'56" West, with the common line of Lot 8 and Lot 7, and continuing with the common line of Lot 8 and Lot 6, Block B of said Final Plat of University Sunrise Subdivision Section Two, a distance of 334.77 feet to a 1/2" rebar with "Chaparral" cap set in the south line of Lot 5, Block B of said Final Plat of University Sunrise Subdivision Section Two, for the northeast corner of said Lot 6, and a northwest corner of Lot 8;

THENCE North 69°16'04" East, with the north line of Lot 8, being also the south line of Lots 3, 4 and 5, Block B of said Final Plat of University Sunrise Subdivision Section Two, a distance of 532.10 feet to a calculated point in the west line of Lot 1, Block B of Oakmont Crossing Section One, a subdivision of record in Cabinet H, Slide 311 of the Plat Records of Williamson County, Texas, for the southeast corner of Lot 3, being the northeast corner of Lot 8;

THENCE South 13°25'14" West, with the east line of Lot 8, being also the west line of said Lot 1, Block B, a distance of 872.19 feet to a calculated point for the southeast corner of Lot 8, being also the northeast corner of Lot 9, Block B of said Final Plat of University Sunrise Subdivision Section Two;

THENCE with the south line of Lot 8, being also the north line of Lot 9, the following two (2) courses and distances:

1. North 76°34'45" West, a distance of 62.35 feet to a 1/2" rebar found;

2. South 69°16'04" West, a distance of 359.68 feet to a Mag nail with "Chaparral" washer set in the east right-of-way line of Sunrise Road, for the northwest corner of Lot 9, being also the southeast corner of Lot 8;

THENCE North 20°44'16" West, with the east line of Sunrise Road, being also the west line of Lot 8, a distance of 352.00 feet to the POINT OF BEGINNING, containing 7.727 acres of land, more or less.

Surveyed on the ground February 27, 2015. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS Solutions from The National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS).

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995
TBPLS Firm No. 10124500

1-26-17

STATE OF TEXAS
REGISTERED
ROBERT C. WATTS, JR.
4995
PROFESSIONAL
LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N20°43'56"W	163.00'
L2	N69°16'04"E	30.00'
L3	S20°43'56"E	163.00'
L4	S69°16'04"W	30.00'
L5	N20°43'56"W	163.00'
L6	N69°16'04"E	30.00'
L7	S20°43'56"E	163.00'
L8	S69°16'04"W	30.00'
L9	S20°43'56"E	462.76'
L10	S69°16'04"W	369.84'
L11	N20°44'16"W	26.00'
L12	N69°15'44"E	15.70'
L13	N69°16'04"E	354.14'
L14	N20°43'56"W	447.77'
L15	N69°16'04"E	61.02'
L16	N69°15'47"E	379.35'
L17	S76°34'46"E	8.59'
L18	S13°25'14"W	18.00'
L19	N76°34'46"W	8.59'
L20	S69°15'47"W	379.35'
L21	N20°43'56"W	18.00'
L22	N13°25'14"E	64.21'
L23	N20°43'56"W	31.78'
L24	S69°16'07"W	0.98'
L25	N69°16'04"E	36.25'
L26	S69°16'04"W	45.38'
L27	N69°16'04"E	45.39'
L28	S69°16'04"W	39.98'
L29	N20°43'33"W	12.00'
L30	N20°43'56"W	222.50'
L31	N69°16'04"E	25.00'
L32	S20°43'56"E	207.50'
L33	N69°16'04"E	58.11'
L34	S76°34'45"E	25.47'
L35	S13°25'15"W	15.00'
L36	N76°34'45"W	20.86'
L37	S69°16'09"W	19.93'
L38	N69°16'04"E	41.94'
L39	N20°43'56"W	19.50'
L40	N69°16'04"E	15.00'
L41	S20°43'56"E	19.50'
L42	N69°16'04"E	324.80'
L43	N24°16'04"E	15.00'
L44	N20°43'56"W	55.80'
L45	N24°16'04"E	27.43'
L46	N69°16'04"E	128.04'
L47	N13°25'14"E	145.50'
L48	N76°54'16"W	6.61'
L49	N13°05'44"E	15.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	S76°54'16"E	6.70'
L51	N13°25'14"E	39.29'
L52	N20°44'04"W	14.84'
L53	N69°15'56"E	10.07'
L54	N13°25'14"E	2.77'
L55	N20°44'13"W	147.89'
L56	N65°44'00"W	25.98'
L57	S69°15'47"W	112.77'
L58	S20°44'13"E	7.17'
L59	S69°15'47"W	15.00'
L60	N20°44'13"W	7.17'
L61	S69°15'47"W	86.72'
L62	S24°16'09"W	24.84'
L63	N69°16'04"E	23.83'
L64	S20°43'56"E	10.00'
L65	S69°16'04"W	24.61'
L66	S20°43'56"E	166.86'
L67	N69°16'04"E	16.00'
L68	S20°43'56"E	15.00'
L69	S69°16'04"W	16.00'
L70	S20°43'56"E	42.29'
L71	S24°16'04"W	52.73'
L72	S69°16'04"W	263.78'
L73	N20°43'38"W	15.00'
L74	N69°16'04"E	257.57'
L75	N24°16'04"E	40.31'
L76	N20°43'56"W	233.38'
L77	N24°16'09"E	38.37'
L78	N69°15'47"E	226.92'
L79	S65°44'00"E	38.41'
L80	S20°44'13"E	158.71'
L81	S13°25'14"W	233.05'
L82	S69°16'04"W	129.78'
L83	S24°16'04"W	15.00'
L84	S20°43'56"E	55.80'
L85	S24°16'04"W	27.43'
L86	S69°16'04"W	162.01'
L87	S20°43'52"E	35.50'
L88	S69°16'08"W	15.00'
L89	N20°43'52"W	35.50'
L90	S69°16'04"W	154.00'
L91	S20°43'52"E	35.50'
L92	S69°16'08"W	15.00'
L93	N20°43'52"W	35.50'
L94	S69°16'04"W	41.94'
L95	N20°44'16"W	15.00'
L96	S69°16'04"W	111.29'
L97	N20°44'16"W	25.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	51.00'	90°00'00"	80.11'	S24°16'04"W	72.12'
C2	25.00'	90°00'00"	39.27'	N24°16'04"E	35.36'
C3	25.00'	90°02'17"	39.29'	N65°45'04"W	35.37'
C4	10.00'	90°03'56"	15.72'	S24°14'06"W	14.15'
C5	38.00'	34°09'27"	22.65'	N86°20'30"E	22.32'
C6	20.00'	34°09'27"	11.92'	S86°20'30"W	11.75'

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

SHEET
03 OF 03

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK (CORR) DESIGN AND CONSTRUCTION STANDARDS (DACS) SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC. (NOT PLANNED FOR DEMOLITION OR REMOVAL) THAT ARE DAMAGED OR REMOVED, SHALL BE REPAIRED, OR REPLACED, AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION 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. FAILURE TO COMPLETE THIS STEP PRIOR TO COMMENCEMENT OF CONSTRUCTION MAY RESULT IN SIGNIFICANT DELAYS AND/OR EXPENDITURES FOR WHICH THE CITY SHALL NOT BE HELD LIABLE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL PROVIDE THE CITY OF ROUND ROCK WITH A 48-HOUR NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT -PDS)
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THIS INCLUDES ANY AREAS LOCATED OUTSIDE OF THE DEFINED LIMITS OF CONSTRUCTION (LOC), IN RIGHTS-OF-WAY (ROW), OR LOCATED ON ADJACENT PROPERTIES. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S DISCREPANCY, AS OUTLINED IN THE CITY'S DESIGN AND CONSTRUCTION STANDARDS. THE TYPE OF REVEGETATION PROVIDED MUST BE EQUIVALENT TO OR EXCEED THE TYPE OF VEGETATION PRESENT PRIOR TO CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CITY OF ROUND ROCK, THE DESIGN ENGINEER, THE CONTRACTOR, SUBCONTRACTORS, OTHER UTILITY COMPANIES, AND ANY AFFECTED PARTIES OR OTHER ENTITY THE CITY OR DESIGN ENGINEER DEEM NECESSARY.
8. THE CONTRACTOR AND THE DESIGN 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 DESIGN ENGINEER THAT IS APPROVED BY THE CITY PRIOR TO FIELD USE. THE DESIGN 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 CITY OF ROUND ROCK SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHENEVER CONSTRUCTION ACTIVITIES ARE TAKING PLACE WITHIN AN EXISTING EASEMENT, THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE BOUNDS OF SAID EASEMENT. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN ANY PERMANENT OR 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 AND ARE DESCRIBED AS FOLLOWS:

BM #2: SQUARE IN CURBLINE, ± 85' EAST OF CL OF SUNRISE ROAD, ± 1085' SOUTH OF THE INTERSECTION OF UNIVERSITY BLVD. – ELEV. = 769.43' NAVD '88
*AS PUBLISHED ON THE REPLAT RECORDED IN DOC. NO. 2017056293

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 NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH 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 DESIGN 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

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 THEY SHALL BE GIVEN A MINIMUM 24-HOUR 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 CLUMPS AND SUITABLE FOR SUSTAINING PLANT LIFE.
4. THE 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 REINFORCED CONCRETE PIPE (RCP) SHALL BE MINIMUM CLASS III. ALL PUBLIC RCP SHALL BE A MINIMUM OF 18-INCHES IN DIAMETER.

STREET AND DRAINAGE NOTES (CONT.):
8. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY TERRACON CONSULTANTS INC. ON THIS DATE: 9/21/2021 AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF ROUND ROCK DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Asphaltic Concrete Design

Layer	Thickness (inches)			
	DI-1		DI-2	
	Option 1A	Option 1B	Option 2A	Option 2B
Asphaltic Concrete (HMAC)	2.0	2.0	2.5	2.5
Crushed Limestone Base	8.0	10.0	10.0	12.0
Lime Treated Subgrade	8.0	-	8.0	-
Moisture Conditioned Subgrade	-	6.0	-	6.0

Portland Cement Concrete Design

Layer	Thickness (inches)	
	DI-1	DI-2
Reinforced Concrete (PCC)	5	6
Moisture Conditioned Subgrade	6	6

Item	Value
Hot Mix Asphaltic Concrete (HMAC) [1]	Plant mixed, hot laid Type D (Fine-Grade Surface Course) meeting the specifications in TxDOT Item 340.
Reinforced Portland Cement Concrete (PCC)	28-day flexural strength (third-point loading) ≥ 500 psi, or 28-day compressive strength ≥ 3,500 psi
Crushed Limestone Base [1]	TxDOT Item 247, Type A, Grade 1-2 compacted as outlined in Earthwork.
Lime Treated Subgrade [1,2]	If soil subgrade consists of high PI (≥30) with ≤ 15% gravel, lime treatment as per TxDOT Item 260 is applicable either through dry placement or slurry placement.
Moisture Conditioned Subgrade [1]	As outlined in Earthwork.

Pavement Area	Traffic Design Index	Description
Parking Areas (Passenger Vehicles Only)	DI-1	Light traffic – (ESALs [1]<5) Passenger cars and pickup trucks, no regular use by heavily loaded two axle trucks or lightly loaded larger vehicles.
Driveways (and Dumpster Enclosures)	DI-2 [2]	Light to medium traffic – (5≤ESALs≤20) Passenger cars and pickup trucks with no more than 50 heavily loaded two-axle trucks or lightly loaded three axle trucks per day. No regular use by heavily loaded trucks with three or more axles.

1. 18-kip equivalent single axle load applications.
2. For Fire Lanes to withstand the occasional HS-20 loading of 32,000 pounds per axle and up to 90,000-pound gross truck weight, use DI-2 pavements or thicker.

THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE ACCEPTED GEOTECHNICAL REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS AND ADDENDUM TO ANY ACCEPTED GEOTECHNICAL REPORT.
9. WHERE PLASTICITY INDEX (PI) IS 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. WHEN UTILIZING LIME FOR SOIL STABILIZATION, PLACEMENT SHALL BE IN THE FORM OF LIME SLURRY, NOT PELLETS.
10.

Field Density Control Requirements

Soil Description	Density, Percent	Moisture Content
	Tex-115-E	
PI<15	≥ 98% D_s* and ≤ 105% D_s	N/A
15 ≤ PI ≤ 35	≥ 98% D_s and ≤ 102% D_s	≥ W_{opt} + 3%
PI > 35	≥ 95% D_s and ≤100% D_s	≥ W_{opt} +3%

WATER AND WASTEWATER NOTES:
1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), SDR26 HIGHER PRESSURE RATED (160 PSI), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE SDR26 PVC, PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
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 A MINIMUM OF 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 THEM AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. CORE CONNECTIONS TO FIBERGLASS MANHOLES ARE 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 ALWAYS BE POSSESSED BY ANY PARTIES WHO UTILIZE WATER. CONTACT WATER DISTRIBUTION AT (512) 801-4435 FOR ADDITIONAL INFORMATION.
9. LINE FLUSHING, OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER, MUST BE SCHEDULED A MINIMUM (10) DAYS 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 THEIR 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 THEIR EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATERLINES 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 OF 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 (BLUE COLOR)
- WASTEWATER SERVICE -"S" ON TOP OF CURB
- 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 DESIGN ENGINEER AND APPROVED BY THE CITY OF ROUND ROCK.
18. CONTACT THE CITY OF ROUND ROCK UTILITIES AND ENVIRONMENTAL SERVICES (UES) 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 THE 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 (7AM -4 PM) AND POSSIBLY BETWEEN 12 AM AND 6 AM. 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.

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

EROSION AND SEDIMENTATION CONTROL NOTES:
1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS (DACS) AND CODE OF ORDINANCES.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER THAT IS SUITABLE TO THE AREA AND THE SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS, AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. INSTALLATION AND CONDITION SHALL BE REGULARLY INSPECTED BY THE CITY OF 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 REVEGETATION HAS BEEN ESTABLISHED AND APPROVAL RECEIVED FROM THE CIVIL INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE ALL ONCE APPROVED TO DO SO BY THE CIVIL INSPECTOR.
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.

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 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.

SDP25-00003

DESIGNED BY: RWH | DRAFTED BY: RWH

DATE | REVISION

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SHEET NAME: GENERAL NOTES
JOB NAME: SUNRISE LOT 8C
PROJECT: SITE DEVELOPMENT PLANS

Christian Dowdle 3/21/2025
STATE OF TEXAS
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DATE: MARCH 2025
JOB NUMBER: 5658
SHEET: 5 OF 28

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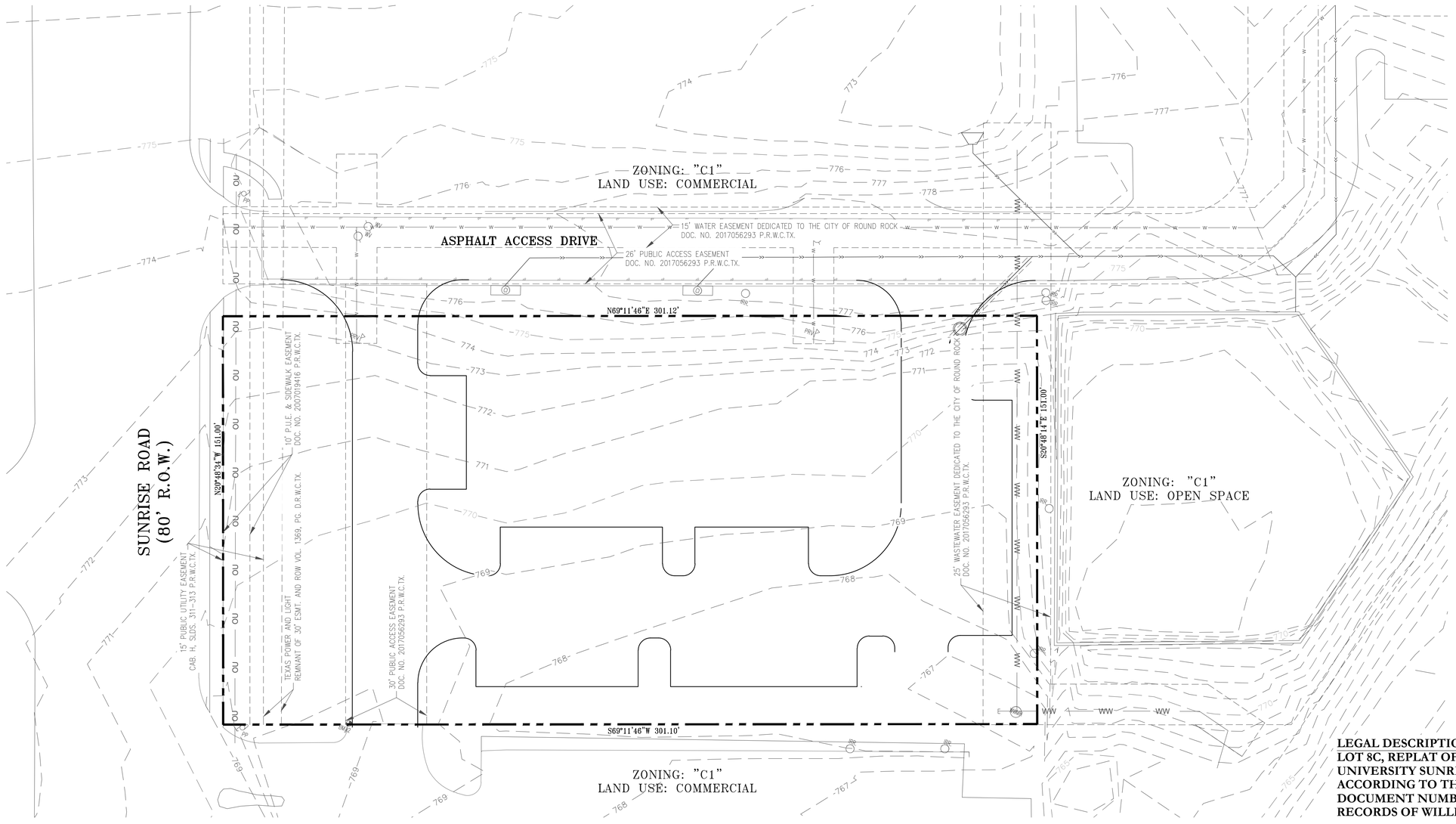

SCALE: 1" = 20'

TREE PROTECTION NOTES:

1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED.
2. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRZ, WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   a. SOIL COMPACTION IN ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   b. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   c. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
   d. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   a. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
   b. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   c. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
   d. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
11. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
12. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. THREE GROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, OF TREES. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
18. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE PAINTED IMMEDIATELY (WITHIN 10 MINUTES). TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
19. THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
21. PRIOR TO CONSTRUCTION ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET HEIGHT USING THE TECHNIQUES DESCRIBED IN THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL.
22. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

LEGAL DESCRIPTION:
LOT 8C, REPLAT OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION, SECTION TWO ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NUMBER 2017056293 OF THE PLAT RECORDS OF WILLIAMSON COUNTY TEXAS

ZONING:
"C-1" - GENERAL COMMERCIAL

EXISTING USE:
VACANT

EXISTING IMPERVIOUS AREA:
0.00 AC. (0.00 SF) - 0.00% IMPERVIOUS AREA

BENCHMARKS:
BM #2: SQUARE IN CURBLINE, ± 85' EAST OF CL OF SUNRISE ROAD, ± 1085' SOUTH OF THE INTERSECTION OF UNIVERSITY BLVD. - ELEV. = 769.43' NAVD '88

NOTE:
NO TREES ARE LOCATED WITHIN THE BOUNDARIES OF THE SITE.

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 2007 San Bass Rd. Ste. 200 Round Rock, Texas 78681 www.cbdeng.com

SHEET NAME: EXISTING CONDITIONS AND TREE SURVEY
JOB NAME: SUNRISE LOT 8C
PROJECT: SITE DEVELOPMENT PLAN

Christian Dowdle 3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025
JOB NUMBER: 5658
SHEET: 6 OF 28

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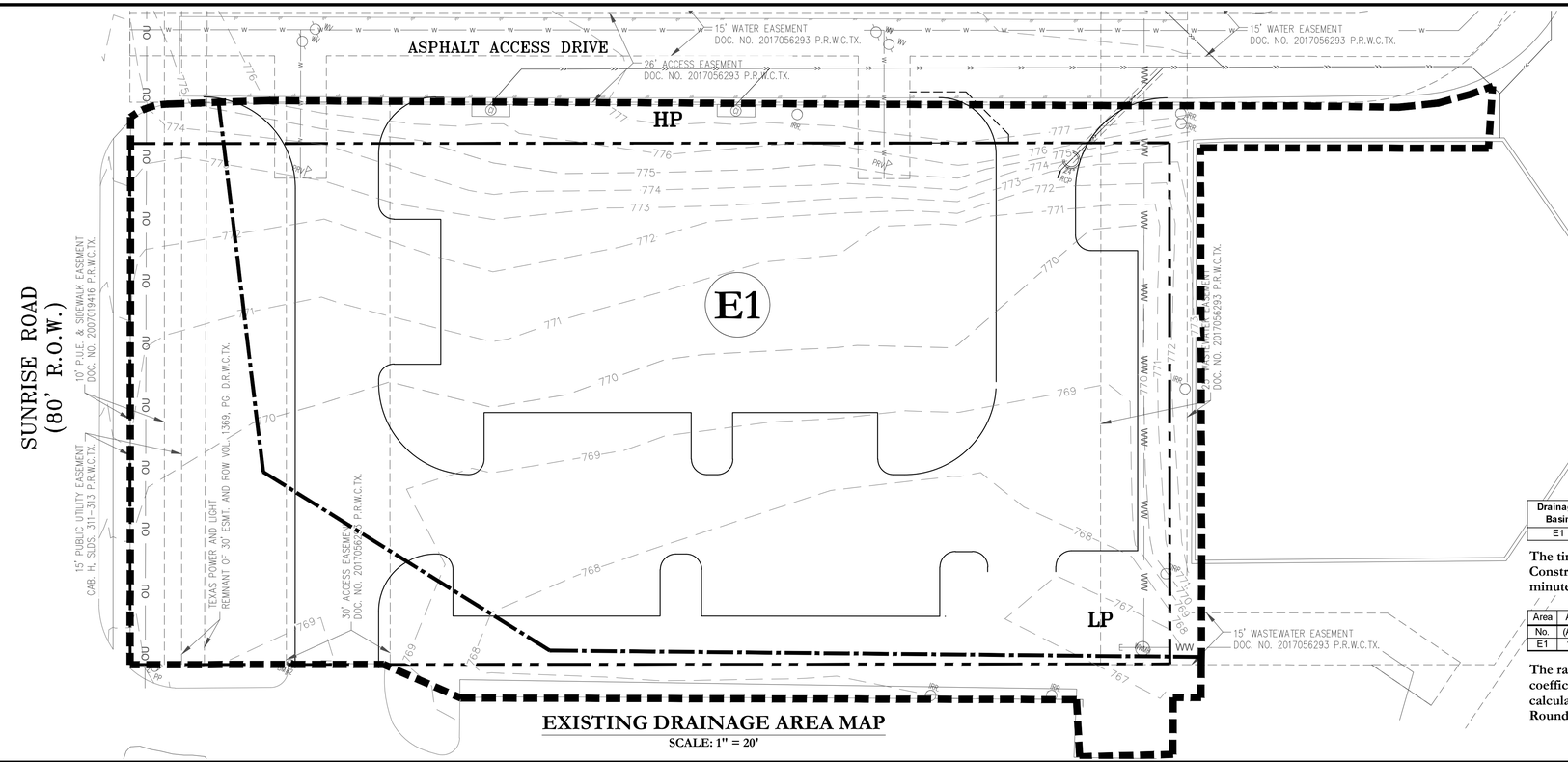


EXISTING DRAINAGE AREA MAP

SCALE: 1" = 20'

LEGEND

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- TIME OF CONCENTRATION
- A1 — DRAINAGE AREA LABEL
- 940 — EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW
- HP/LP — HIGH POINT/LOW POINT

0 20' 40'

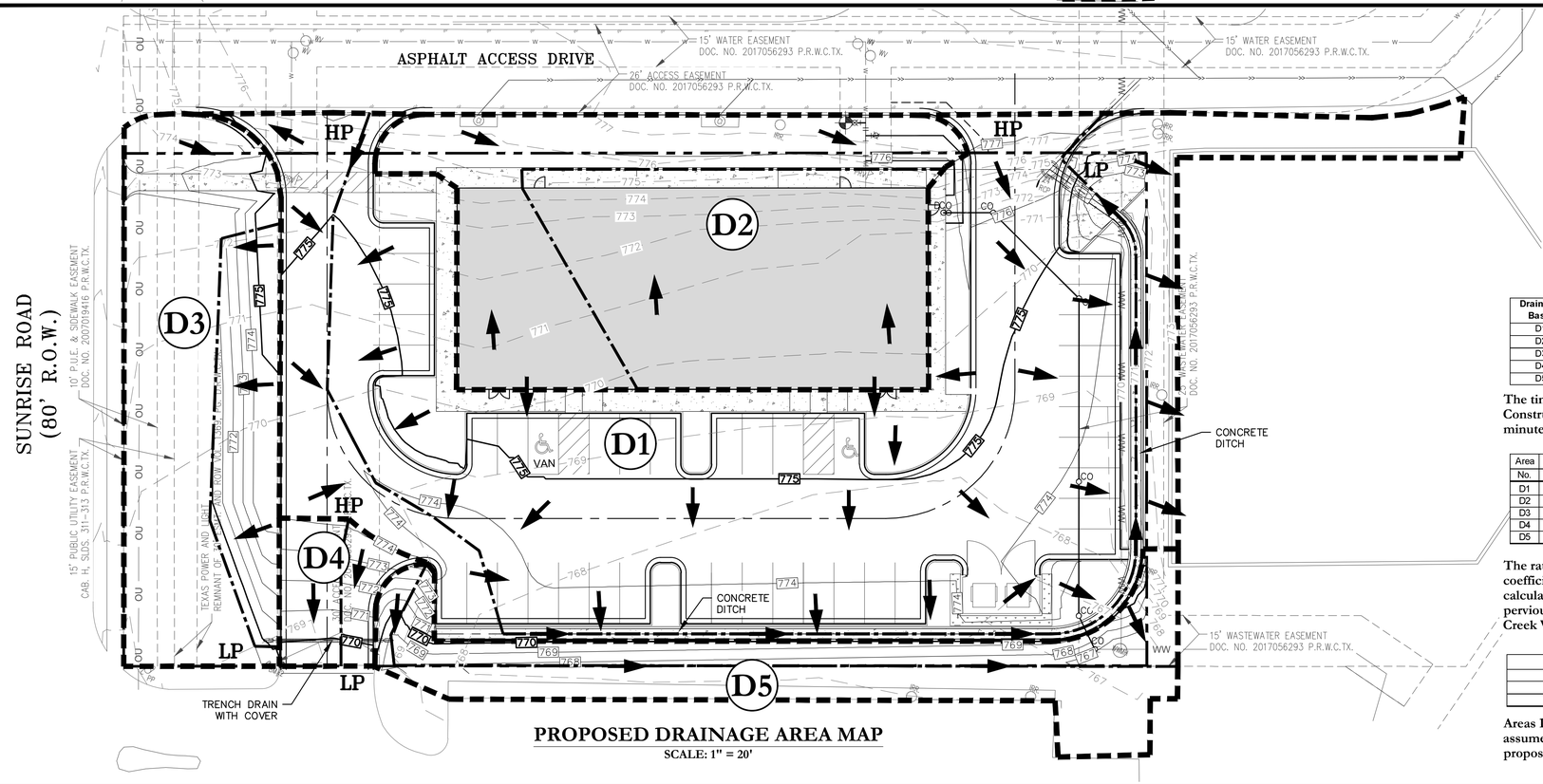
SCALE: 1" = 20'

Drainage Basin	Sheet Flow			Shallow Concentrated Flow			Channel/Pipe Flow			
	Length (ft)	Slope (%)	Ts (min)	Length (ft)	Slope (%)	Tsc (min)	Length (ft)	V (ft/s)	Tp (min)	Total Tc (min)
E1	100	5.4%	5.9	105	2.1%	0.8	179	2.5	1.2	7.8

The time of concentration was calculated based on the City of Round Rock Design and Construction Standards (DACS) Section 2. The time of concentration is a minimum of 5 minutes.

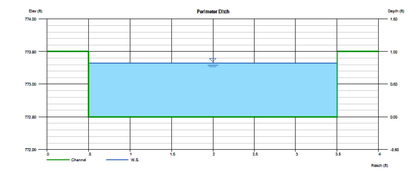
Area No.	Area (Acre)	T_C (Min.)	Perv. (%)	Imperv. (%)	C	C	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS
E1	1.24	7.8	100	0	0.42	0.49	9.61	12.40	5.0	7.5

The rate of runoff was calculated using the Rational Method, Q = CiA where C is the coefficient of runoff, i is the rainfall intensity, and A is area. The coefficient of runoff is calculated assuming Pasture/Range conditions. The rainfall intensity is determined from Round Rock RAIn for the Brushy Creek Watershed.



PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 20'



Drainage Basin	Sheet Flow			Shallow Concentrated Flow			Channel/Pipe Flow			
	Length (ft)	Slope (%)	Ts (min)	Length (ft)	Slope (%)	Tsc (min)	Length (ft)	V (ft/s)	Tp (min)	Total Tc (min)
D1	100	2.2%	1.4	76	2.1%	0.4	342	2.5	2.3	5.0
D2	74	2.0%	1.1	0	0.0%	0.0	124	2.5	0.8	5.0
D3	100	5.8%	5.8	47	1.3%	0.4	0	2.5	0.0	6.2
D4	44	12.2%	0.4	0	0.0%	0.0	0	2.5	0.0	5.0
D5	32	16.7%	1.5	0	0.0%	0.0	230	2.5	1.5	5.0

The time of concentration was calculated based on the City of Round Rock Design and Construction Standards (DACS) Section 2. The time of concentration is a minimum of 5 minutes.

Area No.	Area (Acre)	T_C (Min.)	Perv. (%)	Imperv. (%)	C	C	I_{25} In/Hr	I_{100} In/Hr	Q_{25} CFS	Q_{100} CFS
D1	0.65	5.0	13	87	0.80	0.89	11.10	14.20	5.8	8.2
D2	0.27	5.0	26	74	0.75	0.82	11.10	14.20	2.2	3.2
D3	0.17	6.2	97	3	0.43	0.48	10.50	13.50	0.8	1.1
D4	0.03	5.0	0	100	0.86	0.95	11.10	14.20	0.3	0.4
D5	0.12	5.0	100	0	0.46	0.51	11.10	14.20	0.6	0.9

The rate of runoff was calculated using the Rational Method, Q = CiA where C is the coefficient of runoff, i is the rainfall intensity, and A is area. The coefficient of runoff is calculated assuming asphalt for the impervious cover and grass in good condition for the pervious areas. The rainfall intensity is determined from Round Rock RAIn for the Brushy Creek Watershed.

AREAS	T_C	C_{25}*A	C_{100}*A	I_{25}	I_{100}	Q_{25}	Q_{100}
COMBINED	(Min.)			In/Hr	In/Hr	CFS	CFS
D1-D2	5	0.73	0.80	11.10	14.20	8.1	11.4
D3, D5	5	0.13	0.14	11.10	14.20	1.4	2.0

Areas D1 and D2 flow to the existing stub-out provided with Gold's Gym, SDP 1601-0001. The assumed Q100 at the time of permitting Gold's Gym was 12.74 cfs compared to the 11.4 cfs proposed.

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

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SHEET NAME: DRAINAGE AREA MAP

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian Dowdle 3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025

JOB NUMBER: 5658

SHEET: 7 OF 28

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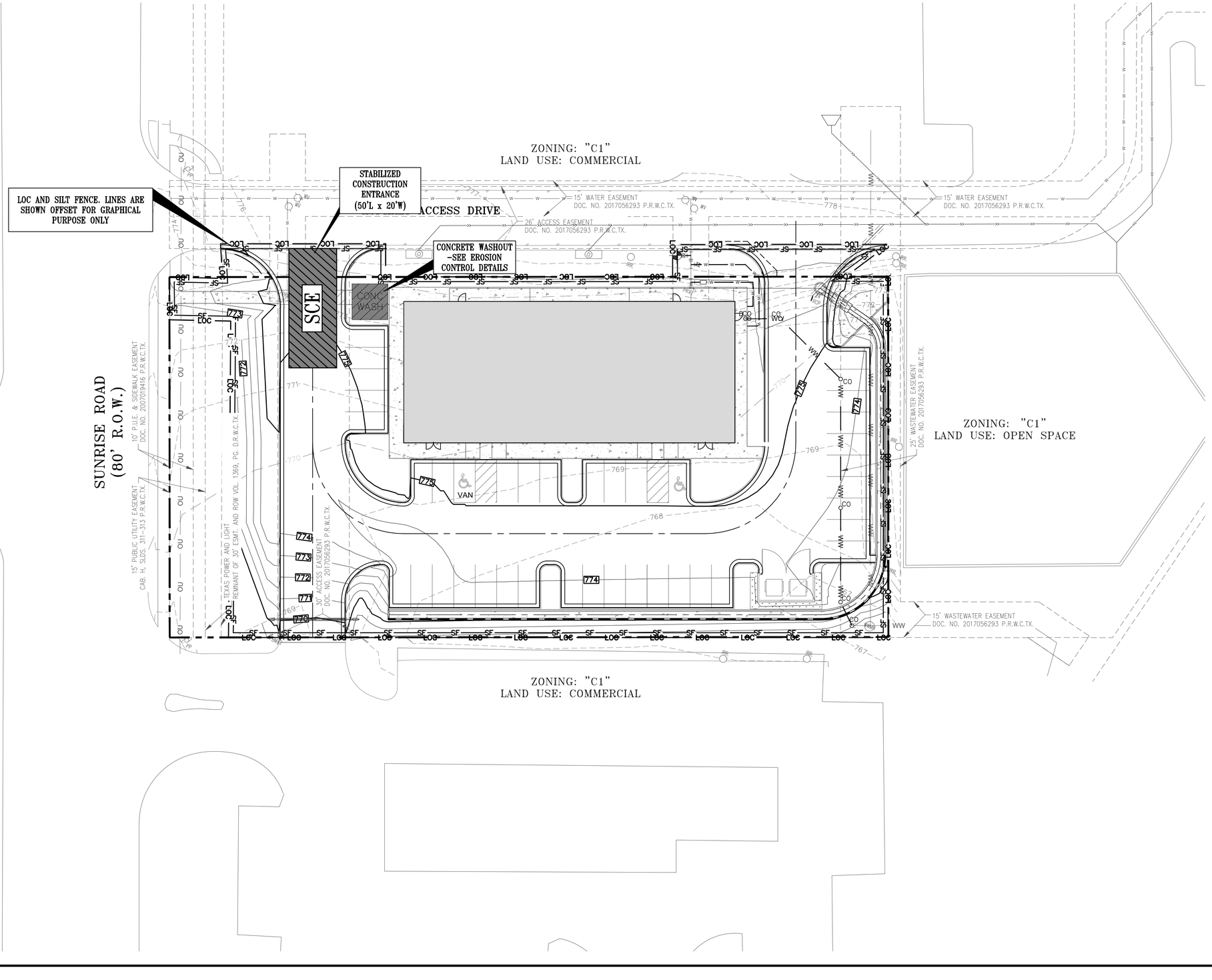

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- IP — INLET PROTECTION
- RB — ROCK BERM
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- EXIST. MINOR CONTOUR
- 570 — EXIST. MAJOR CONTOUR
- 570 — PROPOSED GRADING
- FLOW ARROW

LIMITS OF CONSTRUCTION = 1.02 ACRES
TEMP. SILT FENCE = 972 L.F.

NOTE:
NO TREES ARE LOCATED WITHIN THE BOUNDARIES OF THE SITE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK, AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS (DACS) AND CODE OF ORDINANCES.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER THAT IS SUITABLE TO THE AREA AND THE SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS, AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. INSTALLATION AND CONDITION SHALL BE REGULARLY INSPECTED BY THE CITY OF 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 REVEGETATION HAS BEEN ESTABLISHED AND APPROVAL RECEIVED FROM THE CIVIL INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE ALL ONCE APPROVED TO DO SO BY THE CIVIL INSPECTOR.
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.

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

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Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: EROSION AND SEDIMENTATION CONTROL PLAN

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian D
3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2025

JOB NUMBER
5658

SHEET
8 OF 28

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NOTE: NO ADA MARKED PARKING SPACE MAY EXCEED 2% SLOPE.

ZONING: "C1"
LAND USE: COMMERCIAL

ASPHALT ACCESS DRIVE

SUNRISE ROAD
(80' R.O.W.)

EXIST. 80' R.O.W.

EX. 36" SSLN

EX. 8" WWLN

EX. 8" WLN

PROPOSED 15' WATER EASEMENT

15' WATER EASEMENT
DOC. NO. 2017056293 P.R.W.C.TX.

26' ACCESS EASEMENT
DOC. NO. 2017056293 P.R.W.C.TX.

PROPOSED FIRE HYDRANT

PROPOSED 2" METER

PROPOSED MANHOLE

SAWCUT 1' INTO EXISTING PAVEMENT AND REMOVE ±67LF EXISTING CURB AND GUTTER

SAWCUT 1' INTO EXISTING PAVEMENT AND REMOVE ±66LF EXISTING CURB AND GUTTER

MATCH EXISTING TO ACCEPT OFFSITE DRAINAGE

CONCRETE RIPRAP WITH 24" RCP MITERED TO SLOPE

GRADE TRANSITION WALL @ CONCRETE DITCH TIE-IN

N69°11'46"E 301.12'

S69°11'46"W 301.10'

S20°48'14"E 151.00'

N20°48'24"W 151.00'

5' CONC. SIDEWALK

2' CURB OPENING

SPILL CURB

LANDSCAPING BUFFER

CONCRETE SIDEWALK

63 LF SPILL CURB

45 LF SPILL CURB

63 LF SAWTOOTH CURB

72 LF SAWTOOTH CURB

87 LF SAWTOOTH CURB

CATCH CURB

VAN

9' TYP.

6' RAMP

5' LANDING

PROPOSED 3' WIDE x 1' DEEP CONCRETE PERIMETER DITCH

PROPOSED 27 LF TRENCH DRAIN

3' WIDE LANDSCAPE BUFFER AROUND DUMPSTER

DUMPSTER ENCLOSURE

EX. WWMH

EX. 6" W.W. STUB

EX. 8" WWLN

15' WASTEWATER EASEMENT
DOC. NO. 2017056293 P.R.W.C.TX.

25' WASTEWATER EASEMENT
DOC. NO. 2017056293 P.R.W.C.TX.

10' P.U.E. & SIDEWALK EASEMENT
DOC. NO. 2007019416 P.R.W.C.TX.

15' PUBLIC UTILITY EASEMENT
CAB. H, SLDS. 311-313, P.R.W.C.TX.

TEXAS POWER AND LIGHT
REMNANT OF 30' ESMT. AND ROW VOL. 1369, PG. D.R.W.C.TX.

30' ACCESS EASEMENT
DOC. NO. 2017056293 P.R.W.C.TX.

SAWCUT 1' INTO EXISTING PAVEMENT AND REMOVE ±27LF EXISTING CURB AND GUTTER
REPLACE FIRE LANE MARKINGS PER FIRE PROTECTION PLAN

ZONING: "C1"
LAND USE: OPEN SPACE

ZONING: "C1"
LAND USE: COMMERCIAL

SCALE: 1" = 20'

SITE PLAN LEGEND

- PROPERTY LINE
- 5' CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- OU — EXISTING OVERHEAD UTILITIES
- EXISTING POWER POLE
- PARKING COUNT SYMBOL
- FIRE LANE
- PROPOSED HYDRANT

SYMBOLS MAY BE EXAGGERATED FOR CLARIFICATION PURPOSES.
ALL DIMENSIONS ARE FOC TO FOC UNLESS OTHERWISE STATED

SITE DATA BLOCK

SUNRISE LOT 8C, REPLAT OF LOT 8, BLOCK B, FINAL PLAT OF UNIVERSITY SUNRISE SUBDIVISION, SECTION TWO	1.044	ACRES
	45,468	SF
ZONING	C1	
LAND USE	COMMERCIAL	
CONSTRUCTION TYPE	II - B	
OCCUPANCY TYPE	B - BUSINESS	
BUILDING HEIGHT	18' - 8"	
BUILDING AREA	8,334	SF
BUILDING COVERAGE (%)	18%	
OPEN SPACE	0.293	ACRES
OPEN SPACE (%)	28.07%	
IMPERVIOUS COVER	0.750	ACRES
IMPERVIOUS COVER %	71.85%	
PARKING ANALYSIS:		
REQUIRED PARKING		
RETAIL	3,334	SF
1 SPACE/250 SF	14	
VETERINARY	5,000	SF
1 SPACE/200 SF	25	
ADA ACCESSIBLE REQUIRED	2	
TOTAL REQUIRED PARKING	39	
PROPOSED PARKING		
STANDARD PARKING	38	
HANDICAP PARKING	2	
TOTAL SPACES PROPOSED	40	

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

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

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Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: DIMENSIONED SITE SCHEMATIC

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian D. Dowdle
3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025

JOB NUMBER: 5658

SHEET: 9 OF 28

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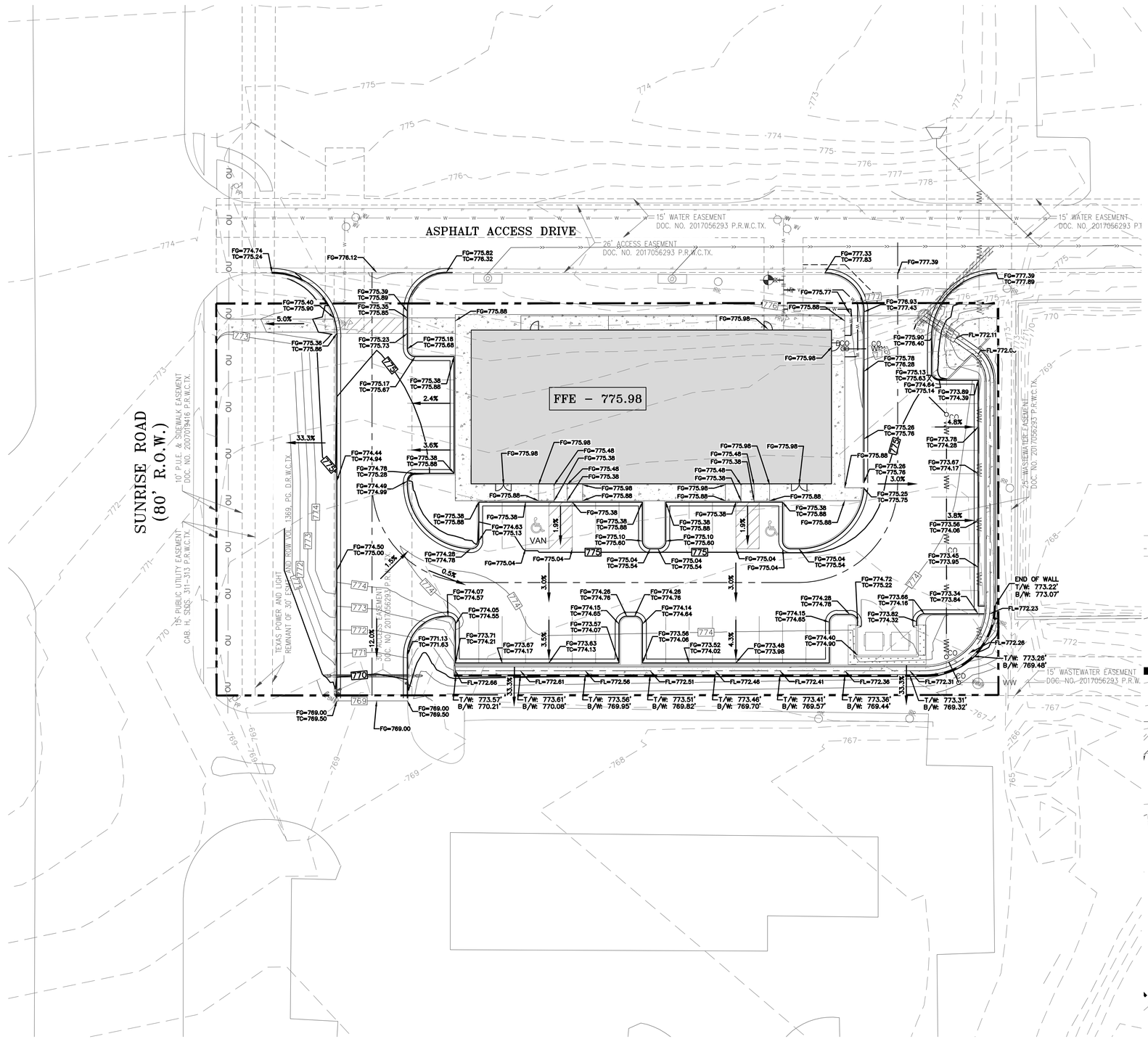

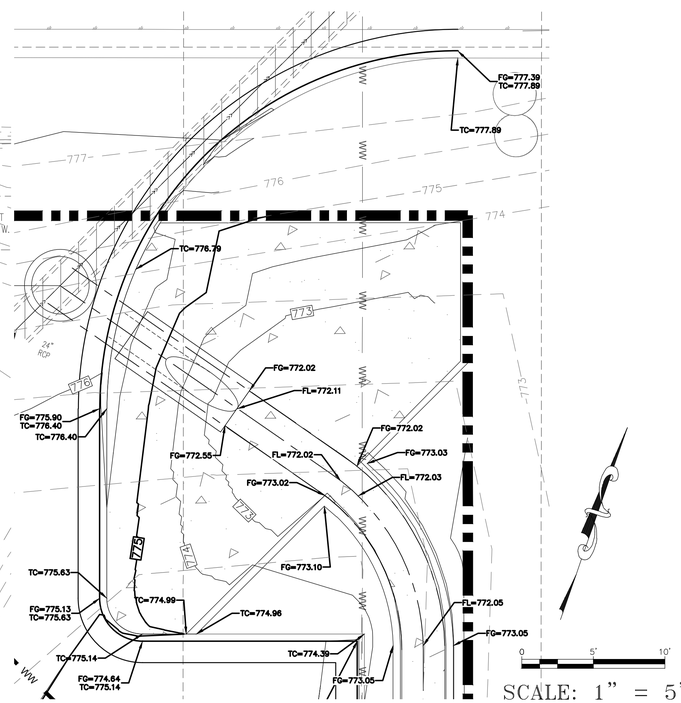

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- 936 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 930 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW

NOTE: NO ADA MARKED PARKING SPACE MAY EXCEED 2% SLOPE.

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

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Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: GRADING PLAN

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian D
3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025

JOB NUMBER: 5658

SHEET: 11 OF 28

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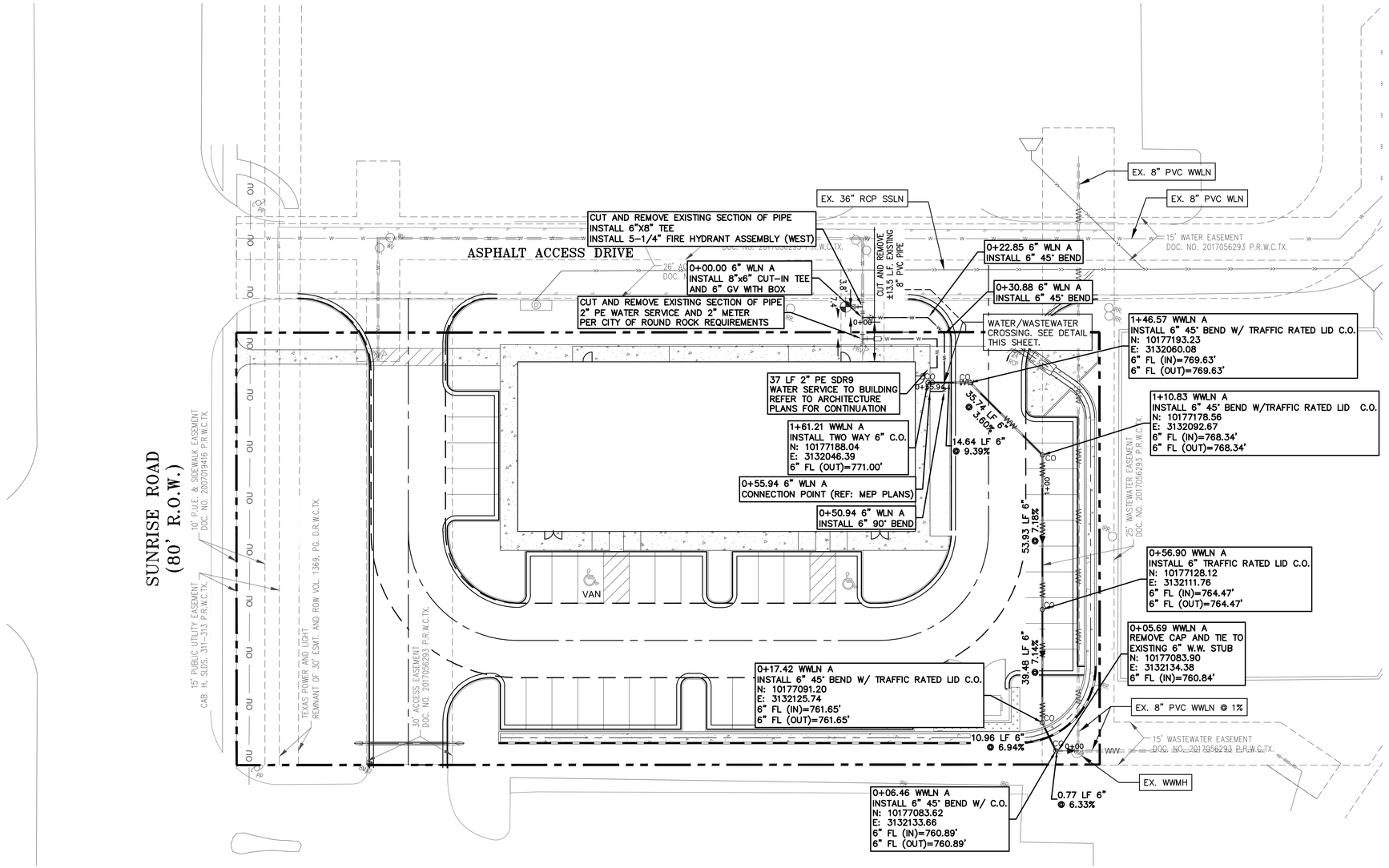
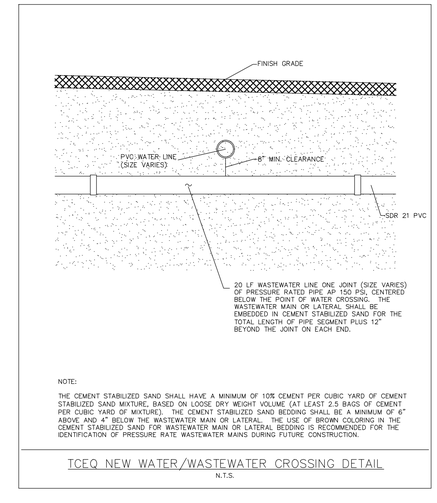


SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- OU — EXISTING OH ELEC/TELE
- WLN — EXISTING WATER LINE
- WWLN — EXISTING WASTEWATER LINE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- PROPOSED STORM LINE
- PROPOSED WATERMETER
- CO — PROPOSED CLEANOUT
- PROPOSED 45° BEND
- PROPOSED FIRE HYDRANT
- PROPOSED TEE
- PROPOSED 90° BEND
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING



NOTE:
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 6" ABOVE AND 6" BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN THE CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS RECOMMENDED FOR THE IDENTIFICATION OF PRESSURE RATE WASTEWATER MAINS DURING FUTURE CONSTRUCTION.

TCEQ NEW WATER/WASTEWATER CROSSING DETAIL
N.T.S.

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 NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH 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 DESIGN 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.

WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR9).
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).
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 A MINIMUM OF 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 THEM AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. CORE CONNECTIONS TO FIBERGLASS MANHOLES ARE 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 ALWAYS BE POSSESSED BY ANY PARTIES WHO UTILIZE WATER. CONTACT WATER DISTRIBUTION AT (512) 801-4435 FOR ADDITIONAL INFORMATION.
9. LINE FLUSHING, OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER, MUST BE SCHEDULED A MINIMUM (10) DAYS 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 THEIR 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 THEIR EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATERLINES 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 OF 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 (BLUE COLOR)
    - WASTEWATER SERVICE -"S" ON TOP OF CURB
    - 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 DESIGN ENGINEER AND APPROVED BY THE CITY OF ROUND ROCK.
18. CONTACT THE CITY OF ROUND ROCK UTILITIES AND ENVIRONMENTAL SERVICES (UES) 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 THE 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:
21.

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

22. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS (7AM - 4 PM) AND POSSIBLY BETWEEN 12 AM AND 6 AM.
23. 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 AP

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office:
5501 West William Cannon Dr. 2007 San Bass Rd. Ste. 200
Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: UTILITY PLAN

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christine D
3/21/2025
STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2025

JOB NUMBER
5658

SHEET
9 OF 28

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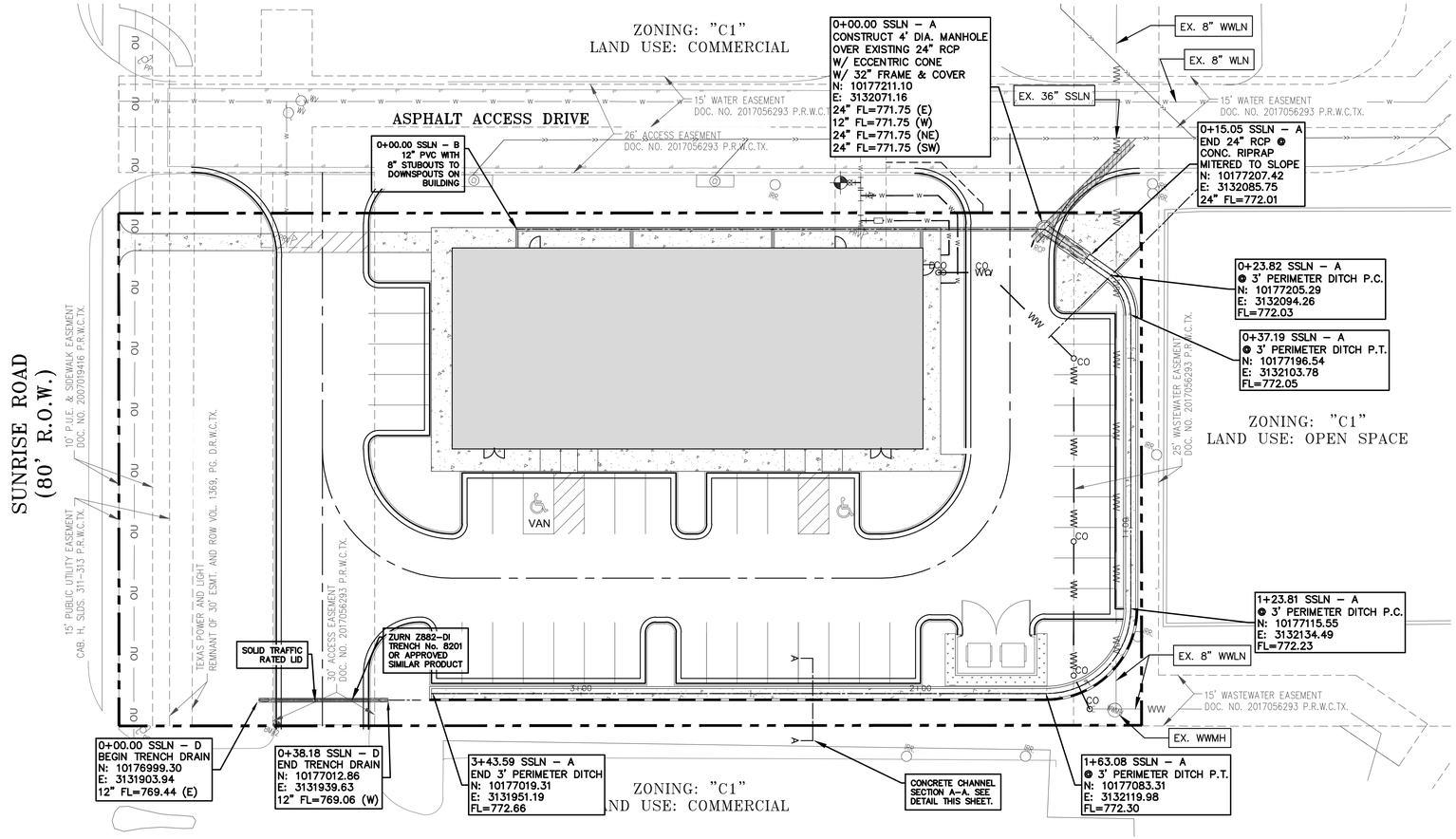


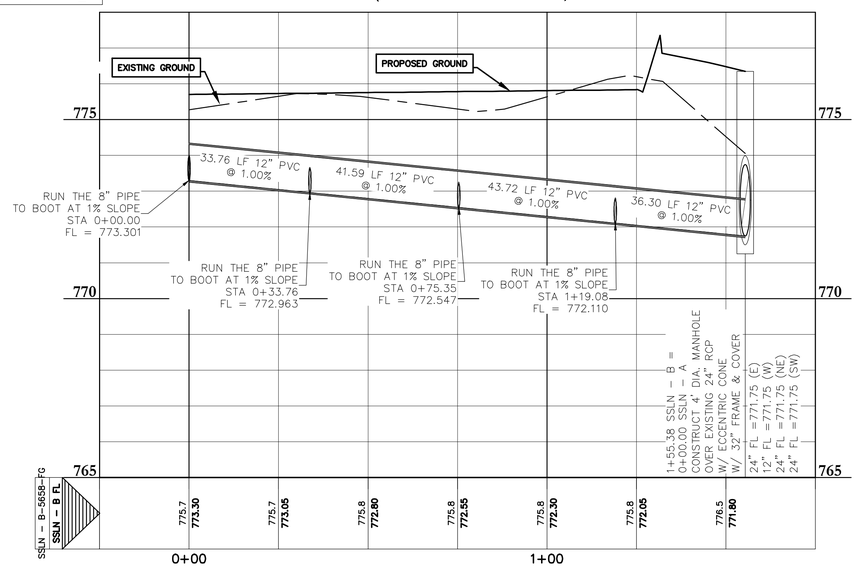
SCALE: 1" = 20'

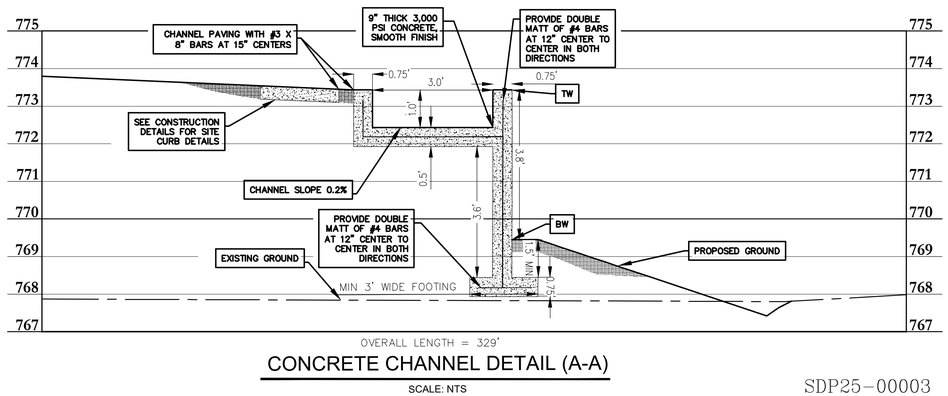
LEGEND

- PROPERTY LINE
- OU — EXISTING OH ELEC/TELE
- WLN — EXISTING WATER LINE
- WWLN — EXISTING WASTEWATER LINE
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING WASTEWATER MANHOLE
- EXISTING STORM LINE
- W — PROPOSED WATER LINE
- WW — PROPOSED WASTEWATER LINE
- PROPOSED STORM LINE
- PROPOSED WATERMETER
- CO — PROPOSED CLEANOUT
- PROPOSED 45° BEND
- PROPOSED FIRE HYDRANT
- PROPOSED TEE
- PROPOSED 90° BEND
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING

PROFILE SCALE
HORIZ. 1" = 20'
VERT. 1" = 2'

SSLN B (SCHEDULE 40 PVC)





CONCRETE CHANNEL DETAIL (A-A)

SCALE: NTS

SDP25-00003

FILE PATH: J:\ACD\5658\dwg\5658-STORM.dwg - Mar 21, 2025 - 4:18pm

DESIGNED BY: RWH | DRAFTED BY: RWH

DATE | REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. 2007 San Bass Rd. Ste. 200 Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: STORM SEWER PLAN AND PROFILE

JOB NAME: SUNRISE LOT 8C

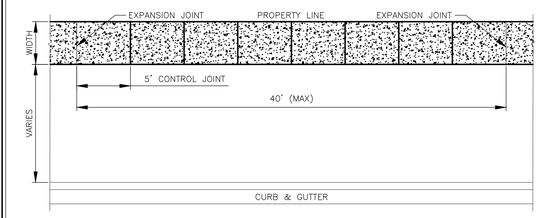
PROJECT: SITE DEVELOPMENT PLANT PLAN

Christian Dowdle
3/21/2025
STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED
PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

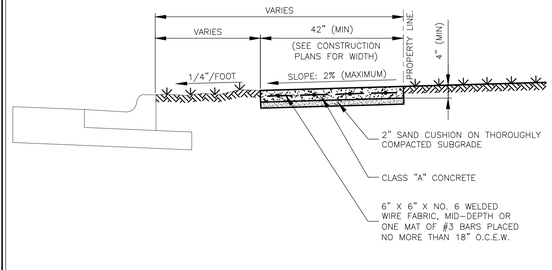
DATE: MARCH 2025

JOB NUMBER: 5658

SHEET: 13 OF 28

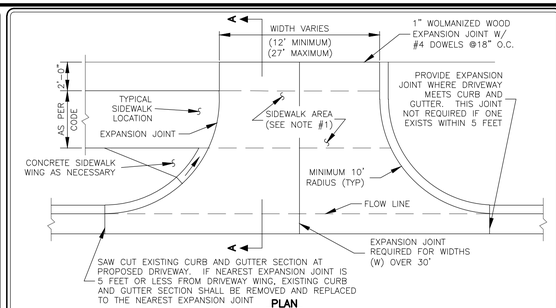


PLAN

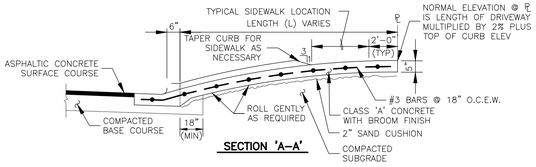


SECTION

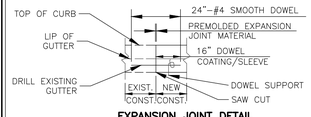
APPROVED	CITY OF ROUND ROCK	DRAWING NO:
04-01-10	SIDEWALK DETAIL	ST-01
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS PURSUE NATURE PROPERTY



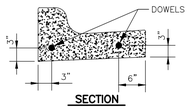
PLAN



SECTION 'A-A'



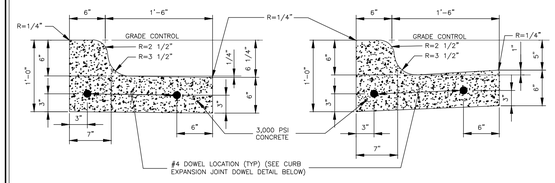
EXPANSION JOINT DETAIL



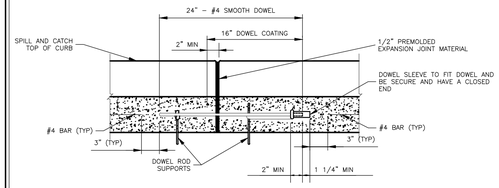
SECTION

NOTE:
1. THE SIDEWALK AREA OF THE DRIVEWAY SHALL SLOPE TOWARD THE STREET PAVING AT NO MORE THAN 2%.

APPROVED	CITY OF ROUND ROCK	DRAWING NO:
04-01-10	CONCRETE DRIVEWAY DETAIL (COMMERCIAL OR MULTI-FAMILY)	ST-03
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS PURSUE NATURE PROPERTY



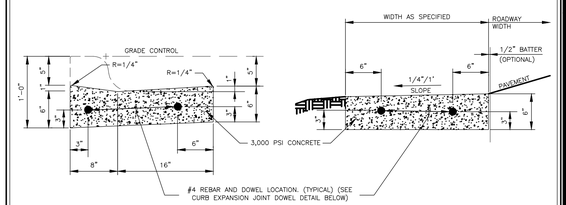
SPILL CURB CATCH CURB



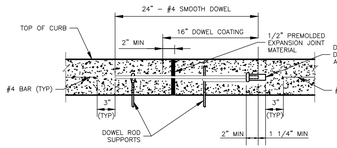
CURB EXPANSION JOINT DOWEL DETAIL

NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

APPROVED	CITY OF ROUND ROCK	DRAWING NO:
04-01-10	SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	ST-05
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS PURSUE NATURE PROPERTY



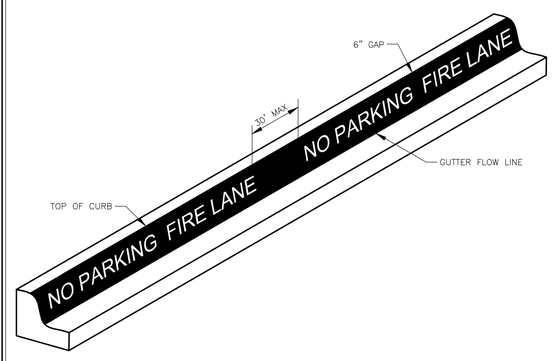
LAY DOWN CURB RIBBON CURB



CURB EXPANSION JOINT DOWEL DETAIL

NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

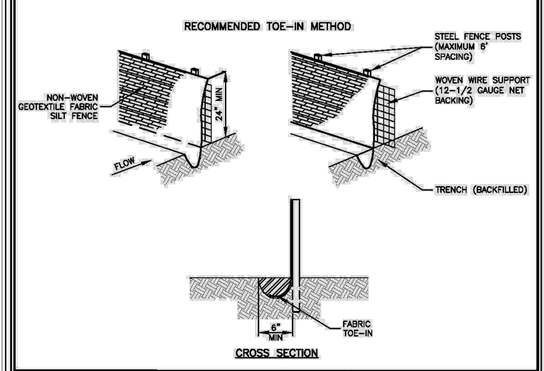
APPROVED	CITY OF ROUND ROCK	DRAWING NO:
04-01-10	LAYDOWN AND RIBBON CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	ST-04
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS PURSUE NATURE PROPERTY



NOTE:

FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

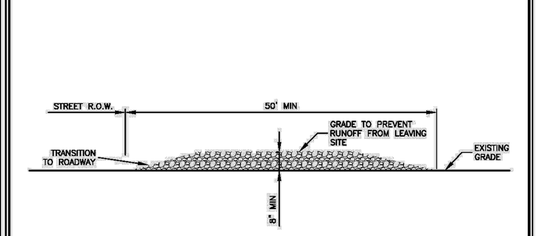
APPROVED	CITY OF ROUND ROCK	DRAWING NO:
04-01-10	FIRE LANE MARKING DETAIL	ST-13
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS PURSUE NATURE PROPERTY



CROSS SECTION

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

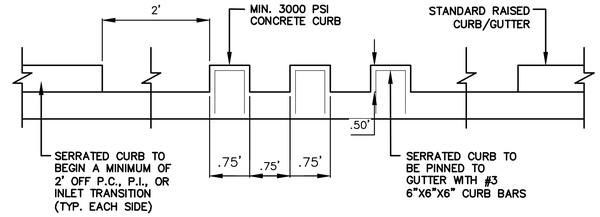
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-25-11	SILT FENCE DETAIL	EC-10
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS



CROSS SECTION

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

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



SERRATED CURB DETAIL

NTS

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office:
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Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: CONSTRUCTION DETAILS (1 OF 3)

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian Dowdle 3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2025

JOB NUMBER
5658

SHEET
15 OF 28

SDP25-00003

FILE PATH: J:\ACD\5658\dwg\5658-DETAILS.dwg - Mar 21, 2025 - 1:18pm

DESIGNED BY: RWH | DRAFTED BY: RWH

DATE | REVISION

DATE:
FILE:

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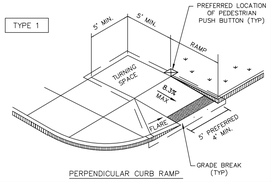
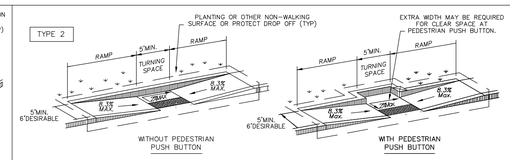


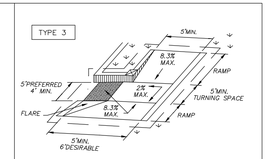
PERPENDICULAR CURB RAMP

TYPE 2



PARALLEL CURB RAMP

TYPE 3



PARALLEL CURB RAMP

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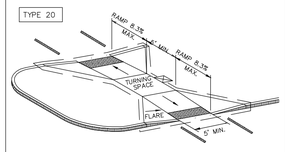
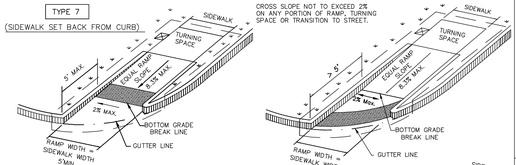
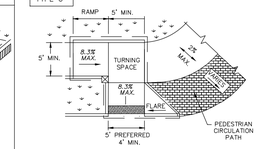


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)



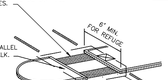
TYPE 6



COMBINATION CURB RAMPS

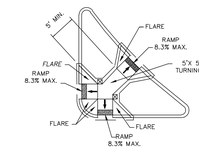
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 21



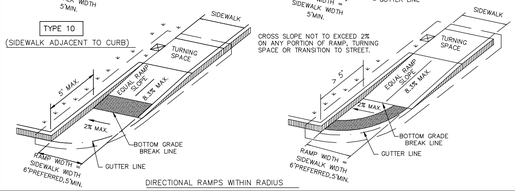
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



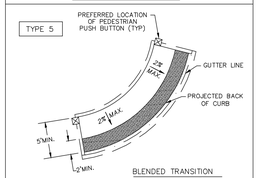
COMBINATION ISLAND RAMPS

TYPE 10
(SIDEWALK ADJACENT TO CURB)

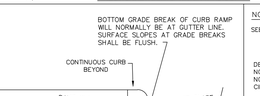


DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



BLENDED TRANSITION
(FLUSH LANDING)



TYPICAL SECTION OF PERPENDICULAR
CURB RAMP AT CONNECTION TO ROADWAY.

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH. — GUTTER LINE

DETECTABLE WARNING SURFACE — GRADE BREAK

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE. — RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK:	DW:	CK:	QC/QA:
©TxDOT: MARCH 2002	CONT	SECT	JOB		HIGHWAY
REVISIONS					
REVISED 08.2005	DIST	COUNTY			SHEET NO.
REVISED 05.2012					
REVISED 05.2018					

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

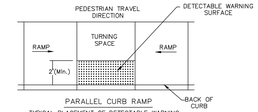
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning pave units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

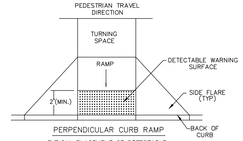
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

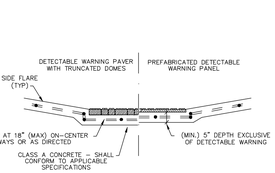
DETECTABLE WARNING SURFACE DETAILS



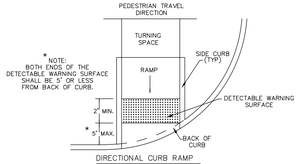
PARALLEL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



PERPENDICULAR CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



* NOTE:
BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK:	DW:	CK:	QC/QA:
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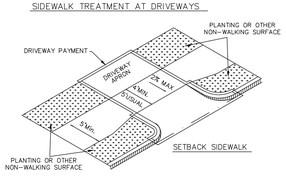
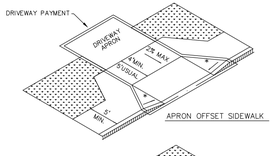
REVISIONS					
REVISED 08.2005	DIST	COUNTY			SHEET NO.
REVISED 05.2012					
REVISED 05.2018					

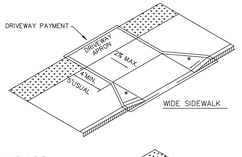
SIDEWALK TREATMENT AT DRIVEWAYS



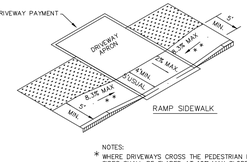
SETBACK SIDEWALK



APRON OFFSET SIDEWALK

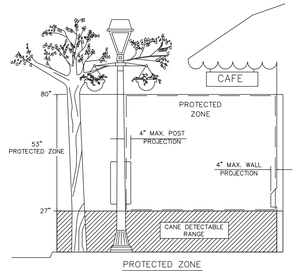


WIDE SIDEWALK



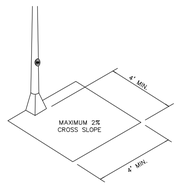
RAMP SIDEWALK

NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.
* IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5% HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

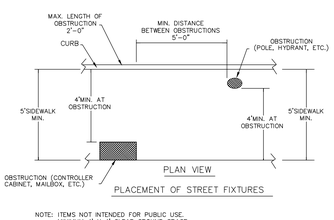


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.

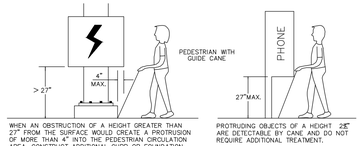


CLEAR SPACE ADJACENT
TO PEDESTRIAN PUSH BUTTON



PLAN VIEW
PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≥27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR
VERTICAL CLEARANCE <80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK:	DW:	CK:	QC/QA:
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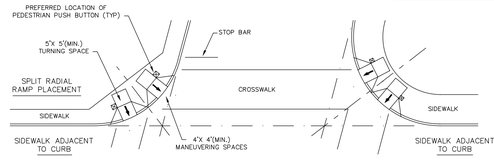
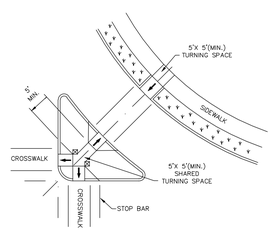
REVISIONS					
REVISED 08.2005	DIST	COUNTY			SHEET NO.
REVISED 05.2012					
REVISED 05.2018					

TYPICAL CROSSING LAYOUTS

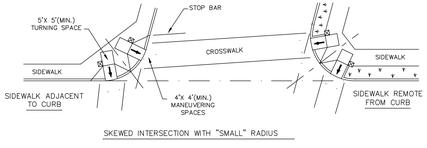
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



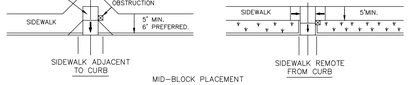
SKEWED INTERSECTION WITH "LARGE" RADIUS



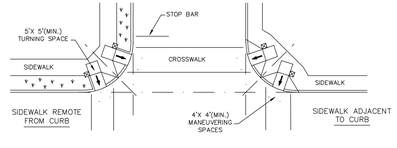
AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK:	DW:	CK:	QC/QA:
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REVISIONS					
REVISED 08.2005	DIST	COUNTY			SHEET NO.
REVISED 05.2012					
REVISED 05.2018					

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. 2007 San Bass Rd. Ste. 200 Austin, Texas 78749 Round Rock, Texas 78681
Phone No. (512) 280-5160 www.cbdeng.com

SHEET NAME: CONSTRUCTION DETAILS (2 OF 3)
JOB NAME: SUNRISE LOT 8C
PROJECT: SITE DEVELOPMENT PLAN

Christians
3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

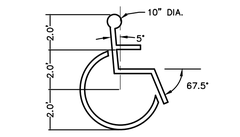
DATE
MARCH 2025

JOB NUMBER
5658

SHEET
16 OF 28

SDP25-00003

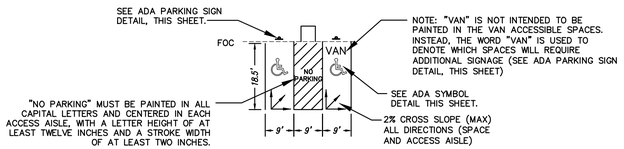
FILE PATH: J:\AC3D\5658\dwg\5658-DETAILS.dwg - Mar 21, 2025 - 4:18pm



PROVIDE PAINTED WHEELCHAIR SYMBOL AT EACH DESIGNATED HANDICAP PARKING STALL IN A CONTRASTING COLOR. CENTER SYMBOL IN STALL. ALL LINES ARE 5" WIDE.

ADA SYMBOL

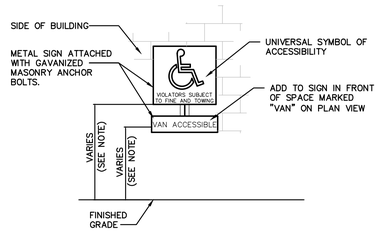
SCALE: NTS



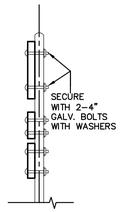
WARNING!! EXCEEDING 2 PERCENT SLOPE IN ANY DIRECTION COULD BE CAUSE FOR REJECTION OF SPACE. CONTRACTOR IS TO VERIFY SPOT ELEVATIONS PRIOR TO CONSTRUCTION AND ENSURE 2% IS NOT EXCEEDED.

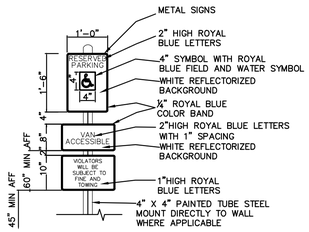
TYPICAL ADA PARKING SPACE

SCALE: NTS



"BUILDING MOUNTED"





NOTE: THE HEIGHT FROM FINISHED GRADE TO EITHER THE LOWEST SYMBOL OR THE LOWEST LETTERING MUST BE A MINIMUM OF 60 INCHES. SIGN CONTENTS AND HEIGHT REQUIREMENTS ALSO APPLY TO WALL MOUNTED SIGNAGE.

NOTE: ALL LETTERING TO BE FHWA SERIES 'B' ALPHABET.
ALL LETERING TO BE ROYAL BLUE ON WHITE REFLECTORIZED BACKGROUND (TYP).
BACKGROUND: SUPER ENGINEER GRADE ON HIGH INTENSITY SHEETING.
SUBSTRATE: 0.080 GAUGE TREATED ALUMINUM.

"POLE MOUNTED"

ADA PARKING SIGN

SCALE: NTS (POLE OR WALL MOUNTED)

FILE PATH: J:\ACD\5658\dwg\5658-DETAILS.dwg, Mar 21, 2025 - 4:18pm

SDP25-00003

DESIGNED BY:	DRAFTED BY:
RWH	RWH

REVISION	DATE

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 2007 San Bass Rd. Ste. 200 Round Rock, Texas 78681 www.cbdeng.com

SHEET NAME: CONSTRUCTION DETAILS (3 OF 3)

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian D
3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE: MARCH 2025

JOB NUMBER: 5658

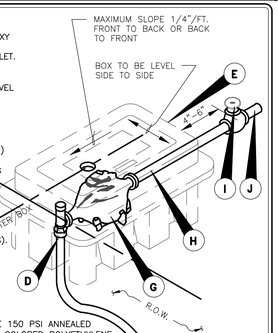
SHEET: 17 OF 28

MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COATED WITH DUAL STAINLESS STEEL BANDS.
B. 1 1/2" OR 2" CORPORATION STOP – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1 1/2" OR 2" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 1 1/2" METERS: 1 1/2" X 1 1/2"
- FOR 2" METERS: 2" X 2"
- SEE NOTE #2

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT.
- LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
- EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (1 1/2" OR 2") FEMALE I.P.T. (PROPERTY OWNERS CUT-OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF ROUND ROCK STANDARDS).
J. BUSHING (IF NECESSARY) AND PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.

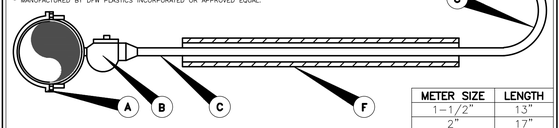


NOTES:

1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 PSI ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 PSI BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
7. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE C.O.R.R.

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW65C-14-BODY*	65C	BLACK	14"	TOP = 18-3/4"	TOP = 30-3/8"
DFW65C-AF1EQA-LID*	65C	BLACK	1-7/8"	LID = 15-1/4"	LID = 26-7/8"
DFW65C-14-AF1EQA*	65C	BLACK	14"	BASE = 15-1/4"	BASE = 30-3/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.



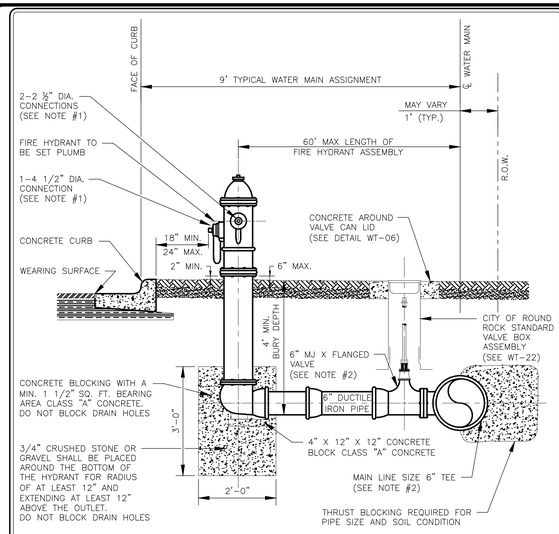
METER SIZE	LENGTH
1–1/2"	13"
2"	17"

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

SINGLE 1–1/2" OR 2" WATER METER DETAIL

DRAWING NO: WT–03



NOTES:

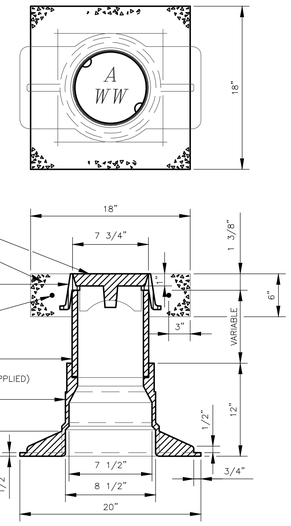
1. THREADS ON OUTLET NOZZLES SHALL BE NATIONAL STANDARD THREAD.
2. TEE MAY HAVE FLANGED OUTLET FOR MJ X FLANGED GATE VALVE OR, ANCHOR (SWIVEL) TEE MAY BE USED WITH MJ X MJ GATE VALVE.
3. A BLUE REFLECTIVE DELINEATOR OF TYPE APPROVED BY THE ENGINEER SHALL BE PLACED 2 TO 3 FEET OFFSET FROM THE CENTERLINE OF PAVED STREETS OR PAVED ACCESS WAYS, ON THE SIDE OF AND IN LINE WITH ALL NEWLY INSTALLED FIRE HYDRANTS.
4. PIPE, VALVE, TEE AND HYDRANT BARREL SHALL BE WRAPPED IN 8 MM POLY.
5. FIRE HYDRANT LEADS SHALL NOT CONTAIN ANY HORIZONTAL OR VERTICAL BENDS EXCEPT FOR WHAT IS SHOWN IN THE DETAIL.
6. FIRE HYDRANT LEAD AND ASSEMBLY SHALL BE RESTRAINED AND THRUST BLOCKED.

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

FIRE HYDRANT ASSEMBLY DETAIL

DRAWING NO: WT–05



NOTES:

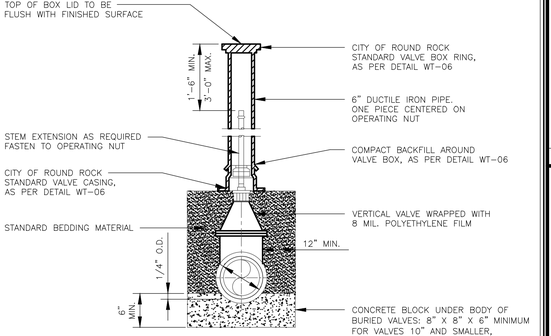
1. NUMBERED CASTINGS STANDARDS SHOWN IN PARENTHESES ARE REFERENCES TO THE CITY OF AUSTIN STANDARDS CRITERIA MANUAL.
2. DELETE CONCRETE AND REBAR WHEN VALVE IS WITHIN PAVED STREET.

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

VALVE BOX ASSEMBLY DETAIL

DRAWING NO: WT–06



NOTES:

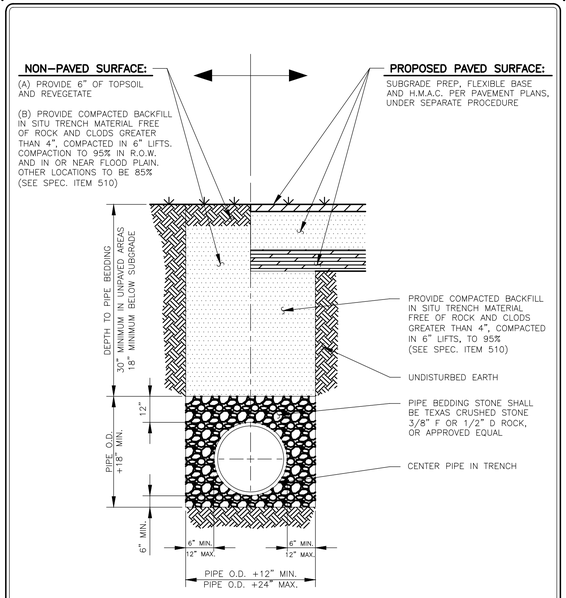
1. ALL VALVES AND VALVE CANS SHALL BE ACCESSIBLE FOR OPERATION ONCE THE NEW WATERLINE IS PUT INTO SERVICE. BURYING LINE VALVES IS PROHIBITED.
2. ALL VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED "V" ON FACE OF CURB.

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

VERTICAL VALVE INSTALLATION DETAIL

DRAWING NO: WT–11



NOTE:

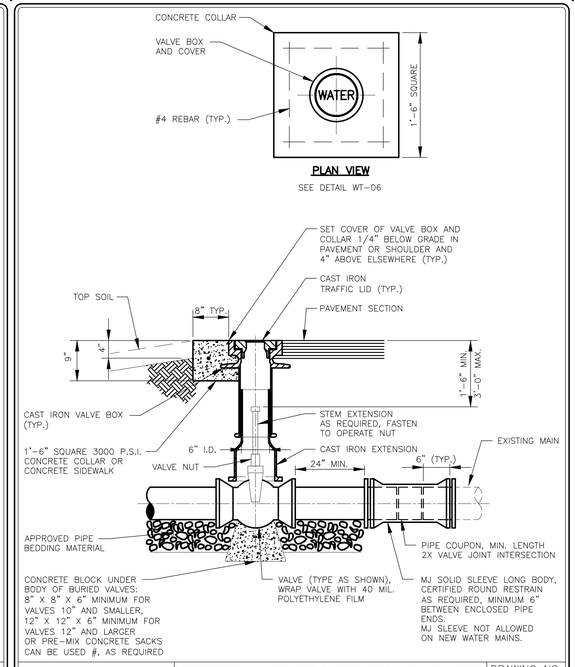
1. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)

DRAWING NO: WT–08

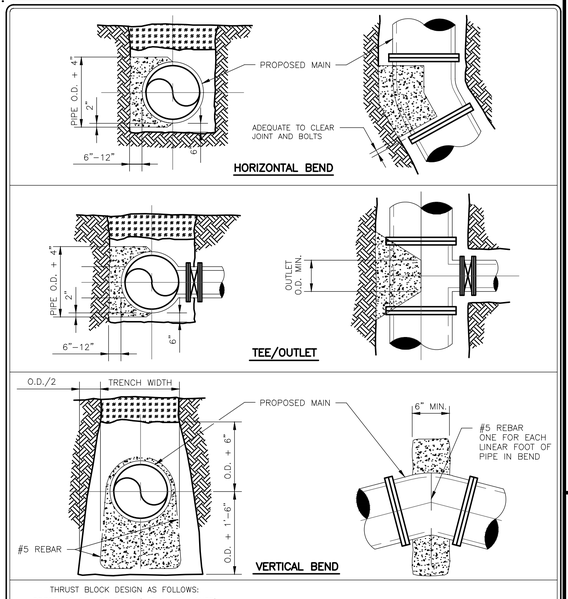


APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

GATE VALVE DETAIL

DRAWING NO: WT–22



THRUST BLOCK DESIGN AS FOLLOWS:

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE
B. MAXIMUM SOIL BEARING:
C. ALL PIPE & FITTING TO BE WRAPPED WITH 40 PLASTIC MIL.

SOIL TYPE	PRESSURE
LIMESTONE	4000 LBS./SQ. FT.
UNDISTURBED SOIL, CALICHE	2000 LBS./SQ. FT.
LOOSE OR SPONGY SOIL	1500 LBS./SQ. FT.

APPROVED 03-01-18 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

THRUST BLOCK DETAIL

DRAWING NO: WT–25

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE / REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 2007 San Bass Rd. Ste. 200 Round Rock, Texas 78681 www.cbdeng.com

SHEET NAME: WATER DETAILS
JOB NAME: SUNRISE LOT 8C
PROJECT: SITE DEVELOPMENT PLAN

Christian Dowdle 3/21/2025
STATE OF TEXAS CHRISTIAN DOWDLE 143643 LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC. ID# F3791

DATE: MARCH 2025
JOB NUMBER: 5658
SHEET: 18 OF 28

SDP25–00003

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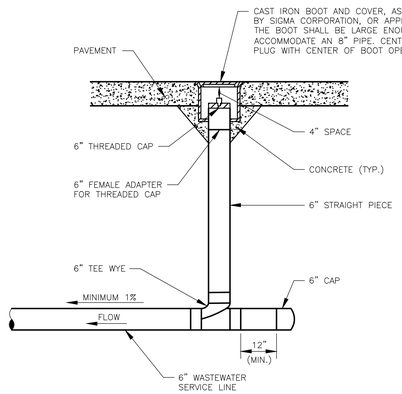
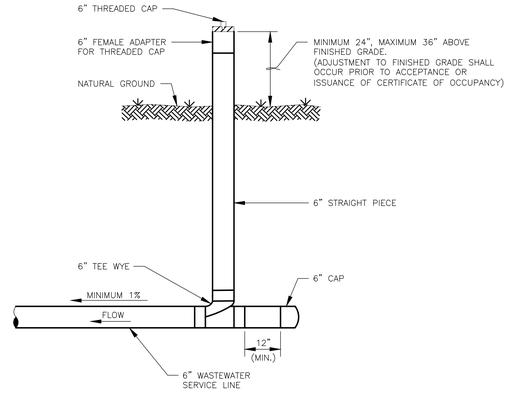


NOTES:

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

APPROVED 03-01-16 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



NOTES:

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

APPROVED 03-01-16 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

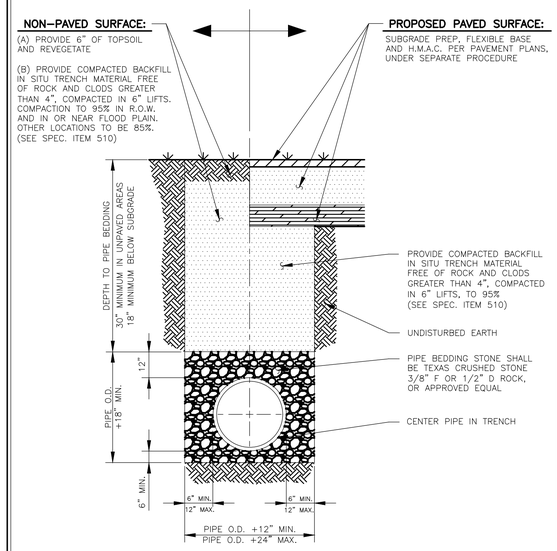
NON-PAVED SURFACE:

(A) PROVIDE 6" OF TOPSOIL AND REVEGETATE

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. COMPACTION TO 95% IN R.O.W. AND IN OR NEAR FLOOD PLAIN. OTHER LOCATIONS TO BE 85%. (SEE SPEC. ITEM 510)

PROPOSED PAVED SURFACE:

SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE



NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

APPROVED 03-01-16 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

DESIGNED BY:	DRAFTED BY:
RWH	RWH

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
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SHEET NAME: WASTEWATER DETAILS

JOB NAME: SUNRISE LOT 8C

PROJECT: SITE DEVELOPMENT PLAN

Christian D

3/21/2025

STATE OF TEXAS
CHRISTIAN DOWDLE
143643
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE
MARCH 2025

JOB NUMBER
5658

SHEET
19 OF 28

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