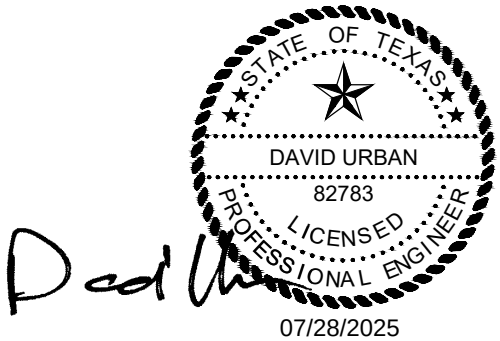
City of Round Rock Bob Bennett Complex Phase 2

Water Pollution Abatement Plan Modification

July 2025

Prepared For:
City of Round Rock
221 E. Main Street
Round Rock, TX 78664

Prepared By:
2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664



07/28/2025
David Urban, P.E.
Project Manager

TBPE FIRM #F-19351

203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

Water Pollution Abatement Plan – Table of Contents

I. TCEQ Edwards Aquifer Application Cover Page
II. General Information Form (TCEQ-0587)
    i. Attachment 1A – Road Map
    ii. Attachment 1B – USGS Map
    iii. Attachment 1C – Project Description
III. Geologic Assessment Form (TCEQ-0585)
IV. Modification of a Previously Approved Plan (TCEQ-0590)
    i. Attachment 3A – Original Approval Letter
    ii. Attachment 3B – Narrative of Proposed Modification
    iii. Attachment 3C – Current Site Plan of the Approved Project
V. Water Pollution Abatement Plan Application (TCEQ-0584)
    i. Attachment 4A – Factors Affecting Surface Water Quality
    ii. Attachment 4B – Volume and Characteristic of Stormwater
    iii. Attachment 4C – Suitability Letter from an Authorized Agent
    iv. Attachment 4D – Exception to the Required Geologic Assessment
VI. Temporary Stormwater Section (TCEQ-0602)
    i. Attachment 5A – Spill Response Actions
    ii. Attachment 5B – Potential Sources of Contamination
    iii. Attachment 5C – Sequence of Major Activities
    iv. Attachment 5D – Temporary Best Management Practices and Measures
    v. Attachment 5E – Request to Temporarily Seal Features
    vi. Attachment 5F – Structural Practices
    vii. Attachement 5G – Internal Drainage Map
    viii. Attachment 5H – Temporary Sediment Pond Plan and Calculations
    ix. Attachment 5I – Inspection and Maintenance for BMPs
    x. Attachment 5J – Schedule of interim and Permanent Soil Stabilization Practice
VII. Permanent Stormwater Section (TCEQ-0600)
    i. Attachment 6A – 20% or Less Impervious Cover Waiver
    ii. Attachment 6B – BMPs for Upgradient Stormwater
    iii. Attachment 6C – BMPs for On-Site Stormwater
    iv. Attachment 6D – BMPs for Surface Streams
    v. Attachment 6E – Request to Seal Features
    vi. Attachment 6F – Construction Plans
    vii. Attachment 6G – Inspection, Maintenance, Repair, and Retrofit Plan
    viii. Attachment 6H – Pilot-Scale Field Testing Plan
    ix. Attachment 6I – Measures for Minimizing Surface Stream Contamination
VIII. Application Fee Form (TCEQ-0574)
IX. Core Data Form (TCEQ-10400)
X. Agent Authorization (TCEQ-0599)

Section I
TCEQ Edwards Aquifer Application Cover Page

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Luther Peterson Subdivision						**2. Regulated Entity No.:** 102766417			
3. Customer Name: City of Round Rock						**4. Customer No.:** 600413181			
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):**			15.6
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			StormFIlters and Water Quality Pond			
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Brazos River Basin			

Application Distribution

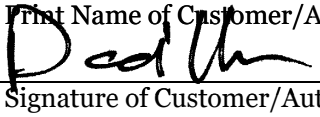
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.
David Urban, PE, CFM Print Name of Customer/Authorized Agent
 07/24/2025 Signature of Customer/Authorized Agent Date

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

Section II
General Information Form (TCEQ-0585)

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: David Urban, PE

Date: 7/23/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Luther Peterson Subdivision
2. County: Williamson
3. Stream Basin: Brazos River Basin
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: Matthew Smith
   Entity: City of Round Rock
   Mailing Address: 221 E. Main Street
   City, State: Round Rock, Texas Zip: 78664
   Telephone: +1-512-218-7016 FAX: _____
   Email Address: msmith@roundrocktexas.gov

8. Agent/Representative (If any):

   Contact Person: David Urban
   Entity: 2P Consultants, LLC
   Mailing Address: 203 E. Main Street, Ste. 204
   City, State: Round Rock, Texas Zip: 78664
   Telephone: 512-344-9664 FAX: _____
   Email Address: durban@2pconsultants.com

9. Project Location:

   ☒ The project site is located inside the city limits of City 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 at the northwest corner of Luther Peterson Place and Sunrise Road in Round Rock, Texas 78665.

11. ☒ **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

    ☒ Project site boundaries.
    ☒ USGS Quadrangle Name(s).
    ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
    ☒ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☒ Survey staking will be completed by this date: TBD

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:

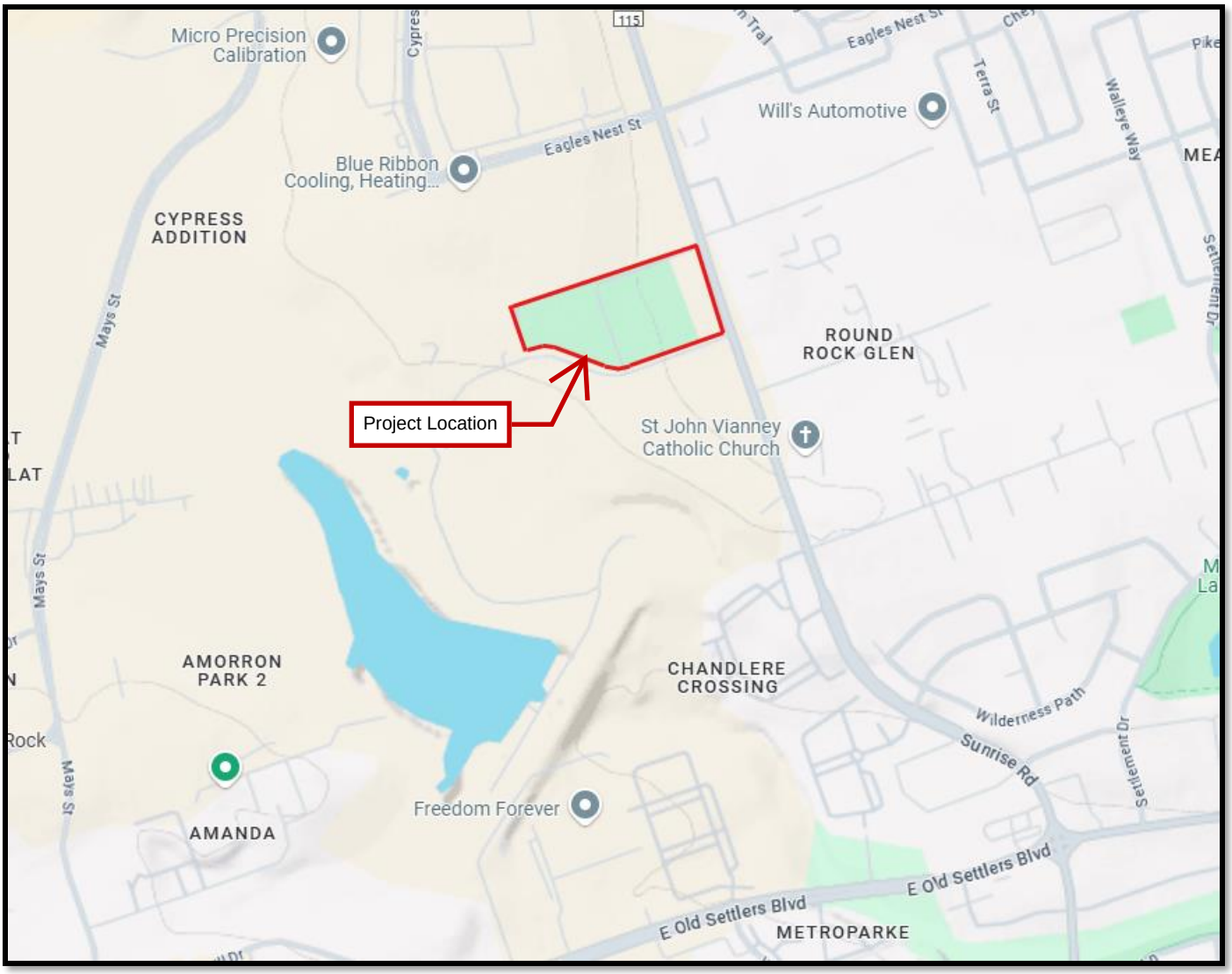
☒ TCEQ cashier
☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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.

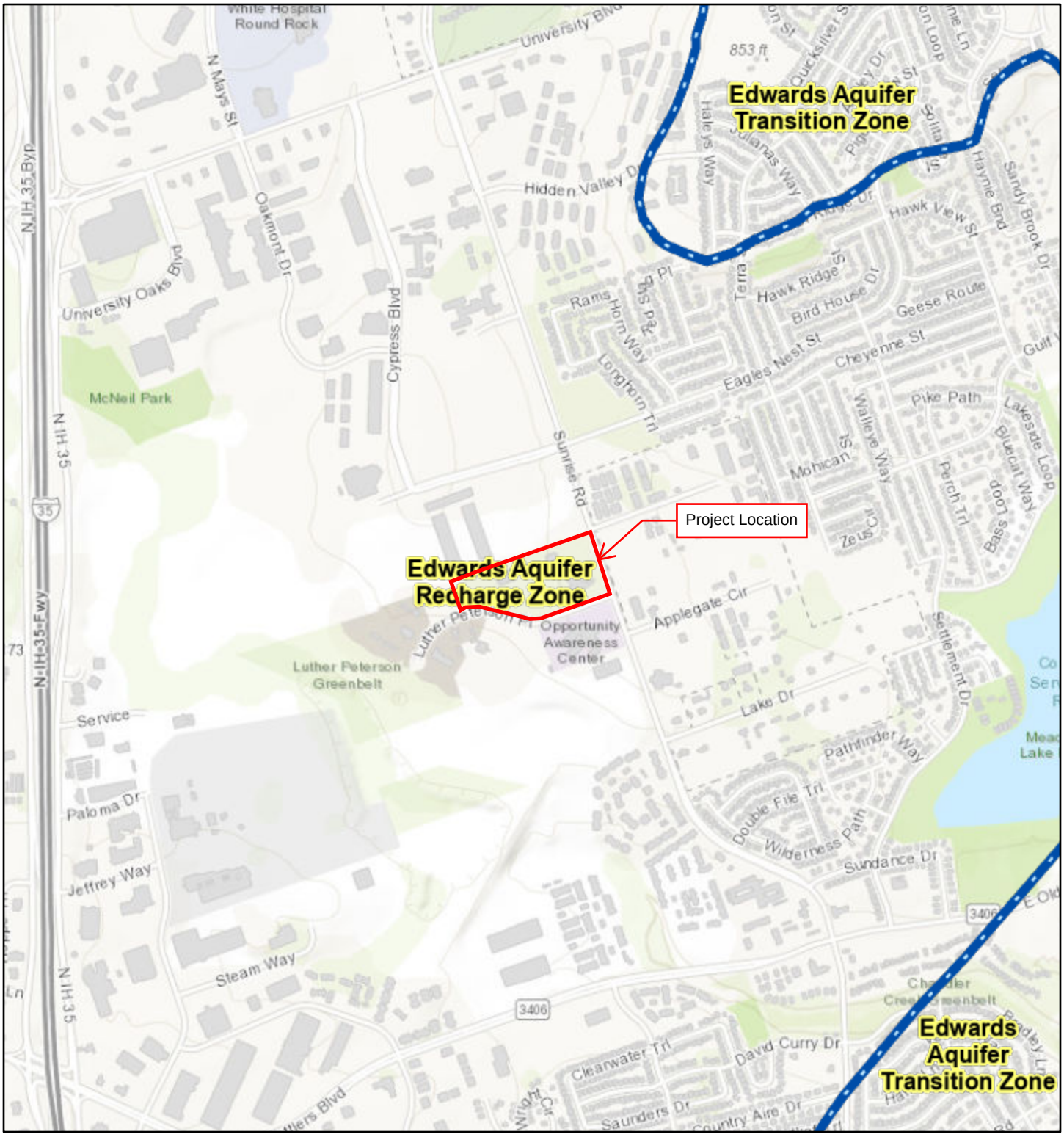
2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

ATTACHMENT A – ROAD MAP



ROAD MAP
N.T.S.

Attachment B - USGS / Edwards Aquifer Recharge Zone Map



3/11/2025, 10:34:59 AM

1:18,764

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, TCEQ

2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

ATTACHMENT 2C – PROJECT DESCRIPTION

The Bob Bennett Complex (Luther Peterson Subdivision) Phase 2 is located at the northwest corner of Luther Peterson Place and Sunrise Road at the address of 900 Luther Peterson Place, Round Rock, Texas 78664. The site is comprised of a single lot of 15.6 acres in Williamson County, within the limits of the City of Round Rock. The legal description for this property is S6118 - Luther Peterson Sub, Lot 4, ACRES 15.599.

The existing site includes the existing Public Works Department building and existing warehouse buildings. The property to the north consists of vacant land and commercial office buildings. The property to the south is the Round Rock Independent School District Transportation Facility and Round Rock Opportunity Center. To the east, the property is bounded by Sunrise Road, and to the west is currently an SPJST Lodge #187.

The Site Geologic Map for the area shows a combination of quaternary deposits and Del Rio clay with Georgetown limestone, both undivided. The quaternary deposits are on the east and northeast of the site with the Del Rio clay and Georgetown limestone on the west and southwest.

The proposed improvements consist of a 10,000 square foot expansion of the existing Public Works Department building, the expansion of the two existing warehouse buildings, and additional parking areas.

The existing impervious cover is 9.92 acres. The proposed improvements add 102,801.60 square feet (2.36 acres), for a total site impervious cover of 558,874.80 square feet (12.83 acres). This increases the overall impervious cover from 67.1% to 82.2%. Areas to be demolished include existing concrete pavement where the warehouse building expansion will go and existing sidewalk and pavement where the main building expansion will go.

A portion of the site is collected in underground storm sewer system and conveyed to a detention pond in the southeast corner of the site. The majority of the remaining portion of the site is collected in separate underground storm sewers, treated by StormTroopers, and conveyed to the west, running adjacent to Luther Peterson Place, and outfalls to regional detention. The west side of the site is conveyed to the existing water quality pond RN number 102766417. It is the intention of this Modification to maintain current drainage patterns and areas being conveyed to each outfall location.

Section III
Geologic Assessment Form (TCEQ-0585)

GEOLOGIC ASSESSMENT
FOR
LUTHER PETERSON PARK
900 LUTHER PETERSON PLACE
ROUND ROCK, TEXAS 78664

Submitted To:

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REGION 11
BUILDING A, THIRD FLOOR
12100 PARK 35 CIRCLE
AUSTIN, TEXAS 78753

Submitted For:

CITY OF ROUND ROCK, TEXAS
2008 ENTERPRISE DRIVE
ROUND ROCK, TEXAS 78664

ROUND ROCK TEXAS

Submitted By:

ZEPHYR ENVIRONMENTAL CORPORATION
TEXAS REGISTERED GEOSCIENCES FIRM NO. 50037
2600 VIA FORTUNA, SUITE 450
AUSTIN, TEXAS 78746

JANUARY 2017

zephyr

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

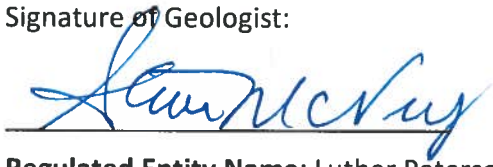
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

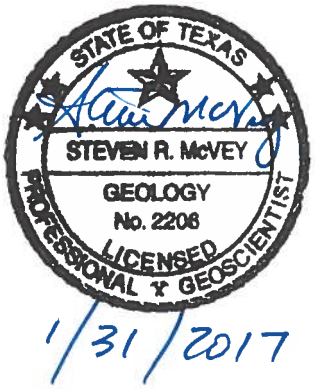
Print Name of Geologist: Steve McVey Telephone: 512-879-6625

Date: 01/20/2017 Fax: 512-329-8253

Representing: Zephyr Environmental Corporation, Firm Registration No. 50037 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:





1/31/2017

Regulated Entity Name: Luther Peterson Park - Parcel No. 3, 15.6 acres

Project Information

1. Date(s) Geologic Assessment was performed: 01/05/2017
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Austin silty clay (AuB)	C	2.42
Denton silty clay (DnC)	D	3.00
Georgetown stony clay loam (GsB)	D	2.92
Houston black clay, 1 to 3% slopes (Hub)	D	6.67
Houston black clay, 3 to 5% slopes (HuC2)	D	6.67

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 122'
   Site Geologic Map Scale: 1" = 400'
   Site Soils Map Scale (if more than 1 soil type): 1" = 400'

9. Method of collecting positional data:

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

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.

ATTACHMENT A
GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME:

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	
No features identified																			

* DATUM:

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

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

Date 1/31/2017

Sheet 1 of 1

STATE OF TEXAS
STEVEN R. McVEY
GEOLOGY
No. 2206
LICENSED
PROFESSIONAL GEOSCIENTIST

1/31/2017

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

ATTACHMENT B
STRATIGRAPHIC COLUMN

ATTACHMENT B
STRATIGRAPHIC COLUMN

Age	Unit	Description	Max Thickness in Feet
Quaternary	Quaternary deposits, undivided (Qu)	Primarily sand with silt, clay, mud and gravels. Unconsolidated coarse to fine detrital.	Variable - nearby well log indicates approximately 12 feet
Late Cretaceous	Del Rio Clay & Georgetown Limestone, undivided (Kdg)	Del Rio Clay- med. grey, blocky, calcareous and gypsiferous clay with thin silty lenses, pyrite nodules and marine megafossils; Georgetown Limestone- fine grained, lt. grey argillaceous limestone and marl, thick bedded and soft with marine megafossils common.	*83 feet, Supported by nearby well logs

* From Housh, Todd. 2007. Bedrock geology of Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas.

ATTACHMENT C
NARRATIVE OF SITE SPECIFIC GEOLOGY

ATTACHMENT C
Narrative of Site Specific Geology

1.0 INTRODUCTION

A geologic assessment of Parcel No. 3 at Luther Peterson Place (R 349217, 15.6 acres, Luther Peterson Park) was conducted by Zephyr Environmental Corporation pursuant to Texas rules for regulated activities on the Edwards Aquifer Recharge Zone (30 TAC 213).

1.1 PROJECT DESCRIPTION

The property is a 15.6 acre community park consisting of five maintained soccer fields with few picnic tables, landscape trees, and shallow drainage around the fields (see Attachment D-2). The geologic assessment was conducted to meet regulations for land located within the recharge zone of the Edwards Aquifer Recharge Zone.

1.2 GEOLOGIC ASSESSMENT SCOPE

The geologic assessment included the following data collection and evaluation tasks:

- Published geological and/or hydrological reports for Williamson County and the Round Rock area were reviewed.
- Texas Water Development Board groundwater well reports and submitted driller's reports were reviewed for information about wells at the site and local formation descriptions and thicknesses.
- A field survey was conducted by registered Geoscientist-In-Training, Jennifer Knowles, GIT-94, on January 5, 2017. The survey was conducted by walking 50 foot transects, west to east, across the entire site.
- Historical aerial imagery and USGS topographic maps were reviewed to understand the surficial nature and history of the site.

2.0 SITE GEOLOGY

The project site is located within the Edwards Aquifer Recharge Zone (EARZ) as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ collects rainfall and funnels it through streams, fractures and faults for direct infiltration into the aquifer. The property overlies the Late Cretaceous Del Rio Clay and Georgetown Limestone, undivided, on the south and west extents of the site and undivided Quaternary deposits on the east and northeast areas of the site (see Attachment D-2). North-east to south-west trending faults are mapped in the

region, but none are mapped within the site and no faults were identified during this assessment.

Quaternary deposits, undivided, are predominantly sandy with coarse to fine variable detritus. The Del Rio Clay is a medium grey, blocky calcareous and gypsiferous clay with thin, silty lenses, pyrite nodules and marine megafossils. The Georgetown Limestone is light grey, fine-grained, thick-bedded argillaceous limestone also containing marine megafossils. No visible outcrops were identified, as the site is generally flat with grass covered soccer fields.

2.1 TOPOGRAPHY AND SURFACE DRAINAGE

The property is located on gently undulating terrain sloping east-southeast. Site drainage flows generally east-southeast and follows shallow ditches along the southern property border and between the soccer fields designed to convey stormwater to a basin on the eastern side of the property. The basin then drains southeast to a stormwater sewer inlet (See Attachment D-1).

2.2 STRUCTURAL GEOLOGY AND STRATIGRAPHY

The inactive Balcones Fault Zone (BFZ) dictates the structural geology of the region. Northeast-southwest trending faults occur within a mile of the property, but no faults are mapped or were identified within the property.

2.3 GEOLOGIC AND MANMADE FEATURES

No geologic features were identified on the property during the site reconnaissance. Modifications to the property include five maintained soccer fields, landscaped trees along the borders of the soccer fields, and shallow ditches to convey stormwater. No visual evidence of fractures or voids promoting rapid infiltration were observed at the site.

3.0 CONCLUSIONS

No geologic or manmade features were identified at this site to classify as sensitive to recharge.

4.0 REFERENCES

Housh, Todd B. 2007. *Bedrock Geology of Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas.*

Texas Commission on Environmental Quality (TCEQ). TCEQ-0585 Instructions to Geologists for geologic Assessments on the Edwards Aquifer Recharge Zone Rev. 10-01-2004.

Texas Water Development Board (TWDB) – Water Data Interactive: Groundwater Well Reports and Submitted Driller Reports - State of Texas Well Report for Tracking #218164, #262519, #5827535 and #210281. Accessed January 17, 2017. http://www2.twdb.texas.gov/apps/WaterDataInteractive/GroundWaterDataViewer

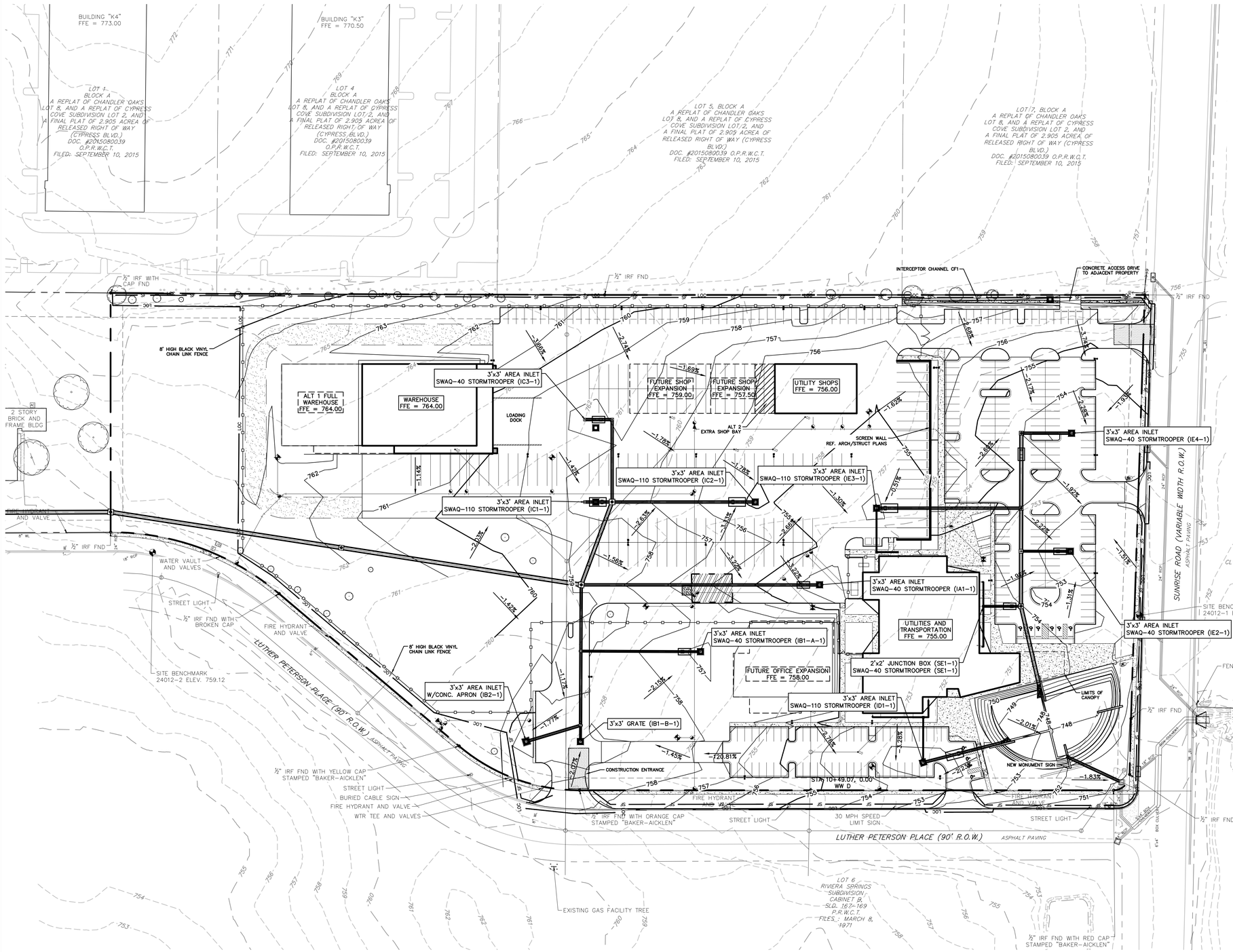
United States Department of Agriculture (USDA) 1983. Soil Conservation Service- Soil Survey for Williamson County, Texas. Accessed January 17, 2017. http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=TX

United States Department of Agriculture (USDA) 2017. Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) Soil Survey Geographic database for Williamson County, Texas. Accessed January 17, 2017. http://websoilsurvey.nrcs.usda.gov

United States Geologic Survey (USGS). 2007. Geologic Database of Texas (GDbT) - Vector digital data published by the Texas Water Development Board (TWDB). https://mrdata.usgs.gov/geology/state/sgmc-unit.php?unit=TXQu;0

ATTACHMENT D-1
SITE PLAN

JACOBS®
1999 BRYAN STREET SUITE 1200
DALLAS TX 75201
Texas Registered Engineering
Firm F-2966



LEGEND

- PROPERTY BOUNDARY
- EASEMENT OR SETBACK
- INTERIOR BOUNDARY
- 1110 EXISTING CONTOUR
- SF SILT FENCE
- LOC LIMITS OF CONSTRUCTION
- TP TREE PROTECTION FENCING
- TFD FILTER DIKE
- RB ROCK BERM
- MR MULCH ROLL
- EARTHEN BERM
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AND TEMPORARY SPOILS AREA
- CONCRETE WASHOUT
- INLET PROTECTION (IP)
- CANOPY
- EXISTING TREE/TREE CLUSTER TO REMAIN
- EXISTING TREE TO BE REMOVED

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

CAUTION:

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPENCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

STATE OF TEXAS
KEVIN P. HUNT
91842
LICENSED
PROFESSIONAL ENGINEER
11/13/17

ISSUED FOR BID

REV	DESCRIPTION	DATE
1	ISSUED FOR BID	11/13/2017

CITY OF ROUND ROCK
LUTHER PETERSON SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX

CITY OF ROUND ROCK
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

Scales:

Jacobs Project No.: F8Z94300

Drawing Title:

WPAP SITE PLAN

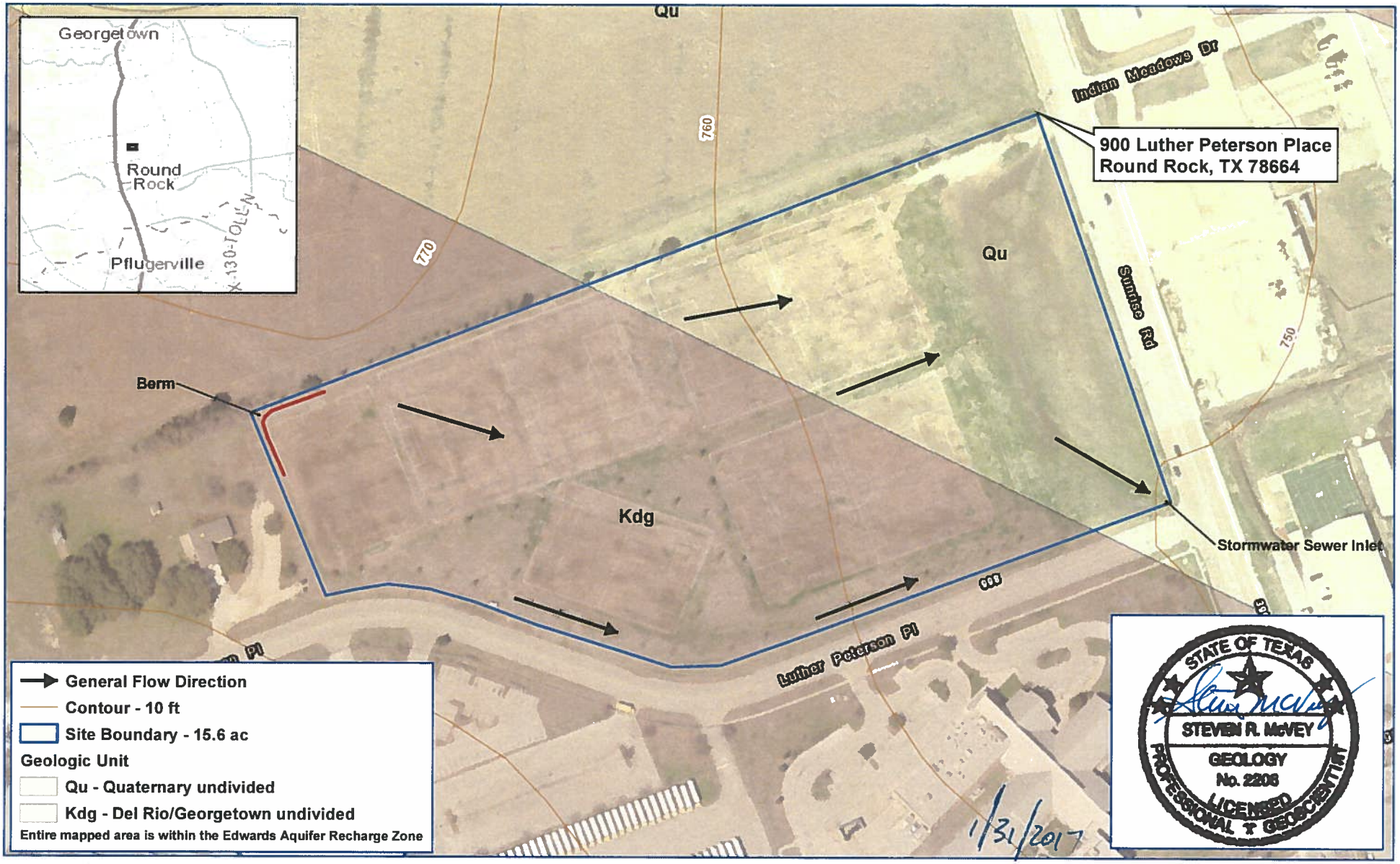
Date: 13 NOV, 2017

Designed: AE, LF
Drawn : RC, PW
Checked: JM, KH

Drawing No.: EX.1

Drawing: L:\F8Z94300 Luther Peterson Service Center Ph 1\300 CADD\302 Civil\302.5 Sheets\F8Z94300301 - WPAP
Last Saved by: FaustT
Full Name: Tim Faust
Plot Date/Time: 11/22/2017 11:53 AM

ATTACHMENT D-2
SITE GEOLOGIC MAP



Map Sources:
ESRI- World Imagery & Topo Basemaps;
Geologic Database of TX
TNRIS-TX Contours
Datum: WGS84

1 inch = 200 feet

Feet: 0, 200, 400

Meters: 0, 50, 100

zephyr

ATTACHMENT D-2 - SITE GEOLOGIC MAP

Luther Peterson Park

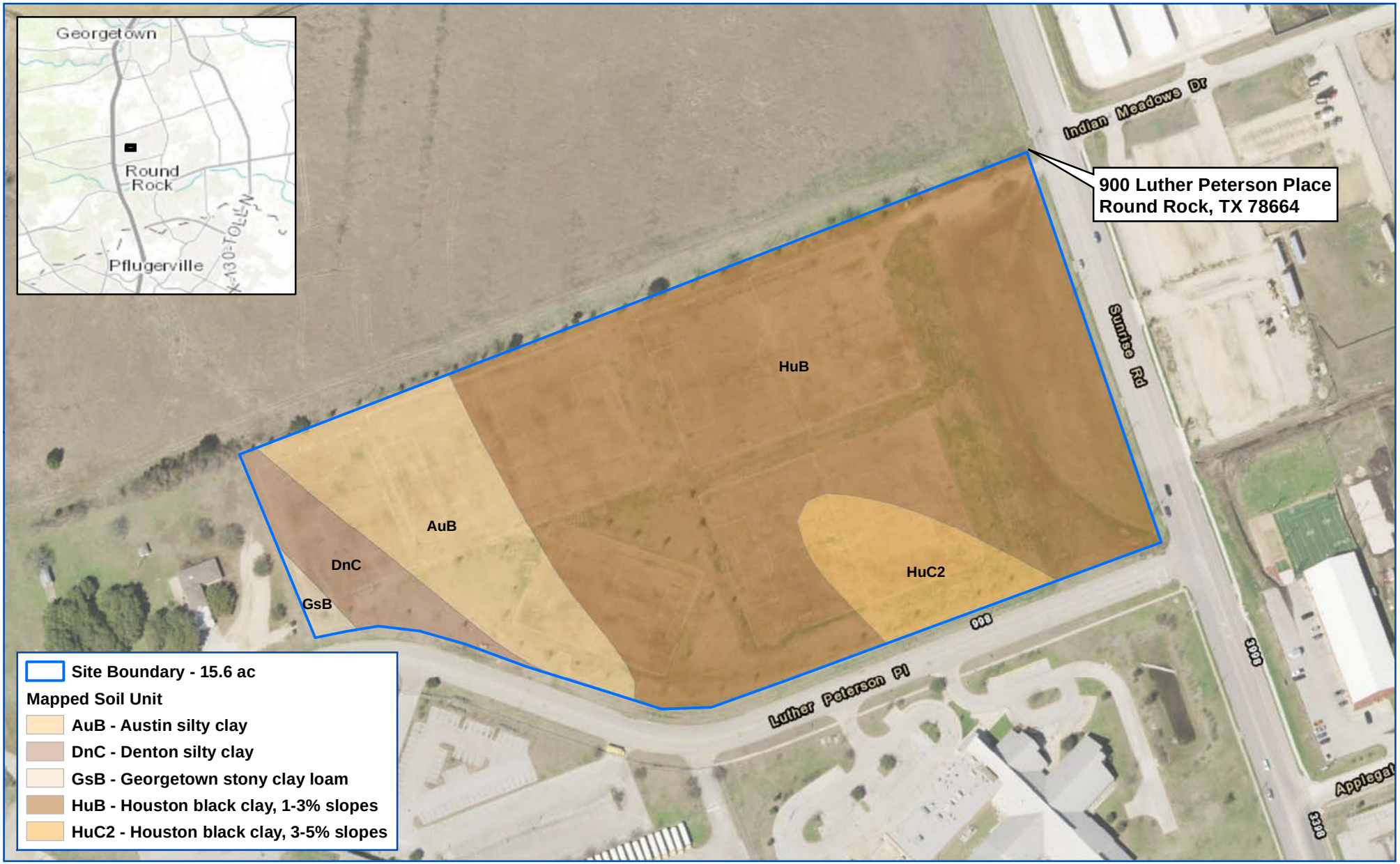
City of Round Rock

Williamson County, Texas

H:\City of Round Rock\Work Authorizations\WA #2 GA 16783\GIS\Geologic_map.mxd

Drafted By:	Reviewed By:	Project No.:	Date:
J. Knowles	S. McVey	016783	1/23/2017

ATTACHMENT D-3
SITE SOILS MAP



Map Sources:
ESRI- World Imagery &
Topo Basemaps;
USDA- Web Soil Survey
Datum: WGS84

N

1 inch = 200 feet

0 200 400 Feet

0 50 100 Meters

zephyr

ATTACHMENT D-3 - SITE SOILS MAP

Luther Peterson Park

City of Round Rock
Williamson County, Texas

H:\City of Round Rock\Work Authorizations\WA #2 GA 16783\GIS\Soils_map.mxd

Drafted By:	Reviewed By:	Project No.:	Date:
J. Knowles	S. McVey	016783	1/23/2017

Section IV
Modification of a Previously Approved Pan (TCEQ-0590)

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: David Urban, PE

Date: 7/23/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Luther Peterson Subdivision
   Original Regulated Entity Name: Luther Peterson Subdivision
   Regulated Entity Number(s) (RN): 102766417
   Edwards Aquifer Protection Program ID Number(s): 11000930
   ☒ The applicant has not changed and the Customer Number (CN) is: 600413181
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	15.6	15.6
Type of Development	Light Industrial/Comm.	Light Industrial/Comm.
Number of Residential Lots	0	0
Impervious Cover (acres)	10.47	12.83
Impervious Cover (%	67.1%	82.2%
Permanent BMPs	StormTroopers	StormTroopers
Other	_____	_____

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	_____	_____
Pipe Diameter	_____	_____
Other	_____	_____

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Volume of USTs	_____	_____
Other	_____	_____

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☒ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☒ Acreage has not been added to or removed from the approved plan.

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

2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

ATTACHMENT A – ORIGINAL APPROVAL LETTER

The original Approval Letter – EAPP ID No. 11000930, dated February 28, 2018 is included as Attachment A.

COPY

R-11

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 28, 2018

Mr. Travis Wilkes
City of Round Rock
212 Commerce Cove
Round Rock, Texas 78664

Re: Edwards Aquifer, Williamson County
Luther Peterson Service Center, 3400 Sunrise Road; Round Rock, Texas
Request for Approval of a Water Pollution Abatement Plan (WPAP) and Organized Sewage Collection System Plan (SCS)
30 Texas Administrative Code (TAC) Chapter 213 and Chapter 217 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11000930 & 1; RN102766417

Dear Mr. Wilkes:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP and SCS Applications for the above-referenced project submitted to the Austin Regional Office by Jacobs on behalf of City of Round Rock on November 27, 2017. Final review of the WPAP/SCS submittal was completed after additional material was received on February 12 and 20, 2018. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas licensed professional engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas licensed professional engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed project will add to an existing area of light industrial development. This new City of Round Rock campus will be composed of administrative, operations, and maintenance buildings to include street improvements, driveways, parking lots, utilities and other ancillary impervious cover, which connect to water quality devices via storm sewer. Other City facilities exist nearby on Luther Peterson Place. The project site contains approximately 15.6 acres within the Brushy Creek watershed. The project will be built initially in Phase 1, with expansion of building footprints in Phase 2. The project is planned for up to 10.4 acres of impervious cover and includes Phase 2 construction.

COPY

This proposed sewage collection system (SCS) project features a set of gravity wastewater lines, with proposed pipe of 8-inch diameter PVC SDR 26, and a total length of 942 linear feet. The system will be connected to existing City of Round Rock wastewater lines for conveyance to the Brushy Creek Regional Wastewater Treatment Plant for treatment and disposal. The project is located within the City of Round Rock and will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent pollution of stormwater runoff originating on-site or up-gradient of the site and potentially flowing across and off the site after construction, ten StormTrooper units will be installed, using the TCEQ technical guidance document Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), to treat stormwater runoff. The campus will have a curb and gutter system to collect the stormwater. A small portion of land offsite will also be treated. The individual treatment measures will consist of six StormTrooper units, Model SWAQ-40 with 2250 gpm capacity and 4 plate columns and four StormTrooper units, Model SWAQ-110 with 4000 gpm capacity and 6 plate columns. The treated water will be conveyed in and combined with excess runoff to be diverted into further storm sewers and on to the Brushy Creek watershed.

The required total suspended solids (TSS) treatment for this project is 9067 pounds of TSS generated from the additional 10.4 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. Treatment design calculations were sealed by Kyle Worrell, P.E., on February 16, 2018 to demonstrate the total treatment load removal to exceed the required additional total suspended solids (TSS) loading.

In addition to the described activities, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction.

GEOLOGY

According to the Geologic Assessment, the site contains the Quaternary alluvium underlain by the Georgetown Formation, and any outcrops are obscured by vegetative cover. TCEQ conducted a site assessment on January 22, 2018. The site was being utilized as a recreational soccer ballpark. No sensitive features were identified within the property and none were observed. The site is generally as described in the GA.

SPECIAL CONDITIONS

I. All sediment and/or media removed from the Stormtroopers during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

II. All permanent pollution abatement measures shall be operational and Standard Condition No. 16 satisfied prior to occupancy.

COPY

III. The issuance of this authorization does not grant the applicant and plan holder(s) the right to use private or public property for conveyance of stormwater along the discharge route. This includes any property belonging to any individual, partnership, corporation or any other entity. It is the responsibility of the applicant and any plan holder(s) to acquire any rights that may be necessary to use the property of or along the discharge route for conveyance of stormwater.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

COPY

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

9. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment.

10. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas licensed professional engineer.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

COPY

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

15. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

16. A Texas licensed professional engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of project completion.

17. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer.

18. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

19. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

20. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

21. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service.

COPY

Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.

22. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Kevin Lee Smith, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Water Section Team Leader
Austin Region Office
Texas Commission on Environmental Quality

RCS/kls

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

cc: Ms. Alysha Girard, P.E., Storm Water Manager, City of Round Rock
Mr. Terron Evertson, P.E., County Engineer, Williamson County, Georgetown
Mr. Kevin Hunt, P.E., Jacobs, 911 San Antonio

2P Consultants, LLC
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ATTACHMENT 4B – NARRATIVE OF PROPOSED MODIFICATION

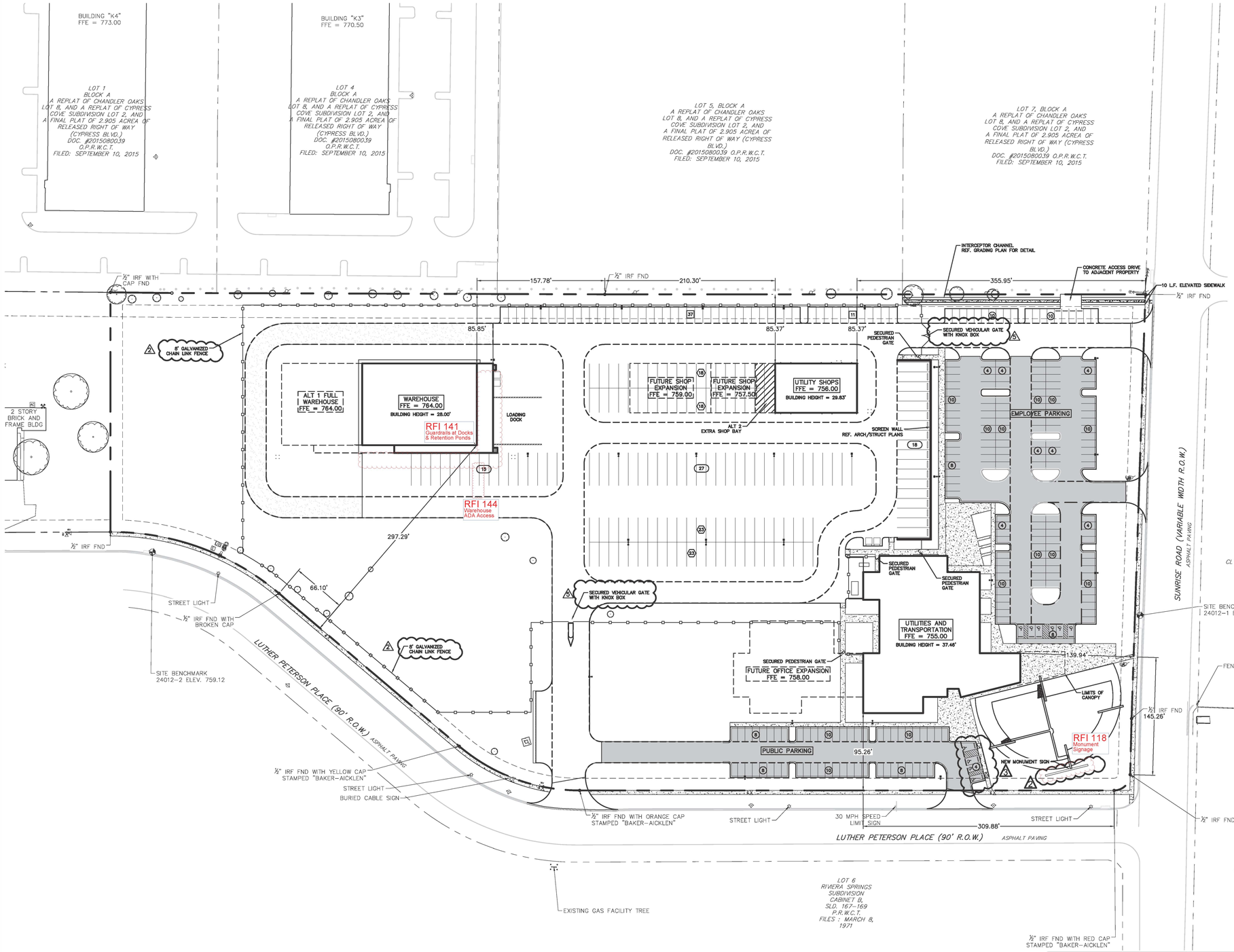
The proposed modification will include the previously planned for expansion and further construction of the Luther Peterson Service Center, a 15.6-acre site located at 900 Luther Peterson Place, Round Rock, Texas 78664. The existing site includes a Public Works Department building for the City of Round Rock with associated warehouse buildings and parking infrastructure.

The proposed improvements consist of a 10,000 square foot building expansion of the aforementioned Public Works Department Building, the expansion of two of the existing warehouses, and additional parking areas. In total this will bring the impervious area from the existing 9.916 acres to 12.83 acres.

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ATTACHMENT C – CURRENT SITE PLAN OF THE APPROVED PROJECT

The original Site Plan from the Construction Plans for Luther Peterson Service Center, dated June 8, 2018, is included as Attachment C.



LEGEND

- PROPERTY BOUNDARY
- EASEMENT OR SETBACK
- INTERIOR BOUNDARY
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING
- NO PARKING STRIPING
- CURB AND GUTTER
- LAYDOWN CURB
- STOP SIGN
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- FIRE LANE BASE ROAD
- BOLLARD
- FLOW OF TRAFFIC
- ACCESSIBLE RAMP
- ACCESSIBLE PARKING STRIPING
- CONCRETE WHEEL STOP
- TREE TO REMAIN
- RETAINING WALL
- STONE SCREEN WALL
- DRAINAGE SWALE

RFI 023
ASI 002 Knox Box

NOTES:

1. ALL PLAN VIEW DIMENSIONS ARE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR SOILS AND PAVEMENT INFORMATION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING MOST RECENT REPORT WITH GEOTECHNICAL ENGINEER.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
4. CONTRACTOR SHALL COORDINATE DIRECTLY WITH LOCAL UTILITY COMPANIES FOR ALL INSTALLATION OF DRY UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES WITH DETAILS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS BEFORE PROCEEDING WITH THIS WORK AND NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
7. ALL RADII SHOWN ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO FIELD VERIFY EXISTING CURB ELEVATION TIE INS.
9. ACCESS AISLES SERVING PARKING SPACES SHALL COMPLY WITH 502.3. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE. TWO PARKING SPACES SHALL BE PERMITTED TO SHARE A COMMON ACCESS AISLE.
10. ALL WEATHER ACCESS TO BE IN PLACE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

Know what's below. Call before you dig.

FACILITY PARKING	PROVIDED
10' x 20'	48
12' x 30'	82
12' x 40'	60
TOTAL	190

PUBLIC/EMPLOYEE PARKING	REQUIRED	PROVIDED
STANDARD	142	210
ACCESSIBLE PARKING	5	10
TOTAL	147	220

BUILDING:	SLAB ON GRADE
2 PROP. WAREHOUSES (1 STORY)	
1 PROP. OFFICE (2 STORY)	
EXISTING BUILDING COVERAGE:	0 SF (0%)
PROPOSED BUILDING COVERAGE:	46,111 SF (6.8%)
TOTAL BUILDING COVERAGE:	46,111 SF (6.8%)
GROSS FLOOR AREA:	71,226 SF (10.5%)
FAR:	0.11:1
PROPOSED USE:	WAREHOUSE, OFFICE
SITE AREA:	15.60 AC
NET SITE AREA:	15.60 AC
EXISTING IC:	0 AC (0%)
PROPOSED IC:	8.07 (51.7%)
TOTAL IC:	8.07 (51.7%)

CAUTION:

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPENCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

JACOBS®
1999 BRYAN STREET SUITE 1200
DALLAS TX 75201
Texas Registered Engineering
Firm F-2966

STATE OF TEXAS
KEVIN P. HUHT
91842
LICENSED
PROFESSIONAL ENGINEER
6/8/18

ISSUED FOR CONSTRUCTION

REV	DESCRIPTION	DATE
1	ISSUED FOR BID	11/13/2017
2	ADDENDUM #1	12/06/2017
3	ISSUED FOR CONSTRUCTION	03/22/2018
5	ASI#2 - CITY COMMENTS	06/08/2018

Revision History

CITY OF ROUND ROCK
LUTHER PETERSON SERVICE CENTER
3400 SUNRISE ROAD
ROUND ROCK, TX

CITY OF ROUND ROCK
221 EAST MAIN STREET
ROUND ROCK, TEXAS 78664

Scales:

AS-BUILT

Jacobs Project No.: F8Z94300

Drawing Title:

OVERALL SITE PLAN

Date: 13 NOV, 2017

Designed: AE, LF
Drawn: RC, PW
Checked: JM, KH

Drawing No.: C-101

Drawing: L: \F8Z94300 Luther Peterson Service Center Ph. 1\700 CAD\702 Civil\702.5 Sheets\F8Z94300501
Last Saved By: rcarter
Last Saved: 6/7/2018 1:28 PM
Plot Date/Time: 7/6/2018 9:47 AM

Section V
Water Pollution Abatement Plan Application (TCEQ-0584)

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: David Urban, PE

Date: 7/23/2025

Signature of Customer/Agent:



Regulated Entity Name: Luther Peterson Subdivision

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):15.6

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	95,548.58	÷ 43,560 =	2.19
Parking	463,326.2	÷ 43,560 =	10.64
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	558,874.8	÷ 43,560 =	12.83

Total Impervious Cover 12.83 **÷ Total Acreage** 15.6 **X 100 =** 82.2**% 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:

_____% Domestic	_____Gallons/day
100% Industrial	12,060Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 12,060 Average Daily Flow

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 City of Round Rock 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" = 40'.

18. 100-year floodplain boundaries:

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

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.

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512-344-9664
TBPE FIRM #F-19351

ATTACHMENT 5A – FACTORS AFFECTING SURFACE WATER QUALITY

Potential Sources of Pollutants During Construction

1. Soil erosion due to construction
2. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings
3. Hydrocarbons from asphalt paving operations
4. Miscellaneous trash and debris from construction and material wrappings
5. Proposed sewer connection(s)
6. Portable toilet spills

Potential Sources of Pollution After Construction

1. Traffic related pollutants from cars, roads, and driveways
2. Improper disposal of trash
3. Pesticides, herbicides, and fertilizers

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ATTACHMENT 5B – VOLUME AND CHARACTER OF STORMWATER

Peak stormwater discharge was calculated for this site using the SCS method and utilizing HEC-HMS . Proposed grading and site improvements divide the site into 15 drainage subbasins. The proposed improvements bring the total impervious cover of the property to 558,874.8square feet (12.83 acres), which is 82.2% of the property.

Basins 3,4,6,7,8,11,12,13,and 14 are unchanged from the existing site design, are captured in grate inlets, treated by StormTroopers, and conveyed to a detention pond in the southeast corner of the site. Basins x-x are captured in grate inlets, treated by StormTroopers, and conveyed to the end of Luther Peterson Place where the storm sewer outfalls. Basins XXX are changed from the existing site plan, Basins 2,5, and 10 will receive StormTroopers and Basin 9 will have it's StormTrooper removed for an upgraded sized model. The stormwater from these subbasins is generally from paved areas, such as parking lots, sidewalks, and buildings. All runoff from the site will be treated by StormTroopers except for Basin 1 which drains to the existing water quality pond to the southwest.

A summary of the drainage basin information is provided in the table below with an internal Drainage Map included in the construction plans as sheet 20 named 'Water Quality Map'.

Basin Area	Area (Acres)	Impervious Areas (Ac)	Load Reduction	BMP Type	State	Size
1	1.747	1.38	889.00	Sand Filter	Existing	Existing Water Quality Pond RN# 102766417
2	0.971	0.97	894.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-110
3	1.270	1.25	1,111.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
4	1.303	1.17	970.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
5	1.432	1.24	1,101.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-110
6	1.164	1.14	1,022.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
7	0.520	0.52	491.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
8	0.755	0.76	678.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
9	1.054	0.85	772.00	Contech StormFilter	Proposed	Existing StormTrooper SWAQ 40 to be replaced with a StormTrooper SWAQ110
10	1.041	0.79	705.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-40
11	1.107	0.89	842.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
12	1.289	0.86	761.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
13	1.144	0.79	704.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
14	0.810	0.22	236.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
Sum of Areas	15.607	12.83	11,176.00			
Total Required	15.608	12.83	11,163.75	12.25	lbs OVER	

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Attachment 5C – Suitability Letter from an Authorized Agent

This site will connect to a sewage collection system via private service lateral to the City of Round Rock Wastewater Treatment Plant. There are no on-site sewage treatment methods proposed.

This section is not applicable to this project.

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Attachment 5D – Exception to the Required Geologic Assessment

There are no proposed exceptions to the geologic assessment for this site. All sensitive geologic or manmade features identified in the geologic assessment are shown and labeled.

This section is not applicable to this project.

Section VI
Temporary Stormwater Section (TCEQ-0602)

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.

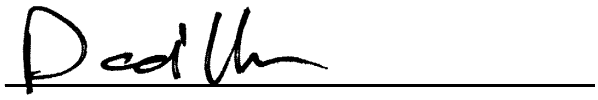
Signature

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: David Urban, PE

Date: 7/23/2025

Signature of Customer/Agent:



Regulated Entity Name: Luther Peterson Subdivision

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: Hydrocarbon fuel for construction equipment

   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: 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.

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TBPE FIRM #F-19351

ATTACHMENT 6A – SPILL RESPONSE ACTIONS

No spills of hydrocarbons or hazardous substances are expected. However, in the event such an incident does occur, the contractor should carefully follow the following TCEQ guidelines:

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 it properly.

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:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of the contaminated materials.

Semi-Significant Spills:

Semi-significant spills 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 littler 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 the spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills:

From any event, the Reportable Quantity (RQ) = for high toxic materials the RQ>25 gallons. For petroleum/hydrocarbon liquids, spills with RQ>250 gallons (on land) or that which creates “a sheen” on water. Only certified Hazmat teams will be responsible for handling the material at the site.

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 a.m. and 5 p.m. 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. Additionally, in the event of a hazardous material spill, local Williamson County and/or City of Round Rock police, fire and potentially EMS should be contacted in order to initiate the hazardous material response team.
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. Notifications should first be made by telephone and followed up with a written report of which one copy is to be kept onsite in the report binder and one copy provided to the TCEQ.
4. The services of a spill contractor or a Haz-mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff 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.

For more information on spill rules and appropriate responses is available on the TCEQ website at:
http://www.tceq.state.tx.us/response/spills.html

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TBPE FIRM #F-19351

ATTACHMENT 6B – POTENTIAL SOURCES OF CONTAMINATION

No particular activity or process during construction is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should the unforeseeable mishap occur during construction or regular operation of the facility, the contractor shall follow the guidelines set forth in "Attachment A – Spill Response Actions."

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing
- Grading and excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area – small fueling, minor equipment maintenance, sanitary facilities.
- Materials Storage Area – solvents, adhesives, paving materials, aggregates, trash, etc.
- Construction Activities – paving, concrete pouring
- Concrete Truck Washout

Potential Onsite Pollutants:

- Fertilizer
- Concrete
- Glue, adhesives
- Gasoline, diesel fuel, hydraulic fluids, antifreeze
- Sanitary toilets

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ATTACHMENT 6C – SEQUENCE OF MAJOR ACTIVITIES

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.

   The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation control plan.

   Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the SWPPP posed on the site.

2. Schedule an on-site pre-construction meeting with jurisdictional agencies, site engineer, contractor, and sub-contractors.
3. Clear, grade, and install site construction entrance.
   a. Approximately 0.081 acres will be disturbed during this activity.
4. Site clearing, grubbing, and demolition activities.
   a. Approximately 11.27 acres will be disturbed during this activity.
5. Rough grade building pads.
   a. Approximately 1.38 acres will be disturbed during this activity.
6. Install underground wastewater, water, stormwater, dry utilities, and Storm Trooper water interceptors.
7. Finish grade access aisles and parking.
8. Perform lime stabilization of subgrade, if necessary.
9. Place concrete and asphalt paving section for access aisles and parking.
10. Complete construction and begin re-vegetation of the site.
11. Upon completion of the site's construction and re-vegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the City of Round Rock indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
12. After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90% established, remove the temporary erosion and sedimentation controls and complete any necessary final re-vegetation resulting from removal of controls.
13. Conduct any maintenance and rehabilitation that is needed.

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TBPE FIRM #F-19351

ATTACHMENT 6D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Prior to the commencement of any construction activity whatsoever, the contractor shall install the silt fencing per the Erosion and Sedimentation Control Plan. The silt fencing shall be installed per TCEQ and local requirements. The proposed temporary BMPs are intended to control increased TSS from construction activities in the following manner:

A. The temporary BMPs proposed during construction activities will prevent sediment-laden runoff from pollutant sources listed in 'Attachment B – Potential Sources of Contamination' from leaving the proposed site. The primary method of controlling sediment-laden stormwater runoff is through silt fencing. The silt fencing will be placed per plan along the downslope edges of the project area.
B. With the temporary silt fences in place, no stormwater runoff will enter any surface streams or sensitive features.
C. The proposed project improvements will improve the drainage of water off the project area. There are no known sensitive geologic features on the site. After construction is completed, the site will maintain current drainage patterns with the stormwater runoff draining to the south and east of the site.
D. The erosion control plan in the construction plans also shows other temporary BMPs that will be implemented during construction. These temporary BMPs include chain link tree protection fencing, a stabilized construction entrance, area inlet protection, a concrete truck washout area, rock berms, curb inlet protection, and a staging area.

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ATTACHMENT 6E – REQUEST TO TEMPORARILY SEAL A FEATURE

No temporary sealing of a naturally occurring sensitive features on the site are proposed.

This section is not applicable to this project.

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TBPE FIRM #F-19351

ATTACHMENT 6F – STRUCTURAL PRACTICES

The following temporary BMP structural practices will be employed on the site:

1. Silt Fence – used as barrier protection around the downslope perimeter of the project. The fence retains sediment primarily by retarding flow and promoting deposition on the uphill side of the slope. Runoff is filtered as it passes through the geotextile fabric.
2. Curb and Area Inlet Protection – used to prevent sediment from entering the storm drain system.
3. Tree Protection – used to preserve trees and prevent any damage from general construction activities.
4. Concrete Washout Area – used to prevent or reduce the discharge of pollutants to stormwater from concrete waste. The concrete washout area is a designated area to wash out wastes into the temporary pit where the concrete can set, be broken up, and disposed of properly.
5. Stabilized Construction Entrance – used to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. The stabilized construction entrance is a stabilized pad of crushed stone and should be located at any point where traffic will be entering or leaving the construction site from a public right-of-way.
6. Contractor Staging Area – used as an area for the contractor to store and prepare equipment and materials before using them during the construction phase.

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TBPE FIRM #F-19351

ATTACHMENT 6G – INTERNAL DRAINAGE MAP

See attached for the Internal Drainage Map.

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ATTACHMENT 6H – TEMPORARY SEDIMENT POND(S) PLAN AND CALCULATIONS

No temporary sediment pond is being proposed for this project.

This section is not applicable to this project.

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TBPE FIRM #F-19351

ATTACHMENT 6I – INSPECTION AND MAINTENANCE FOR BMPs

The inspection and maintenance of temporary BMPs will be made according to TCEQ RG-348, Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices.

Inspection Personnel:

Inspections shall be conducted by qualified representatives of the contractor acting on behalf of the owner or a designated party if hired separately by the owner. Each operator must delegate authority to the specifically described position or person performing inspections, as provided by 30 TAC 305.128, as an authorized person for signing reports and performing certain activities requested by the director or required by the TPDES general permit. This delegation of authority must be provided to the director of TCEQ in writing and a copy shall be kept along with the signed effective copy of the SWP3.

Inspection Schedule and Procedures – Inspections must comply with the following:

A. An inspection shall occur weekly and after any rain event. This inspection should include an inspection of the temporary concrete washout area.
B. The authorized party shall inspect all disturbed areas of the site, areas used for storage of materials that are exposed to precipitation, structural control measures, and locations where vehicles enter or exit the site.
C. Disturbed areas and areas used for storage of materials that are exposed to precipitation or within limits of the 1% annual change (100 Year) floodplain must be inspected for evidence of, or the potential for, pollutants entering the runoff from the site. Erosion and sediment control measures identified in the plan must be observed to ensure that they are operating correctly. Observations can be made during wet or dry weather conditions. Where discharge locations or points are accessible, they must be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. This can be done by inspecting receiving waters to see whether any signs of erosion or sediment are associated with the discharge location. Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.
D. Based on the results of the inspection, the site description and the pollution prevention measures identified in the plan must be revised as soon as possible after an inspection that reveals inadequacies. The inspection and plan review process must provide for timely implementation of any changes to the plan with 7 calendar days following the inspection.
E. An inspection report that summarizes the scope of the inspection, name(s) and qualifications of personnel conducting the inspection, the dates of the inspection, major observations relating to the implementation of the SWP3. Major observations shall include as a minimum location of discharges of sediment or other pollutants from the site, location of BMPs that need to be maintained, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where BMPs are needed. Actions taken as a result of the inspections must be described within and retained as part of the SWP3. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWP3 and the TPDES general permit. The report must be signed by the authorized representative delegated by the operators in accordance with TAC 305.128.

Maintenance and Corrective Actions – Maintenance of erosion control facilities shall consist of the minimum requirements as follows:

A. In ongoing construction areas, inspect erosion control improvements to confirm facilities are in place and operable. Where facilities have been temporarily set aside or damaged due to construction activity, place facilities in service before leaving the job site.
B. If weather forecast predicts possibility of rain, check entire facilities throughout the site to assure facilities are in place and operable. If job site weather conditions indicate high probability of rain, make special inspection of erosion control facilities.
C. After rainfall events, review erosion control facilities as soon as site is accessible. Clean rock berms, berm/swales and other structural facilities. Determine where additional facilities or alternative techniques are needed to control sediment leaving site.
D. After portions of the site have been seeded, review these areas on a regular basis in accordance with project specifications to ensure proper watering until grass is established. Reseed areas where grass is not well established.
E. Spills are to be handled as specified by the manufacturer of the product in a timely, safe manner by personnel. The site superintendent will be responsible for coordinating spill prevention and cleanup operations.
F. Concrete trucks will discharge extra concrete or wash out drums only at an approved location on site. Residual product shall be properly disposed of.
G. Inspect vehicle entrance and exits for evidence of off-site tracking and correct as needed.
H. If sediment escapes the site, the contractor, where feasible and where access is available, shall collect and remove sedimentation material by appropriate non-damaging methods. Additionally, the contractor shall correct the condition causing discharges.
I. If inspections or other information sources reveal a control has been used incorrectly, or that a control is performing inadequately, the contractor must replace, correct, or modify the control as soon as practical after discovery of the deficiency.

Silt Fence – Inspection and maintenance guidelines for silt fences are as follows:

A. Inspect all fencing weekly and after any rainfall.
B. Remove sediment when buildup reaches 6 inches.
C. Replace any torn fabric or install a second line of fencing parallel to the torn section.
D. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
E. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation, and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Curb and Area Inlet Protection – Inspection and maintenance guidelines for inlet protection are as follows:

A. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
B. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
C. Check placement of device to prevent gaps between device and curb.
D. Inspect filter fabric and patch or replace if torn or missing.
E. Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.

Stabilized Construction Entrance – Inspection and maintenance guidelines for the stabilized construction entrance are as follows:

A. The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
B. All sediments spilled, dropped, washed, or tracked onto public rights-of-way should be removed immediately by contractor.

C. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public rights-of-way.
D. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
E. All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

Concrete Truck Washout – Inspection and maintenance guidelines for the concrete washout area are as follows:

A. Concrete washout areas should be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies.
B. Do not allow runoff from this area by constructing a temporary bit or bermed area large enough for liquid and solid waste.
C. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that comprise the impermeability of the material.
D. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions, or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Rock Berms – Inspection and maintenance guidelines for rock berms are as follows:

A. Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
B. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
C. Repair any loose wire sheathing.
D. The berm should be reshaped as needed during inspection.
E. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
F. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

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TBPE FIRM #F-19351

ATTACHMENT 6J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Prior to Disturbance – Install the temporary erosion and sedimentation control features.

During Construction – Inspect and maintain all temporary erosion and sedimentation control structures per TCEQ regulations. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

All disturbed areas to be revegetated are required to place a minimum of six (6) inches of topsoil. Do not add topsoil within the critical root zone of existing trees. The topsoil shall be comprised of 4 parts of soil mixed with 1 part compost by volume. The compost shall meet the definition of "compost" as defined by TxDOT Specification Item 161.

The soil shall be locally available native soil that meets the following specification:

- Shall be free of trash, weeds, deleterious materials, rocks and debris,
- 100% shall pass through 1.5-inch (38 mm) screen,
- Shall be a loamy material meeting the following textural criteria:
  - Clay (5-50%)
  - Silt (10-50%)
  - Sand (15-67%)
- An owner/engineer may propose use of onsite salvaged topsoil which does not meet the soil texture criteria above by providing a soil analysis and a written statement from a qualified professional in soils, landscape architecture or agronomy indicating the onsite topsoil will provide an equivalent growth media and specifying what, if any, soil amendments are required.
- Soil amendments shall be worked into the existing onsite topsoil with a disc or tiller to create a well-blended material.

Temporary Vegetation Stabilization

- From September 15 to March 1, seeding shall be with cool season cover crops (wheat at 0.5 lb/1,000 sf, oats at 0.5 lb/1,000 sf, cereal rye grain at 0.5 lb/1,000 sf). Cool season cover crops are not permanent erosion control.
- From March 2 to September 14, seeding shall be hulled Bermuda at a rate of 1.0 lb/1,000 sf.
  - Fertilizer shall be applied only if warranted by a soil test. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy.
  - Temporary erosion control shall be acceptable when the grass has grown at least 1 ½ inches high with a minimum of 95% total coverage so that all areas of the site that rely on vegetation for temporary stabilization are uniformly vegetated and provided there are no bare spots larger than 10 square feet.
  - Hydromulch shall comply with the table below:

Material	Description	Longevity	Typical Application	Application Rate
100% or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater wood/straw 30% or less paper or natural fibers	0-3 months	Moderate slopes; from flat to 3:1	1,500 to 2,000 lbs per acre

Permanent Vegetation Stabilization

- From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of one-half (½) inch and the area shall be re-seeded. Alternatively, the cool season cover crop can be mixed with Bermudagrass or native seed and installed together, understanding that germination of warm season seed typically requires soil temperatures of 60 to 70 degrees.
- From March 2 to September 14, seeding shall be hulled Bermuda at a rate of 45 pounds per acre with a purity of 95% and a minimum pure live seed (PLS) of 0.83. Bermuda grass is a warm season grass and is considered permanent erosion control.
    - Fertilizer shall be applied only if warranted by a soil test. Fertilization should not occur when rainfall is expected or during slow plant growth or dormancy.
    - Water and seeded areas immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for plant growth.
    - Permanent erosion control shall be acceptable when the grass has grown at least 1 ½ inches high with a minimum 95% for the non-native mix, and 95% coverage for the native mix so that all areas of a site that rely on vegetation for stability must be uniformly vegetated and provided there are no bare spots larger than 10 square feet.
    - Hydromulch shall comply with the table below:

Material	Description	Longevity	Typical Application	Application Rate
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturer recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturer recommendations)

After Completion of Permanent Erosion and Sediment Controls – Stabilize and restore all areas disturbed during construction. Permanent seeding will be applied immediately after the final design grades are achieved on portions of the site but no later than 14 days after construction activities have permanently ceased. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off-site for disposal. Construction debris, trash and temporary BMPs including silt fences, material storage areas, sanitary toilets, etc. will also be removed and any areas disturbed during removal will be seeded immediately.

Section VII
Permanent Stormwater Section (TCEQ-0600)

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: David Urban, PE

Date: 7/23/2025

Signature of Customer/Agent



Regulated Entity Name: _____

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

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ATTACHMENT 7A – 20% OR LESS IMPERVIOUS COVER WAIVER

The site does not have less than 20% impervious cover.

This section is not applicable to this project.

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ATTACHMENT 7B – BMPs FOR UPGRADIENT STORMWATER

The project site shall receive no surface water, groundwater, or stormwater that originates from upgradient of the site which causes it to flow across the site. Originally the site received stormwater runoff from the north of the site with the east, west, and southern borders all draining away from the project. The off-site flow was disrupted and directed elsewhere with the 2018 Luther Peterson Subdivision project which created channels to route the stormwater east to Sunrise Road for discharge via the LP 2A ROW outfall.

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ATTACHMENT 7C – BMPs FOR ON-SITE STORMWATER

The developed conditions basin analysis is provided in 'Attachment 5B – Volume and Character of Stormwater.' The stormwater BMPs designed for this development to prevent pollution of surface water and groundwater are as follows:

Proposed grading and improvements divide the total site into 14 separate subbasins. Basins 3,4,6,7,8,11,12,13,and 14 are unchanged from the existing site design, are captured in grate inlets, treated by StormTroopers, and conveyed to a detention pond in the southeast corner of the site. Basins 1 is captured in grate inlets and conveyed to the end of Luther Peterson Place where the storm sewer outfalls. Basins 2,5,9, and 10 are changed from the existing site plan, Basins 2,5 and 10 will receive StormTroopers and Basin 9 will have it's StormTrooper removed for an upgraded sized model. The stormwater from these subbasins is generally from paved areas, such as parking lots, sidewalks, and buildings. All runoff from the site will be treated by StormTroopers except for Basin 1 which drains to the existing water quality pond to the southwest.

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ATTACHMENT 7D – BMPs FOR SURFACE STREAMS

No BMPs are proposed to specifically address surface streams.

The function of the proposed onsite temporary and permanent BMPs is to remove TSS from stormwater runoff while retaining natural flow patterns downstream of the site. Therefore, the BMPs proposed for reducing pollutant loads in surface streams are the onsite BMPs and are described in the previous section: 'Attachment C – BMPs for On-Site Stormwater.'

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ATTACHMENT 7E – REQUEST TO SEAL FEATURES

There is no request for 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.

This section is not applicable to this project.

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ATTACHMENT 7F – CONSTRUCTION PLANS

See attached Site Development Plan set.

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ATTACHMENT 7G – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

The following are recommended maintenance procedures as outlined in TCEQ's Complying with Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

StormTrooper Storm Water Interceptors:
StormTrooper® is a patented stormwater treatment system used as a best management practice to intercept free oils, grease, TSS, debris, and other pollutants commonly found in storm water runoff. StormTrooper is manufactured in Texas by ParkUSA and is third party tested by Southwest Research Institute (SwRI) in San Antonio, Texas. The generic aspects that must be considered in the maintenance plan for a StormTrooper are as follows:

Inspection Schedule:
A preventative maintenance cleanout schedule is the most valuable tool for maintaining the proper operation of a StormTrooper. Separator maintenance costs will be greatly reduced if a good housekeeping plan for the property is developed, i.e. trash pickup, lawn maintenance, dumpster control, etc. StormTrooper separators have no moving parts and no filter cartridges. The manufacturer recommends quarterly ongoing inspections for accumulated pollutants. Pollutant deposition may vary from year to year. Quarterly inspections ensure that the system is serviced at the appropriate times. Table 1 lists recommended maximum capacities of oil and sediment. Professional vacuum services should be considered when capacities exceed these recommended levels. It is very useful to keep a record of each inspection.

Table 1.
StormTrooper® Maintenance Levels

Model Number	Oil Depth	Sediment Depth
SWAQ-05	12"	12"
SWAQ-10	12"	12"
SWAQ-20	12"	12"
SWAQ-25	12"	12"
SWAQ-40	12"	12"
SWAQ-70	12"	12"
SWAQ-110	12"	12"

Inspection Procedures:
1. The easiest observation and maintenance are best accomplished during non-flow (dry weather) conditions 3-4 days after the most recent rain.
2. Remove interceptor covers or open hatchway to observe conditions. Remove hatchway safety net ("EnterNet"). Observe for trash and debris and remove if necessary. This is the most important maintenance requirement. If absorbent pillows are utilized, observe their condition. The uniform browning or gray color of the pillow means they should be replaced. Observe baffle debris screen and clean if necessary.
3. Coalescing plates are self-cleaning and seldom require maintenance unless damaged. Do not walk on or stand on plate packs. Call ParkUSA (888-611-PARK) for replacement parts.
4. Check the depth (level) of oil and sediment with a tank sampler device designed for this purpose.

Maintenance Procedures:
Park Environmental Equipment, manufacturers of StormTroopers, recommends that a professional pumping contractor licensed to remove and dispose of waste from underground utilities be used to pump out the interceptor. Pull all manhole covers. Be sure all sections of the Interceptor are clean.
If a control/bypass manhole is part of the system, it should be inspected and serviced with the interceptor.

If the coalescing media option is utilized, visually inspect the plates for any heavy buildup of oil, grease, or sludge. Typically, the plates are self-cleaning and require little maintenance. If buildup of material is evident, either remove the media from the frame or clean the plate pack in place. Removing media is accomplished by attaching a lifting device in the lifting lug provided (top center of the frame) and then pull straight up. Media plates may be cleaned in place with a special steam cleaning nozzle attachment that provides a flat spray. **Facet's MPak® plates are designed to be cleaned in place using a special cleaning wand and city water pressure.** The wand has a connection just like an ordinary garden hose and is equipped with a small conical strainer in the connection so that solids in the inlet water will not clog the cleaning holes. For cleaning in place, connect a pressure water hose (at least 60 psi) to the special cleaning wand. Provide a vacuum truck (or other means of disposing of the sludge and dirt) in the vessel. Turn on the water to produce a spray from the wand and insert the tip of the wand slowly into each hole of the plate pack, starting at the upstream end. As the water flushes the dirt out of the plate packs, it should be removed by the vacuum hose or directed to a water sewer if one is available. For cleaning outside of the vessel, remove the plate packs and other internals (except bolted-in internals). Flush with hose and cleaning wand to oil water drain. Typically, the vacuum truck will skim off the oil and other floatable solids. In most geographic areas the sediment can be disposed of in a sanitary landfill once dewatered. Pollutants are not allowed to be discharged back into the sanitary or storm sewer systems. After cleaning via vacuum truck, pumping contractor can refill the StormTrooper with water previously drawn out of the unit, or haul water to disposal facility and let natural rainfall recharge the unit during future rain events. Replace manhole covers. After cleanout is accomplished, obtain a copy of the service truck manifest. Update the StormTrooper Monitoring/Maintenance Report and attach a copy of the manifest to the report.

Repair and Retrofit Plan:
Coalescing plates are self-cleaning and seldom require maintenance unless damaged. Do not walk or stand on plate packs. Call ParkUSA (210-227-7275) for replacement parts. If a retrofit plan is required, please contact ParkUSA (210-227-7275) for assistance.

Record Keeping:
Records of all inspections and maintenance for the facility shall be recorded and maintained for the water quality facility beginning at startup of the facility. Record keeping shall be detailed to provide type of maintenance or repair made, date of service, and detail of the extent of the maintenance or repair.

Project manager CMR BCI

Owner Operator

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Attachment 7H – Pilot-Scale Field Testing Plan

TCEQ's Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices was used to design permanent BMPs and measures for this site.

This section is not applicable to this project.

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Attachment 7I – Measures for Minimizing Surface Stream Contamination

BMPs proposed to reduce pollutants in surface streams are discussed in Attachment 5C: "BMPs for Onsite Stormwater." Peak runoff rates for the existing and proposed drainage areas were determined using HEC-HMS 4.12. Atlas 14 rainfall precipitation data was taken from the Williamson County Subdivision Regulations for a site located over the Brushy Creek Zone. This rainfall data was plugged into HEC-HMS as a 24-hour frequency storm for the 2, 10, 25, 50, and 100-year storm events. The Atlas 14 rainfall precipitation data can be found in the table below.

Depth-Duration Frequency Values (HEC-HMS Frequency Storm) (in)					
Duration	2-YR	10-YR	25-YR	50-yr	100-YR
5 min	0.52	0.761	0.921	1.05	1.18
10 min	0.829	1.22	1.47	1.68	1.9
15 min	1.04	1.52	1.83	2.09	2.35
30 min	1.47	2.12	2.55	2.9	3.25
1 hr	1.91	2.8	3.39	3.85	4.35
2 hr	2.35	3.57	4.41	5.11	5.87
3 hr	2.61	4.05	5.08	5.94	6.91
6 hr	3.05	4.86	6.19	7.32	8.62
12 hr	3.49	5.61	7.18	8.53	10.1
24 hr	3.97	6.38	8.17	9.7	11.5

WILLIAMSON COUNTY ATLAS 14 PRECIPITATION DATA FOR THE SAN GABRIEL RIVER ZONE					
DURATION	2-YR	10-YR	25-YR	50-YR	100-YR
5 MIN	0.51	0.757	0.921	1.05	1.19
15 MIN	1.02	1.51	1.84	2.1	2.37
1 HR	1.88	2.79	3.4	3.88	4.39
2 HR	2.3	3.55	4.43	5.16	5.98
3 HR	2.55	4.02	5.09	6.01	7.06
6 HR	2.98	4.81	6.18	7.38	8.75
12 HR	3.44	5.54	7.12	8.48	10.1
24 HR	3.94	6.3	8.04	9.53	11.2

The existing site consists of a Public Works Department building and existing warehouse buildings with associated parking infrastructure. This existing permit gives the pre-developed site a total of 10.47 acres of impervious cover, or 67.1% of the 15.6 -acre project area. The existing site information is based on a combination of provided site layouts from Jacobs who were the engineers for phase 1 of the project. The site slopes down from the highpoint near the northwestern corner with an approximate elevation of 767 feet to the low point located on the southeastern end of the project area with an approximate elevation of 746 feet. Four drainage basins were defined from the existing onsite topography in combination with the points of study that were chosen for the proposed development. See below for information about the existing drainage basins.

- Existing Drainage Basin 1 consists of the northwestern corner of the site. This basin has 0.00 acres of impervious cover, or 0.00% of the 1.192-acre drainage basin.
- Existing Drainage Basin 1A consists of the central portion of the site. The basin has 3.54 acres of impervious cover, or 47.4% of the 7.466-acre basin.
- Existing Drainage Basin 2 consists of the eastern portion of the site. This basin has 5.23 acres of impervious cover, or 75.14% of the 6.954-acre basin.
- Existing Drainage Basin F consists of the offsite segment boarding the project on the northeastern corner. This basin has 0.00 acres of impervious cover, or 0.00% of the 0.539-acre basin.

A summary of the existing conditions drainage basin information and the drainage calculations from the HEC-HMS model for the existing conditions can be found below.

Pre-Developed Conditions							
Basin	**Area (ac)**	**sm**	**Impervious Cover**		**CN**	**TR-55 (min)**	
			%	**Acre**		**tc**	**lag**
1	1.192	0.00186	0.00%	0.00	80	8.3	5.0
1A	7.466	0.01167	47.40%	3.54	80	15.9	9.5
2	6.954	0.01087	75.14%	5.23	80	7.7	4.6
F	0.539	0.00084	0.00%	0.00	80	6	3.6

Pre-Developed Conditions PEAK FLOWS				
Drainage	**2-yr (cfs)**	**10-yr (cfs)**	**25-yr (cfs)**	**100-yr (cfs)**
LP 1A POI	23.8	38.7	48.5	64.7
LP 1 POI	3.6	6.8	8.9	12.3
LP 2 POI	19.1	24.3	27.2	32.6

The proposed site improvements consist of a 10,000 square foot expansion of the existing Public Works Department building, the expansion of the two existing warehouse buildings, and additional parking areas. These improvements maintain the existing flow patterns resulting in no increase in drainage basins but a slight change in boundaries. A summary of the developed conditions drainage basin information and drainage calculations from the HEC-HMS model for the proposed conditions are as follows:

Developed Conditions							
Basin	**Area (ac)**	**sm**	**Impervious Cover**		**CN**	**TR-55**	
			%	**Acre**		**tc**	**lag**
1	1.087	0.00170	87.26%	0.95	80	6	3.6
1A	8.856	0.01384	89.33%	7.91	80	11.5	6.9
2	5.51	0.00861	71.51%	3.94	80	6	3.6
F	0.539	0.00084	33.23%	0.18	80	6	3.6

Developed Conditions PEAK FLOWS				
Drainage	**2-yr (cfs)**	**10-yr (cfs)**	**25-yr (cfs)**	**100-yr (cfs)**
Proposed				
LP 1A POI	39	58	70.5	91.1
LP 2 POI	16.1	21.4	24	27.8
LP 1 POI	5.7	8.5	10.4	13.4
Existing				
LP 1A POI	1.8	3.3	4.4	6
LP 2 POI	19.1	24.3	27.2	32.6
LP 1 POI	3.6	6.8	8.9	12.3
Delta				
LP 1A POI	37.2	54.7	66.1	85.1
LP 2 POI	-3	-2.9	-3.2	-4.8

The proposed system will utilize a system of StormTroopers in various sizes and storm drain lines for Basins 1A and 2 to capture, treat, and convey the stormwater off site. Basin 1 uses storm drain lines to convey the water to an off-site existing water quality pond to the southwest for treatment. Basin 2 also utilizes the existing water quality pond on site in the southeastern corner for detention. The proposed system (which can be seen in detail on page 18 of the plans titled “Developed Drainage Area Map”) will provide the necessary detention needed to lower the stormwater runoff flow rate while also providing some of the water quality treatment required for the development.

Stormwater runoff peak flow is reduced from the existing conditions for the 2-year, 10-year, 25-year, and 100-year events for Basin 2 however is increased for Basin 1 and 1A. This is due to these sites being largely undeveloped with low impervious areas in the existing plan but increasing to become mostly impervious in the proposed. This proposed system will have no adverse impacts to neighboring or downstream properties.

Section VIII
Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Luther Peterson Subdivision
Regulated Entity Location: Round Rock, Texas
Name of Customer: City of Round Rock
Contact Person: Matthew Smith Phone: +1-512-218-7016
Customer Reference Number (if issued):CN 600413181
Regulated Entity Reference Number (if issued):RN 102766417

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	0 Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	0 Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	15.61 Acres	$ 6,500
Sewage Collection System	0 L.F.	$ 0
Lift Stations without sewer lines	0 Acres	$ 0
Underground or Aboveground Storage Tank Facility	0 Tanks	$ 0
Piping System(s)(only)	0 Each	$ 0
Exception	0 Each	$ 0
Extension of Time	0 Each	$ 0

Signature: _____ Date: 7/23/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Section IX
Core Data Form (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 600413181		**RN 102766417**

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy) 7/23/2025

☐ 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:*

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

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☒ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☐ **Yes** ☐ **No**

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

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

15. Mailing Address:	212 Commerce Cv						
	City	Round Rock	**State**	TX	**ZIP**	78664	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	msmith@roundrocktexas.gov

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 218-7016		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Luther Peterson Subdivision

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	3220 Sunrise Road							
	City	Round Rock	**State**	TX	**ZIP**	78665	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	

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

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

27. Latitude (N) In Decimal:	30.5483		**28. Longitude (W) In Decimal:**	-97.6773	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	53	97	40	38

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)
9199	9229	921190	922190

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

Municipal government departments

34. Mailing Address:	**3400 Sunrise Road**							
	City	**Round Rock**	**State**	**TX**	**ZIP**	**78665**	**ZIP + 4**	
35. E-Mail Address:	**msmith@roundrocktexas.gov**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 218-7016		( ) -

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

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

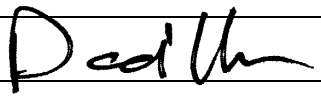
SECTION IV: Preparer Information

40. Name:	David Urban, PE	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 344-9664		**( )** -	Durban@2pconsultants.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:	2P Consultants, LLC	**Job Title:**	Engineer	
Name *(In Print):*	David Urban		**Phone:**	**(** 512 **)** 344- **9664**
Signature:			**Date:**	7/23/2025

Section X
Agent Authorization (TCEQ-0599)

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

I Brooks Bennett,
Print Name

City Manager,
Title - Owner/President/Other

of City of Round Rock, TX,
Corporation/Partnership/Entity Name

have authorized David Urban, P.E.
Print Name of Agent/Engineer

of 2P Consultants, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

CM-2025-199

SIGNATURE PAGE:

Brooks Bennett
Applicant's Signature

8/1/25
Date

THE STATE OF TX §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Brooks Bennett 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 1 day of August, 2025.

BLANCA GILLIS
NOTARY PUBLIC
STATE OF TEXAS
ID# 130582387
EXPIRES 3-15-2028

Blanca Gillis
NOTARY PUBLIC

Blanca Gillis
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3-15-2028

PROJECT TITLE : BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN

PROJECT LEGAL DESCRIPTION: 56118 - LUTHER PETERSON SUB, LOT 4, ACRES 15.599

PROJECT STREET ADDRESS: 3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

PROPERTY OWNER: MATTHEW SMITH
CITY OF ROUND ROCK
212 COMMERCE BLVD.
ROUND ROCK, TEXAS 78664
512-639-7433

ARCHITECT: KRIS KUNKEL, RA, AIA
JACOBS
2705 BEE CAVE ROAD
AUSTIN, TEXAS 78746
979-476-0090

ENGINEER: 2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 203
ROUND ROCK, TX 78664
DAVID URBAN, P.E (@2PCONSULTANTS.COM)
P: 512-344-9664

LANDSCAPE ARCHITECT:
CHAD ST. JOHN
JACOBS
2705 BEE CAVE ROAD
AUSTIN, TEXAS 78746
972-268-0361

SITE DATA TABLE

	1 lot	EXISTING	PROPOSED
ZONING DISTRICT		LI	LI
LAND USE		VACANT	
LOT SIZE	1	679,867 SF	679,867 SF
		15.608 AC	15.608 AC
IMPERVIOUS COVER			
SF		431,925 SF	558,701 SF
ACRES		9.916 AC	12.826 AC
PERCENTAGE		63.53%	**82.18%**
SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE			

FLOODPLAIN NOTE: NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS: .

AQUIFER NOTE: THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

WATERSHED NOTE: THIS SITE IS LOCATED IN THE BRUSHY CREEK WATERSHED, THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES EVIDENT ON THIS SITE.

WATER QUALITY: THIS PROJECT IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE AND HAS AN APPROVED WPAP AND SCS UNDER EDWARD'S AQUIFER PROTECTION PROGRAM.

DETENTION NOTE: THIS SITE PROVIDES FOR ONSITE DETENTION.

BENCHMARKS:
A: ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF ROUND ROCK MONUMENT NO. 01-012, A FOUND BRASS DISK IN CONCRETE. PUBLISHED ELEVATION: 742.659'.

B: CITY OF ROUND ROCK BRASS DISK ON CURB INLET. PUBLISHED ELEVATION 759.12' PER PRIOR SURVEY (PREPARED BY THE WALLACE GROUP ON 09/21/2016) PROVIDED TO CDS. THE PUBLISHED ELEVATION OF SOURCE BENCHMARK(S) DIFFERS FROM GEOID 18.

UTILITY CONTACTS:

WATER:	CITY OF ROUND ROCK	512-218-5460
WASTEWATER:	CITY OF ROUND ROCK	512-218-5460
ELECTRIC:	ONCOR	1-800-460-3030
CABLE/TELEPHONE:	TBD	

IMPORTANT NOTES TO CONTRACTOR

1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, DESIGN ENGINEER OR THE OWNER'S 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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, AND SHALL REPAIR OR REPLACE TO NEW QUALITY.
2. CAUTION: DO NOT USE THESE DRAWINGS FOR STAKING BUILDINGS ON THIS PROJECT. THE SIZE AND CONFIGURATION OF THESE BUILDINGS SHOWN HEREON ARE BASED ON THE LATEST ARCHITECTURAL INFORMATION AVAILABLE TO 2P CONSULTANTS, LLC. AT THE TIME OF COMPLETION OF THESE PLANS. THE FUTURE SIZE AND CONFIGURATION OF EACH BUILDING IS SUBJECT TO CHANGE. THE LATEST APPROVED, SIGNED AND SEALED ARCHITECTURAL PLANS SHOULD BE CONSULTED FOR THE ACTUAL SIZE, CONFIGURATION AND LOCATION OF EACH BUILDING.
3. CONTRACTOR SHALL REFER TO CITY OF ROUND ROCK CONSTRUCTION STANDARDS MANUAL AND SPECIFICATIONS, OR ANY REQUIRED LOCAL CODE WHICHEVER IS MOST STRINGENT.
4. THIS SITE IS SUBJECT TO TPDES REGULATIONS. TXR15000

RECORDED FINAL PLAT DOC.NO 9534620

WPAP CASE # 11000930

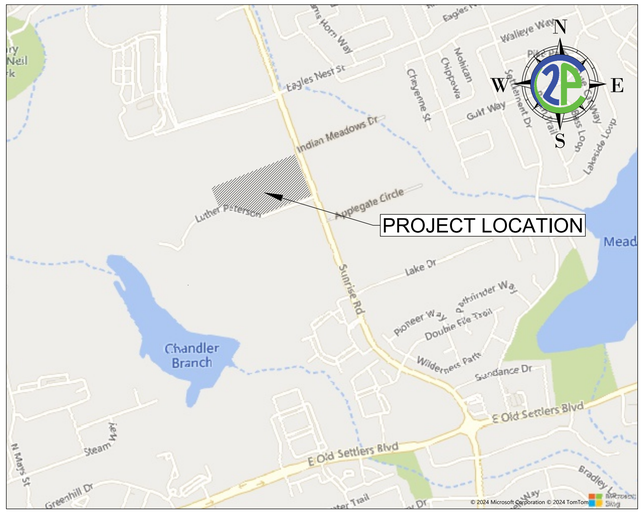
SWPPP _____

METER SERIAL.NO _____

UTILITY BILLING ACCT. NO. _____

CONSTRUCTION PLAN
BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665
3/31/2025
SDP25-00001



VICINITY MAP- SCALE 1" = 1000'

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY / AND, OR THE COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. 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 OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

REVISIONS / CORRECTIONS

No.	Description	Revise (R) Add (A) Void (V) Sheet No.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ FT)	TOTAL SITE IMP. COVER (SF. FT)/%	CITY OF ROUND ROCK APPROVAL DATE	DATE IMAGED

Sheet List Table		
Sheet Number	Sheet Description	Sheet Title
1	1 - C101	COVER SHEET
2	1 - C002	GENERAL NOTES (1 OF 2)
3	1 - C003	GENERAL NOTES (2 OF 2)
4	1 - C004	FINAL PLAT (1 OF 3)
5	1 - C005	FINAL PLAT (2 OF 3)
6	1 - C006	FINAL PLAT (3 OF 3)
7	1 - C007	EXISTING AND DEMOLITION PLAN
8	1 - C008	EROSION AND SEDIMENTATION CONTROL PLAN
9	1 - C009	EROSION AND SEDIMENTATION CONTROL DETAIL
10	1 - C011	DIMENSIONAL CONTROL PLAN
11	1 - C010	SITE PLAN
12	1 - C012	PAVING PLAN
13	1 - C013	SITE PLAN DETAIL (1 OF 2)
14	1 - C014	SITE PLAN DETAIL (2 OF 2)
15	1 - C015	GRADING SHEET (1 OF 2)
16	1 - C016	GRADING SHEET (2 OF 2)
17	1 - C017	EXISTING DRAINAGE AREA MAP
18	1 - C018	DEVELOPED DRAINAGE AREA MAP
19	1 - C018.1	INLET SUB DRAINAGE MAP
20	1 - C018.1	WATER QUALITY MAP
21	1 - C019	STORM PLAN (1 OF 2)
22	1 - C020	STORM PLAN (2 OF 2)
23	1 - C021	SD LN A PROFILE
24	1 - C022	SD LN B PROFILE
25	1 - C023	SD LN C PROFILE
26	1 - C024	SD LN D, E, & F PROFILE
27	1 - C025	SD LN G PROFILE
28	1 - C026	SD LN H, E, & K PROFILE
29	1 - C027	STORM DETAIL
30	1 - C028	WATER PLAN (1 OF 2)
31	1 - C029	WATER PLAN (2 OF 2)
32	1 - C030	W LN A, B, & C PROFILE
33	1 - C031	W LN D, E, F, & G PROFILE
34	1 - C032	WATER DETAIL
35	1 - C033	WASTEWATER PLAN
36	1 - C034	WASTEWATER DETAIL
37	1 - C035	FIRE PROTECTION PLAN
38	1 - C036	GAS LINE
39	1 - C037	UNDERGROUND UTILITIES
40	2-L001	LANDSCAPE GENERAL NOTES
41	2-L100	LANDSCAPE SITE INDEX
42	2-L201	PLANTING PLAN AREA 1
43	2-L203	PLANTING PLAN AREA 3
44	2-L204	PLANTING PLAN AREA 4
45	2-L205	LANDSCAPE DETAILS
46	2-L300	IRRIGATION SITE PLAN
47	2-L301	IRRIGATION PLAN AREA 1
48	2-L303	IRRIGATION PLAN AREA 3
49	2-L304	IRRIGATION PLAN AREA 4
50	2-L305	IRRIGATION DETAILS
51	2-L306	IRRIGATION DETAILS 2

_____
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, DATE

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.

I, DAVID URBAN P.E., DO HEREBY CONFIRM THAT ANY NEW PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN, HAVE BEEN DESIGNED IN COMPLIANCE WITH THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

7/24/2025 DAVID URBAN, P.E. DATE
ALL PLAN SHEETS EXCEPT LANDSCAPE SHEETS

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

1 OF 51 - COVER SHEET - CONSTRUCTION PLAN - BOB BENNETT SERVICE CENTER SITE DEVELOPMENT PLAN

IMAGES: *.jacobs_logo_gb_black.jpg * ZOU-SIGNATURE.gif
XREFS: * 2x Warehouse Level 1a.dwg * E-BASE.dwg * jacobs-arch-titleblock.dwg * 2P2.dwg * E-BASE.dwg * jacobs-arch-titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg

3400 SUNRISE ROAD ROUND ROCK, TEXAS 78665 - Date Plotted: 7/24/2025 2:05 PM

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF ROUND ROCK 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. 512-218-5428 (PLANNING AND DEVELOPMENT SERVICES).
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF ROUND ROCK, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF ROUND ROCK ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
9. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.
10. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
12. AVAILABLE PERMANENT BENCHMARKS WITH HORIZONTAL DATUM, VERTICAL DATUM, AND GOID INFORMATION THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

BENCHMARK #1

TOP OD CAP ON 1/2" IRON ROD IN CONCRETE ON N.E. CORNER OF LOT 4 OF SUBDIVISON ELEVATION = 756.90'

13. SURVEY BEARINGS ARE BASED ON THE COORDINATE SYSTEM OF TEXAS, NAD83, CENTRAL ZONE, NAVD'88, U.S. SURVEY FEET. BEARINGS ARE BASED ON GRID DISTANCES.
11. ALL PRODUCTS SHALL BE FROM THE CITY OF ROUND ROCK STANDARD PRODUCTS LIST UNLESS OTHERWISE SPECIFIED. HTTPS://WWW.ROUNDROCKTEXAS.GOV/CITY-DEPARTMENTS/ UTILITIES-AND-ENVIRONMENTAL-SERVICES/ CONSTRUCTION-PROJECTS/#SPL
12. REFER TO GEOTECH REPORT FOR JOINT PLAN

EROSION AND SEDIMENTATION CONTROL NOTES:

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

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF ROUND ROCK.

STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE 512-218-5550 (INSPECTIONS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. 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.
4. 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 MADE TO AND ACCEPTED BY THE CITY OF ROUND ROCK ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
5. 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.
6. ALL R.C.P. SHALL BE MINIMUM CLASS III.
7. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
8. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS PERFORMED AND REVISED BY UES FORMERLY KNOWN AS ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017 THE ANALYSIS AND STUDY WAS CONDUCTED FOR THE CITY OF ROUND ROCK.THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

RIDGED PAVEMENT	LIGHT DUTY	HEAVY DUTY
REINFORCED CONCRETE	6	7
COMPACTED SUBGRADE	8"	8"

FLEXIBLE PAVEMENT (PARKING AREA)	OPTION 1	OPTION 2
HMAC TYPE D	2	2
CRUSHED LIMESTONE BASE	8"	8"
TENSAR GEOGRID	---	TX-5
LIME STABILIZED SUBGRADE	6"	---

RIGID CONCRETE - THE CONCRETE PAVEMENT SHALL BE PROPERLY REINFORCED AND JOINTED, AS PER ACI, AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI PER ITEM 360. EXPANSION JOINTS SHALL BE SPACED NO GREATER THAN 60-FEET AND SHALL BE SEALED WITH AN APPROPRIATE SEALANT SO THAT MOISTURE INFILTRATION INTO TIHE SUBGRADE SOILS AND RESU LTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED .

CONTROL JOINT SPACING SHALL NOT EXCEED 15-FEET AND PREFERABLY LESS TO ADEQUATELY CONTROL CRACKING. THE JOINTS SHALL BE THOROUGHLY CLEANED AND SEALANT SHALL BE INSTALLED WITHOUT OVERFILLING BEFORE THE PAVEMENT IS OPENED TO TRAFFIC.

REINFORCEMENT FOR CONCRETE PAVEMENT CONSIST OF #4 BARS (½-INCH DIAMETER) SPACED AT 18 AND 12-INCHES ON CENTER EACH WAY FOR LIGHT AND HEAVY-DUTY OPTIONS, RESPECTIVELY. THE SPLICE LENGTH FOR #4 BARS SHALL NOT BE LESS THAN 20-INCHES.

9. GENERAL FILL SOILS SHALL BE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS WITH A MAXIMUM PLASTICITY INDEX (PI) OF LESS THAN 20 AND A MAXIMUM PARTICLE SIZE OF 2-INCHES. GENERAL FILL SOILS SHALL BE PLACED IN NO GREATER THAN 8-INCH LOOSE LIFTS AND SHALL BE COMPACTED TO THE EXTENT NECESSARY TO PROVIDE THE DENSITY AS DETERMINED BY THE TXDOT TEST METHOD TEX-114-E, AS SHOWN IN THE FOLLOWING TABLE:
10. ALL NEW CONDUIT SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES BUT IS NOT LIMITED TO WATERLINES, WASTEWATER LINES, AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18". TRAVERSING ABOVE CITY INFRASTRUCTURE MAY BE ALLOWED, SUBJECT TO THE APPROVAL OF GENERAL SERVICES
11. ALL NEW CONDUIT UNDER ROADWAYS SHALL BE SCHEDULE 80.
12. DOWELS AT CONSTRUCTION JOINTS SHALL INCLUDE THE INSTALLATION OF SIKA SPEED DOWEL OR ENGINEER APPROVED EQUIVALENT.
13. CONTRACTOR SHALL SUBMIT A PLAN TO THE GEOTECHNICAL ENGINEER SHOWING PLACEMENT OF ALL EXPANSION, CONSTRUCTION AND CONTRACTION JOINTS. THIS PLAN SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF ANY REINFORCING OR JOINT MATERIAL.

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 OR SDR-26) OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200), PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE 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 CITY OF ROUND ROCK PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF ROUND ROCK.
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF ROUND ROCK NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF ROUND ROCK FEE AMOUNTS MAY BE OBTAINED BY CALLING THE PLANNING AND DEVELOPMENT SERVICES OFFICE AT 512-218-5428.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSSURE TESTING SHALL BE MONITORED BY CITY OF ROUND ROCK PERSONNEL.
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF ROUND ROCK.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON FACE OF CURB

TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF ROUND ROCK.

17. CONTACT CITY OF ROUND ROCK DEVELOPMENT SERVICES OFFICE AT 512-218-5428 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
18. THE CITY OF ROUND ROCK FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
19. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

20. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
21. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 OR 217, AS APPLICABLE. 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, 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.

GENERAL CONSTRUCTION SEQUENCING:

THE SEQUENCE BELOW IS THE ENGINEER'S GENERAL GUIDELINES AND NOT MEANT TO DIRECT CONTRACTOR IN ANY MEANS OR METHODS OF CONSTRUCTION ACTIVITIES. THE PHASES OF GENERAL CONSTRUCTION ARE AS FOLLOWS:

A. INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION PRIOR TO ANY CLEARING AND GRUBBING.
B. ROUGH CUT ALL REQUIRED OR NECESSARY SEDIMENT PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO THE DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING. THE OUTLET SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION OR UNTIL FINAL RESTORATION IS ACHIEVED.
C. ROUGH GRADE DRIVES, PARKING AND SITE BUILDING PADS.
D. INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PAVEMENT.
E. ADJUST GRADES IN PAVED AREAS TO SUBGRADE.
F. INSURE ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED, AND LAY FIRST COURSE OF BASE MATERIAL.
G. INSTALL CURB AND GUTTER AND CONCRETE HARDSTANDS.
H. CONSTRUCT CONCRETE DRIVE AISLES AND PARKING AREAS.
I. COMPLETE VERTICAL CONSTRUCTION.
J. COMPLETE FINAL GRADING AND INSTALL FLATWORK.
K. RESTORE AND FINAL GRADE PERMANENT WATER QUALITY FEATURES.
L. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE.
M. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS
N. COMPLETE FINAL DRESS UP OF AREAS DISTURBED BY ITEM N.

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 FIRE13 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 THAN13'-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.

AMERICANS WITH DISABILITIES ACT NOTES:

1. THE CITY OF ROUND ROCK HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.
2. CITY OF ROUND ROCK NOTES SHALL SUPERCEDE OTHER IN EVENT OF CONFLICT.

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

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEM

Texas Commission on Environmental Quality Organized Sewage Collection System General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.
2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.
3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the
   executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.
7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.
8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.
9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet of .

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.
10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC
    §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).
11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.
12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

    If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet _ of _. (For potential future laterals).

    The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet _ of and marked after backfilling as shown in the detail on Plan
    Sheet _ of _.
13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.
14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).
15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
    (a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
        (1) *Low Pressure Air Test.*
            (A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C- 924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
            (B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.

    (i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.

    (ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

    Equation C.3

$$T = \frac{0.085 \square D \square K}{Q}$$

    WHERE

    T = time for pressure to drop 1.0 pound per square inch gauge in seconds
    K = 0.000419 X D X L, but not less than 1.0 D = average inside pipe diameter in inches
    L = length of line of same size being tested, in feet
    Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)***/Minimum Time**
*(seconds)***Maximum Length for Minimum Time** *(feet)***Time for Longer Length**
*(seconds/foot)*63403980.85584542981.520105672392.374126801993.419158501595.3421810201337.69321119011410.471241360100013.67627153088817.30930170080201.3693318707225.856

    (C) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
    (D) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
    (E) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
    (F) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*
    (A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
    (B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
    (C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
    (D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
    (E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce
    the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:
    (1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
        (A) *Mandrel Sizing.*

(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.

(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID
controlled pipe.

(iii) All dimensions must meet the appropriate standard.

        (B) *Mandrel Design.*

(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.

(ii) A mandrel must have nine or more odd number of runners or legs.

(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.

(iv) Each size mandrel must use a separate proving ring.

        (C) *Method Options.*

(i) An adjustable or flexible mandrel is prohibited.

(ii) A test may not use television inspection as a substitute for a deflection test.

(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.

    (2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
    (3) A deflection test method must be accurate to within plus or minus 0.2% deflection.
    (4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.
    (5) Gravity collection system pipe deflection must not exceed five percent (5%).
    (6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.
    (a) All manholes must pass a leakage test.
    (b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
        (1) Hydrostatic Testing.
            (A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
            (B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
            (C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
        (2) Vacuum Testing.
            (A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
            (B) No grout must be placed in horizontal joints before testing.
            (C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
            (D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
            (E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
            (F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
            (G) A test does not begin until after the vacuum pump is off.
            (H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional OfficeSan Antonio Regional Office12100 Park 35 Circle, Building A14250 Judson RoadAustin, Texas 78753-1808San Antonio, Texas 78233-4480Phone (512) 339-2929Phone (210) 490-3096Fax (512) 339-3795Fax (210) 545-4329

CONSTRUCTION SUMMARY

PIPE SIZE	WATER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	PVC	278'	726
6"	(DI)	84'	124
1.5"	DR-9 BLACK POLY	59'	6
2"	DR-9 BLACK POLY	111'	18
3/4"	DR-9 BLACK POLY	50'	1
PIPE SIZE	WASTEWATER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	(PVC) SDR 26	0	0
6"	(PVC) SDR 26 (150psi)	91'	134
2"	(PVC) SDR 26 (150psi)	48'	8
4"	(PVC) SDR 26 (150psi)	391'	256
PIPE SIZE	STORM SEWER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	PVC	219'	572
10"	PVC	225'	918
18"	RCP	323'	4,270
24"	RCP	2940	69,088
36"	RCP	325'	17,184
54"	RCP	493'	58,650

VALVES		
SIZE	TOTAL	BRAND
2" GATE VALVES	2	MULLER
6" GATE VALVES	3	MULLER
8" GATE VALVES	2	MULLER
16" GATE VALVES	0	MULLER

CONCRETE	
TOTAL	
20,293	SY

NEW FIRE HYDRANTS	
TOTAL	BRAND
0	AMERICAN FLOW CONTROL

GRATE INLETS	
Size	Qty
4'X4'	5

CURB & GUTTER	
TOTAL	
3,974	LF

WASTEWATER MANHOLES	
Size	Qty
4'	0

SIDEWALK	
TOTAL	LF
4'	0
5'	286
6'	0
8'	0

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

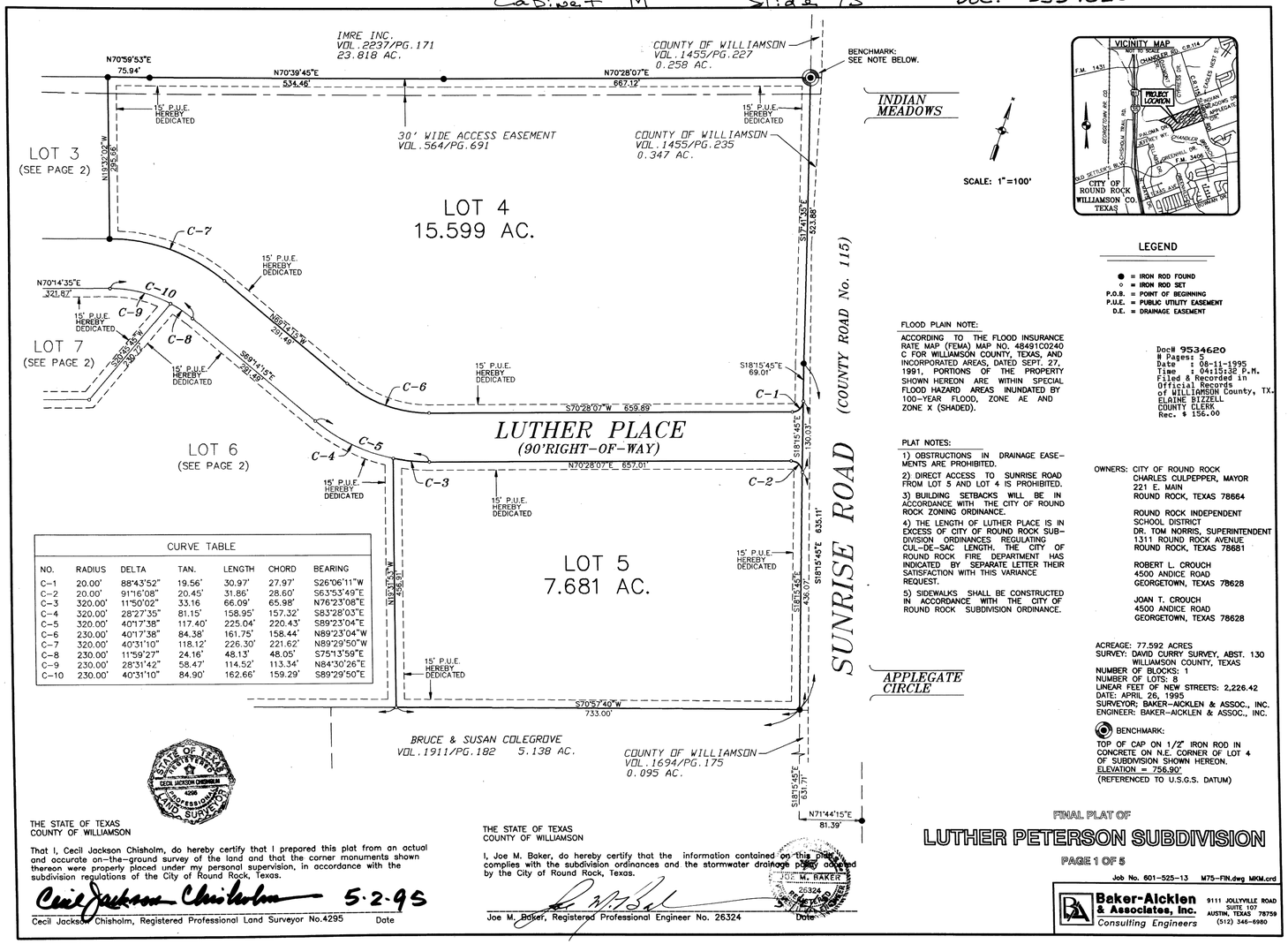
BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

GENERAL NOTES (2 OF 2)

PERMIT No.
SDP25-00001
SHEET No.
3
OF 51

IMAGES: * - Inside, Dim, otb, Block Sign * DOU EDWARDS.dwt
XREFS: * 24x36 2PC Title Block.dwg * ANSI Small.dwg * F-BASE-Ph2.dwg * E-BASE.dwg * Jacobs earth bldstock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
PLOT STYLE: 2P Color.ctb
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH
PLOTTED IN: C:\Users\vdinh\2P Consultants, LLC\2P Consultants, LLC - Documents\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Pn_2\CIVIL\SHEET.dwg

Cabinet M Slide 75 Doc.# 9534620



SCALE: 1"=100'

CURVE TABLE						
NO.	RADIUS	DELTA	TAN.	LENGTH	CHORD	BEARING
C-1	20.00'	88°43'52"	19.56'	30.97'	27.97'	S26°06'11"W
C-2	20.00'	91°16'08"	20.45'	31.86'	28.60'	S63°53'49"E
C-3	320.00'	11°50'02"	33.16'	66.09'	65.98'	N76°23'08"E
C-4	320.00'	28°27'35"	81.15'	158.95'	157.32'	S83°28'03"E
C-5	320.00'	40°17'38"	117.40'	225.04'	220.43'	S89°23'04"E
C-6	230.00'	40°17'38"	84.38'	161.75'	158.44'	N89°23'04"W
C-7	320.00'	40°31'10"	118.12'	226.30'	221.62'	N89°29'50"W
C-8	230.00'	11°59'27"	24.16'	48.13'	48.05'	S75°13'59"E
C-9	230.00'	28°31'42"	58.47'	114.52'	113.34'	N84°30'26"E
C-10	230.00'	40°31'10"	84.90'	162.66'	159.29'	S89°29'50"E

LEGEND

● = IRON ROD FOUND
○ = IRON ROD SET
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FEMA) MAP NO. 48491C0240 C FOR WILLIAMSON COUNTY, TEXAS, AND INCORPORATED AREAS, DATED SEPT. 27, 1991, PORTIONS OF THE PROPERTY SHOWN HEREON ARE WITHIN SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, ZONE AE AND ZONE X (SHADED).

Doc# 9534620
Pages: 5
Date : 08-11-1995
Time : 04:15:32 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. $ 156.00

PLAT NOTES:

1) OBSTRUCTIONS IN DRAINAGE EASEMENTS ARE PROHIBITED.

2) DIRECT ACCESS TO SUNRISE ROAD FROM LOT 5 AND LOT 4 IS PROHIBITED.

3) BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK ZONING ORDINANCE.

4) THE LENGTH OF LUTHER PLACE IS IN EXCESS OF CITY OF ROUND ROCK SUBDIVISION ORDINANCES REGULATING CUL-DE-SAC LENGTH. THE CITY OF ROUND ROCK FIRE DEPARTMENT HAS INDICATED BY SEPARATE LETTER THEIR SATISFACTION WITH THIS VARIANCE REQUEST.

5) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK SUBDIVISION ORDINANCE.

OWNERS: CITY OF ROUND ROCK
CHARLES CULPEPPER, MAYOR
221 E. MAIN
ROUND ROCK, TEXAS 78664

ROUND ROCK INDEPENDENT SCHOOL DISTRICT
DR. TOM NORRIS, SUPERINTENDENT
1311 ROUND ROCK AVENUE
ROUND ROCK, TEXAS 78681

ROBERT L. CROUCH
4500 ANDICE ROAD
GEORGETOWN, TEXAS 78628

JOAN T. CROUCH
4500 ANDICE ROAD
GEORGETOWN, TEXAS 78628

ACREAGE: 77.592 ACRES
SURVEY: DAVID CURRY SURVEY, ABST. 130
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 8
LINEAR FEET OF NEW STREETS: 2,226.42
DATE: APRIL 26, 1995
SURVEYOR; BAKER-AICKLEN & ASSOC., INC.
ENGINEER: BAKER-AICKLEN & ASSOC., INC.

BENCHMARK:
TOP OF CAP ON 1/2" IRON ROD IN CONCRETE ON N.E. CORNER OF LOT 4 OF SUBDIVISION SHOWN HEREON.
ELEVATION = 756.90'
(REFERENCED TO U.S.G.S. DATUM)

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

That I, Cecil Jackson Chisholm, 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 the subdivision regulations of the City of Round Rock, Texas.

5-2-95

Cecil Jackson Chisholm, Registered Professional Land Surveyor No.4295 Date

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Joe M. Baker, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the stormwater drainage policy adopted by the City of Round Rock, Texas.

Joe M. Baker, Registered Professional Engineer No. 26324 Date

FINAL PLAT OF

LUTHER PETERSON SUBDIVISION

PAGE 1 OF 5

Job No. 601-525-13 M75-FIN.dwg MKM.crd

Baker-Aicklen & Associates, Inc.
Consulting Engineers
9111 JOLLYVILLE ROAD SUITE 107 AUSTIN, TEXAS 78759 (512) 346-6980

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512.344.9664
TBPE FIRM #F-19351

DESIGNED: DOU DRAWN: CRS REVIEWED: DOU

DAVID URBAN 82783 LICENSED PROFESSIONAL ENGINEER 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

FINAL PLAT (1 OF 3)

PERMIT No.
SDP25-00001

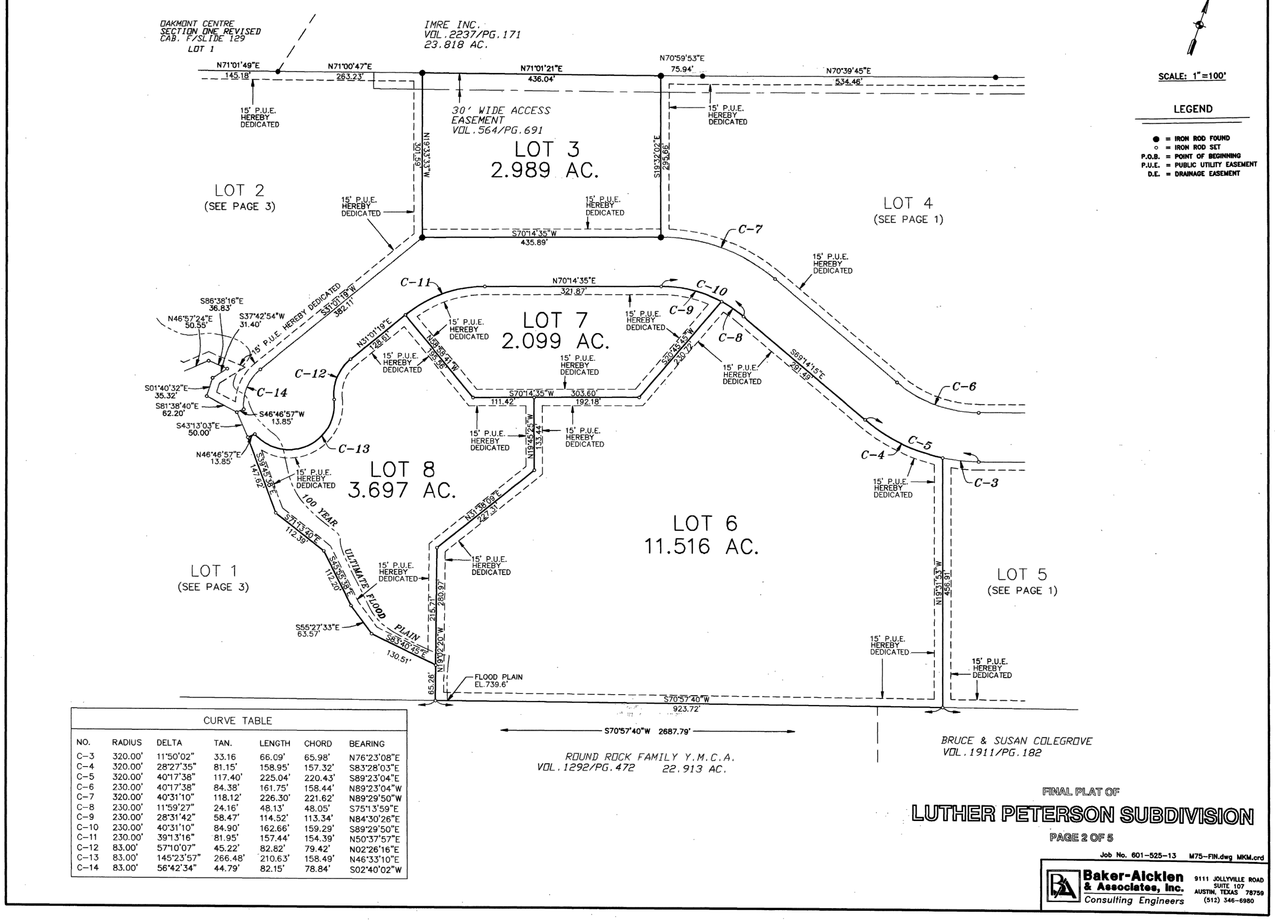
SHEET No.
4
OF 51

1 - C004

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PLOT DATE: 7/24/2025 - 10:24 AM
PLOTTED BY: VINNIE DINH

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DWG: 1ch112P Consultants\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\COVER SHEET.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

Cabinet M Slide 76



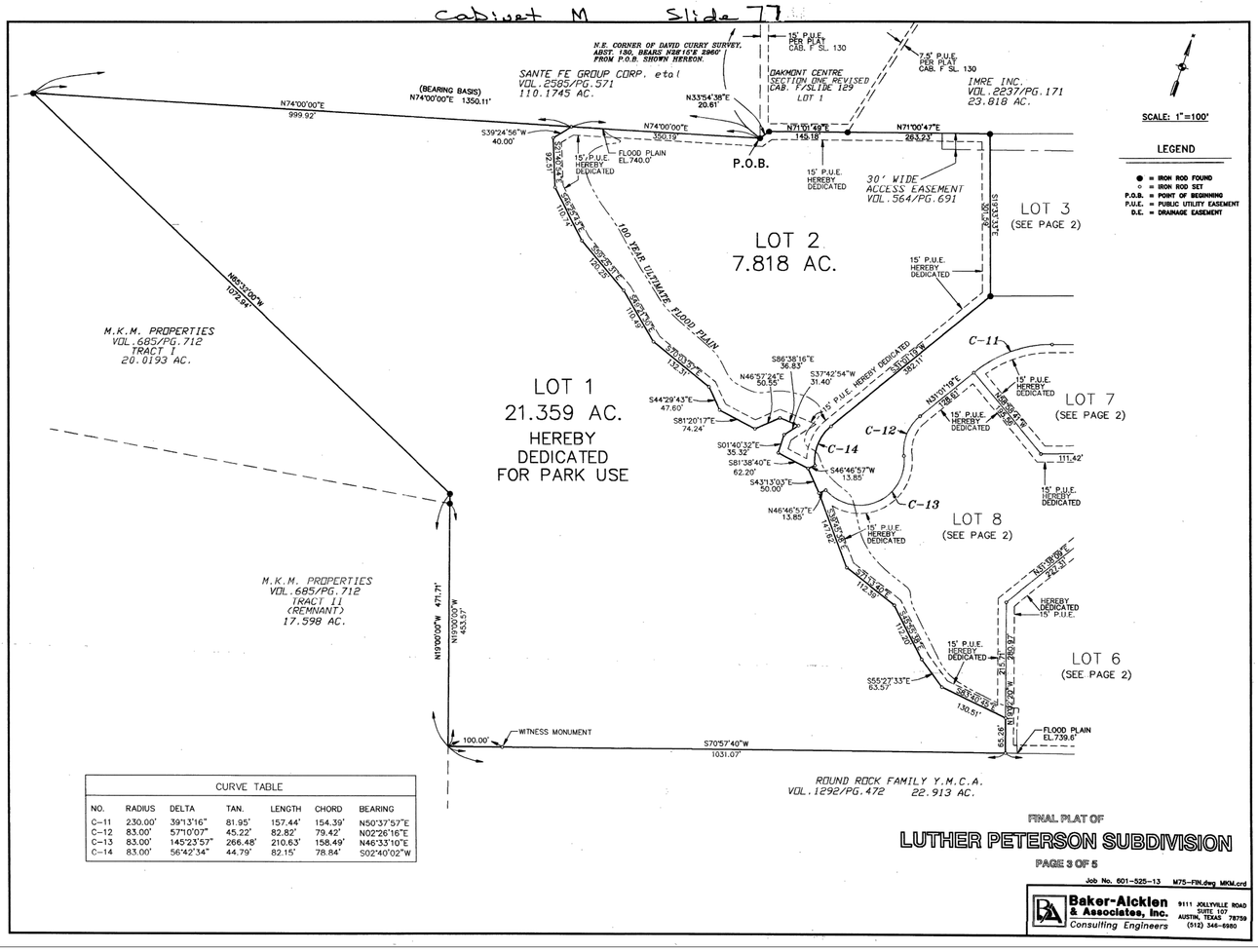
CURVE TABLE						
NO.	RADIUS	DELTA	TAN.	LENGTH	CHORD	BEARING
C-3	320.00'	11°50'02"	33.16	66.09'	65.98'	N76°23'08"E
C-4	320.00'	28°27'35"	81.15'	158.95'	157.32'	S83°28'03"E
C-5	320.00'	40°17'38"	117.40'	225.04'	220.43'	S89°23'04"E
C-6	230.00'	40°17'38"	84.38'	161.75'	158.44'	N89°23'04"W
C-7	320.00'	40°33'10"	118.12'	226.30'	221.62'	N89°29'50"W
C-8	230.00'	11°59'27"	24.16'	48.13'	48.05'	S75°13'59"E
C-9	230.00'	28°31'42"	58.47'	114.52'	113.34'	N84°30'26"E
C-10	230.00'	40°33'10"	84.90'	162.66'	159.29'	S89°29'50"E
C-11	230.00'	39°13'16"	81.95'	157.44'	154.39'	N50°37'57"E
C-12	83.00'	57°10'07"	45.22'	82.82'	79.42'	N02°26'16"E
C-13	83.00'	145°23'57"	266.48'	210.63'	158.49'	N46°33'10"E
C-14	83.00'	56°42'34"	44.79'	82.15'	78.84'	S02°40'02"W

FINAL PLAT OF
LUTHER PETERSON SUBDIVISION
PAGE 2 OF 5

Job No. 601-525-13 M75-FIN.dwg MKM.crd

Baker-Aicklen & Associates, Inc. Consulting Engineers
9111 JOLLYVILLE ROAD SUITE 107 AUSTIN, TEXAS 78759 (512) 346-6980

Cabinet M Slide 77



CURVE TABLE						
NO.	RADIUS	DELTA	TAN.	LENGTH	CHORD	BEARING
C-11	230.00'	39°13'16"	81.95'	157.44'	154.39'	N50°37'57"E
C-12	83.00'	57°10'07"	45.22'	82.82'	79.42'	N02°26'16"E
C-13	83.00'	145°23'57"	266.48'	210.63'	158.49'	N46°33'10"E
C-14	83.00'	56°42'34"	44.79'	82.15'	78.84'	S02°40'02"W

FINAL PLAT OF
LUTHER PETERSON SUBDIVISION
PAGE 3 OF 5

Job No. 601-525-13 M75-FIN.dwg MKM.crd

Baker-Aicklen & Associates, Inc. Consulting Engineers
9111 JOLLYVILLE ROAD SUITE 107 AUSTIN, TEXAS 78759 (512) 346-6980

1 - C005

PERMIT No. SDP25-00001
SHEET No. 5 OF 51

FINAL PLAT (2 OF 3)

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

NO.	DATE	REVISIONS	RECOM'D

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DOU DRAWN:CRS REVIEWED:DOU

IMAGES: * Jacobs_logo_rgb_black.jpg * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * ARS Seal.dwg * P-BASE-PH2.dwg * E-BASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
DWG: 1ch112P Consultants\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\COVER SHEET.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

Cabinet M Slide 78

DESCRIPTION

FOR A 77.592 ACRE TRACT OF LAND SITUATED IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED AS 74.617 ACRES TO THE CITY OF ROUND ROCK AND THE ROUND ROCK INDENPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED IN VOLUME 2623 PAGE 563 OF THE OFFICIAL RECORDS OF SAID COUNTY, AND BEING A REMNANT PORTION OF A 3.00 ACRE TRACT OF LAND CONVEYED TO ROBERT L. CROUCH BY INSTRUMENT RECORDED IN VOLUME 564 PAGE 691 OF THE DEED RECORDS OF SAID COUNTY, SAID 77.592 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on an iron rod found on a point being the southwest corner of Lot 1 of "Oakmont Centre Section One Revised", a subdivision according to the plat thereof recorded in Plat Cabinet F Slide 129 of the Plat Records of said County, said point being also the southeast corner of a 110.1745 acre tract of land conveyed to Sante Fe Group Corp., et. al. by instrument recorded in Volume 2585 Page 571 of said Official Records, being also an angle point in the north boundary line of the above referenced 74.617 acre tract of land and POINT OF BEGINNING hereof;

THENCE with the south boundary line of said Lot 1, same being the north boundary line of the above referenced 74.617 acre tract of land, N33°54'38"E for a distance of 20.61 feet to an iron rod found on an angle point in the south boundary line of said Lot 1, same being an angle point in the north boundary line of the above referenced 74.617 acre tract of land;

THENCE continuing with the south boundary line of said Lot 1, same being the north boundary line of the herein described tract of land, N71°01'49"E for a distance of 145.18 feet to an iron rod found on the southeast corner of said Lot 1, being the southwest corner of a 23.818 acre tract of land described as "Tract Five" and conveyed to IMRE, Inc. by instrument recorded in Volume 2237 Page 171 of said Official Records, same being an angle point in the north boundary line of the above referenced 74.617 acre tract of land;

THENCE continuing with the north boundary line of the above referenced 74.617 acre tract of land, same being the south boundary line of said "Tract Five", N71°00'47"E for a distance of 263.23 feet to an iron rod found on the northwest corner of the remnant portion of said 3.00 acre tract of land recorded in Volume 564 Page 691 of the Deed Records of said County, said corner being an angle point in the north boundary line of the above referenced 74.617 acre tract of land;

THENCE departing the boundary line of the above referenced 74.617 acre tract of land, with the north boundary line of said remnant portion of said 3.00 acre tract of land, same being the south boundary line of said "Tract Five", N71°01'21"E for a distance of 436.04 feet to an iron rod found on a point being the northeast corner of said remnant tract of land, same being an angle point in the north boundary line of aforementioned 74.617 acre tract of land;

THENCE departing the boundary line of said remnant tract of land, with the south boundary line of said "Tract Five", same being the north boundary line of said 74.617 acre tract of land, the following courses and distances numbered one (1) through three (3):

1. N70°59'53"E for a distance of 75.94 feet to an iron rod found on an angle point;

2. N70°39'45"E for a distance of 534.46 feet to an iron rod found on an angle point;

3. N70°28'07"E for a distance of 667.12 feet to an iron rod found on a point in the west right-of-way line of Sunrise Road (variable right-of-way width), said point being the southwest corner of a strip of land containing 0.258 acre of land as conveyed to the County of Williamson by Warranty Deed recorded in Volume 1455 Page 227 of the Official Records of said County, same being the northwest corner of a 0.347 acre strip of land conveyed to THE COUNTY OF WILLIAMSON AND TO THE PUBLIC for roadway purposes by Dedication Deed recorded in Volume 1455 Page 235 of said Official Records, said point being the northeast corner of said 74.617 acre tract of land and the northeast corner hereof;

THENCE with the west right-of-way line of Sunrise Road, same being the west boundary line of said 0.347 acre strip of land conveyed for roadway purposes, same being the east boundary line of said 74.617 acre tract of land, the following courses and distances numbered one (1) and two (2):

1. S17°41'35"E for a distance of 523.88 feet to an iron rod found on an angle point;

2. S18°15'45"E for a distance of 635.11 feet to an iron rod found on a point being the southwest corner of said 0.347 acre tract of land, same being the northwest corner of a 0.095 acre tract of land conveyed to the County of Williamson by Warranty Deed recorded in Volume 1694 Page 175 of said Official Records, said point being the southeast corner of said 74.617 acre tract of land, same being the southeast corner of the herein described tract of land;

THENCE departing the west right-of-way line of Sunrise Road, in part with the north boundary line of a 5.138 acre tract of land conveyed to Bruce & Susan Colegrove by instrument recorded in Volume 1911 Page 182 of said Official Records, and in part with a tract of land conveyed to Round Rock Family Y.M.C.A. by instrument recorded in Volume 1292 Page 472 of said Official Records, same being the south boundary line of said 74.617 acre tract of land, S70°57'40"W at a distance of 2587.79 feet pass an iron rod set as witness, continue on said course for a total distance of 2687.79 feet to a point frequently subject to inundation, being the northwest corner of said Round Rock Family Y.M.C.A. tract of land, same being a point in the east boundary line of a 17.598 acre tract of land designated "Tract II" and conveyed to MKM Properties by instrument recorded in Volume 685 Page 712 of the Deed Records of said County, said point being the southwest corner hereof;

THENCE with the west boundary line of said 74.617 acre tract of land, same being the east boundary line of said "Tract II", and in part with the east boundary line of "Tract I" of said MKM Properties tract as conveyed by same document referenced above, N19°00'00"W for a distance of 471.71 feet to an iron rod found on an angle point in the west boundary line hereof;

THENCE continuing with the west boundary line of said 74.617 acre tract of land, same being the east boundary line of said MKM Properties "Tract I", N65°32'00"W for a distance of 1072.94 feet to an iron rod found on the northeast corner of said "Tract I", same being an angle point in the south boundary line of the above referenced 110.1745 acre tract of land, being the northwest corner of the herein described tract of land;

THENCE with the south boundary line of said 110.1745 acre tract of land, same being the north boundary line of said 74.617 acre tract of land N74°00'00"E (Bearing Basis) for a distance of 1350.11 feet to the POINT OF BEGINNING and containing 77.592 acres of land.

Approved this 3rd day of May, 1995 A.D., 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.

James L. Dunham, Chairman

Robert R. Bellinghausen, Secretary

PASSED AND APPROVED, on the 3rd day of August, 1995 A.D.

ATTEST:

Charles Culpepper, Mayor
City of Round Rock, Texas

Joanne Land, City Secretary
City of Round Rock, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Elaine Bizzell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 11th day of August A.D., 1995 A.D., at 2 o'clock P.M. and duly recorded on the 11th day of August A.D., 1995 A.D. at 4:15 o'clock P.M. in the Plat Records of said County, in Cabinet M Slides 75, 76, 77, 78 & 79.

WITNESS MY HAND AND SEAL of the County Court of said County, at office in Georgetown, Texas, the date last above written.

ELAINE BIZZELL, Clerk, County Court
Williamson County, Texas

By: Lissie Hampton
Deputy

FINAL PLAT OF

LUTHER PETERSON SUBDIVISION

PAGE 4 OF 5

Job No. 601-525-13 M75-FIN.dwg MKM.crd

Baker-Aicklen & Associates, Inc.
Consulting Engineers
9111 JOLLYVILLE ROAD
SUITE 107
AUSTIN, TEXAS 78759
(512) 346-6980

Cabinet M Slide 79

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT City of Round Rock, the Co-owner of that certain tract of land recorded in Volume 2671 Page 6 of the Official Records of Williamson County, Texas do hereby state that there are no lien holders of the certain tract of land, and do hereby dedicate to the public use forever of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Charles Culpepper, Mayor
City of Round Rock, Texas
221 E. Main
Round Rock, Texas 78664

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 3rd day of AUGUST, 1995, A.D., by Charles Culpepper, Mayor of the City of Round Rock, Texas, on behalf of said City.

Christine R. Martinez
Notary Public, State of Texas

Printed name:
My Commission expires:

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THAT Round Rock Independent School District, the Co-owner of that certain tract of land recorded in Volume 2671 Page 6 of the Official Records of Williamson County, Texas do hereby state that there are no lien holders of the certain tract of land, and do hereby dedicate to the public use forever of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Dr. Tom Norris, Superintendent
Round Rock Independent School District
1311 Round Rock Avenue
Round Rock, Texas 78681

STATE OF TEXAS
COUNTY OF Williamson

This instrument was acknowledged before me on the 3rd day of May, 1995, A.D., by Dr. Tom Norris, Superintendent of Round Rock Independent School District, on behalf of said School District.

Lillie C. Delgado
Notary Public, State of Texas

Printed name:
My Commission expires:

LILLIE C. DELGADO
Notary Public, State of Texas
My Commission Expires Dec. 10, 1997

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT, Robert L. Crouch, owner of a remnant portion of a 3.00 acre tract of land recorded in Volume 564 Page 691 of the Deed Records of Williamson County, Texas, and owner of a remnant portion of a 22.092 acre tract of land recorded in Volume 957 Page 440 of said Deed Records, do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Robert L. Crouch
4500 Andice Road
Georgetown, Texas 78628

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 1st day of May, 1995, by Robert L. Crouch.

Eunice G. Reiser
Notary Public, State of Texas
Printed Name:
My Commission Expires:

EUNICE G. KEISER
MY COMMISSION EXPIRES
October 1, 1997

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, Joan T. Crouch, owner of a remnant portion of a 22.092 acre tract of land recorded in Volume 957 Page 440 of the Deed Records of Williamson County, Texas, do hereby dedicate to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

Joan T. Crouch
4500 Andice Road
Georgetown, Texas 78628

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 1st day of May, 1995 by Joan T. Crouch.

Eunice G. Reiser
Notary Public, State of Texas
Printed Name:
My Commission Expires:

EUNICE G. KEISER
MY COMMISSION EXPIRES
October 1, 1997

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT, Federal Home Loan Mortgage Corporation, acting through its managing agent Temple-Inland Mortgage Corporation, lien holder of a certain 1.44 acre portion of a 3.00 acre tract of land conveyed to Robert L. Crouch by deed recorded in Volume 564 Page 691 of the Deed Records of Williamson County, Texas, do hereby consent to the subdivision of said 1.44 acre portion of said 3.00 acre tract and do further hereby join, approve, and consent to the public dedication to the public use forever the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

FEDERAL HOME LOAN MORTGAGE CORPORATION, BY ITS ATTORNEY-IN-FACT, TEMPLE-INLAND MORTGAGE CORPORATION, LUMBERMAN'S INVESTMENT CORPORATION/OF TEXAS, AND FORMERLY KNOWN AS CAPITOL MORTGAGE BANKERS, INC.
Kenneth R. Kenerson, Vice President
Temple-Inland Mortgage Corporation
301 Congress Avenue
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 26th day of May, 1995 by Kenneth R. Kenerson.

Pamela M. Myers
Notary Public, State of Texas
Printed Name:
My Commission Expires:

PAMELA M. MYERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-20-96

FINAL PLAT OF

LUTHER PETERSON SUBDIVISION

PAGE 5 OF 5

Job No. 601-525-13 M75-FIN.dwg MKM.crd

Baker-Aicklen & Associates, Inc.
Consulting Engineers
9111 JOLLYVILLE ROAD
SUITE 107
AUSTIN, TEXAS 78759
(512) 346-6980

1 - C006

PERMIT No. SDP25-00001
SHEET No. 6 OF 51

FINAL PLAT (3 OF 3)

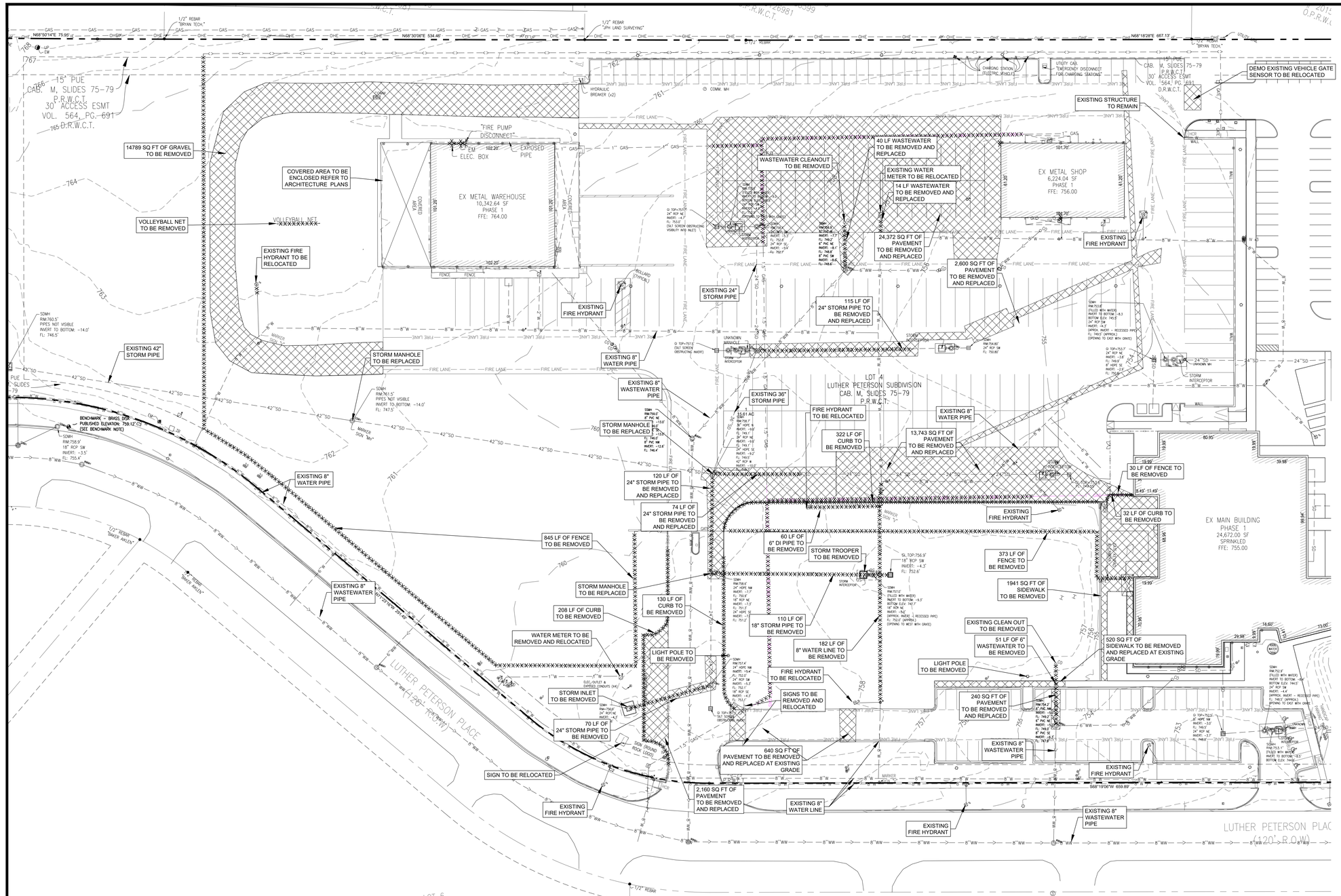
BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

NO.	DATE	REVISIONS	RECOM'D

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED:DOU DRAWN:CRS REVIEWED:DOU



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES (17)
- PARKING COUNT (6)
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED (1811)
- TREE TO BE REMOVED (1811)

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- (725) — EXISTING CONTOURS
- (725) — DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DEMOLITION LEGEND

- XXXXXXXXX LINE DEMO (UTILITIES, CURBS)
- AREA OF DEMO (VEGETATION, PAVEMENT, UTILITIES)

EXISTING LINETYPES

- STORM DRAIN MH
- CURB INLET
- POWER POLE
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- WASTEWATER MH
- WASTEWATER CLEANOUT
- FENCES (CHAINLINK)
- (WOOD)
- (IRON)
- (BARB WIRE)
- (CONCRETE)
- FEMA 1% — FEMA 1% FLOOD PLAIN
- UCOMM — UNDERGROUND COMM
- OHE — OVERHEAD ELECTRIC LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- SD — STORM LINE
- GAS — GAS LINE

DEMOLITION NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY, IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREE, ETC. THAT IS DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
4. CONTRACTOR TO ENSURE THAT NO DEMOLITION ACTIVITIES OCCURS WITHIN THE HALF CRITICAL ROOT ZONE OF TREES TO BE PROTECTED.
5. REFER TO EROSION AND SEDIMENTATION CONTROL DETAILS FOR TREE PROTECTION DETAILS.
6. FIRE SAFETY: THIS SITE SHALL BE COMPLIANT WITH CHAPTER 33 OF THE INTERNATIONAL FIRE CODE 2015, DURING CONSTRUCTION AND DEMOLITION.
7. NO TREES ON SITE ARE OVER THE REQUIRED 8" TO BE SURVEYED.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512.344.9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

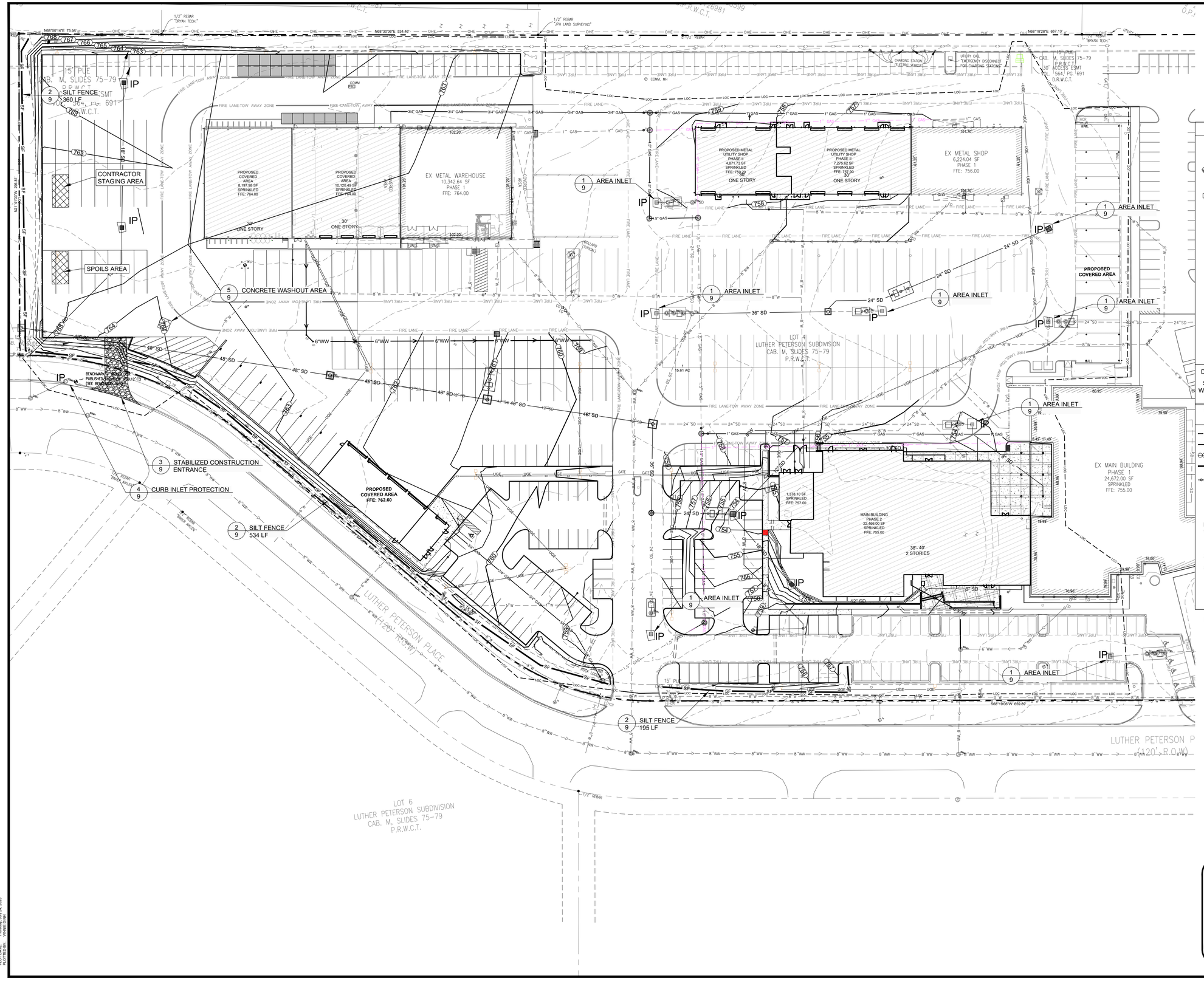
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

EXISTING AND DEMOLITION PLAN

PERMIT No.
SDP25-00001

SHEET No.
7
OF 51

IMAGES: * Volume Title: plat_block.pdf (C:\DOU\DWG\TMP.tif
XREFS: * 24X36 2PC Title Block.dwg, E_BASE.dwg, plat_block.dwg, PAVING PLAN.dwg, * DOU SEAL.dwg
PLOT DATE: Thursday, July 24, 2025 PLOTTED BY: VINNIE DINH



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
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- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — DETAIL NAME

DETAIL REFERENCE CALLOUT

EROSION & SEDIMENT CONTROL, TREE PROTECTION LEGEND

- LOC — LIMITS OF CONSTRUCTION
- TP — TREE PROTECTION FENCING
- ROCK BERM
- SF — SILT FENCE
- ORANGE MESH SAFETY FENCE
- IP — INLET PROTECTION
- LP LOW POINT / HP HIGH POINT
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SPOILS SITE
- CONSTRUCTION STAGING AREA
- EROSION CONTROL BLANKET
- REVEGETATION AREA

NOTES:

1. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY CODE, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
2. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH DETAIL.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASSES (REFER TO NOTE SHEET FOR SPECS). ALL DISTURBED AREAS WITH SLOPES 5:1 OR STEEPER, WHICH ARE NOT ARMORED OTHERWISE, SHALL HAVE A SOIL RETENTION BLANKET (EXCELSIOR II OR APPROVED EQUAL) INSTALLED TO ASSIST WITH REVEGETATION.

EROSION & SEDIMENTATION CONTROL PLAN NOTES:

–

1. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER COA ECM 1.4.5(D), OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
2. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH COA ECM 1.4.2(G).
3. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE GRASSES (REFER TO NOTE SHEET FOR SPECS). ALL DISTURBED AREAS WITH SLOPES 5:1 OR STEEPER, WHICH ARE NOT ARMORED OTHERWISE, SHALL HAVE A SOIL RETENTION BLANKET (EXCELSIOR II OR APPROVED EQUAL) INSTALLED TO ASSIST WITH REVEGETATION.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

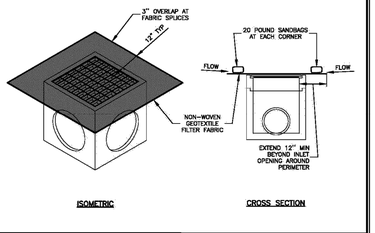
BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

EROSION AND SEDIMENTATION CONTROL PLAN

PERMIT No.
SDP25-00001

SHEET No.
8
OF 51

USERS - Jamie Jaye Shelley (C:\TEXAS\ROUND ROCK\BOB BENNETT SERVICE CENTER\SDP\1-TE-BASE.dwg, 1"ADJ SEAL.dwg, 2pc Warehouse Level 1a.dwg
XREFS - Jacob 2pc Warehouse Level 1a.dwg, ARCH Shell.dwg, 1-TE-BASE.dwg, 1"ADJ SEAL.dwg, 2pc Warehouse Level 1a.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE EDM



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CROSS SECTION

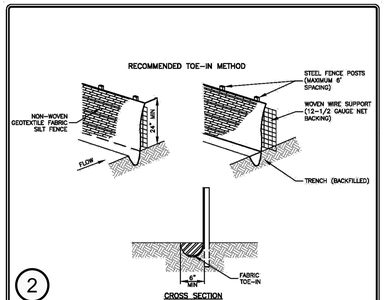
1

NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-15
APPROVED 09-25-11 DATE	AREA INLET PROTECTION DETAIL	ROUND ROCK, TEXAS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THESE DETAILS. (NOT TO SCALE)



CROSS SECTION

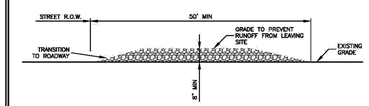
2

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-10
APPROVED 09-25-11 DATE	SILT FENCE DETAIL	ROUND ROCK, TEXAS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THESE DETAILS. (NOT TO SCALE)



CROSS SECTION

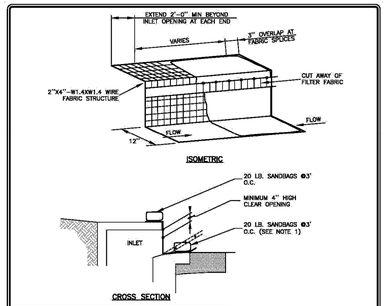
3

NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-09
APPROVED 09-25-11 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	ROUND ROCK, TEXAS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THESE DETAILS. (NOT TO SCALE)



CROSS SECTION

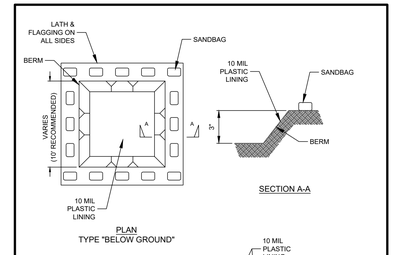
4

NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-14
APPROVED 09-25-11 DATE	CURB INLET PROTECTION DETAIL	ROUND ROCK, TEXAS

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THESE DETAILS. (NOT TO SCALE)



NOTES

1. ACTUAL LAYOUT DETERMINED IN THE FIELD

5

CONCRETE WASHOUT AREA DETAIL

NOT TO SCALE

DETAILS

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

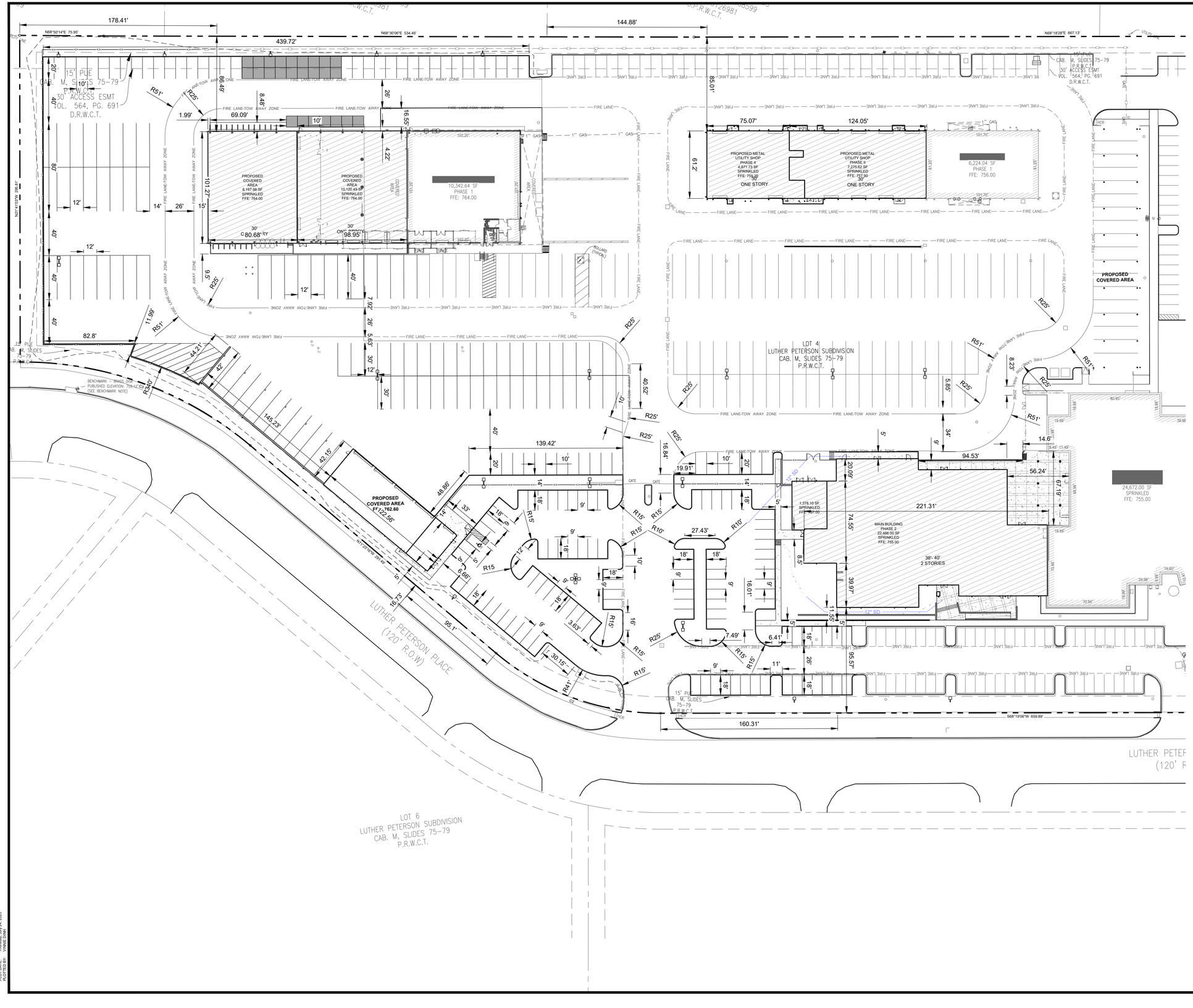
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

EROSION AND SEDIMENTATION CONTROL DETAIL

PERMIT No.
SDP25-00001

SHEET No.
9
OF 51

IMAGES: * .\xrefs_Xpix_qtb_block.jpg * CADD-GRAPHICS.tif
XREFS: * 24x36 2P Title Block.dwg * DETS1H-Curb Inlet (detail).dwg * DET523-Storm Sewer Manhole.dwg * DET827-Concrete Washout Area Detail.dwg * DR-01-Storm Sewer Line Bedding Detail (Existing Paved Surface) (09-21-03).dwg * jacobs arch titleblock.dwg * TDOU SEAL.dwg
PLOT BY: Vinnie Shah
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE SHAH
DRAWING PATH: C:\Users\vshah\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\DETAILS.dwg



DIMENSIONAL CONTROL PLAN NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES INCLUDING EXISTING IRRIGATION 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.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN SIZE, GRADE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS.
5. ALL WORK ON THIS PLAN SHOULD BE DONE IN STRICT COMPLIANCE WITH SITEWORK SPECIFICATIONS AND CITY OF ROUND ROCK SUBDIVISION REGULATIONS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRY LOCATIONS, DOWNSPOUT LOCATIONS AND TOTAL NUMBER OF DOWNSPOUTS REQUIRED.
7. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
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NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
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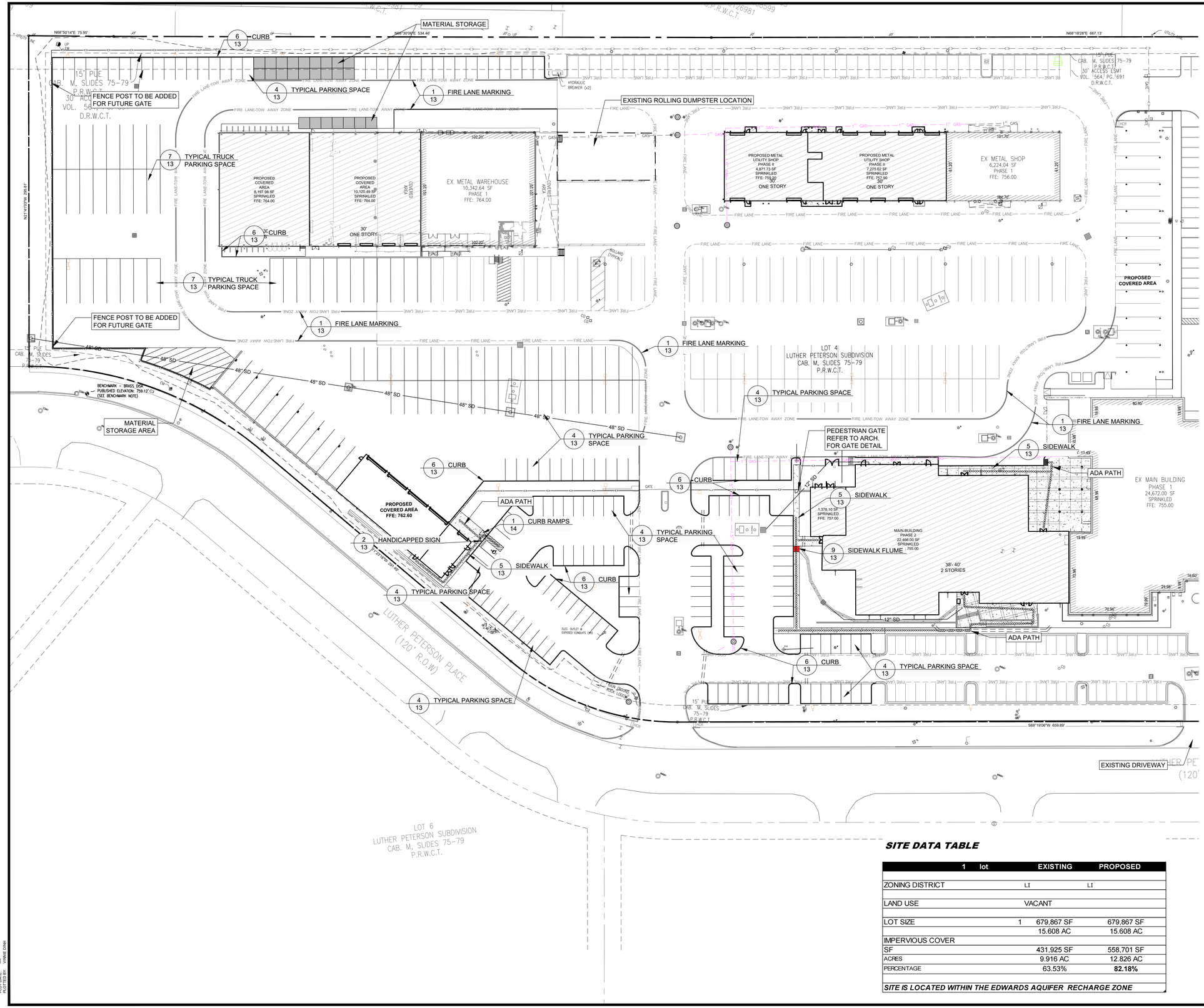
3400 SUNRISE ROAD
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DIMENSIONAL CONTROL PLAN

PERMIT No.
SDP25-00001

SHEET No.
10
OF 51

USAGE: * (water, "Right_Bldg") * (OOU_CONTOUR) * (OOU_BOUNDARY_LINE) * (OOU_BOUNDARY_TEXT) *
XREFS: * 24x36 2PC Template.dwg * P-BASE-PRO.dwg * E-BASE.dwg * jacob arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouses Level 1a.dwg
PLOT STYLE: Tech.ctb PLOT SCALE: 1.00 PLOTTED: Thursday, January 24, 2026
PLOT DATE: 1/24/2026 PLOTTED BY: VINAY ENNI



GENERAL LEGEND

SYMBOLS

- WATER METER
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- FIRE HYDRANT
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- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — # / # DETAIL NAME

DETAIL REFERENCE CALLOUT

PARKING COUNT TABLE

	REQUIRED	PROVIDED
EXISTING STANDARD PARKING		210
EXISTING HANDICAP PARKING		10
DEVELOPED PARKING	210	166
DEVELOPED HANDICAP PARKING	7	1
TOTAL	217	391

SITE DATA TABLE

1 lot	EXISTING	PROPOSED
ZONING DISTRICT	LI	LI
LAND USE	VACANT	
LOT SIZE	1 679,867 SF	679,867 SF
	15.608 AC	15.608 AC
IMPERVIOUS COVER		
SF	431,925 SF	558,701 SF
ACRES	9.916 AC	12.826 AC
PERCENTAGE	63.53%	**82.18%**
SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE		

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS	RECOM'D

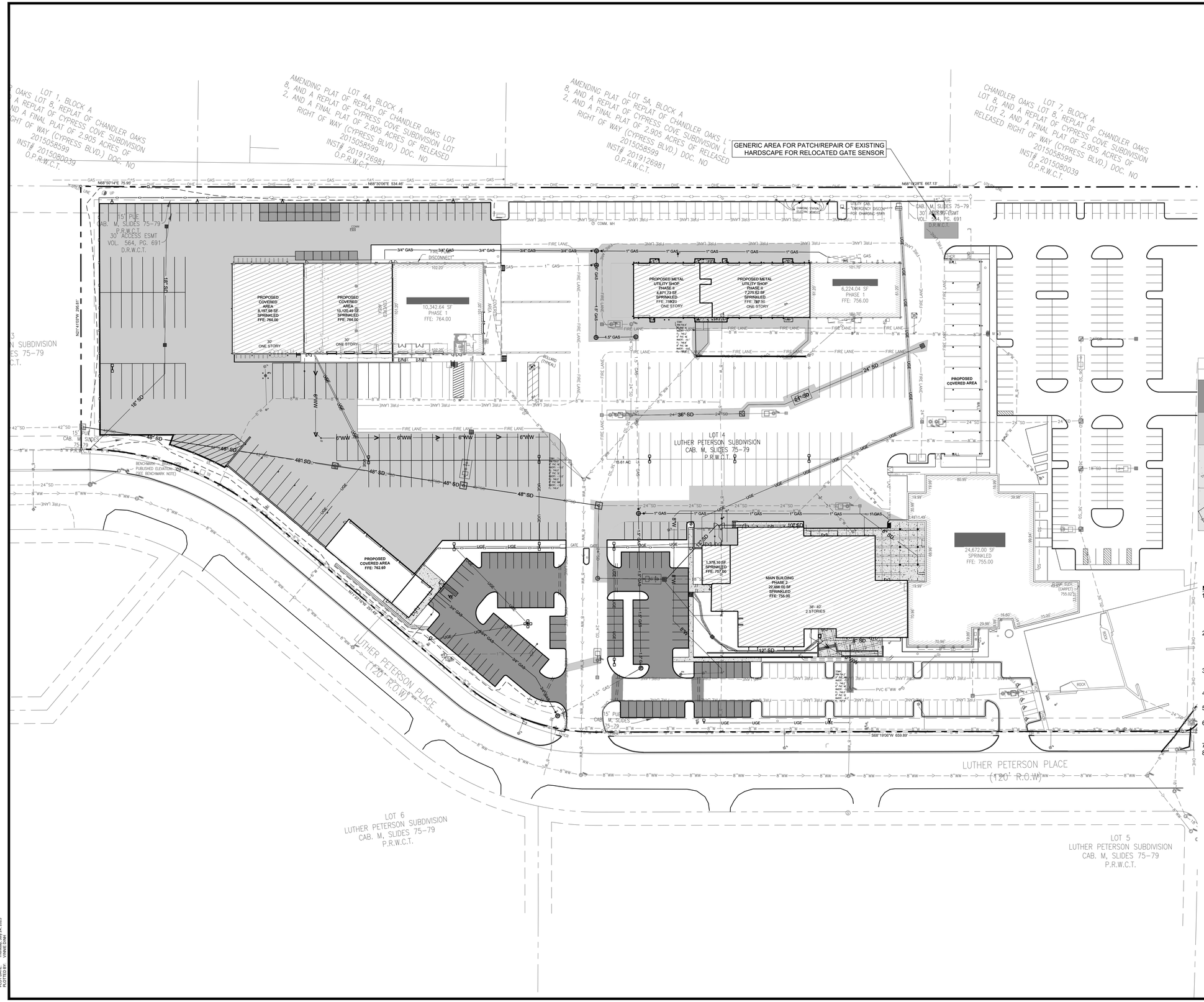
BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

SITE PLAN

PERMIT No.
SDP25-00001

SHEET No.
11
OF 51

IMAGES: * - Inserts, Dgn, pdf, Shapefile, OLE Objects, or Raster Images attached to this drawing
XREFS: * 24x36 2PC Title Block.dwg * P_BASE.dwg * E_BASE.dwg * Jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc-Warehouse Level 1a.dwg
DWG: I:\2P Consultants\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\PH_ 2SITE PLAN.dwg
PLOT DATE:
PLOTTED BY: VINNIE DINH



GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
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- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

Site Paving Table

Hatch	Pavement Type	Quantity
	LIGHT DUTY FLEXIBLE PAVEMENT	3,260.00 SY
	HEAVY DUTY RIGID PAVEMENT	16,592.00SY
	SIDEWALK	313.00SY
	SCORED CONCRETE	672.00SY

NOTES:

1. PAVING SECTION RECOMMENDATIONS AND INFORMATION COME FROM THE GEOTECHNICAL ENGINEERING REPORT WAS PERFORMED AND REVISED BY ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017 FOR THE CITY OF ROUND ROCK. ROUND ROCK, TEXAS.
2. FIRE LANE ACCESS ALL WEATHER SURFACE: "ALL WEATHER ACCESS ROADS MADE OF (CONCRETE OR ASPHALT) SHALL BE IN PLACE BEFORE BRINGING COMBUSTIBLE MATERIALS TO THE JOB SITE. THE FIRE ACCESS ROAD MUST SUPPORT 80,000 LBS.SITE HYDRANTS SHALL ALSO BE IN-SERVICE."
3. GRADE: "THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREAKS NOT GREATER THAN >3% PERCENT."
4. HYDRANT CLEARANCE: "ALL HYDRANTS MUST HAVE 3 FEET OF CLEARANCE IN ALL DIRECTIONS."
5. VERTICAL CLEARANCE: "THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 136"
6. REQUIRED FIRE FLOWS - "IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO ENSURE THE MINIMUM FIRE FLOW REQUIREMENTS FOR THE SITE ARE MET."
7. REFER TO GEOTECH REPORT FOR JOINT PLAN
8. REFER TO GENERAL NOTES FOR PAVEMENT SECTION.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOMD

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

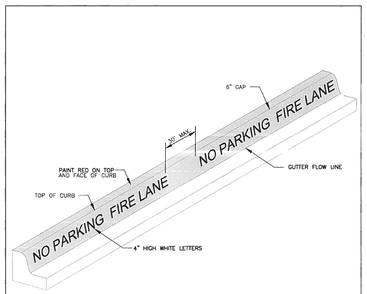
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

PAVING PLAN

PERMIT No.
SDP25-00001

SHEET No.
12
OF 51

USAGE: * Users Tools Edit Style 1:50 DOCUMENT
XREFS: * 24x36 2PC Border.dwg * 4USE-PC2.ctb * E BASE.dwg * jacob arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
PLOT BY: Nicholas Vinke
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINKE PDM



NOTES:

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.

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-16
APPROVED 01-28-21 DATE	FIRE LANE MARKING DETAIL	SHEET 1 of 1

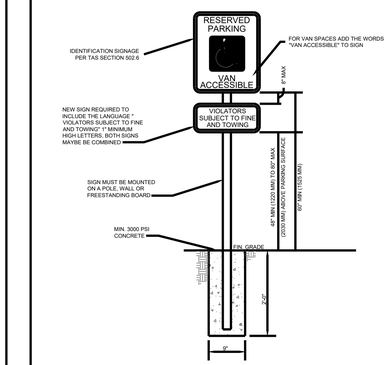
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

ROUND ROCK TEXAS

1

NOTES:

1. ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED AND RESERVED FOR THE THE DISABLED BY VERTICALLY MOUNTED SIGNS INCORPORATING THE SYMBOL OF ACCESSIBILITY AND PLACED SO THAT THEY WILL NOT BE OBSCURED BY PARKED VEHICLES. THERE SHALL BE A SUFFICIENT NUMBER OF SIGNS SO THAT EACH SPACE IS CLEARLY IDENTIFIED. THE SIGNAGE SHALL BE SUCH SIZE THAT IS LEGIBLE FROM A DISTANCE THAT WOULD BE REASONABLE FOR THE CONDITION. SIGNS MAY BE MOUNTED ON POSTS, WALL, FENCES, COLUMNS, OR OTHER PERMANENT VERTICAL SURFACES. THEY SHOULD BE MOUNTED BETWEEN 48 INCHES AND 80 INCHES ABOVE THE GROUND OR FLOOR SURFACE UNLESS THEY ARE PART OF AN ACCESSIBLE ROUTE.
2. WHERE NOTED ON THE DRAWINGS-SIGN MAY BE MOUNTED ON A WALL-USING SAME DIMENSION.
3. SIGNS AND POSTS FOR HANDICAPPED AND COMPACT PARKING SHALL BE PAINTED GREEN, BACK AND FRONT, WITH WHITE LETTERING.



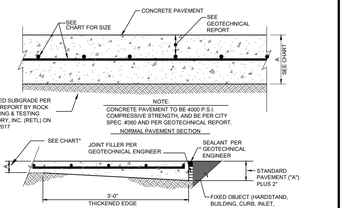
2 ACCESSIBLE SIGNAGE

NOT TO SCALE

DETAILS.dwg

1. NO CONCRETE PAVEMENT SHALL BE PLACED BEFORE 8 AM OR AFTER 6 PM.
2. THE OWNER SHALL BE NOTIFIED IN WRITING 48 HOURS IN ADVANCE OF ASPHALTIC OR CONCRETE PAVING OPERATIONS.
3. THE FINISH SHALL BE ABSOLUTELY EVEN AND WITHOUT MARKS, SCARS, HONEY-COMBS, VOIDS, PROTRUSIONS ETC. HAND FINISHING IS NOT ALLOWED.
4. THE OWNER OR HIS REPRESENTATIVE SHALL BE CONSULTED AS TO THE FINISH REQUIRED ON CONCRETE PAVEMENT AND HE/SHE OR THEIR REPRESENTATIVE SHALL BE PRESENT DURING PAVING OPERATIONS IF HE/SHE DESIRES.
5. THE OWNER RESERVES THE RIGHT TO HAVE CONCRETE PAVEMENT COMPLETELY REMOVED AND REPLACED AT NO COST TO THE OWNER IF HE/SHE DOES NOT RECEIVE THE WRITTEN NOTIFICATION.
6. ALL MATERIALS AND CONSTRUCTION METHODS FOR CONCRETE PAVEMENT AND RELATED INCIDENTAL ITEMS SHALL BE IN STRICT ACCORDANCE WITH CITY OF AUSTIN SPEC. ITEM 360 UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THIS DRAWINGS OR THE GEOTECHNICAL REPORT.
7. SEE GEOTECHNICAL BY ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017 FOR CONSTRUCTION SPECS, SUBGRADE PREPARATION, FILL MATERIAL, COMPACTION REQUIREMENTS, EXCAVATION, ETC.
8. SEE GEOTECHNICAL ENGINEER FOR DETAILS FOR EXPANSION, CONSTRUCTION AND CONTRACTION JOINTS.
9. CONTRACTOR SHALL SUBMIT A PLAN TO THE GEOTECHNICAL ENGINEER SHOWING PLACEMENT OF ALL EXPANSION, CONSTRUCTION AND CONTRACTION JOINTS. THIS PLAN SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF ANY REINFORCING OR JOINT MATERIAL.
10. ALL JOINTS SHALL BE SEALED PER GEOTECHNICAL ENGINEERS' REQUIREMENTS. GEOTECHNICAL BY ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017
11. REINFORCEMENT FOR CONCRETE PAVEMENT CONSIST OF #4 BARS (½-INCH DIAMETER) SPACED AT 18 AND 12-INCHES ON CENTER EACH WAY FOR LIGHT AND HEAVY-DUTY OPTIONS, RESPECTIVELY. THE SPLICE LENGTH FOR #4 BARS SHALL NOT BE LESS THAN 20-INCHES.

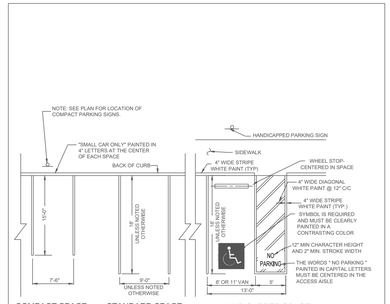
RIDGED PAVEMENT	LIGHT DUTY	HEAVY DUTY
REINFORCED CONCRETE	6	7
COMPACTED SUBGRADE	8"	8"



3 CONCRETE PAVEMENT DESIGN

NOT TO SCALE

DET 232

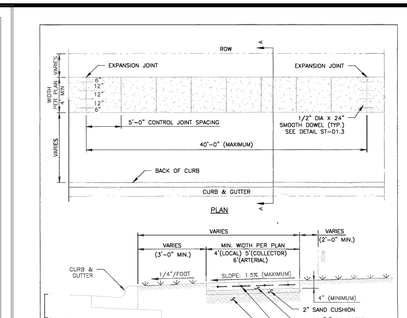


NOTES:
1. DRIVE AISLE IS MIN. 25' WIDE
2. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.
3. EACH HANDICAPPED PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS.

4 TYPICAL PARKING SPACE LAYOUT

NOT TO SCALE

DETAILS.dwg



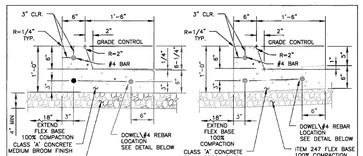
NOTES:
1. CONCRETE IS CLASS "A" BROOM FINISHED. (TXDOT ITEM 421 & 531)
2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.W. (SEE DETAIL) DO NOT USE W.W.F. (WELDED WIRE FABRIC)
3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET, TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
4. PLACE 1/2 INCH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK.
5. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 5 FEET. JOINT SPACING SHALL BE PROPORTIONAL TO WIDTH OF SIDEWALK.
6. ROUND OUTER EDGES AND JOINTS TO A 1/4 INCH RADIUS
7. CONSTRUCT CURB RAMPS IN ACCORDANCE WITH TXDOT STANDARD "PEDESTRIAN FACILITIES CURB RAMPS".
8. WHERE SHOWN AS A DESIGNATED SHARED USE PATH, CURB RAMP CLEAR WIDTH SHALL MATCH THE WIDTH OF THE SHARED USE PATH.
9. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
10. SIDEWALKS WITHIN 3'-0" OF CURB SHALL BE A MINIMUM OF 5 FEET WIDE.

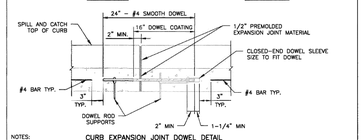
RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.1
APPROVED 01-28-21 DATE	SIDEWALK DETAIL	SHEET 1 of 3

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

ROUND ROCK TEXAS

5





CURB EXPANSION JOINT DOWEL DETAIL

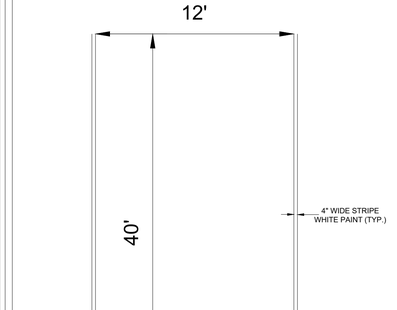
NOTES:
1. ALL WORK AND MATERIALS SHALL CONFORM TO SPECIFICATION ITEM 529, "CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER", AND THESE DETAILS (INDEPENDENT OF THE CONSTRUCTION METHODS USED)
2. ALL CURBS SHALL HAVE A MINIMUM OF 4 INCHES OF COMPACTED FLEXIBLE BASE BETWEEN THE BOTTOM OF THE CURB AND TOP OF SUBGRADE. THE FLEXIBLE BASE MATERIAL, COMPACTED TO 100% DENSITY, SHALL EXTEND 18 INCHES BEHIND BACK OF CURB, OR 36 INCHES IF THE SUBGRADE P.I. IS GREATER THAN 20.
3. CONCRETE IS CLASS "A" MEDIUM BROOM FINISH.
4. REINFORCING BARS ARE #4 BARS UNLESS OTHERWISE SHOWN.
5. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
6. PLACE 1/2" WIDE EXPANSION JOINTS AT STRUCTURES, CURB RETURNS AND INCREMENTS NO GREATER THAN 40 FEET.
7. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10 FEET. WHEN CURB ABUTS CONCRETE PAVEMENT, MATCH PAVEMENT JOINT SPACING.
8. ROUND EXPOSED EDGES AND JOINTS TO A 1/4 INCH RADIUS.
9. COAT 18 INCHES OF 24 INCH LONG DOWELS WITH GREASE OR APPROVED DEBONDING LUBRICANT, INSTALL DOWEL CAP ON LUBRICATED END OF THE DOWELS.

6

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-06
APPROVED 01-28-21 DATE	SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	SHEET 1 of 1

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

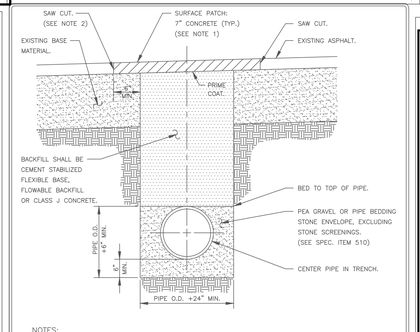
ROUND ROCK TEXAS



TYPICAL TRUCK PARKING SPACE LAYOUT

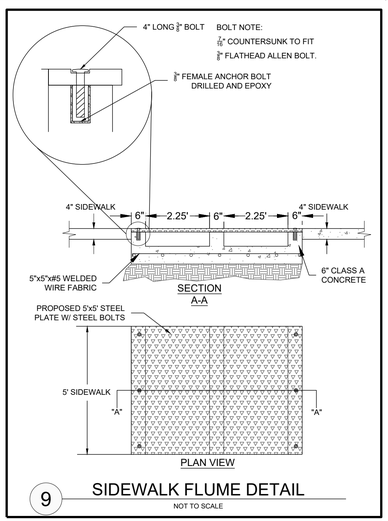
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NOT TO SCALE



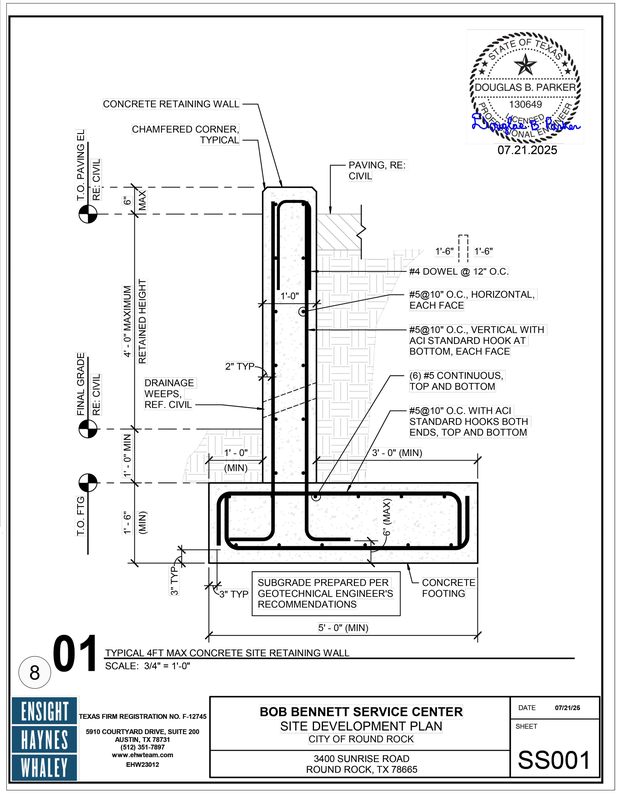
NOTES:
1. CONCRETE SHOWN IN THIS DETAIL IS SEPARATE FROM ANY ADDITIONAL THICKNESS CREATED BY ANY OVERLAY ITEM IN CONTRACT.
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE STORM SEWER TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH, SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BIDS FOR STORM SEWER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

STORM SEWER LINE BEDDING DETAIL (EXISTING PAVED SURFACE)



9 SIDEWALK FLUME DETAIL

NOT TO SCALE



8 **01** TYPICAL 4FT MAX CONCRETE SITE RETAINING WALL

SCALE: 3/4" = 1'-0"

STATE OF TEXAS
DOUGLAS B. PARKER
130649
LICENSED PROFESSIONAL ENGINEER
07.21.2025

ENSIGHT HAYNES WHALEY	TEXAS FIRM REGISTRATION NO. F-12745 5910 COURTYARD DRIVE, SUITE 200 AUSTIN, TX 78731 (512) 351-7897 www.ehwteam.com EHW23012	BOB BENNETT SERVICE CENTER SITE DEVELOPMENT PLAN CITY OF ROUND ROCK 3400 SUNRISE ROAD ROUND ROCK, TX 78665	DATE 07/21/25 SHEET SS001

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

SITE PLAN DETAIL (1 OF 2)

PERMIT No.
SDP25-00001

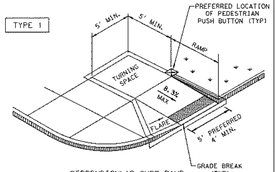
SHEET No.
13
OF 51

IMAGES: * Inlets_Type_Curb_Grate.dwg * DOU-SEAL.dwg
XREFS: * 24X36 PC Title Block.dwg * DET316-Curb Inlet Detail.dwg * DET323-Storm Sewer Manhole.dwg * DET627-Concrete Washout Area Detail.dwg * 12561-01-Storm Sewer Line Bedding Detail (Existing Paved Surface) (08-21-03).dwg * Jacobs-arch titleblock.dwg * DOU-SEAL.dwg
DWG NAME: T:\2021\P\Round Rock\Bob Bennett Complex\CAD\Sheet\Pr_DETAILS.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

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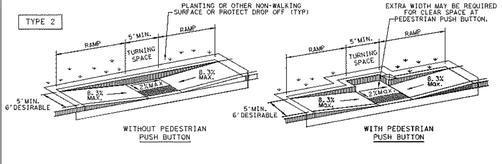
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TYPE 1



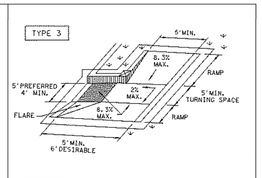
PERPENDICULAR CURB RAMP

TYPE 2

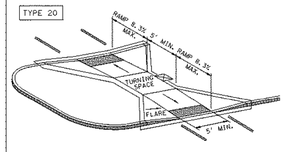


PARALLEL CURB RAMP

TYPE 3

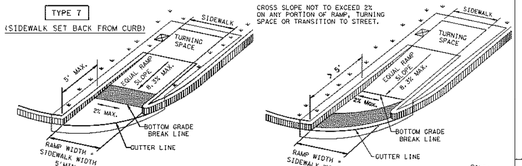


TYPE 20

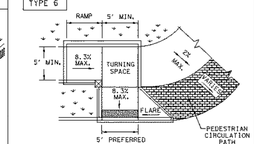


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)



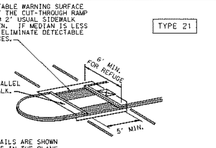
TYPE 6



COMBINATION CURB RAMPS

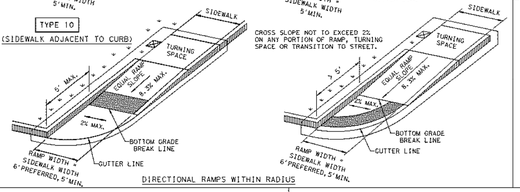
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USUAL SIDEWALK SURFACE BETWEEN. IF MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 21



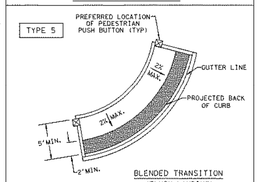
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 10
(SIDEWALK ADJACENT TO CURB)



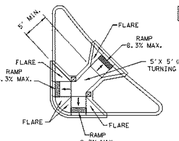
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5

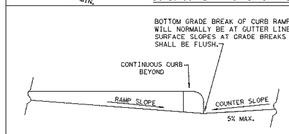


BLENDED TRANSITION
(FLUSH LANDING)

TYPE 22



COMBINATION ISLAND RAMPS



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

1

SHEET 1 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: SM	CK: FK & JC
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED ON 2004	DIST	COUNTY		SHEET NO.
REVISED ON 2014				

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.

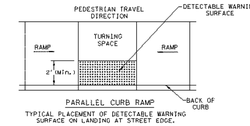
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver 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

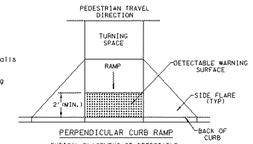
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items 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



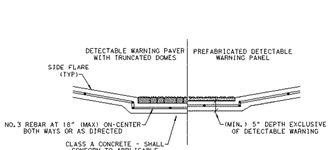
PARALLEL CURB RAMP

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

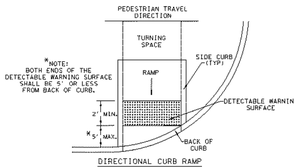


PERPENDICULAR CURB RAMP

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

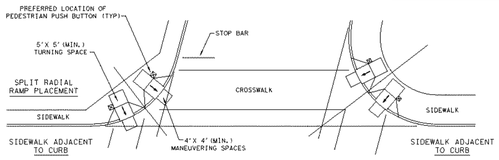
Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

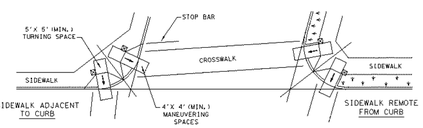
PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: SM	CK: FK & JC
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED ON 2004	DIST	COUNTY		SHEET NO.
REVISED ON 2014				

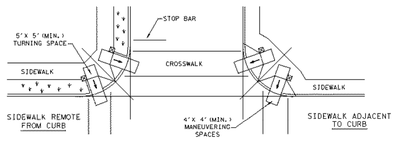
TYPICAL CROSSING LAYOUTS
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



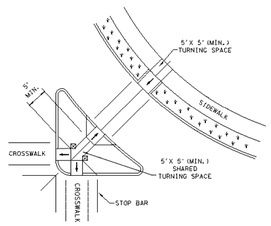
SKEWED INTERSECTION WITH "LARGE" RADIUS



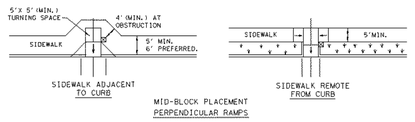
SKEWED INTERSECTION WITH "SMALL" RADIUS



NORMAL INTERSECTION WITH "SMALL" RADIUS



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS

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

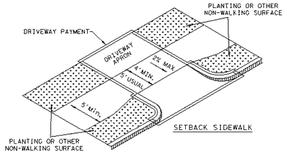
Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

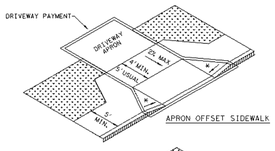
PED-18

FILE: ped18	DN: TxDOT	CK: VP	CK: SM	CK: FK & JC
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED ON 2004	DIST	COUNTY		SHEET NO.
REVISED ON 2014				

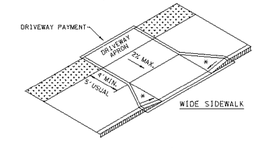
SIDEWALK TREATMENT AT DRIVEWAYS



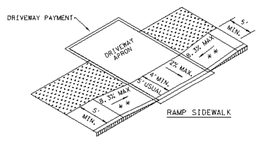
SETBACK SIDEWALK



APRON OFFSET SIDEWALK

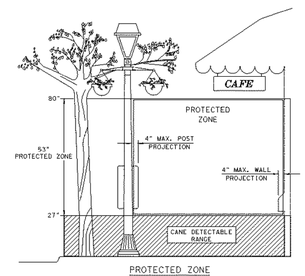


WIDE SIDEWALK



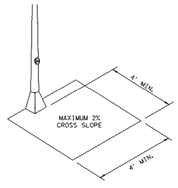
RAMP SIDEWALK

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.

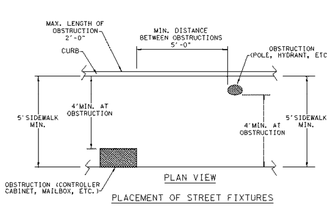


PROTECTED ZONE

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

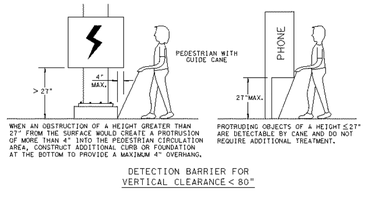


CLEAR SPACE ADJACENT
TO PEDESTRIAN PUSH BUTTON



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: VP	CK: SM	CK: FK & JC
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REVISED ON 2004	DIST	COUNTY		SHEET NO.
REVISED ON 2014				

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOMM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

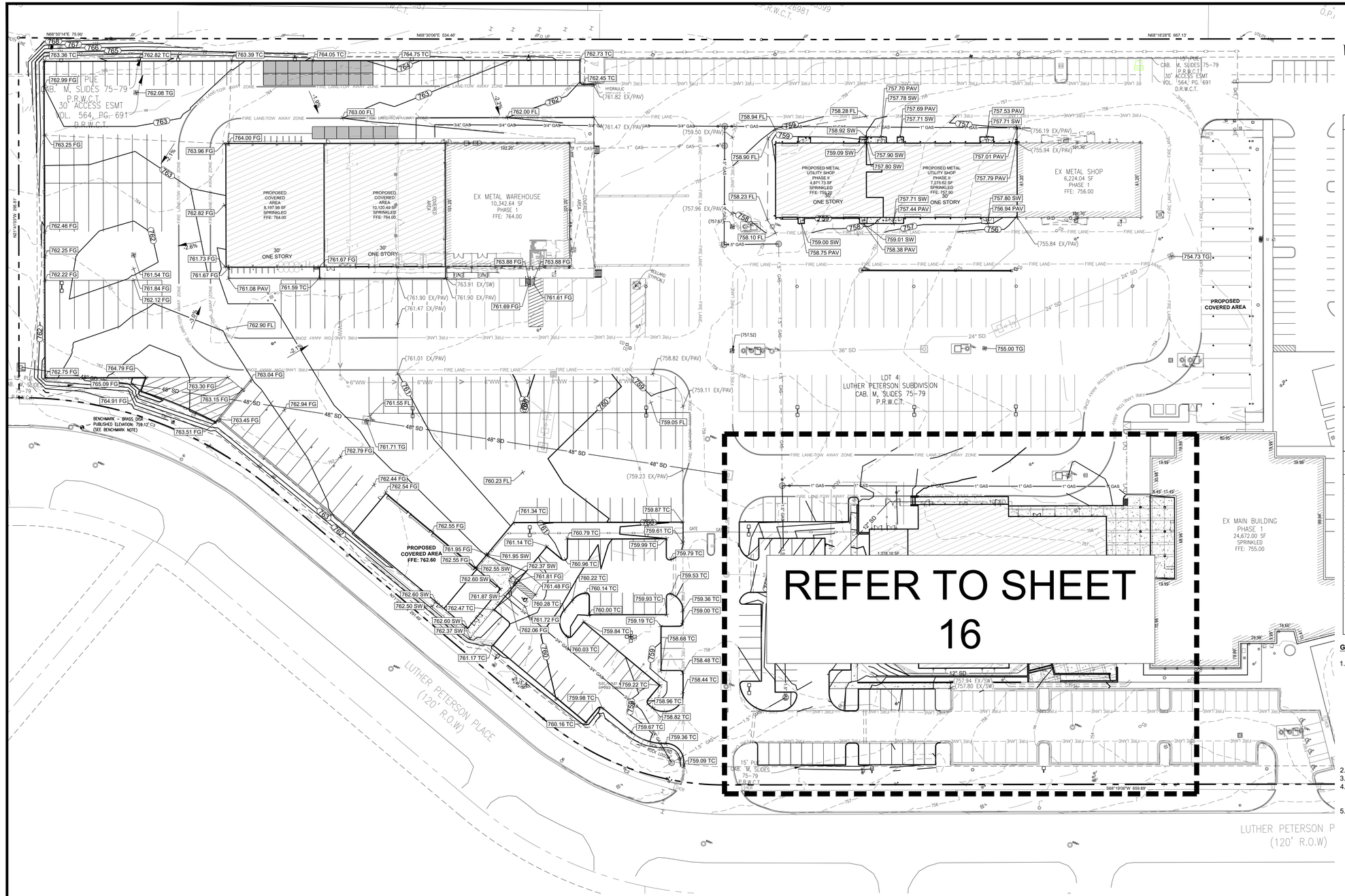
SITE PLAN DETAIL (2 OF 2)

PERMIT No.
SDP25-00001

SHEET No.
14
OF 51

1 - C014

USERS: Jonah.Sigle - Z:\Bob Bennett Center\CIVIL\SHEETS\SDP\
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PLOTTED BY: VINAY, CINA
PLOTTED FROM: C:\Users\vcina\City of Round Rock\Bob Bennett Complex\CAD\Sheets\PN_2DETAILS.dwg



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — DETAIL NAME

DETAIL REFERENCE CALLOUT

GRADING LEGEND

EXISTING

- (493.00 NG) NATURAL GROUND
- (493.00 EX PAV) PVMT
- (493.00 EX GUT) GUTTER
- (493.00 EX SW) SIDEWALK

FINISHED SURFACE

- 493.00 PAV — PAVEMENT
- 493.00 TC — TOP OF CURB
- 493.00 SW — SIDEWALK
- 493.00 TG — TOP OF GRATE INLET
- 493.00 FL — FLOWLINE
- 493.00 FG — FINISHED GROUND
- 493.00 TOW — TOP OF WALL
- 493.00 TOE — TOE OF SLOPE
- 493.00 TOP — TOP OF SLOPE
- 493.00 CONC — CONCRETE
- 493.00 FF — FINISHED FLOOR
- 1.0% — SLOPE DIRECTION AND GRADE
- DEVELOPED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

GRADING NOTES:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE ENGINEER TO WORK OUT A DESIGN THAT MEETS ADA & TAS, PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.
2. NO CROSS SLOPE SHALL EXCEED 2%.
3. NO RUNNING SLOPE SHALL EXCEED 5%.
4. CONTRACTOR IS RESPONSIBLE FOR RAISING ANY EXISTING UTILITY'S AND INLETS TO DEVELOPED GRADE.
5. CONTRACTOR TO FIELD VERIFY FINISHED FLOOR ELEVATION OF ALL EXISTING BUILDINGS

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512.344.9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

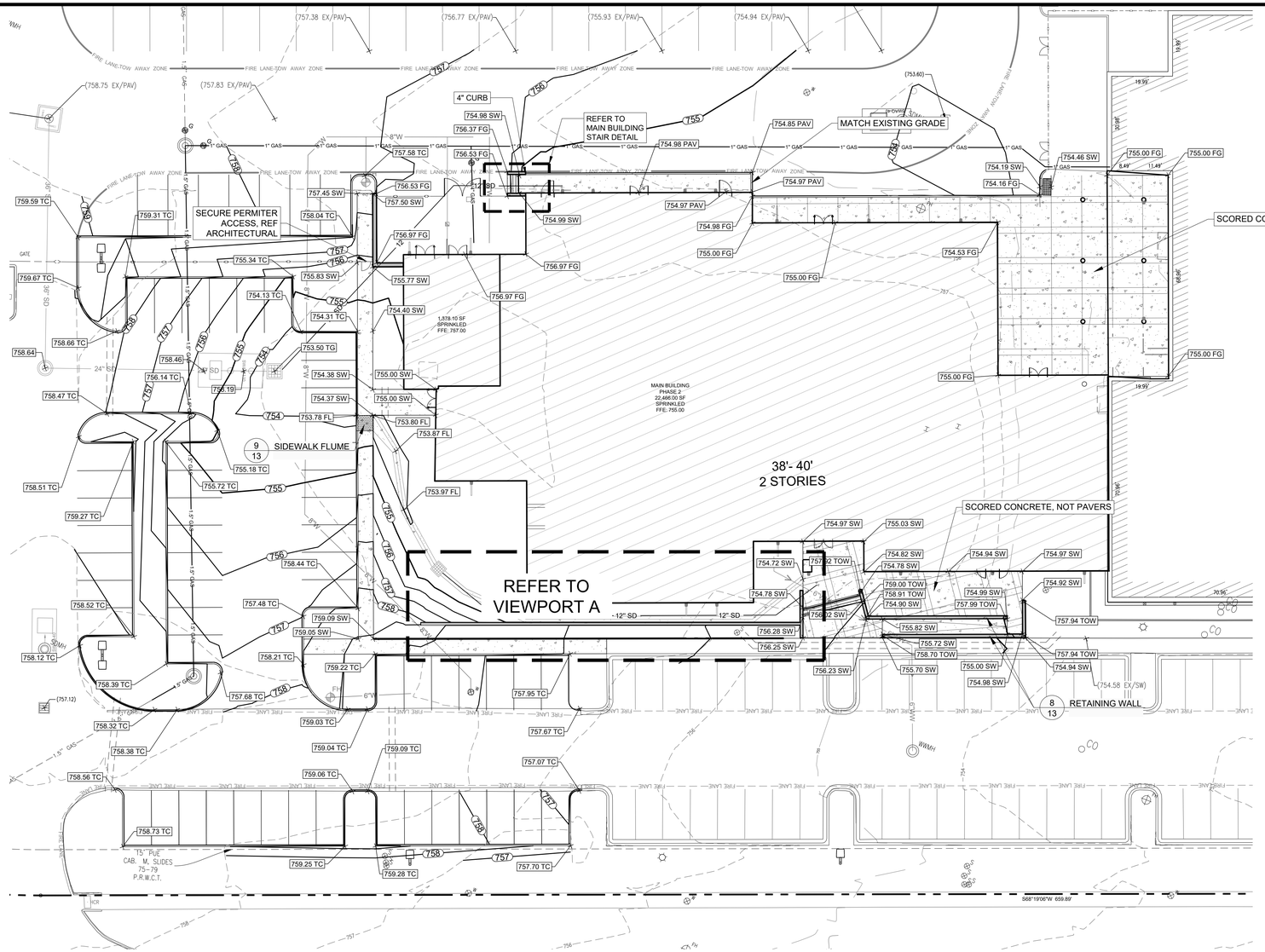
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

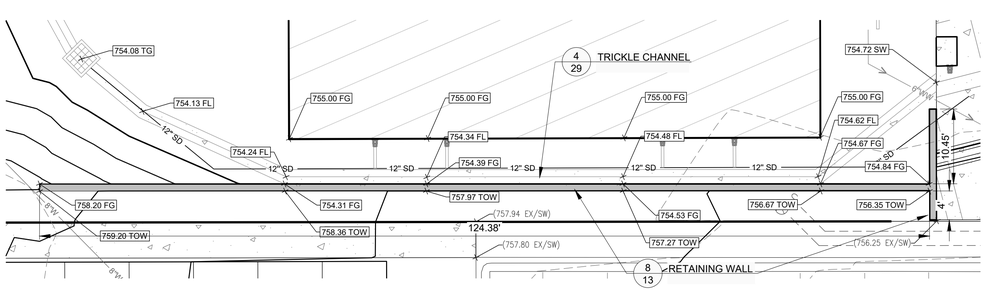
GRADING SHEET (1 OF 2)

PERMIT No. SDP25-00001

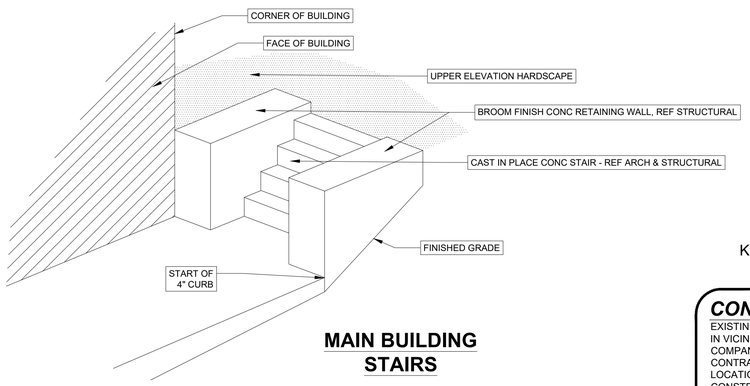
SHEET No. 15 OF 51

IMAGES: * current, *hatch, *fp-site-dwg * DOU-DOMAIN.dwg*
XREFS: * 24x36 2PC Title Block.dwg * P-BASE-PKG.dwg * E-BASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc-Warehouse Level 1a.dwg
PLOT STYLE: * Full.ctb * Grayscale.ctb * Screening 75%.ctb * Screening 50%.ctb * Screening 25%.ctb * Halftone.ctb * No Plot.ctb
PLOT DATE: Tuesday, January 28, 2025
PLOTTED BY: VINNIE EKIM





VIEWPORT A



MAIN BUILDING STAIRS



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UGE — UNDERGROUND ELEC.
- OHE — OHE — OVERHEAD UTILITY
- TEL — TEL — UNDERGROUND TELE.
- GAS — GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — # / # DETAIL NAME

DETAIL REFERENCE CALLOUT

GRADING LEGEND

EXISTING

- (493.00 NG) NATURAL GROUND
- (493.00 EX PAV) PVMT
- (493.00 EX GUT) GUTTER
- (493.00 EX SW) SIDEWALK

FINISHED SURFACE

- 493.00 PAV — PAVEMENT
- 493.00 TC — TOP OF CURB
- 493.00 SW — SIDEWALK
- 493.00 TG — TOP OF GRATE INLET
- 493.00 FL — FLOWLINE
- 493.00 FG — FINISHED GROUND
- 493.00 TOW — TOP OF WALL
- 493.00 TOE — TOE OF SLOPE
- 493.00 TOP — TOP OF SLOPE
- 493.00 CONC — CONCRETE
- 493.00 FF — FINISHED FLOOR
- 1.0% — SLOPE DIRECTION AND GRADE
- DEVELOPED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

GRADING NOTES:

1. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE ENGINEER TO WORK OUT A DESIGN THAT MEETS ADA & TAS. PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.
2. NO CROSS SLOPE SHALL EXCEED 2%.
3. NO RUNNING SLOPE SHALL EXCEED 5%.
4. CONTRACTOR IS RESPONSIBLE FOR RAISING ANY EXISTING UTILITY'S AND INLETS TO DEVELOPED GRADE.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

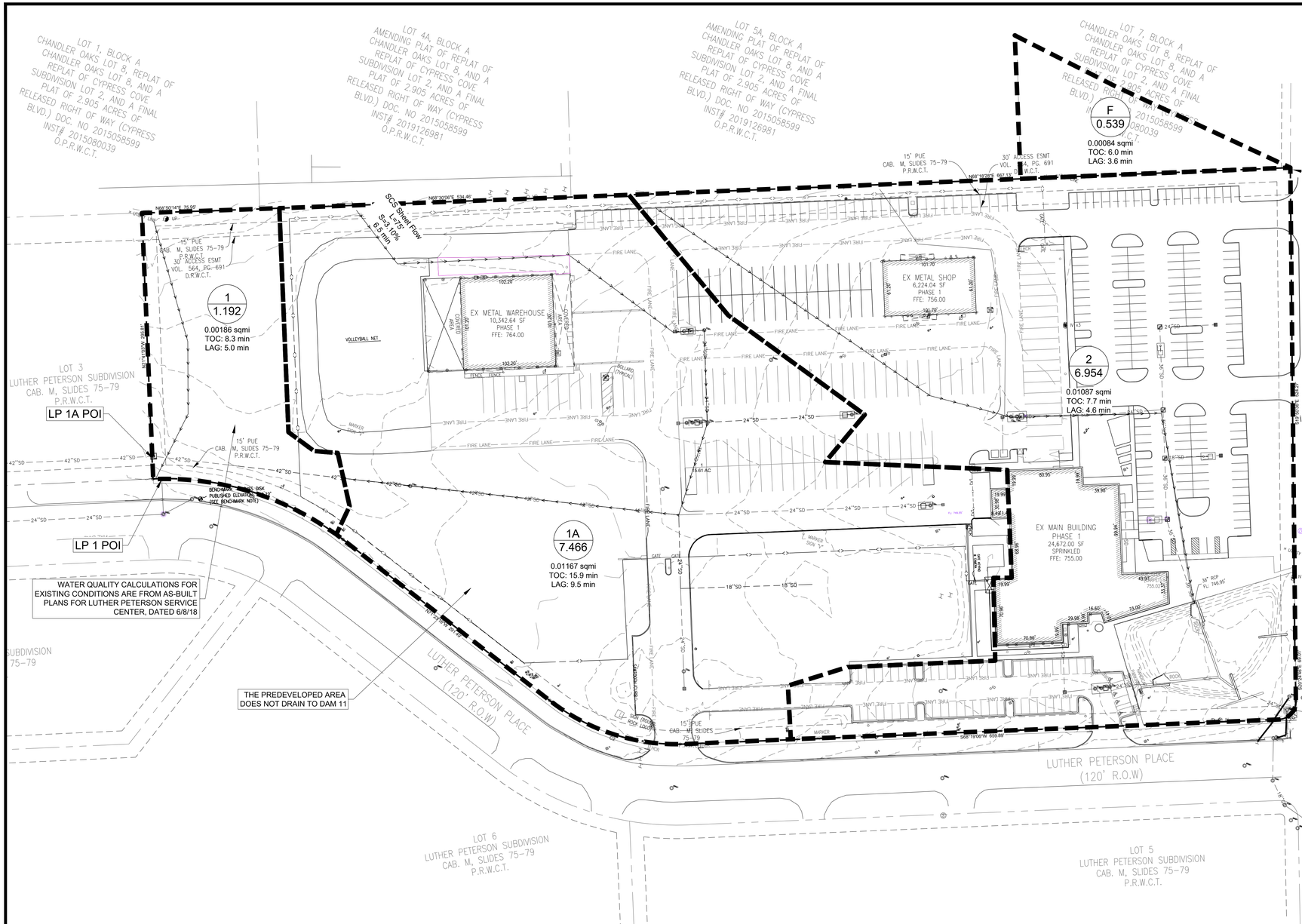
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

GRADING SHEET (2 OF 2)

PERMIT No.
SDP25-00001

SHEET No.
16
OF 51

IMAGES: * - Inside, Dim, Attribute * DO NOT ADD/ALTER ANY of
XREFS: * 24x36 2PC Border.dwg * P_BASE-PH2.dwg * E_BASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
PLOT STYLE TABLE: 2PC.ctb * Color_24.ctb
PLOT DATE: Thursday, June 24, 2025
PLOTTED BY: VINNIE DAM
SAVED IN: C:\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph_2\GRADING SHEET.dwg



N

W 2P E

S

0 60 120

SCALE : 1" = 60'

GENERAL LEGEND

SYMBOLS

- WATER METER
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- BACKFLOW PREVENTER
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- STORM DRAIN LINE
- WATER LINE
- FIRE LINE
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- ACCESSIBLE ROUTE

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — DEVELOPED 100-YR FLOOD PLAIN LINE
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811 Know what's **below.** **Call** before you dig.

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Design Storm Method:	SCS Runoff Curve Number Method
Hydraulic Model Utilized:	HEC-HMS 4.12
Meteorological Model:	SCS Storm - Frequency based
Loss Method:	SCS Curve Number
Geologic Soil Type	Type D
NOAA Rainfall Data:	Atlas 14 Brushy Creek Zone

Depth-Duration Frequency Values (HEC-HMS Frequency Storm) (in)

Duration	2-YR	10-YR	25-YR	50-yr	100-YR
5 min	0.52	0.761	0.921	1.05	1.18
10 min	0.829	1.22	1.47	1.68	1.9
15 min	1.04	1.52	1.83	2.09	2.35
30 min	1.47	2.12	2.55	2.9	3.25
1 hr	1.91	2.8	3.39	3.85	4.35
2 hr	2.35	3.57	4.41	5.11	5.87
3 hr	2.61	4.05	5.08	5.94	6.91
6 hr	3.05	4.86	6.19	7.32	8.62
12 hr	3.49	5.61	7.18	8.53	10.1
24 hr	3.97	6.38	8.17	9.7	11.5

Pre Developed Conditions PEAK FLOWS

Drainage	2-yr (cfs)	10-yr (cfs)	25-yr (cfs)	100-yr (cfs)
LP 1A POI	23.8	38.7	48.5	64.7
LP 1 POI	3.6	6.8	8.9	12.3
LP 2 POI	19.1	24.3	27.2	32.6

Pre Developed Conditions

Basin	area	sm	ic		CN	TR-55	
	ac		%	Acre		tc	lag
1	1.192	0.00186	0.00%	0.00	80	8.3	5.0
1A	7.466	0.01167	47.40%	3.54	80	15.9	9.5
2	6.954	0.01087	75.14%	5.23	80	7.7	4.6
F	0.539	0.00084	0.00%	0.00	80	6	3.6

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

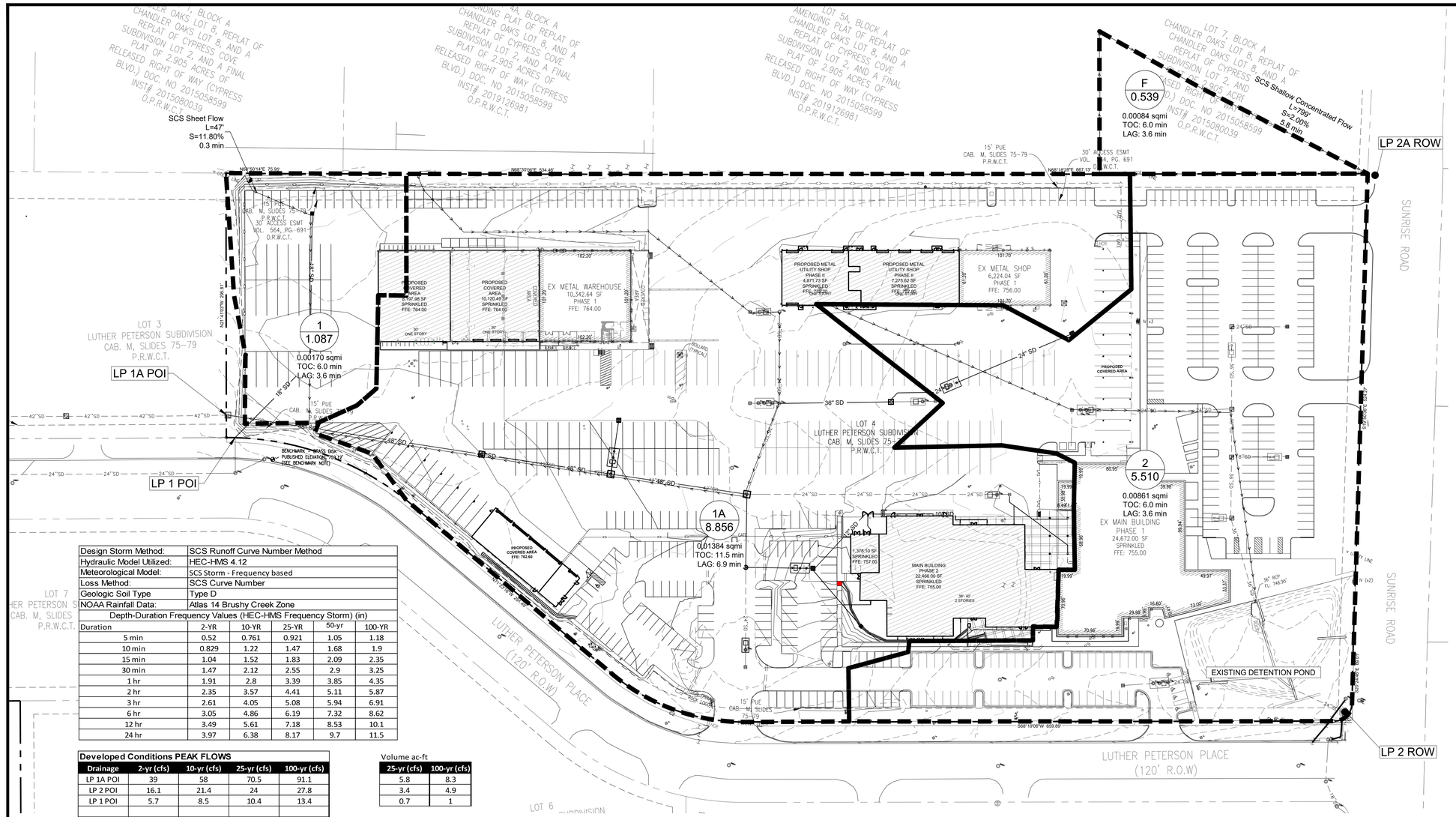
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

EXISTING DRAINAGE AREA MAP

PERMIT No.
SDP25-00001

SHEET No.
17
OF 51

USAGE: Limits Sign Shelter1 DOU-SIGNATURE.gif
XREFS: - 24x36 2PC Border.dwg, 1_BASE.dwg, jurisdictionblock.dwg, DOU SEAL.dwg
PLOT DATE: Nov 08, 2024 - 10:45am
PLOTTED BY: VINH TONI
J:\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Pln_2EXISTING DRAINAGE AREA MAP 2.dwg



Design Storm Method:	SCS Runoff Curve Number Method
Hydraulic Model Utilized:	HEC-HMS 4.12
Meteorological Model:	SCS Storm - Frequency based
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Geologic Soil Type	Type D
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5 min	0.52	0.761	0.921	1.05	1.18
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15 min	1.04	1.52	1.83	2.09	2.35
30 min	1.47	2.12	2.55	2.9	3.25
1 hr	1.91	2.8	3.39	3.85	4.35
2 hr	2.35	3.57	4.41	5.11	5.87
3 hr	2.61	4.05	5.08	5.94	6.91
6 hr	3.05	4.86	6.19	7.32	8.62
12 hr	3.49	5.61	7.18	8.53	10.1
24 hr	3.97	6.38	8.17	9.7	11.5

Developed Conditions PEAK FLOWS

Drainage	2-yr (cfs)	10-yr (cfs)	25-yr (cfs)	100-yr (cfs)
LP 1A POI	39	58	70.5	91.1
LP 2 POI	16.1	21.4	24	27.8
LP 1 POI	5.7	8.5	10.4	13.4
Existing				
LP 1A POI	1.8	3.3	4.4	6
LP 2 POI	19.1	24.3	27.2	32.6
LP 1 POI	3.6	6.8	8.9	12.3
Delta				
LP 1A POI	37.2	54.7	66.1	85.1
LP 2 POI	-3	-2.9	-3.2	-4.8

Volume ac-ft

25-yr (cfs)	100-yr (cfs)
5.8	8.3
3.4	4.9
0.7	1
4.3	6.3
4.4	6.3
0.6	0.9

8.4 ← DEV; LP 1A POI + DEV; LP 1 POI - EX; LP 1 POI

Developed Conditions

Basin	area	sm	ic		CN	TR-55	
	ac		%	Acre		tc	lag
1	1.087	0.00170	87.26%	0.95	80	6	3.6
1A	8.856	0.01384	89.33%	7.91	80	11.5	6.9
2	5.51	0.00861	71.51%	3.94	80	6	3.6
F	0.539	0.00084	33.23%	0.18	80	6	3.6

EXISTING

Subbasin: 1

Area (M12) : 0
Downstream : Lp 1 poi

Loss Rate: Scs	
Percent Impervious Area	0
Curve Number	80
Transform: Scs	
Lag	5
Unitgraph Type	Standard
Results: 1	
Peak Discharge (CFS)	12.31
Time of Peak Discharge	01Jan2025, 12:06
Volume (IN)	8.96
Precipitation Volume (AC - FT)	1.14
Loss Volume (AC - FT)	0.25
Excess Volume (AC - FT)	0.89
Direct Runoff Volume (AC - FT)	0.89
Baseflow Volume (AC - FT)	0

DEVELOPED

Subbasin: 1

Area (M12) : 0
Downstream : Lp 1 poi

Loss Rate: Scs		
Percent Impervious Area	87.26	
Curve Number	80	
Transform: Scs		
Lag	3.6	
Unitgraph Type	Standard	
Results: 1		
Peak Discharge (CFS)	13.44	
Time of Peak Discharge	01Jan2025, 12:05	
Volume (IN)	11.18	
Precipitation Volume (AC - FT)	1.04	
Loss Volume (AC - FT)	0.03	
Excess Volume (AC - FT)	1.01	
Direct Runoff Volume (AC - FT)	1.01	0.12
Baseflow Volume (AC - FT)	0	

Subbasin: 1A

Area (M12) : 0.01
Downstream : Lp 1a poi

Loss Rate: Scs		
Percent Impervious Area	89.33	
Curve Number	80	
Transform: Scs		
Lag	6.9	
Unitgraph Type	Standard	
Results: 1A		
Peak Discharge (CFS)	91.15	
Time of Peak Discharge	01Jan2025, 12:08	
Volume (IN)	11.22	
Precipitation Volume (AC - FT)	8.49	
Loss Volume (AC - FT)	0.2	
Excess Volume (AC - FT)	8.29	
Direct Runoff Volume (AC - FT)	8.28	8.28
Baseflow Volume (AC - FT)	0	

8.4 ACFT

Dam 11 Regional Detention Credit Application

GENERAL INFORMATION
Date: 4/15/2025
Project Name: Bob Bennett Complex Phase 2

CONTACT INFORMATION
City Project Sponsor: _____ Project Role: _____
Agency Responsible for Project: City of Round Rock
Agency Project Manager: Matthew Smith
Project Manager Email: msmith@roundrocktexas.gov
Project Engineer: David Urban, PE
Project Engineer Email: durban@2PConsultants.com
Project Engineer Phone: 512-344-9664

CUT AND FILL ACTIVITY

Vertical Zone of Flood Control Structure (NAVD 88 GEOID09)	Total Cut (Acre-Feet)	Total Fill (Acre-Feet)	N/A
SEDIMENT POOL - [below 718.40] Below Principal Spillway Crest *(for information only)*	0	0	n/a
FLOOD POOL - [718.60-739.10] Principal Spillway Crest to Inundation Easement Elevation	0	0	n/a
MAXIMUM STORAGE ZONE - [739.10] Inundation Easement Elevation to Top of Dam *(for information only)*	0	0	n/a

REGIONAL DETENTION CREDITS REQUESTED

	Acre-Feet
NET FILL - volume added in FLOOD POOL (Fill - Cut)	n/a
DETENTION VOLUME - undetained 1% runoff volume associated with project	8.28
COMBINED VOLUME REQUESTED	8.28

City Project Sponsor understands that the Dam 11 Regional Detention flood credits shall be reimbursed to the Regional Stormwater Management Program (RSMP) fund at an amount of $20,000 per acre-feet. Project Sponsor is also responsible for ensuring that all application and construction requirements are met.

I agree that _____ ($20,000 per ac-ft X Combined Volume in ac-ft) shall be transferred to the RSMP (F320).
Funds shall be transferred from _____ (CIP Project ID or Budget Account Number)

City Department Director Signature - Agree to Fund _____ Date _____
Stormwater Program - Credit Approval _____ Date _____
Finance Approval _____ Date _____

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
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- TREE TO BE REMOVED (1811)

LINETYPES

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- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
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DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
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- NO — INLET NUMBER
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0 60 120
SCALE : 1" = 60'

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU DRAWN: CRS REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

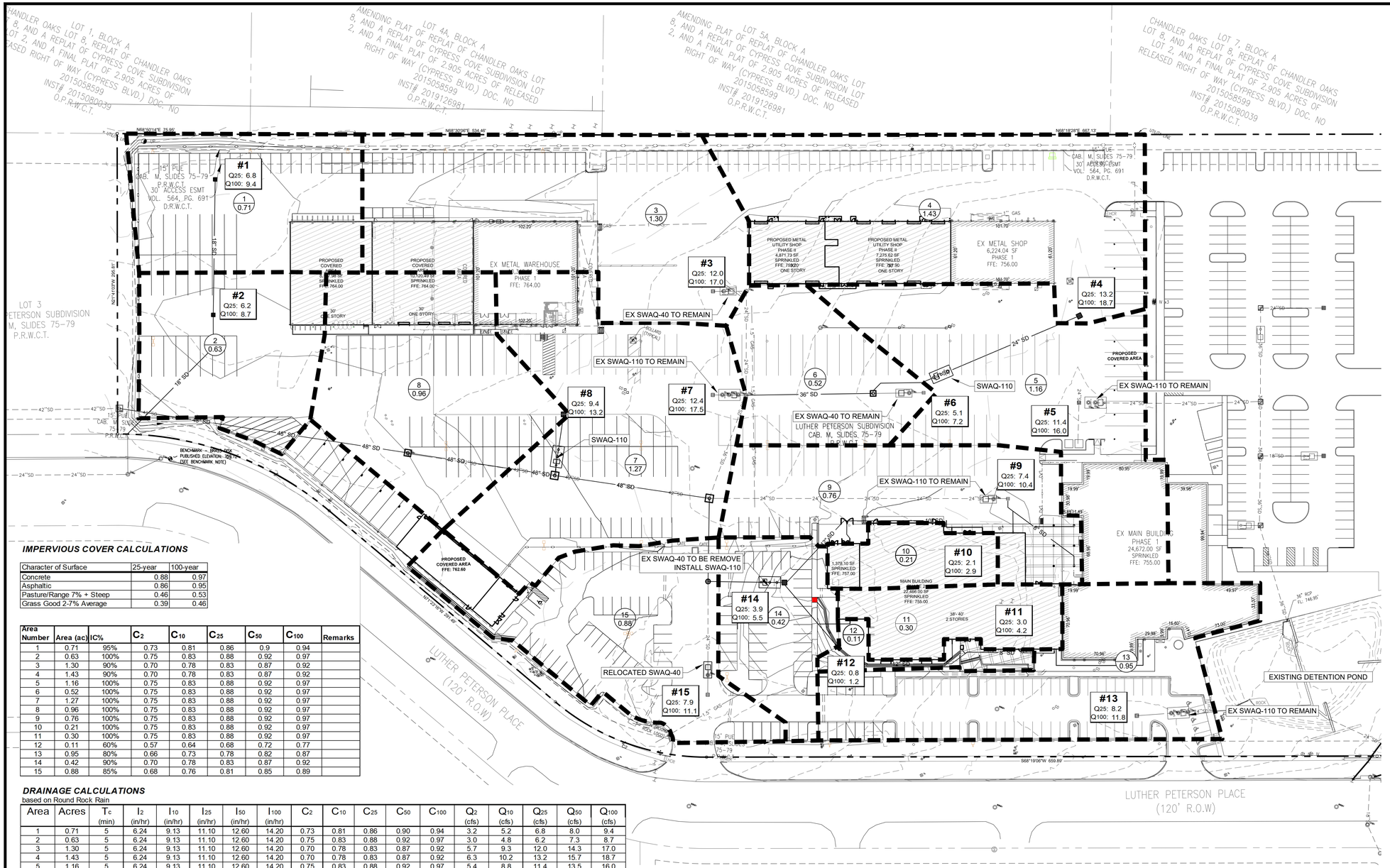
3400 SUNRISE ROAD
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DEVELOPED DRAINAGE AREA MAP

PERMIT No. SDP25-00001

SHEET No. 18 OF 51

IMAGES: * - Inside, Dyn, clip, Mask, Ovr DOU-GENERAL.dwt
XREFS: * - 24x36 2PC Title Block.dwg, P - BASE-PH2.dwg, E - BASE.dwg, * - Jacobs arch fillblock.dwg, TDOU_SEAL.dwg, 2pc Warehouse Level 1a.dwg
DWG: C:\Users\durban\Documents\2P Consultants\City of Round Rock\Bob Bennet Complex\CAD\Sheets\Ph. 2\DEVELOPED DRAINAGE AREA MAP 2.dwg
PLOT DATE: 16:13:07 - Friday, July 04, 2025
PLOTTED BY: VINNIE ZHAO





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- HP HIGH POINT

IMPERVIOUS COVER CALCULATIONS

Character of Surface	25-year	100-year
Concrete	0.88	0.97
Asphaltic	0.86	0.95
Pasture/Range 7% + Steep	0.46	0.53
Grass Good 2-7% Average	0.39	0.46

Area Number	Area (ac)	IC%	C_2	C_{10}	C_{25}	C_{50}	C_{100}	Remarks
1	0.71	95%	0.73	0.81	0.86	0.9	0.94	
2	0.63	100%	0.75	0.83	0.88	0.92	0.97	
3	1.30	90%	0.70	0.78	0.83	0.87	0.92	
4	1.43	90%	0.70	0.78	0.83	0.87	0.92	
5	1.16	100%	0.75	0.83	0.88	0.92	0.97	
6	0.52	100%	0.75	0.83	0.88	0.92	0.97	
7	1.27	100%	0.75	0.83	0.88	0.92	0.97	
8	0.96	100%	0.75	0.83	0.88	0.92	0.97	
9	0.76	100%	0.75	0.83	0.88	0.92	0.97	
10	0.21	100%	0.75	0.83	0.88	0.92	0.97	
11	0.30	100%	0.75	0.83	0.88	0.92	0.97	
12	0.11	60%	0.57	0.64	0.68	0.72	0.77	
13	0.95	80%	0.66	0.73	0.78	0.82	0.87	
14	0.42	90%	0.70	0.78	0.83	0.87	0.92	
15	0.88	85%	0.68	0.76	0.81	0.85	0.89	

DRAINAGE CALCULATIONS

based on Round Rock Rain

Area	Acres	T_c (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	C_2	C_{10}	C_{25}	C_{50}	C_{100}	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)	Q_{100} (cfs)
1	0.71	5	6.24	9.13	11.10	12.60	14.20	0.73	0.81	0.86	0.90	0.94	3.2	5.2	6.8	8.0	9.4
2	0.63	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	3.0	4.8	6.2	7.3	8.7
3	1.30	5	6.24	9.13	11.10	12.60	14.20	0.70	0.78	0.83	0.87	0.92	5.7	9.3	12.0	14.3	17.0
4	1.43	5	6.24	9.13	11.10	12.60	14.20	0.70	0.78	0.83	0.87	0.92	6.3	10.2	13.2	15.7	18.7
5	1.16	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	5.4	8.8	11.4	13.5	16.0
6	0.52	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	2.4	3.9	5.1	6.0	7.2
7	1.27	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	5.9	9.6	12.4	14.7	17.5
8	0.96	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	4.5	7.3	9.4	11.1	13.2
9	0.76	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	3.5	5.7	7.4	8.8	10.4
10	0.21	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	1.0	1.6	2.1	2.5	2.9
11	0.30	5	6.24	9.13	11.10	12.60	14.20	0.75	0.83	0.88	0.92	0.97	1.4	2.3	3.0	3.5	4.2
12	0.11	5	6.24	9.13	11.10	12.60	14.20	0.57	0.64	0.68	0.72	0.77	0.4	0.6	0.8	1.0	1.2
13	0.95	5	6.24	9.13	11.10	12.60	14.20	0.66	0.73	0.78	0.82	0.87	3.9	6.3	8.2	9.8	11.8
14	0.42	5	6.24	9.13	11.10	12.60	14.20	0.70	0.78	0.83	0.87	0.92	1.9	3.0	3.9	4.7	5.5
15	0.88	5	6.24	9.13	11.10	12.60	14.20	0.68	0.76	0.81	0.85	0.89	3.7	6.1	7.9	9.4	11.1

25-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Area Number 2	Q25 cfs	Qpass cfs	Qtotal cfs	RF %	Inlet Type	Yweir ft	Yorif ft
1	1	0	6.8	0.0	6.8	50%	Grate Inlet 4'x4'	**0.40**	**0.04**
2	2	0	6.2	0.0	6.2	50%	Grate Inlet 4'x4'	**0.38**	**0.03**
3	3	0	12.0	0.0	12.0	50%	Grate Inlet 4'x4'	**0.59**	**0.12**
4	4	0	13.2	0.0	13.2	50%	Grate Inlet 4'x4'	**0.63**	**0.15**
5	5	0	11.4	0.0	11.4	50%	Grate Inlet 4'x4'	**0.57**	**0.11**
6	6	0	5.1	0.0	5.1	50%	Grate Inlet 4'x4'	**0.33**	**0.02**
7	7	0	12.4	0.0	12.4	50%	Grate Inlet 4'x4'	**0.60**	**0.13**
8	8	0	9.4	0.0	9.4	50%	Grate Inlet 4'x4'	**0.50**	**0.08**
9	9	0	7.4	0.0	7.4	50%	Grate Inlet 4'x4'	**0.43**	**0.05**
12	12	0	0.8	0.0	0.8	50%	Grate Inlet 3'x3'	**0.12**	**0.00**
13	13	0	8.2	0.0	8.2	50%	Grate Inlet 4'x4'	**0.46**	**0.06**
14	14	0	3.9	0.0	3.9	50%	Grate Inlet 4'x4'	**0.28**	**0.01**
15	15	0	7.9	0.0	7.9	50%	Grate Inlet 4'x4'	**0.45**	**0.05**

100-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Area Number 2	Q100 cfs	Qpass cfs	Qtotal cfs	RF %	Inlet Type	Yweir ft	Yorif ft
1	1	0	9.4	0.0	9.4	50%	Grate Inlet 4'x4'	**0.50**	**0.08**
2	2	0	8.7	0.0	8.7	50%	Grate Inlet 4'x4'	**0.48**	**0.06**
3	3	0	17.0	0.0	17.0	50%	Grate Inlet 4'x4'	**0.75**	**0.25**
4	4	0	18.7	0.0	18.7	50%	Grate Inlet 4'x4'	**0.79**	**0.30**
5	5	0	16.0	0.0	16.0	50%	Grate Inlet 4'x4'	**0.72**	**0.22**
6	6	0	7.2	0.0	7.2	50%	Grate Inlet 4'x4'	**0.42**	**0.04**
7	7	0	17.5	0.0	17.5	50%	Grate Inlet 4'x4'	**0.76**	**0.26**
8	8	0	13.2	0.0	13.2	50%	Grate Inlet 4'x4'	**0.63**	**0.15**
9	9	0	10.4	0.0	10.4	50%	Grate Inlet 4'x4'	**0.54**	**0.09**
12	12	0	1.2	0.0	1.2	50%	Grate Inlet 3'x3'	**0.15**	**0.00**
13	13	0	11.8	0.0	11.8	50%	Grate Inlet 4'x4'	**0.58**	**0.12**
14	14	0	5.5	0.0	5.5	50%	Grate Inlet 4'x4'	**0.35**	**0.03**
15	15	0	11.1	0.0	11.1	50%	Grate Inlet 4'x4'	**0.56**	**0.11**

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

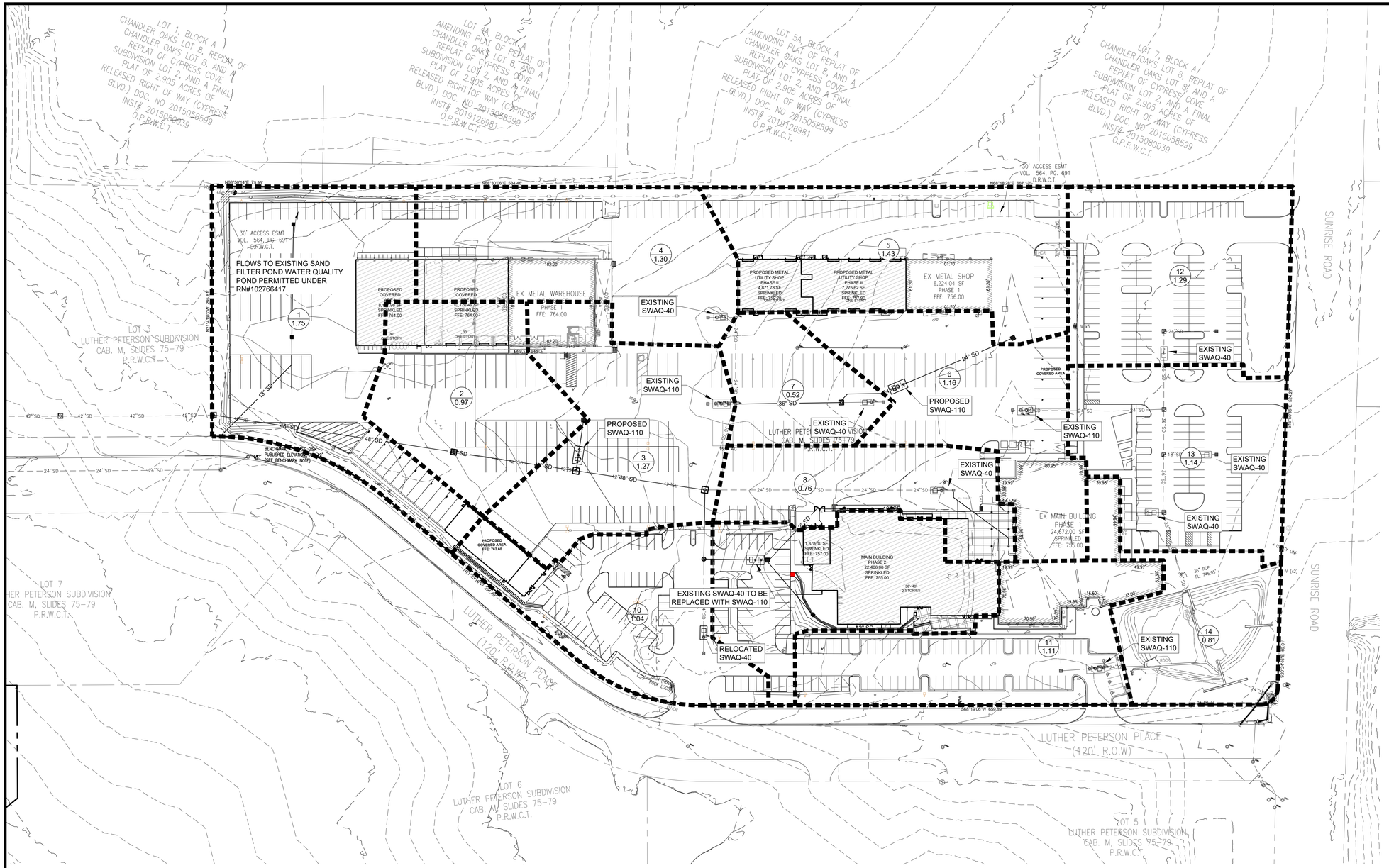
INLET SUB DRAINAGE MAP

PERMIT No.
SDP25-00001

SHEET No.
19
OF 51

1 - C018.1

IMAGES: Livable Sign, Site Sign.dwg, Site Sign 1.dwg, Site Sign 2.dwg, Site Sign 3.dwg, Site Sign 4.dwg, Site Sign 5.dwg, Site Sign 6.dwg, Site Sign 7.dwg, Site Sign 8.dwg, Site Sign 9.dwg, Site Sign 10.dwg, Site Sign 11.dwg, Site Sign 12.dwg, Site Sign 13.dwg, Site Sign



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES (17)
- PARKING COUNT (6)
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED (1811)
- TREE TO BE REMOVED (1811)

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 725 — EXISTING CONTOURS
- 725 — DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

Drainage Area	Area (Acres)	Impervious Areas (Acres)	Load Reduction (lbs)	BMP Type	State	Size
1	1.747	1.38	889.00	Sand Filter	Existing	Existing Water Quality Pond RN# 102766417
2	0.971	0.97	894.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-110
3	1.270	1.25	1,111.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
4	1.303	1.17	970.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
5	1.432	1.24	1,101.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-110
6	1.164	1.14	1,022.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
7	0.520	0.52	491.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
8	0.755	0.76	678.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
9	1.054	0.85	772.00	Contech StormFilter	Proposed	Existing StormTrooper SWAQ 40 to be replaced with a StormTrooper SWAQ110
10	1.041	0.79	705.00	Contech StormFilter	Proposed	Contech StormFilter SWAQ-40
11	1.107	0.89	842.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-110
12	1.289	0.86	761.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
13	1.144	0.79	704.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
14	0.810	0.22	236.00	Contech StormFilter	Existing	Contech StormFilter SWAQ-40
Sum of Areas	15.607	12.83	11,176.00			
Total Required	15.608	12.83	11,163.75	12.25	lbs OVER	

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DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

WATER QUALITY MAP

PERMIT No.
SDP25-00001

SHEET No.
20
OF 51

IMAGES: * Inside, Site, site base.jpg* FOR INFORMATION ONLY.dwg
XREFS: * 24x36 2PC Title Block.dwg* P-BASE-PH1.dwg* L-BASE.dwg* Jacobs arch titleblock.dwg* DOU_SEAL.png* 2pc-Warehouse Level 1a.dwg
PLOT SCALE: 1.0000 '= 1.0000 '
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH
Project#=City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\water quality AREA MAP.dwg

STA. 4+25.13 SD LN 1
3'x3' GRATE INLET #1
SEE DETAIL
1/29 GRATE INLET

STA. 2+91.68 SD LN 1
3'x3' GRATE INLET #2
SEE DETAIL
1/29 GRATE INLET

STA. 2+59.39 SD LN 1
HORIZ. PI = 44d56'26" LT

STA. 10+80.10 EX SD A
EX MANHOLE WITH A
6x6 JUNCTION BOX #EX SA-5
SEE DETAIL
7/29 JUNCTION BOX

STA. 5+68.28 SD LN G
6x6 JUNCTION BOX #MH 2
SEE DETAIL
7/29 JUNCTION BOX

STA. 0+54.90
UTILITY CROSSING:
PR 6" WW
5/29 STORM TROOPER

STA. 1+39.77 SD LN 1
HORZ. PI = 45d12'48" RT
BEGIN CONSTRUCTION
CONNECT TO EXISTING
24" STUB

STA. 7+14.48 SD LN G
=STA. 0+00.00 SD LN 8
HORIZ. PI = 0d17'2" LT
LAT. PI= 90d40'26" LT
6x6 JUNCTION BOX #MH 3
SEE DETAIL
7/29 JUNCTION BOX

STA. 1+92.17 SD LN 15
RELOCATED STORM
TROOPER SWAQ 40

STA. 1+00.00 SD LN 4
=STA. 2+07.84 SD LN 3
=STA. 1+00.00 EX SD C
HORIZ. PI = 19d23'32" LT
LAT. PI= 109d5'6" LT
LAT. PI= 69d37'50" RT
6x6 JUNCTION BOX #EX JB 4
SEE DETAIL:
7/29 JUNCTION BOX

STA. 0+60.84 SD LN 8
4'x4' GRATE INLET #8
SEE DETAIL
1/29 GRATE INLET

STA. 0+25.69 SD LN 8
STORM TROOPER
SWAQ-110 INLET

STA. 0+11.10 SD LN 8
STORM TROOPER
SWAQ-110 OUTLET

STA. 2+78.74 SD LN 4
HORIZ. PI = 22d8'59" LT

STA. 1+38.04 SD LN 4
HORIZ. PI = 52d58'10" RT

5/29 STORM TROOPER

STA. 3+06.24 SD LN 4
STORM TROOPER
SWAQ-110 INLET

STA. 2+94.50 SD LN 4
STORM TROOPER
SWAQ-110 OUTLET

STA. 2+25.00 SD LN 4
=STA. 2+25.00 EX SD D
HORIZ. PI = 52d59'23" LT
LAT. PI= 0d0'43" RT
5x5 JUNCTION BOX #JB 1
SEE DETAIL
7/29 JUNCTION BOX

STA. 4+47.18 SD LN 4
4'x4' GRATE INLET #4
SEE DETAIL
1/29 GRATE INLET

REFER TO SHEET
22

PROPOSED COVERED AREA 8,197.98 SF SPRINKLED FFE: 764.00

EX METAL WAREHOUSE 10,342.64 SF PHASE 1 FFE: 764.00

PROPOSED METAL UTILITY SHOP PHASE II 4,871.73 SF SPRINKLED FFE: 756.30 ONE STORY

PROPOSED METAL UTILITY SHOP PHASE II 7,275.92 SF SPRINKLED FFE: 757.90 ONE STORY

EX METAL SHOP 6,224.04 SF PHASE 1 FFE: 756.00

EX MAIN BUILDING PHASE 1 24,610.80 SF SPRINKLED FFE: 753.00

38'-40' 2 STORIES SPRINKLED FFE: 755.00

LUTHER PETERSON SUBDIVISION CAB. M, SLIDES 75-79 P.R.W.C.T.

LUTHER PETERSON PLACE (120' R.O.W.)

LOT 6 LUTHER PETERSON SUBDIVISION CAB. M, SLIDES 75-79 P.R.W.C.T.

15' PUE CAB. M, SLIDES 75-79 P.R.W.C.T. 30' ACCESS ESMT VOL. 564, PG. 691 D.R.W.C.T.

CAB. M, SLIDES 75-79 P.R.W.C.T. 30' ACCESS ESMT VOL. 564, PG. 691 D.R.W.C.T.

N68°50'14"E 75.90' N68°30'06"E 534.46' N68°48'28"E 667.13' N21°40'09"W 295.81'

756.30 FG

0 40 80
SCALE : 1" = 40'

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED (1811)
KEYNOTES (17)	TREE TO BE REMOVED (1811)
PARKING COUNT (6)	

LINETYPES

PROPERTY BOUNDARY	
LOC	LIMITS OF CONSTRUCTION
FENCES (CHAINLINK)	
(IRON)	
(WOOD)	
(BARB WIRE)	
DITCH (CREEK) LINE	
725	EXISTING CONTOURS
(725)	DEVELOPED CONTOURS
	CURB & GUTTER
UGE	UNDERGROUND ELEC.
OHE	OVERHEAD UTILITY
TEL	UNDERGROUND TELE.
GAS	UNDERGROUND GAS LINE
SD	STORM DRAIN LINE
W	WATER LINE
F	FIRE LINE
WW	WASTEWATER LINE
	ACCESSIBLE ROUTE

DETAIL NUMBER # / SHEET NUMBER WHERE DETAIL IS LOCATED # — DETAIL NAME

DETAIL REFERENCE CALLOUT

STORM DRAIN PLAN NOTES:

1. ALL STORM DRAIN PIPE IS CONTRACTORS CHOICE OF CLASS III RCP, HDPE OR HP PIPE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE PIPE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PIPE INSTALLATION.
2. EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS THEY ARE COMPUTER GENERATED USING FIELD DATA .
3. FOR PIPE EMBEDMENT USE DETAIL:
4. ALL PRODUCTS SHALL BE FROM THE CITY OF ROUND ROCK STANDARD PRODUCTS LIST. HTTPS://WWW.ROUNDROCKTEXAS.GOV/CITY-DEPARTMENTS/UTILITIES-AND-ENVIRONMENTAL-SERVICES/CONSTRUCTION-PROJECTS/#SPL
5. REFER TO ARCH/ STRUCTURAL DRAWINGS FOR EXACT ROOF DRAIN BOOT CONNECTIONS.

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

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512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

STORM PLAN (1 OF 2)

PERMIT No. SDP25-00001

SHEET No. 21 OF 51

USERS: * DOU (DOU's PC)
XREFS: * 24x36 2PC Titleblock.dwg * DOU_ISO_Plan.dwg * P-BASE-PDU.dwg * EASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
PLOT STYLE: * Standard.ctb * Hatch.ctb * Jacobs.ctb * Paths.ctb
PLOT BY: Tuesday, January 24, 2023
PLOTTED BY: VANE EVM

STA. 1+00.00 SD LN 3
=STA.1+00.00 SD LN B
=STA. 8+68.45 SD LN G
HORIZ. PI = 8d22'57" LT
LAT. PI= 97d30'41" RT
LAT. PI= 78d50'41" LT
6x6 JUNCTION BOX #JP 3
SEE DETAIL

7/29 JUNCTION BOX

STA. 1+81.83 SD LN B
=STA. 1+81.83 SD LN B
HORIZ. PI = 90d5'55" LT
LAT. PI= 0d48'15" LT
48" MANHOLE #EX MH 3
SEE DETAIL

6/29 STORM MANHOLE

5/29 STORM TROOPER

STA. 1+92.17 SD LN 15
RELOCATED STORM
TROOPER SWAQ 40

STA. 2+49.39 SD LN B
BREMOVE EXISTING STORM TROOPER
INSTALL STORM TROOPER SWAQ-110

5/29 STORM TROOPER

STA. 2+38.40 SD LN B
STORM INTERCEPTOR

STA. 2+57.06 SD LN B
4'x4' GRATE INLET #14
SEE DETAIL

1/29 GRATE INLET

STA. 2+74.99 SD LN B
= STA: 2+15.85 W LN B
FL = 750.05 SD LN B
FL = 747.25 W LN B

STA. 3+10.19 SD LN B
=STA. 1+00.35 SD LN D
HORIZ. PI = 1d46'45" LT

STA. 3+41.86 SD LN B
3'x3' GRATE INLET #12
SEE DETAIL

1/29 GRATE INLET

STA. 1+85.15 SD LN 10
HORIZ. PI = 45°00'00" LT

6/29 STORM MANHOLE

STA. 1+82.35 SD LN 10
= STA: 1+18.21 W LN C
FL = 750.58 SD LN 10
FL = 749.12 W LN C

STA. 1+61.79 SD LN 10
???
HORIZ. PI = 21d22'25" LT

STA. 1+14.42 SD LN 10
= STA: 2+38.43 W LN B
FL = 750.24 SD LN 10
FL = 747.25 W LN B

STA. 1+91.18 SD LN 10
= STA: 0+12.64 GAS
FL = 750.62 SD LN 10
FL = 749.20 GAS

STA. 2+25.00 SD LN 4
=STA. 2+25.00 EX SD D
HORIZ. PI = 52d59'23" LT
LAT. PI= 0d0'43" RT
5x5 JUNCTION BOX #JB 1
SEE DETAIL

STA. 1+96.85 SD LN 10
= STA: 1+15.14 W LN G
FL = 750.65 SD LN 10
FL = 747.00 W LN G

STA. 2+85.90 SD LN 10
HORIZ. PI = 91d11'19" RT

STA. 2+92.66 SD LN 10
HORIZ. PI = 87d39'22" LT

20.46 LF OF 8" PVC Pipe @ 8.14%

REFER TO NOTE #5

STA. 1+01.39 SD LN H
3'x3' GRATE INLET #EX GI 5
TOP OF INLET= 753.60'
FL(IN)= 750.57 (8" PVC Pipe)
FL(OUT)= 749.55 (24 " HDPE)

STA. 1+10.03 SD LN H
HORIZ. PI = 54d1'9" LT

STA. 1+16.18 SD LN H
???
HORIZ. PI = 53d10'51" RT

STA. 1+42.10 SD LN H
???
HORIZ. PI = 36d25'11" LT

39.25 LF OF 8" PVC Pipe @ 2.92%

48.78 LF OF 8" PVC Pipe @ 2.00%

STA. 1+90.88 SD LN H
HORIZ. PI = 53d33'14" RT

EX. MAIN BUILDING
PHASE 1
24,672.00 SF
SPRINKLED
FFE: 755.00

MAIN BUILDING
PHASE 2
22,466.00 SF
SPRINKLED
FFE: 755.00

1,378.10 SF
SPRINKLED
FFE: 757.00

38'- 40'
2 STORIES

82.69 LF OF
18" HDPE
@ 0.49%

4.55 LF OF
8" PVC Pipe
@ 0.99%

STA. 4+77.34 SD LN B
HORIZ. PI = 38d18'15" RT

STA. 3+65.92 SD LN B
HORIZ. PI = 39d47'50" LT

STA. 4+58.08 SD LN B
HORIZ. PI = 35d15'59" LT

STA: 4+71.64 SD LN B
= STA: 1+20.19 WW LN A
FL = 751.13 SD LN B
FL = 749.44 WW LN A

STA. 4+74.80 SD LN B
???
HORIZ. PI = 89d32'31" LT

"75' PUE
CAB. M, SLIDES
75-79
P.R.W.C.T.

LUTHER PETERSON SUBDIVISION
CAB. M, SLIDES 75-79
P.R.W.C.T.

LUTHER PETERSON P
(120' R.O.W)

S68°19'06"W 659.89'

SWAQ-110 OUTLET

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED (1811)
(17) KEYNOTES	TREE TO BE REMOVED (1811)
(6) PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 725 — EXISTING CONTOURS
- (725) — DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER (#) / SHEET NUMBER (#) WHERE DETAIL IS LOCATED — DETAIL NAME

DETAIL REFERENCE CALLOUT

STORM DRAIN PLAN NOTES:

1. ALL STORM DRAIN PIPE IS CONTRACTORS CHOICE OF CLASS III RCP, HDPE OR HP PIPE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE PIPE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PIPE INSTALLATION.
2. EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS THEY ARE COMPUTER GENERATED USING FIELD DATA .
3. FOR PIPE EMBEDMENT USE DETAIL.
4. ALL PRODUCTS SHALL BE FROM THE CITY OF ROUND ROCK STANDARD PRODUCTS LIST. HTTPS://WWW.ROUNDROCKTEXAS.GOV/CITY-DEPARTMENTS/UTILITIES-AND-ENVIRONMENTAL-SERVICES/CONSTRUCTION-PROJECTS/#SPL
5. REFER TO ARCH/ STRUCTURAL DRAWINGS FOR EXACT ROOF DRAIN BOOT CONNECTIONS.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

SCALE : 1" = 40'

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

STORM PLAN (2 OF 2)

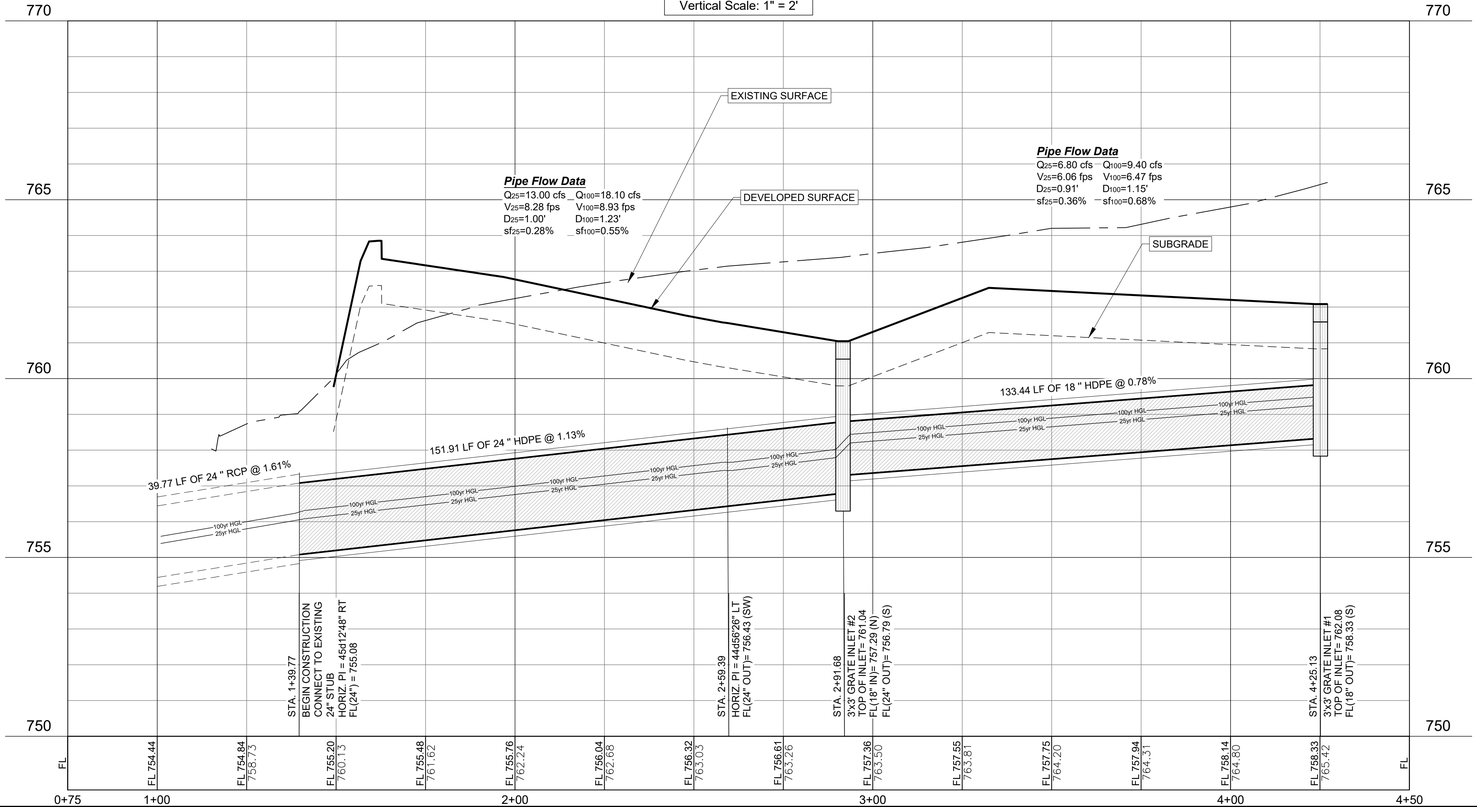
PERMIT No.
SDP25-00001

SHEET No.
22
OF 51

1 - C020

USERID: DOU
DWG: K:\Active Urban Life Work\24-2P\24-2P01-BOB BENNETT SERVICE CENTER\CAD\Sheets\24-2P01-Sheet-C020-STORM PLAN.dwg
XREFS: - 24x36 2PC Titleblock.dwg, 1 DOU SEAL.dwg, 24-2P01-BASE.dwg, LEASE.dwg, jacobs arch titleblock.dwg, 1 DOU SEAL.dwg, 24-2P01-Site Layout.dwg, 24-2P01-Site Geometry.dwg, 24-2P01-Grading.dwg, 24-2P01-Utility.dwg, 24-2P01-Storm Drain.dwg, 24-2P01-Water Quality.dwg, 24-2P01-Site Geometry.dwg, 24-2P01-Warehouse Level 1a.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINAY, CHAI

SD LN 1 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



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ROUND ROCK, TEXAS 78664
512-344-9664
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DESIGNED: DOU DRAWN: CRS REVIEWED: DOU

STATE OF TEXAS
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7/24/2025

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BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

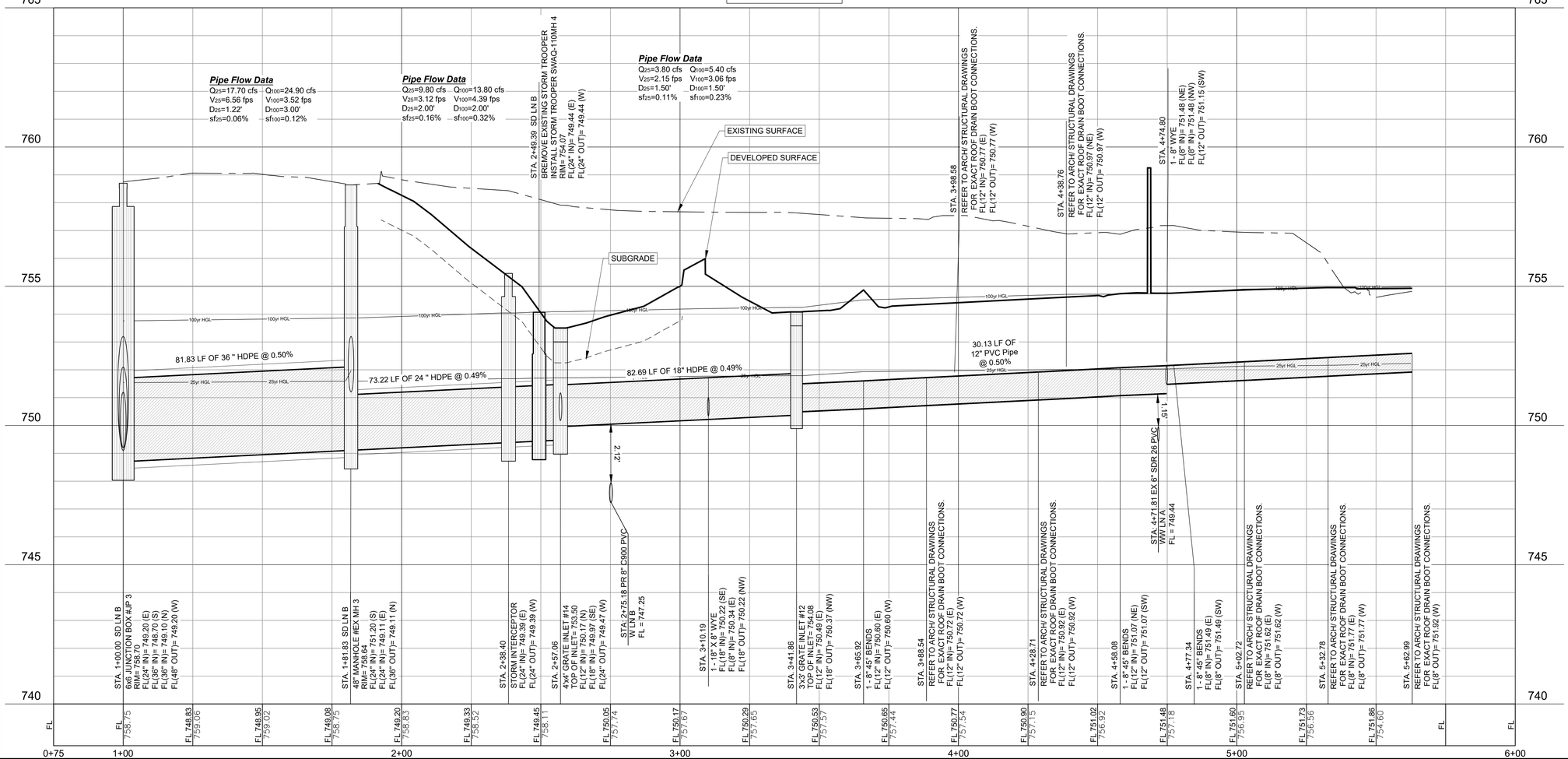
SD LN A PROFILE

PERMIT No.
SDP25-00001

SHEET No.
23
OF 51

XREFS: "24x36 2PC Titleblock.dwg" "DOU_SD LN A.dwg" "P:\Active\2P\02 Projects\Bob Bennett Complex\CAD\Sheets\Pr. 23\SDMAP1-AN.dwg"
IMAGES: "DOU_SD LN A.dwg" "DOU_SD LN A.dwg" "P:\Active\2P\02 Projects\Bob Bennett Complex\CAD\Sheets\Pr. 23\SDMAP1-AN.dwg"
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

SD LN B PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
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PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

SD LN B PROFILE

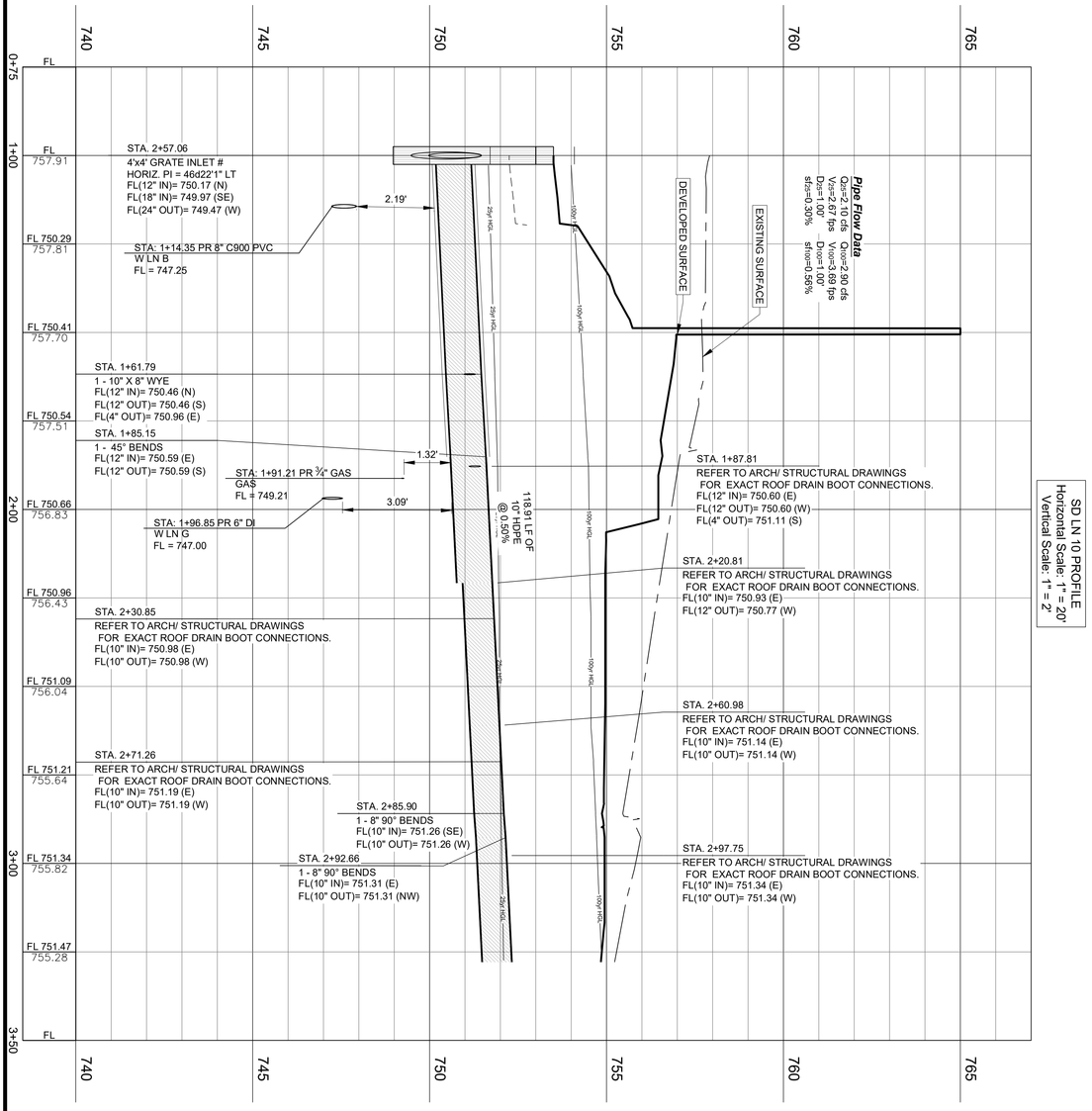
PERMIT No.
SDP25-00001

SHEET No.
24
OF 51

1 - C022

USAGE: * DOU SDN/ELEVE.dgn * Mode: Opt; Job: Job 1DOU SDN/ELEVE.dgf
XREFS: * 24x36 2PC Titleblock.dwg * DOU_SDN_Plan & Profile.dwg * LEASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
LAST SAVED: Thursday, January 24, 2019
PLOT DATE: Tuesday, January 28, 2025
PLOTTED BY: VANCE EHM

IMAGES: * DOU-SIGNATURE.gif * Jacobs_logo_rgb_black.jpg * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * DOU SEAL.dwg * F-BASE-Pt2.dwg * E-BASE.dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg * 2pc Warehouse Level 1a.dwg
DWG: \\dc12\P Consultants\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\STORM PLAN.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH



SD LN 10 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

PERMIT No. SDP25-00001
SHEET No. 25 OF 51

SD LN C PROFILE

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

NO.	DATE	REVISIONS	RECOM'D

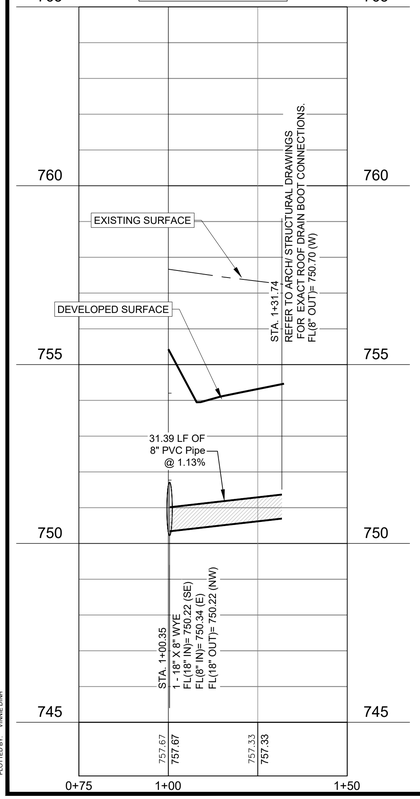
7/24/2025

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512-344-9664
TBPE FIRM #F-19351

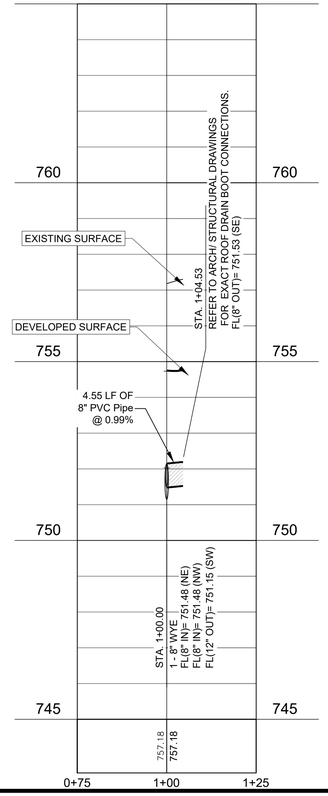
DESIGNED:DOU DRAWN:CRS REVIEWED:DOU

1 - C023

SD LN D PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



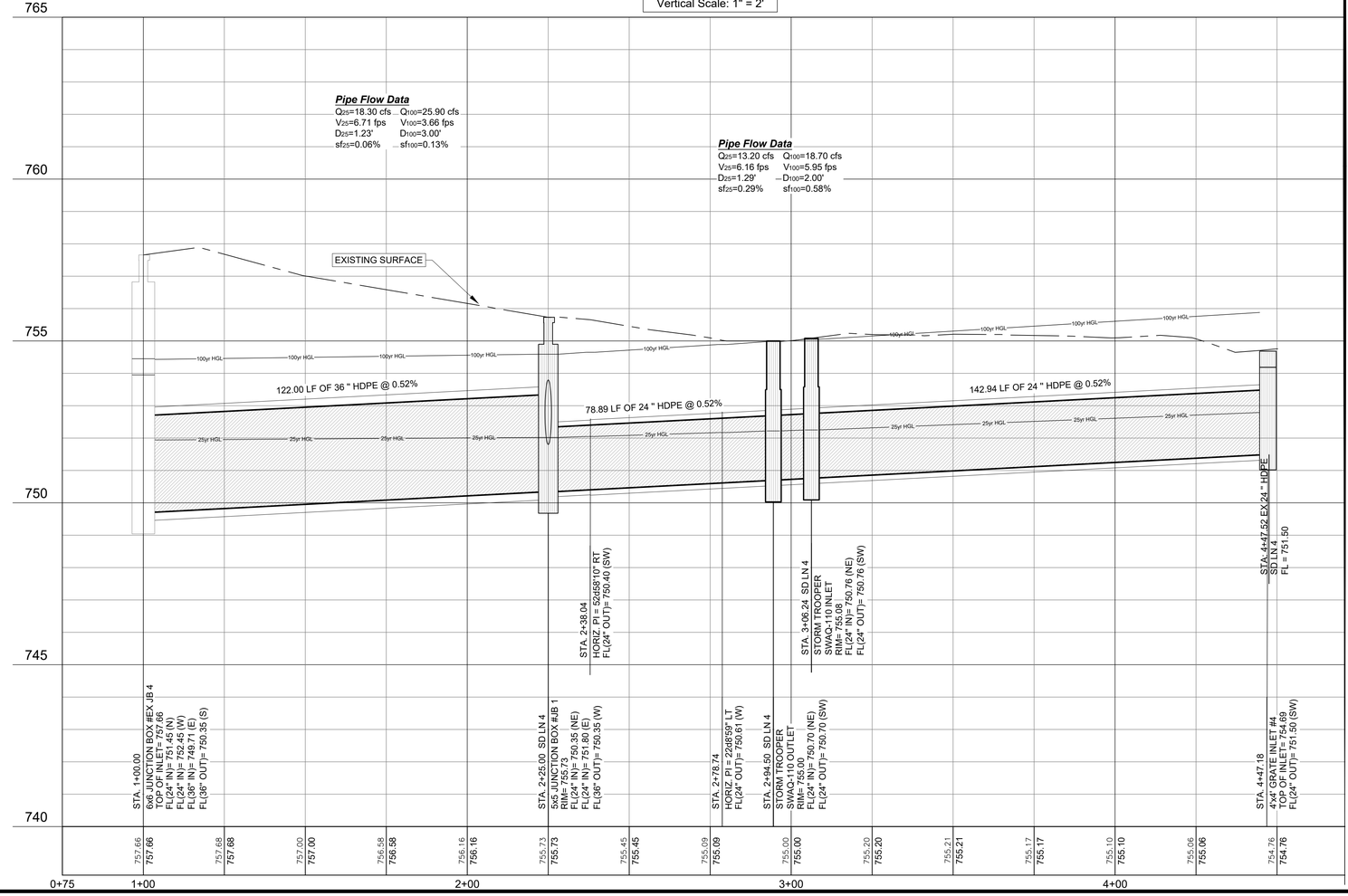
SD LN E PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



SD LN 4 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'

Pipe Flow Data
Q_{25}=18.30 cfs Q_{100}=25.90 cfs
V_{25}=6.71 fps V_{100}=3.66 fps
D_{25}=1.23' D_{100}=3.00'
sf_{25}=0.06% sf_{100}=0.13%

Pipe Flow Data
Q_{25}=13.20 cfs Q_{100}=18.70 cfs
V_{25}=6.16 fps V_{100}=5.95 fps
D_{25}=1.29' D_{100}=2.00'
sf_{25}=0.29% sf_{100}=0.58%



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203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: ARS DRAWN: CRS REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

SD LN D, E, & F PROFILE

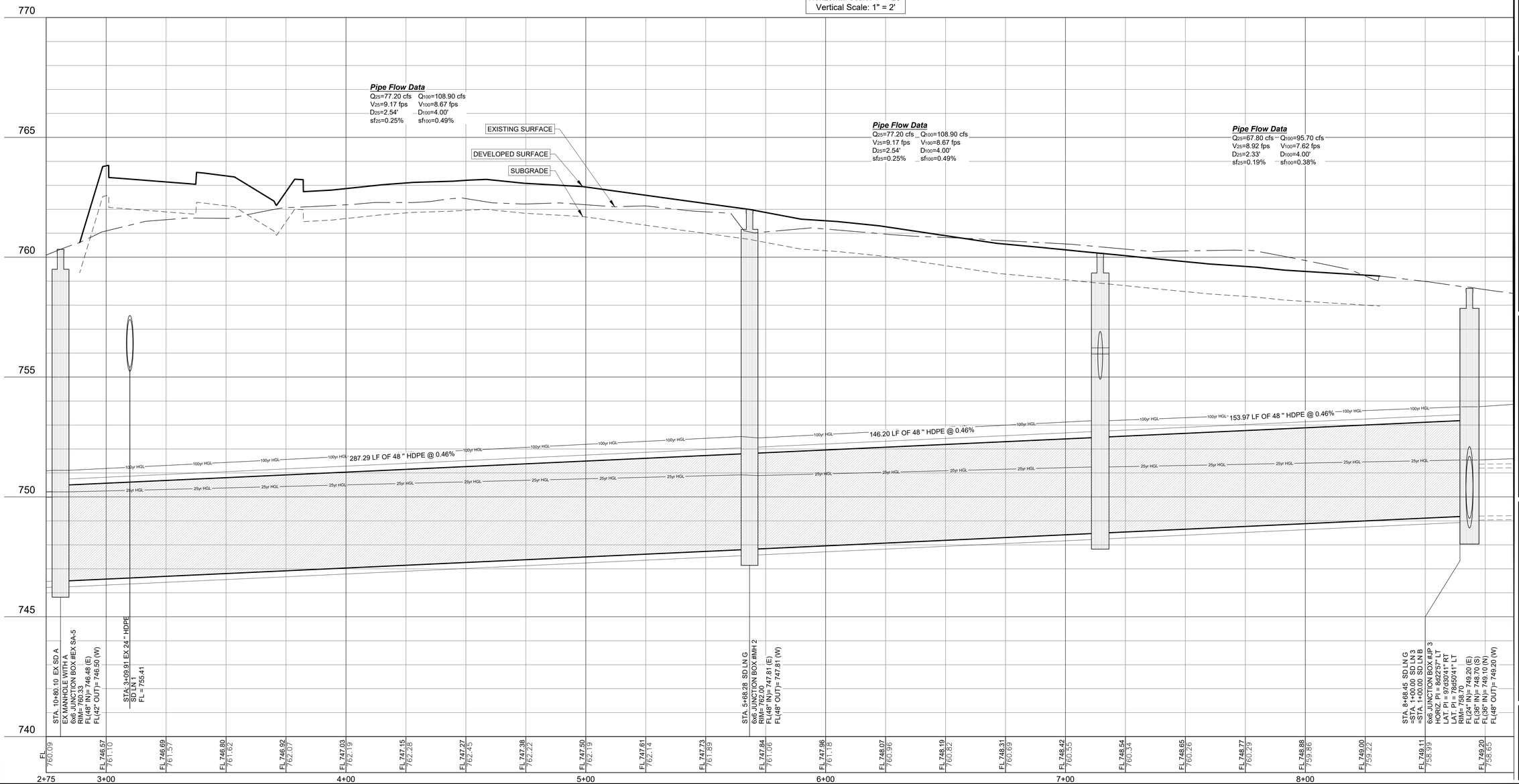
PERMIT No.
SDP25-00001

SHEET No.
26
OF 51

1 - C024

USACE - "DOU SIGNATURE.gif" Inside Vault, dft, Model, Jan 17, "DOU SIGNATURE.gif"
XREFS: - "ACAD 2PC Standard.dwg" "DOU_dft.dwg" "P-BASE-Plan.dwg" "LEARE.dwg" "Jacobs arch Weblock.dwg" "DOU SEAL.dwg" "2pc Warehouse Level 1a.dwg
PLOT BY: Nicholas Lorenz
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: Violet Flint

SD LN G PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: ARS
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

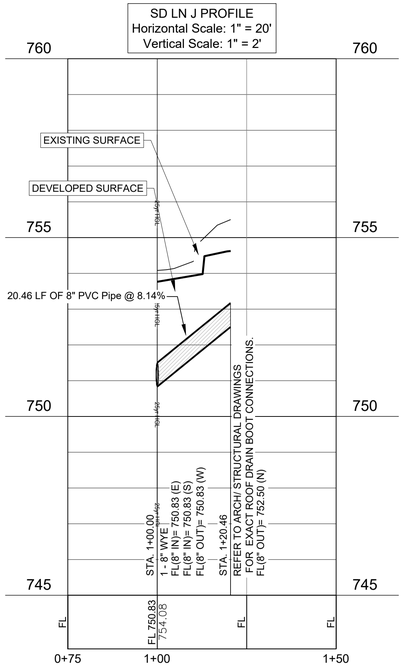
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

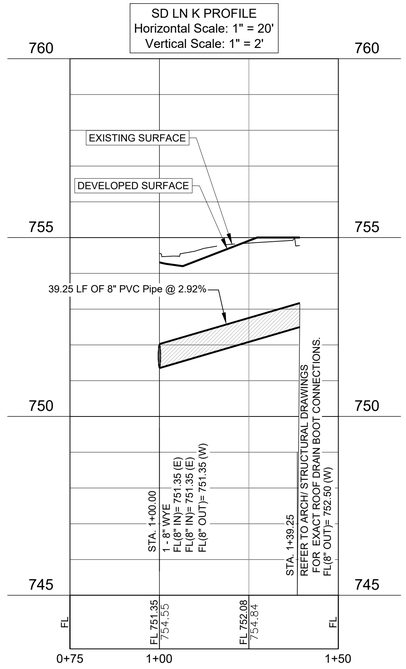
SD LN G PROFILE

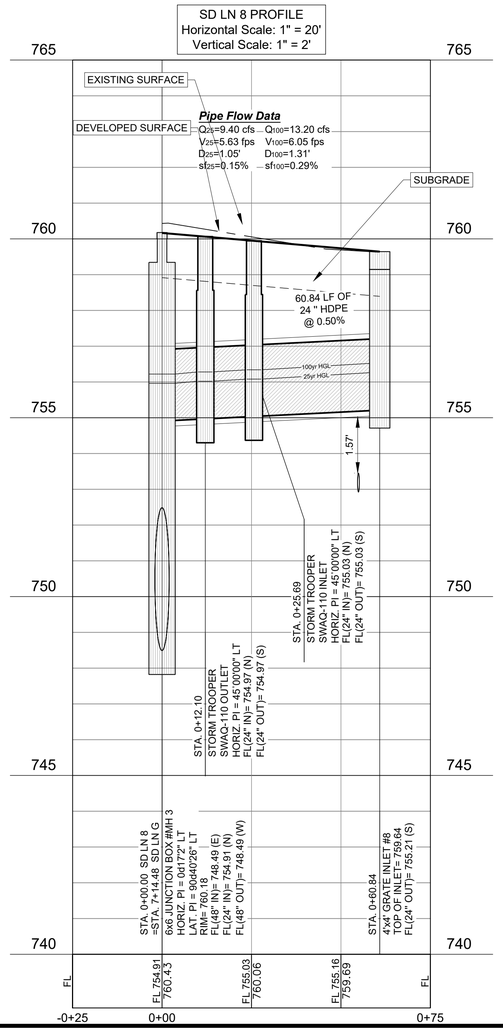
PERMIT No.
SDP25-00001

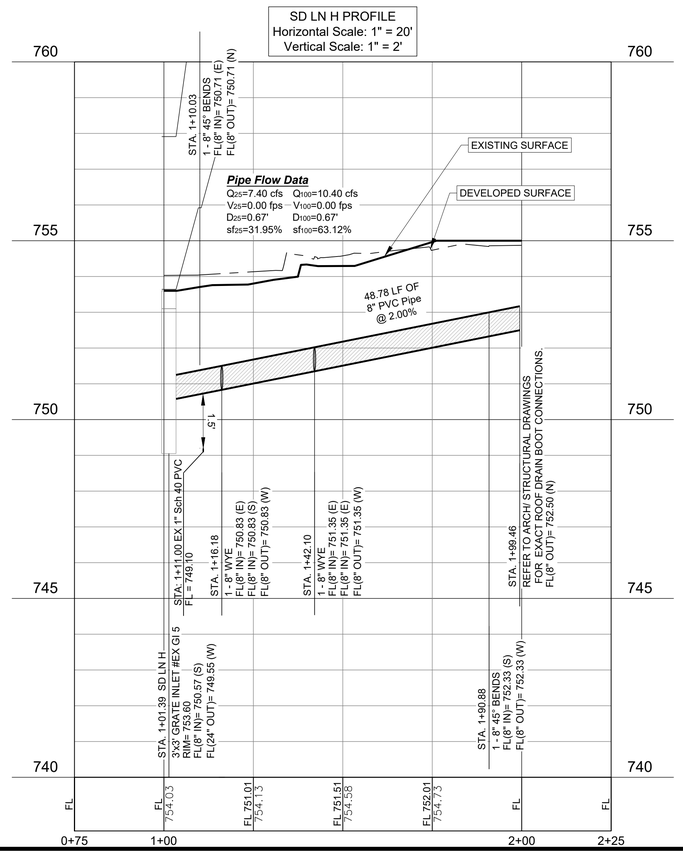
SHEET No.
27
OF 51

IMAGES: * DOU-DOWN DRIVE.gif * Landis Topo Web.jpg * DOU-DOWN DRIVE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * DOU_SDLN_G.dwg * 24x36 2PC TitleBlock.dwg * picote arch titleblock.dwg * DOU-SEAL.dwg * 72in Warehouse Level 1a.dwg
PLOT DATE: Thu, Jul 24, 2025 - 10:54:26 AM
PLOTTED BY: VINNIE DAM









2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: ARS | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

SD LN H, E, & K PROFILE

PERMIT No.
SDP25-00001

SHEET No.
28
OF 51

1 - C026

USACE - "DOU GENATEK.dll" module, Version: dll, Build Num: "DOU GENATEK.dll"
XREFS: - "24x36 2PC Titleblock.dwg" "DOU_SEAL.dwg" "1 BASE.dwg" "Jacobs arch titleblock.dwg" "DOU SEAL.dwg" "2pc Warehouse Level 1a.dwg
PLOT SCALE: 1=1 on 24x36 sheet
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: Vinnie Dinh

INLET EQUATION

$Q = 0.6A(2gh)^{.5}$

CLOGGING FACTOR = 40%

$2g = 64.4$

$h = 0.50'$

INLET CAPACITIES

TYPE	CFS W/ h = 0.50'
A	29.04
B	17.05
C	4.70
W	2.48

BAR SCHEDULE

BAR	SPACING	SIZE
A	12" O.C.	5
B	12" O.C.	5
C	12" O.C.	5
D	12" O.C.	5

GRATE OPEN AREA CHART

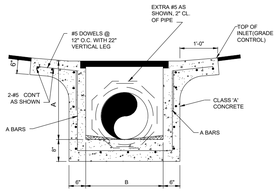
GRATE SIZE	OPEN AREA SF	OPEN AREA W/ 40% CLOGGING FACTORS /SF
48" X 48"	14.22	8.53
36" X 36"	8.35	5.01
24" X 24"	2.30	1.38
18" X 18"	1.22	0.73

GRATES ARE QUICK SET BY DALWORTH. CONCRETE PRODUCTS, OR APPROVED EQUAL.

INLET DIMENSIONS

TYPE	'A'	'B'	'C'
I	VAR. W/ PLANS	48"	48"
II	VAR. W/ PLANS	36"	36"
III	VAR. W/ PLANS	24"	24"
IV	VAR. W/ PLANS	18"	18"

NOTES:
1. SEE PLANS FOR TOP OF INLET AND PIPE ELEVATIONS.
2. MATERIALS AS NOTED OR SPECIFIED.
3. SEE PLANS FOR PIPE SIZE AND ORIENTATIONS.
4. GRATE AND FRAME SHALL BE MADE OUT OF GRAY IRON WITH A MINIMUM TENSILE STRENGTH OF 20,000 P.S.I.
5. NO CONSTRUCTION JOINT ALLOWED IN LIPS OF INLET.



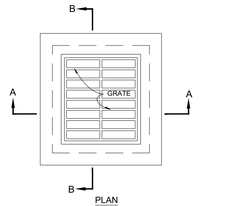
SECTION B-B

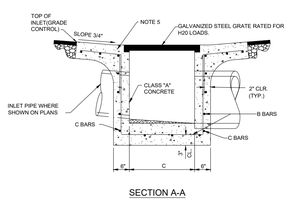
1

GRATE INLET DETAIL

NOT TO SCALE

DET. 518A



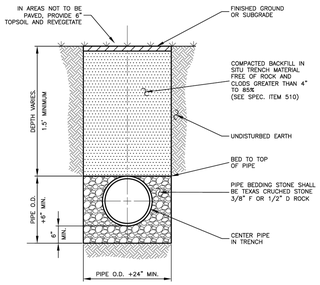


SECTION A-A

GRATE INLET DETAIL

NOT TO SCALE

DET. 518B



NOTE:

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

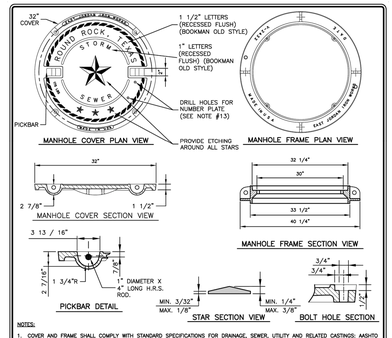
RECORD SIGNED COPY ON FILE AT UARS DEPARTMENT
APPROVED
04-01-10
DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)

DRAWING NO: DR-02

2



NOTES:
1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION: M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-2432–3 (PRODUCT NUMBER: 42430032), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED., OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432072), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER SHALL BE CAST WITH THE FOLLOWING ON TOP: CITY LOGO, WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER'S SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS–20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES, TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER–BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"–11NC X 3" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL A 2–13/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

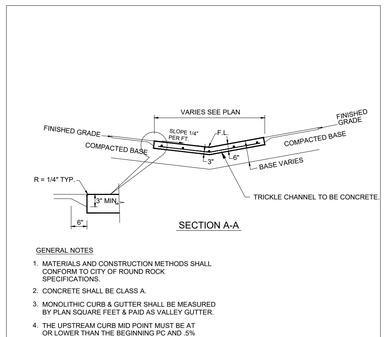
RECORD SIGNED COPY ON FILE AT UARS DEPARTMENT
APPROVED
04-01-10
DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL

DRAWING NO: DR-05

3



SECTION A-A

GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF ROUND ROCK SPECIFICATIONS.
2. CONCRETE SHALL BE CLASS A.
3. MONOLITHIC CURB & GUTTER SHALL BE MEASURED BY PLAN SQUARE FEET & PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING PC AND .5% (MIN.) HIGHER THAN THE OPPOSING MP.
5. ALLOWABLE CONSTRUCTION JOINT AT C WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT. PROVIDE EXPANSION JOINT @ C FOR WIDTHS GREATER THAN 40 FEET.
6. ALL EXPANSION JOINTS SHALL BE CONSTRUCTED WITH 1/2" PREMOLDED EXPANSION JOINT MATERIAL AND DOWELS AND CAPS (SEE STANDARD CURB DOWEL DETAIL).

4

TRICKLE CHANNEL

NOT TO SCALE

DET 615

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

STORM DETAIL

PERMIT No.
SDP25-00001

SHEET No.
29
OF 51

Storm Trooper AG
Stormwater Treatment System | Patent No: 7,470,361

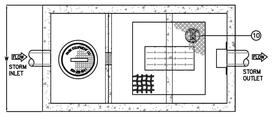
STORMTROOPER, U.S. PATENT 7,470,361

GENERAL INFORMATION
STORMWATER INTERCEPTORS ARE UTILIZED TO REDUCE NON–POINT SOURCE POLLUTION ASSOCIATED WITH OIL AND SEDIMENT. THE INTERCEPTOR IS DESIGNED TO ALLOW FOR THE DETAINMENT OF SETTLEABLE & FLOATABLE SOLIDS & LIQUIDS.

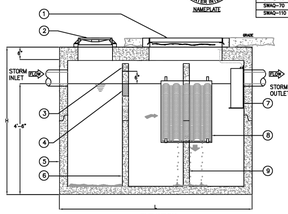
GUARANTEED PERFORMANCE.
PRE–ENGINEERED COALESCING MEDIA PACKS ARE UTILIZED FOR ENHANCED ARE UTILIZED FOR ENHANCED SEPARATION WHICH PROVIDE SUPERIOR PERFORMANCE COMPARED TO OTHER SEPARATORS WHICH UTILIZE BAFFLES OR DIVERTERS.

MAINTENANCE
THE INTERCEPTOR SHOULD BE INSPECTED ON A REGULAR BASIS TO DETERMINE PROPER MAINTENANCE AND CLEANING. THE STORMTROOPER HAS BECAME KNOWN AS THE INDUSTRY AS THE "EASIEST TO MAINTAIN" UNIT ON THE MARKET. EASY INSPECTION AND VAULT ENTRY ACCESSIBLE FOR MAINTENANCE.

ALL COMPARTMENTS ALLOW FOR THE LARGER HOSE ASSOCIATED WITH VACTOR TRUCK PUMP OUT. MAINTENANCE INSTRUCTIONS AND LOGS ARE AVAILABLE FROM PARK ENGINEERING.



PLAN VIEW



ELEVATION



COALESCING PLATE OPERATION

THE COALESCING MEDIA PACK ALL CONSISTS OF CLOSELY SPACED CORRUGATED PLATES MADE FROM EXTRUDED WITH AN OLEOPHILIC POLYPROPYLENE MATERIAL. THE CORRUGATION PROVIDES AN ENHANCED VERSION OF THE PLATES UTILIZING THE BEST AL SEPARATION PRINCIPLES. AS THE OIL DROPLETS RISE THROUGH A HYDRAULIC LAMINAR FLOW OF THE OILY WATER MIXTURE, UNDER LAMINAR FLOW CONDITIONS, BUOYANCY FORCES CAUSE THE OIL DROPLETS TO RISE AND ATTACH TO THE UNDERSIDE OF THE OLEOPHILIC PLATES. SMALL OIL DROPLETS TEND TO COALESCE INTO MASSES OF OIL ON THE UNDERSIDE SURFACES OF THE PLATES AND RISE TO THE TOP OF THE PLATES. AS THE OIL MASS PROJECTS A SMALL PROTRUSION OF DROPLETS COALESCING AT THE TOP OF THE PLATES, THE BUOYANCY FORCES CAUSE THE OIL TO TURN AND FLOW IN A VERTICAL PATH. THE COALESCING OIL DROPLETS RISE TO THE TOP OF THE PLATES AND FORM A WEEP HOLES OR OUTLETS IN THE COALESCING PLATE PACK.

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	1	36" X 36" GALV. STEEL FRAME & COVER, RATED FOR H20 TRAFFIC LOADING W/ SAFETY NET (CAST IN OR LOOSE)
2	1	DUCTILE IRON RING/ COVER
3	1	GALV. STEEL TRASH SCREEN
4	1	WATER QUALITY ORIFICE
5	–	BITUMASTIC EXTERIOR COATING
6	1	CONTROL BAFFLE
7	1	EFFLUENT BAFFLE W/ ANTI–SIPHON
8	1	COALESCING MEDIA PACK (SEE DETAIL)
9	1	MONOLITHIC BAFFLE
10	–	NAMEPLATE: MFG: PARKUSA 888–611–PARK WWW.PARKUSA.COM MODEL: SWAQ–XX DATE MANUFACTURED

MODEL NO.	FLOW RATE (gpm)	TOTAL SURFACE AREA (SQ FT)	MAX SETTLING DRAINAGE AREA(ES)	DIMENSIONS LENGTH 'L'	WIDTH 'W'	HEIGHT 'H'	MINIMUM SETTLING DEPTH
SWAQ–05	420	100	0.13	7'–10"	4'–4"	7'–0"	4'–0"
SWAQ–10	600	149	0.30	8'–8"	5'–0"	7'–0"	4'–0"
SWAQ–20	1000	246	0.33	11'–0"	6'–0"	7'–6"	4'–0"
SWAQ–25	1440	369	0.50	13'–0"	7'–0"	8'–0"	4'–0"
SWAQ–40	2280	588	0.79	18'–0"	8'–0"	8'–0"	4'–0"
SWAQ–70	3720	730	0.98	18'–0"	9'–0"	8'–10"	4'–0"
SWAQ–110	4000	913	1.33	21'–2"	11'–0"	8'–10"	4'–0"

NAMEPLATE

SPECIFICATIONS

CONCRETE: DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL #4 REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

D.I. CASTINGS: MANHOLE FRAMES, COVERS, OR GRATES ARE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536, AASHTO M306, & AASHTO M105 STANDARDS. MANHOLE SHALL BE NOMINAL 24" DIAMETER AND BE TRAFFIC DUTY.

HATCHWAYS: GALVANIZED STEEL SKID–RESISTANT DOUBLE LEAF H–20 RATED.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO UNIFORM PLUMBING CODE. NOMINAL CAPACITY AS INDICATED.

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

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PARK USA
A Northwest Pipe Company

STORMWATER INTERCEPTOR
MODEL SWAQ 05 THRU 110

PM	PC	DRN	ENG	DWG. NO.	REV.
-	-	-	-	SWAQ–1	A
DATE 2023					

5

ALTERNATE SECTION MAY BE SUBMITTED FOR APPROVAL

NOTE: USE 24" FRAME AND COVER. MIN. SIZES 4' DIA. –18" TO 30". 5' DIA. –36" TO 42". 6' DIA. –48" TO 54". 7' DIA. –60" TO 66". SIZES TO BE USED IS DEPENDENT ON SEWER ANGLES.

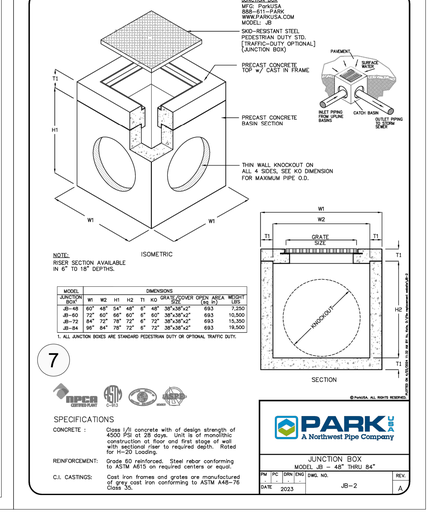
NOTE: BASE & WALLS UP TO LEVEL OF PRECAST SECTIONS TO BE CONSTRUCTED USING FORMS WHEN CAST–IN–PLACE.

6

STORM SEWER MANHOLE

NOT TO SCALE

DET 523



NOTE:
RISER SECTION AVAILABLE IN 6" TO 18" DEPTHS.

MODEL JUNCTION BOX	DIMENSIONS W1	W2	H1	H2	T1	KO SIZE	FLOWLINE OPEN AREA (SQ FT)	WEIGHT (LBS)
JB–48	60"	48"	54"	48"	8"	48"	36"x36"x2"	693	7,250
JB–60	72"	60"	66"	60"	8"	60"	36"x36"x2"	693	10,500
JB–72	84"	72"	78"	72"	8"	72"	36"x36"x2"	693	13,350
JB–84	96"	84"	78"	72"	8"	72"	36"x36"x2"	693	16,500

1. ALL JUNCTION BOXES ARE STANDARD PEDESTRIAN DUTY OR OPTIONAL TRAFFIC DUTY.

7

SPECIFICATIONS

CONCRETE : Class I/II concrete with of design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Rated for H–20 Loading.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

D.I. CASTINGS: Cast iron frames and grates are manufactured of gray cast iron conforming to ASTM A48–76 Class 30.

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PARK USA
A Northwest Pipe Company

JUNCTION BOX
MODEL JB – 48" THRU 84"

PM	PC	DRN	ENG	DWG. NO.	REV.
DATE 2023				JB–2	A

DRAWING IS AUTOMATICALLY SCALED TO 24"x36" SHEET SIZE
IMAGES: * Inlets, Qty, Lab Stamp * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Title Block.dwg * DET518-Grate Inlet Detail.dwg * DET523–Storm Sewer Manhole.dwg * DET627–Concrete Washout Area Detail.dwg * DR-01–Storm Sewer Line Bedding Detail (Existing Paved Surface).dwg * DR-02–Storm Sewer Line Bedding Detail (Existing Paved Surface).dwg * jacobs arch titleblock.dwg * DOU SEAL.dwg
PLOT BY: Vinnie Dinh
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

STA. 1+16.82 W LN E
= STA: 1+36.55 WW LN B
FL = 752.32 W LN E
FL = 754.48 WW LN B

37.46 LF OF 2" Sch 40 PVC @ 2.00%

STA. 1+59.18 W LN E
CONNECT TO BUILDING
REFER TO M.E.P PLANS
FL(2" OUT)= 753.17 (S)

STA. 1+32.71 W LN E
1 - 1.5" DOMESTIC WATER RATED WITH TRAFFIC WEIGHTED LID
FL(2" IN)= 752.64

STA. 1+21.72 W LN E
1 - 8" X 6" TEE
1 - 2" REDUCER
9 LF OF DI PIPE
CONNECT TO BUILDING
REFER TO M.E.P.
FL(2" IN)= 752.42

STA. 1+00.92 W LN E
CONNECT TO EXISTING 8" WATER LINE
1 - 8" X 8" TEE
1 - 8" GATE VALVE
CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
FL(8" IN)= 752.00

20.80 LF OF 8" C900 PVC @ 2.00%

STA. 1+45.89 W LN D
CONNECT TO BUILDING
REFER TO M.E.P PLANS
FL(2" OUT)= 758.97 (S)

FIRE HYDRANT RELOCATED 15 FROM BUILDING

45.83 LF OF 2" Sch 40 PVC @ 8.00%

STA. 1+31.19 W LN D
1 - 1.5" DOMESTIC WATER METER
FL(2" IN)= 757.79 (N)
FL(2" OUT)= 757.79 (S)

STA. 1+00.06 W LN D
CONNECT TO EXISTING 8" WATER LINE
1 - 8" X 2" TAPPING SLEEVE AND VALVE
CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION
FL(2" IN)= 755.30

STA. 1+57.94 W LN F
CONNECT TO BUILDING
REFER TO M.E.P PLANS

7.51 LF OF ¾" Sch 40 PVC @ 1.00%

STA. 1+50.43 W LN F
1 - 3/4" 45° BEND
FL(¾" IN)= 756.59

8.93 LF OF ¾" Sch 40 PVC @ 1.00%

STA. 1+41.50 W LN F
1 - 3/4" 45° BEND
FL(¾" IN)= 756.51

STA. 1+14.67 W LN A
1 - 1" IRRIGATION METER
FL(1" IN)= 754.12

14.32 LF OF 1" Sch 40 PVC @ 0.10%

3.37 LF OF ¾" Sch 40 PVC @ 1.00%

STA. 1+38.12 W LN F
1 - 3/4" DOMESTIC WATER METER
FL(¾" IN)= 756.47

35.62 LF OF ¾" Sch 40 PVC @ 1.00%

STA. 1+02.50 W LN F
CONNECT TO EXISTING 8" WATER LINE
CONTRACTOR IS TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING 8" WATER LINE AND NOTIFY ENGINEER IF ANYTHING DIFFERS
FL(1" IN)= 756.12

STA. 1+00.35 W LN A
CONNECT TO EXISTING 1" WATER LINE
CONTRACTOR IS TO FIELD VERIFY DEPTH AND LOCATION OF EXISTING 1" WATER LINE AND NOTIFY ENGINEER IF ANYTHING DIFFERS

EX. METAL WAREHOUSE
10,342.64 SF
PHASE 1
FFE: 764.00

PROPOSED COVERED AREA
8,197.98 SF
SPRINKLED
FFE: 764.00

PROPOSED COVERED AREA
10,120.49 SF
SPRINKLED
FFE: 764.00

PROPOSED METAL UTILITY SHOP PHASE II
4,871.73 SF
SPRINKLED
FFE: 758.00
30'
ONE STORY

PROPOSED METAL UTILITY SHOP PHASE II
7,275.62 SF
SPRINKLED
FFE: 757.90
30'
ONE STORY

EX. METAL SHOP
6,224.04 SF
PHASE 1
FFE: 756.00

PROPOSED COVERED AREA
FFE: 762.60

EX. MAIN BUILDING PHASE 1
24,672.00 SF
SPRINKLED
FFE: 755.00

MAIN BUILDING PHASE 2
22,498.00 SF
SPRINKLED
FFE: 755.00
FFE: 757.00
38'- 40'
2 STORIES

LOT 4
LUTHER PETERSON SUBDIVISION
CAB. M, SLIDES 75-79
P.R.W.C.T.
15.61 AC

LOT 6
LUTHER PETERSON SUBDIVISION
CAB. M, SLIDES 75-79
P.R.W.C.T.

15' PUE
CAB. M, SLIDES 75-79
P.R.W.C.T.

30' ACCESS ESMT
VOL. 564, PG. 691
D.R.W.C.T.

CAB. M, SLIDES 75-79
P.R.W.C.T.

BENCHMARK – BRASS DISK
PUBLISHED ELEVATION: 759.12' (?)
(SEE BENCHMARK NOTE)

LUTHER PETERSON PL (120' R.O.W.)

REFER TO SHEET 31

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UGE UNDERGROUND ELEC.
- OHE — OHE OVERHEAD UTILITY
- TEL — TEL UNDERGROUND TELE.
- GAS — GAS UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — DETAIL NAME — ***DETAIL REFERENCE CALLOUT***

WATER NOTES:

1. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
2. ALL PIPE FITTINGS SHALL BE JOINT-RESTRAINED.
3. ALL FITTINGS SHALL HAVE THRUST BLOCKING PER CORR WT-25.
4. ALL FIRE SERVICE LEADS SHALL BE DUCTILE IRON.
5. ALL PVC WATER MAINS SHALL BE CONSTRUCTED OF C-900 DR-14.
6. 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

SCALE : 1" = 40'

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512.344.9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

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BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

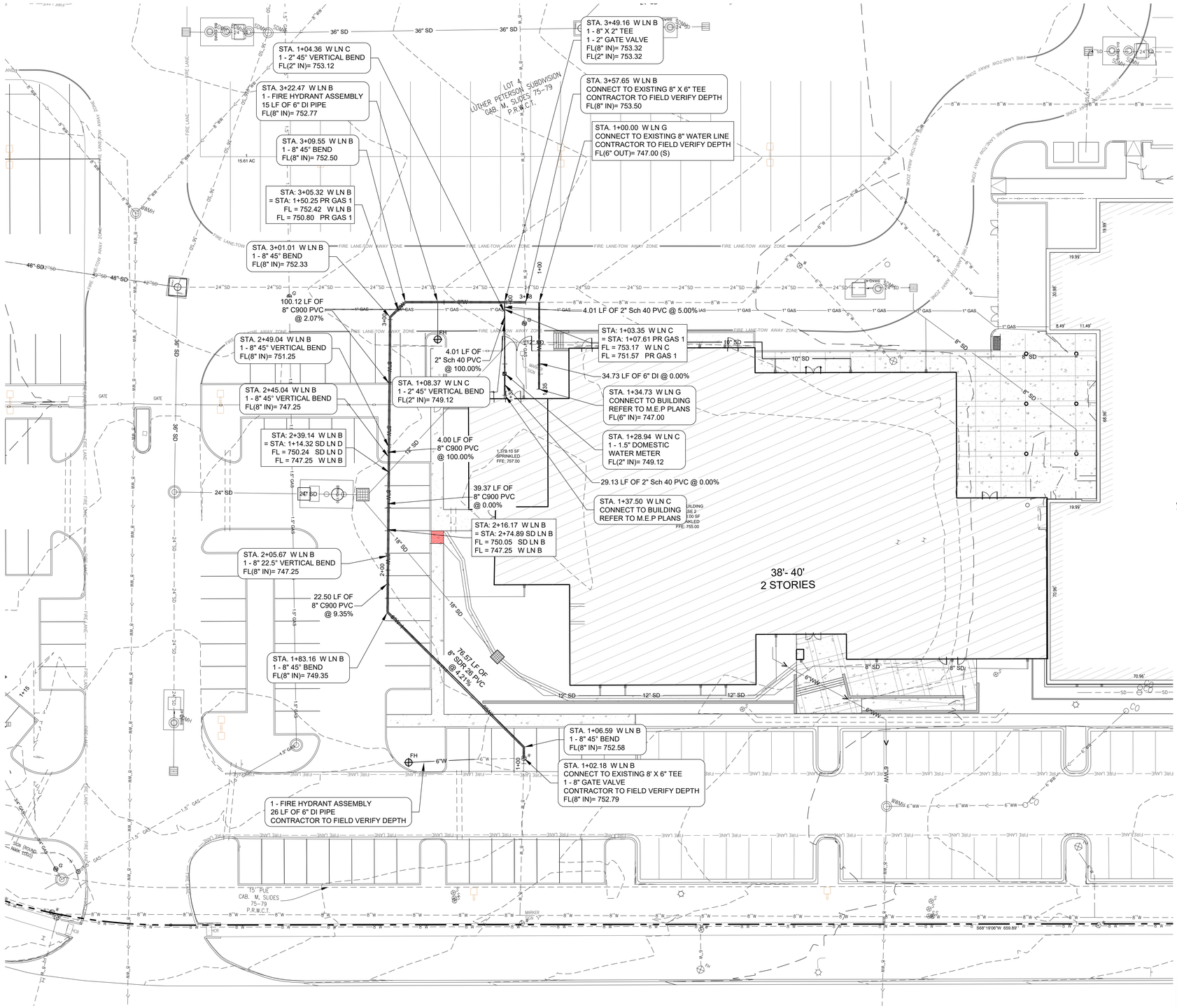
3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

WATER PLAN (1 OF 2)

PERMIT No.
SDP25-00001

SHEET No.
30
OF 51

USERS: * Urbide, Jorge - Jacobs; Urbide, Jorge - DOU DOCUMENTS\Bennett Service Center\Phase 1\Civil\Water\Bennett Service Center - 24x36 PDFs\Bennett Service Center - 24x36 PDFs.dwg
XREFS: * 24x36 PDFs - Bennett Service Center - 24x36 PDFs.dwg * B-BASE.dwg * Jacobs arch titleblock.dwg * DOU_SEAL.dwg * 20x Warehouse Level 1a.dwg
PLOT DATE: Thursday, July 24, 2025
PLOT STYLE: Jacobs.ctb
PLOTTED BY: VINNIE DINH



0 20 40

SCALE : 1" = 20'

GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
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CITY OF ROUND ROCK

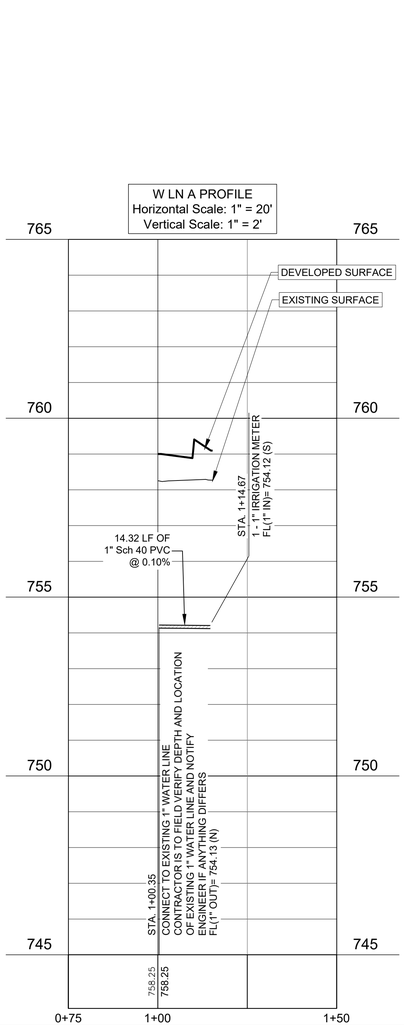
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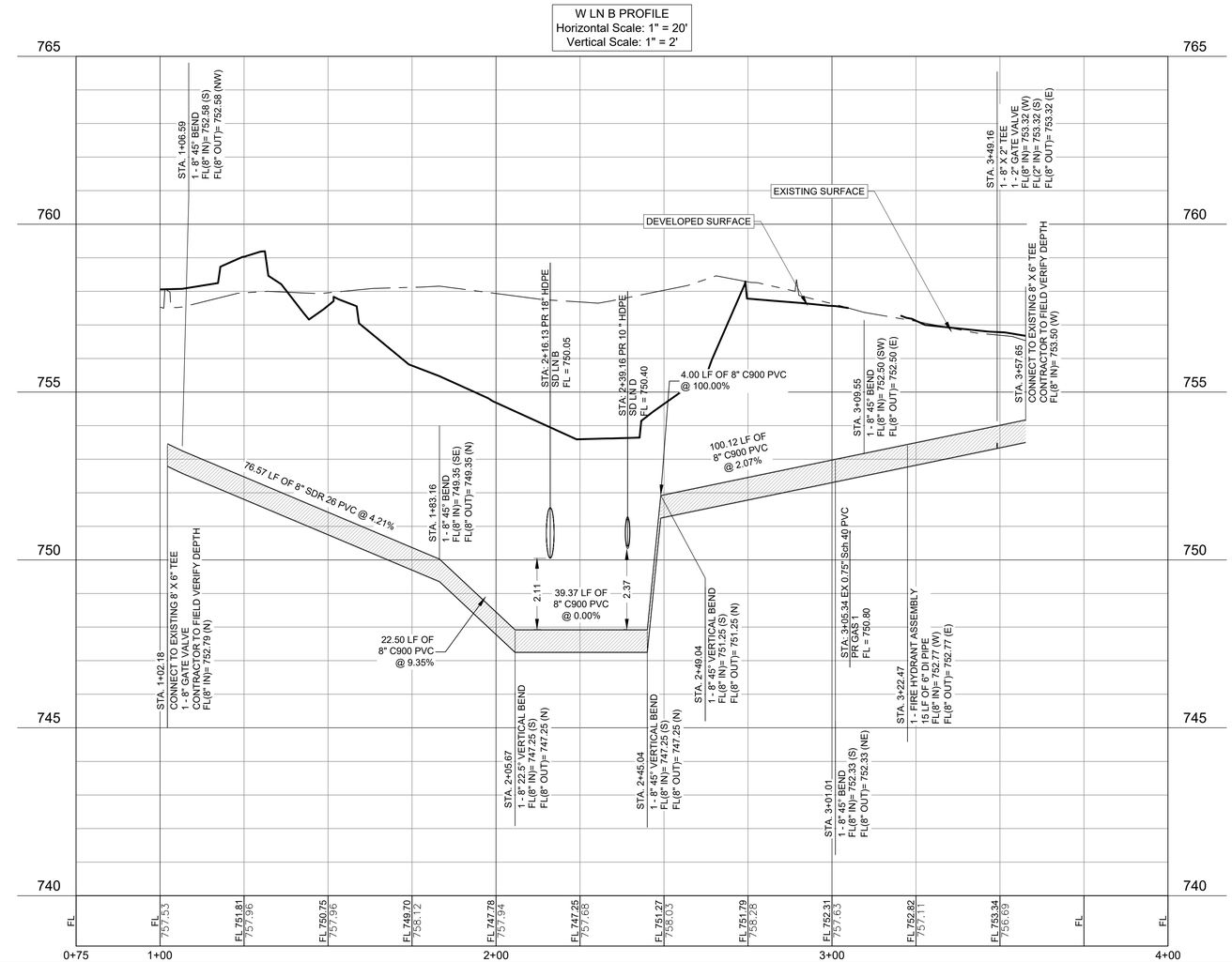
WATER PLAN (2 OF 2)

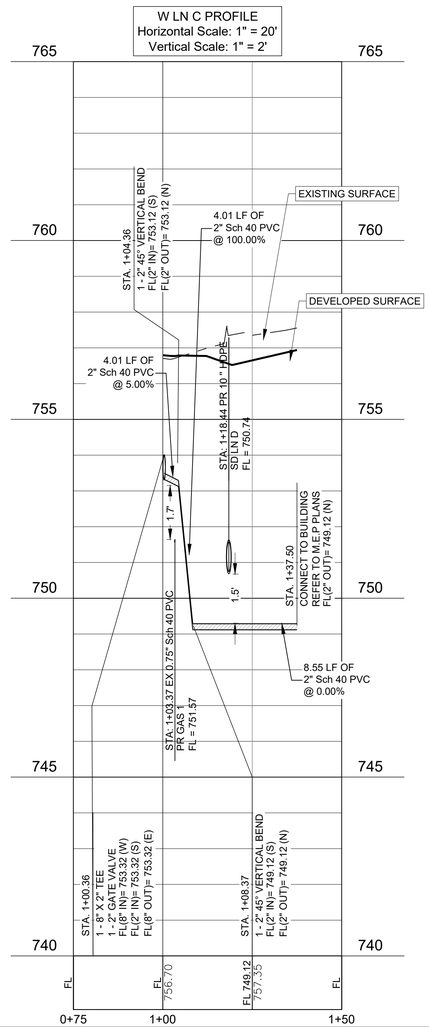
PERMIT No.
SDP25-00001

SHEET No.
31
OF 51

UNREF: * Unrefs: "Xrefs_clip", "Xrefs_Survey", "Xrefs_Survey-1", "Xrefs_Survey-2", "Xrefs_Survey-3", "Xrefs_Survey-4", "Xrefs_Survey-5", "Xrefs_Survey-6", "Xrefs_Survey-7", "Xrefs_Survey-8", "Xrefs_Survey-9", "Xrefs_Survey-10", "Xrefs_Survey-11", "Xrefs_Survey-12", "Xrefs_Survey-13", "Xrefs_Survey-14", "Xrefs_Survey-15", "Xrefs_Survey-16", "Xrefs_Survey-17", "Xrefs_Survey-18", "Xrefs_Survey-19", "Xrefs_Survey-20", "Xrefs_Survey-21", "Xrefs_Survey-22", "Xrefs_Survey-23", "Xrefs_Survey-24", "Xrefs_Survey-25", "Xrefs_Survey-26", "Xrefs_Survey-27", "Xrefs_Survey-28", "Xrefs_Survey-29", "Xrefs_Survey-30", "Xrefs_Survey-31", "Xrefs_Survey-32", "Xrefs_Survey-33", "Xrefs_Survey-34", "Xrefs_Survey-35", "Xrefs_Survey-36", "Xrefs_Survey-37", "Xrefs_Survey-38", "Xrefs_Survey-39", "Xrefs_Survey-40",







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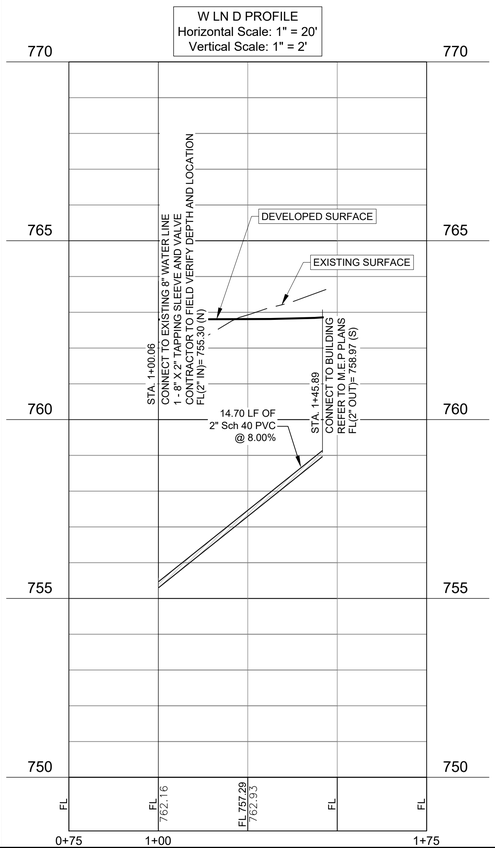
W LN A, B, & C PROFILE

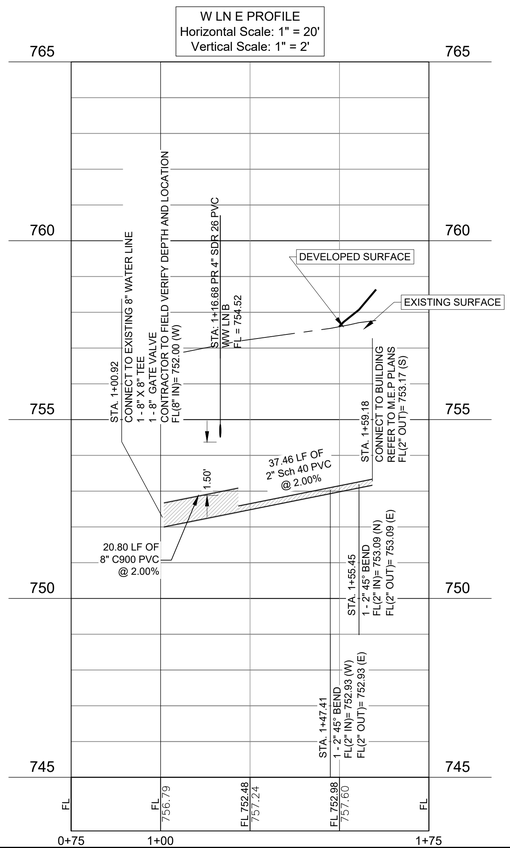
PERMIT No.
SDP25-00001

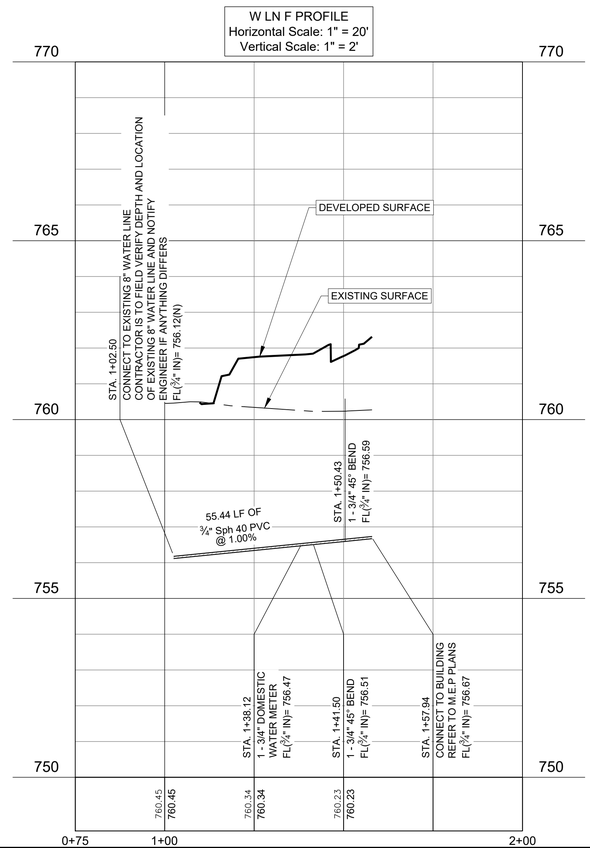
SHEET No.
32
OF 51

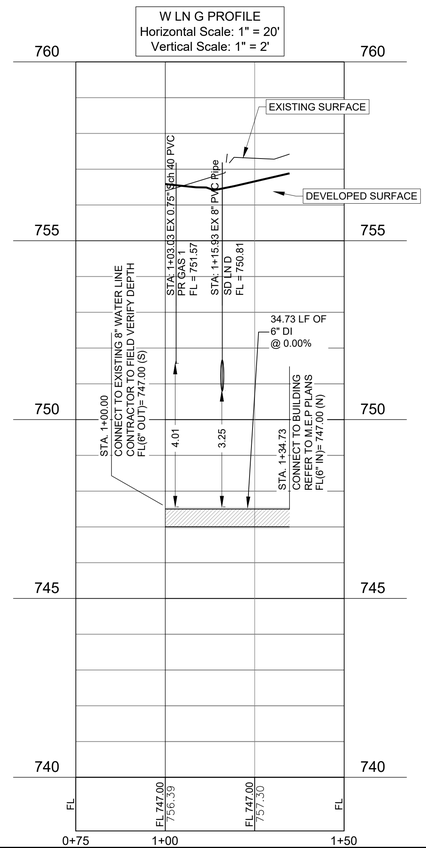
1 - C030

IMAGES: * +Grade Signs.dgn, Grid Signs * DOU-DOWNTIME.dgn
XREFS: * Hold 25-Ft Buffer.dwg * A-BASE-Proj * E-BASE.dwg * Jacobs arch titleblock.dwg * DOU_SEAL.dwg * Zpc Warehouse Level 1a.dwg
PLOT SCALE: 1.0000 '= 1.0000 ' Last Modified by dmccarthy on City of Round Rock/Bob Bennett Complex/CAD/Sheets/Ph. 2/WATER PLAN.dwg
PLOT DATE: Tue, 22 Jul 2025
PLOTTED BY: VINNIE DAM









2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

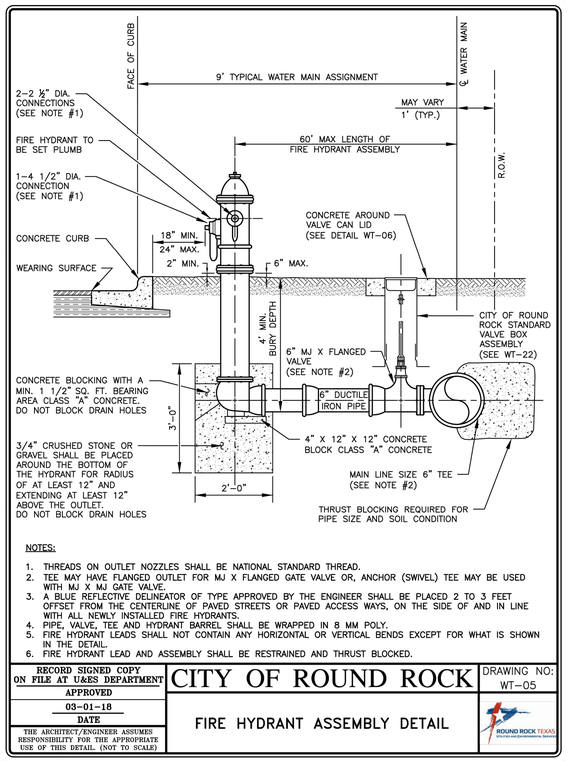
W LN D, E, F, & G PROFILE

PERMIT No.
SDP25-00001

SHEET No.
33
OF 51

1 - C031

IMAGES: *.rvtsite, *proj.dir, Shell Style: COLLECTION TYPE of
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PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH

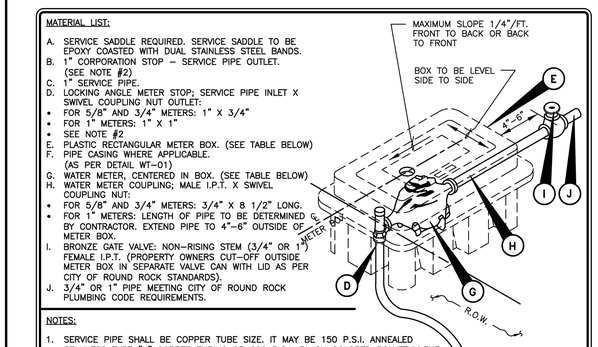


NOTES:

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.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	FIRE HYDRANT ASSEMBLY DETAIL	WT-05
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS Working and Growing as One

1



MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COASTED WITH DUAL STAINLESS STEEL BANDS.
B. 1" CORPORATION STOP – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 5/8" AND 3/4" METERS: 1" X 3/4"
- FOR 1" METERS: 1" X 1"
- 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:
- FOR 5/8" AND 3/4" METERS: 3/4" X 8 1/2" LONG.
- FOR 1" METERS: LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR. EXTEND PIPE TO 4"-6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON-RISING STEM (3/4" OR 1") 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. 3/4" OR 1" PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.

NOTES:

1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 P.S.I. ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 P.S.I. 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 ACCOMMODATE 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
DFW36C-12-BODY*	36C	BLACK	12"	TOP = 13-3/4"	TOP = 18-7/8"
DFW36C-AF1EQA-LIDP*	36C	BLACK	1-7/8"	LID = 10-3/16"	LID = 15-9/16"
DFW36C-12-AF1EQA*	36C	BLACK	12"	BASE = 10-1/2"	BASE = 18-7/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
5/8"	7 1/2"
3/4"	7 1/2"
1"	11"

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	SINGLE 5/8", 3/4" OR 1" WATER METER DETAIL	WT-02
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS Working and Growing as One

2

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

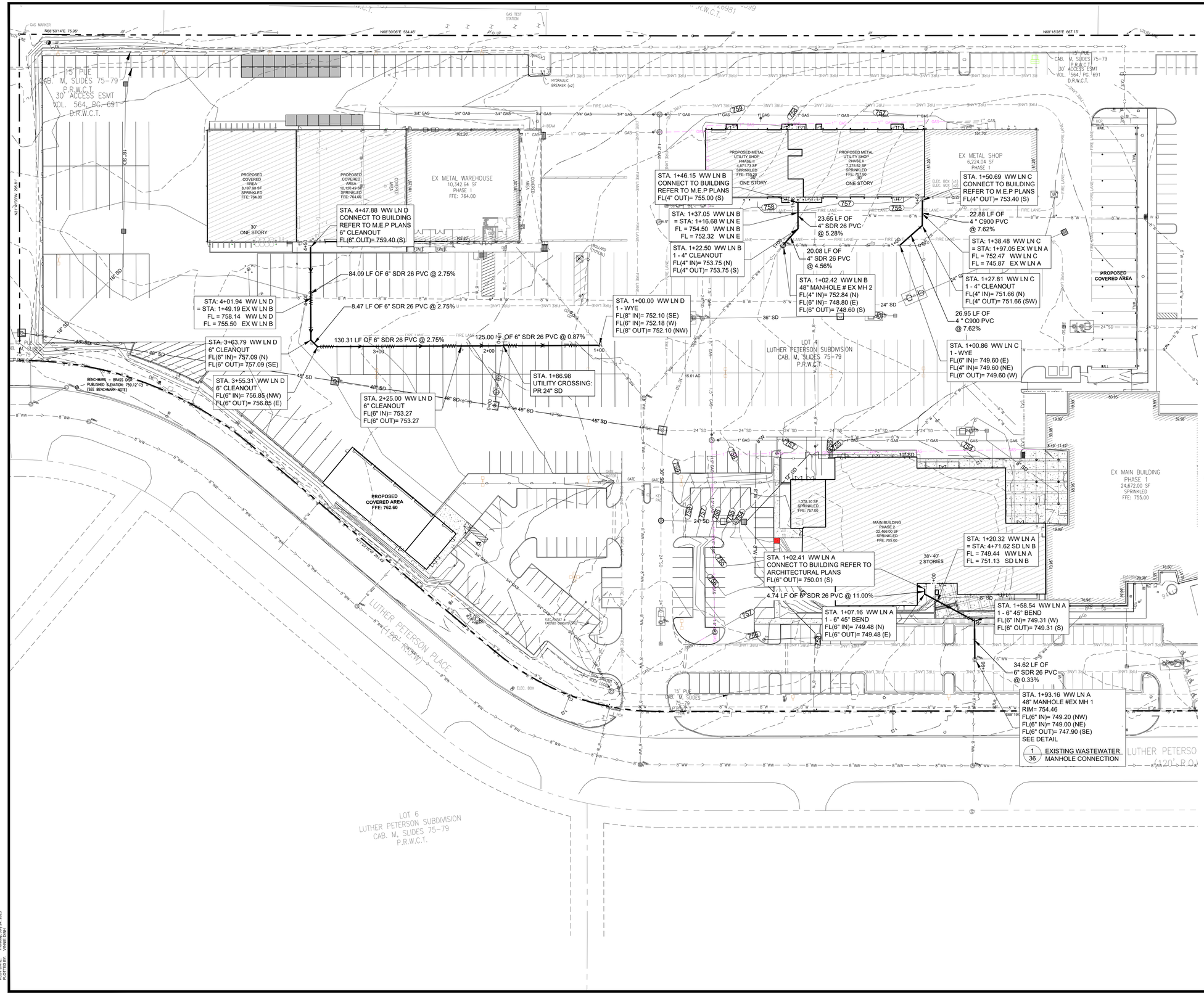
WATER DETAIL

PERMIT No.
SDP25-00001

SHEET No.
34
OF 51

1 - C032

UNUSED: * Jacobs_Vista_Ridge_Section_1-DOU-SIGNATURE.pdf
XREFS: * 24x36 2PC Border.dwg * DET310-Grate Inlet Detail.dwg * DET323-Storm Sewer Manhole.dwg * DET327-Concrete Washout Area Detail.dwg * DR-01-Storm Sewer Line Bedding Detail (Existing Paved Surface) (05-21-20).dwg * Jacobs arch titleblock.dwg * DOU SEAL.dwg
PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VINNIE DINH
PLOT SCALE: 1:1
PLOT STYLE: C:\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Pln_2DETAILS.dwg



GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — DETAIL NAME

DETAIL REFERENCE CALLOUT

WASTEWATER NOTES:

1. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
2. ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
3. ALL WASTEWATER LINES ARE TO BE CONSTRUCTED OF SDR 26.
4. CORE EXISTING MANHOLE, INSERT GASKET AND PROVIDE PRECO GROUT SEAL INSIDE AND OUT, OR APPROVED EQUAL. MANHOLES SHALL BE TESTED PRIOR TO CORING TO ENSURE INTEGRITY.
5. ALL MANHOLES TO BE PRECAST.
6. CONTRACTOR TO PROVIDE 2 $\frac{1}{2}$" CONDUIT PARALLEL TO ELECTRIC LINES FOR DRY UTILITIES.

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

WASTEWATER PLAN

PERMIT No.
SDP25-00001

SHEET No.
35
OF 51

IMAGES: * Inside Texas Bluebonnet.jpg * Indian Paintbrush.jpg * Texas Star.jpg * Texas Mountain Laurel.jpg * Lone Star.jpg * Prickly Pear Cactus.jpg * Texas Sage.jpg * Texas Star.jpg * Texas Star.jpg * Texas Star

1

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU DRAWN: CRS REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

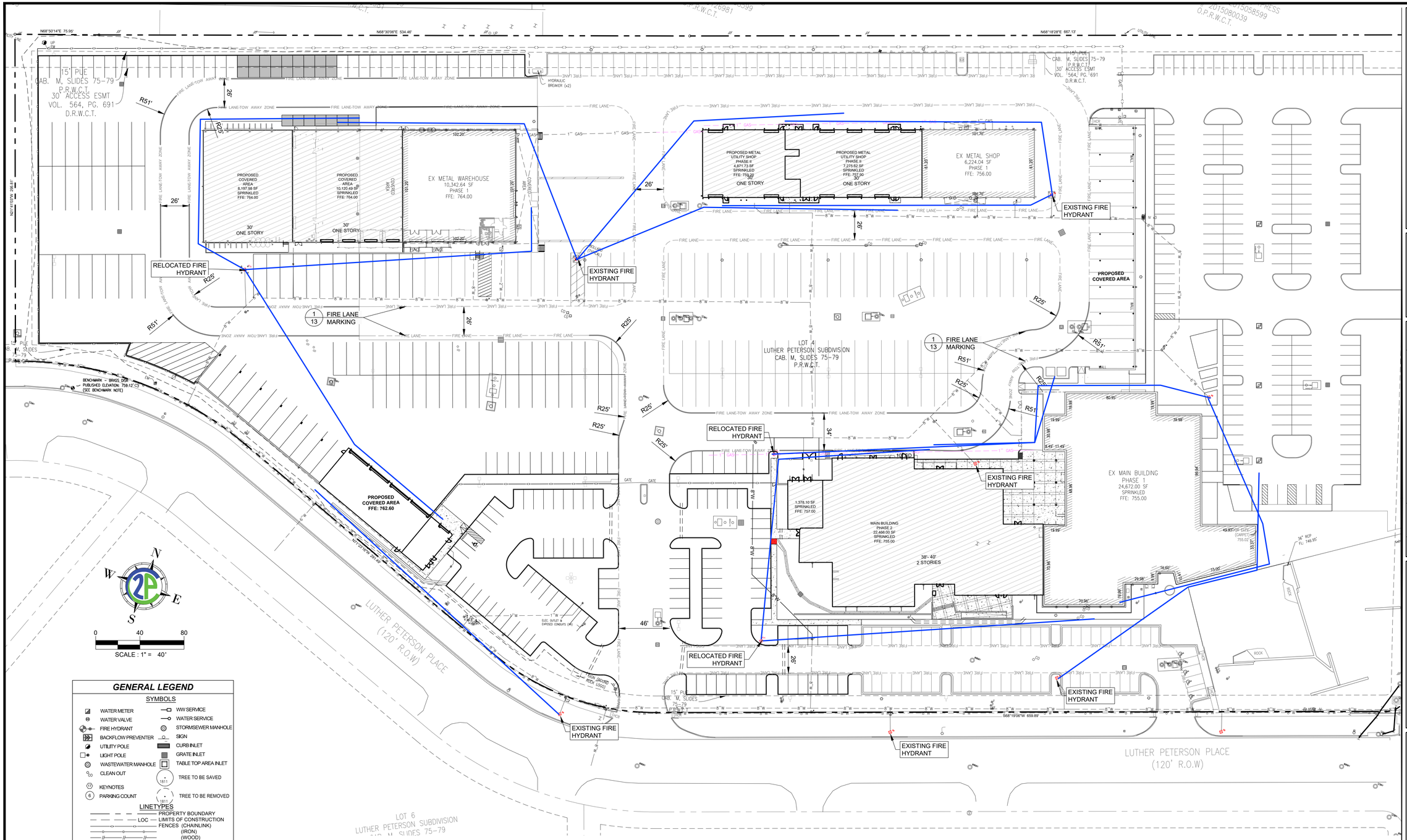
WASTEWATER DETAIL

PERMIT No.
SDP25-00001

SHEET No.
36
OF 51

1 - C034

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PLOT BY: Vinnie Shah
PLOT DATE: Thursday, January 24, 2019
PLOTTED BY: VINNIE SHAH
DWG: N:\Projects\City of Round Rock\Bob Bennett Complex\CAD\Sheets\Ph. 2\DETAILS.dwg



GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 725 — EXISTING CONTOURS
- 725 — DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — # / # — DETAIL NAME

DETAIL REFERENCE CALLOUT

FIRE NOTES:

1. FIRE LANE ACCESS ALL WEATHER SURFACE: "ALL WEATHER ACCESS ROADS MADE OF (CONCRETE OR ASPHALT) SHALL BE IN PLACE BEFORE BRINGING COMBUSTIBLE MATERIALS TO THE JOB SITE. THE FIRE ACCESS ROAD MUST SUPPORT 80,000 LBS. SITE HYDRANTS SHALL ALSO BE IN-SERVICE."
2. "THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREAKS NOT GREATER THAN >3% PERCENT."
3. HYDRANT CLEARANCE: "ALL HYDRANTS MUST HAVE 3 FEET OF CLEARANCE IN ALL DIRECTIONS."
4. VERTICAL CLEARANCE: "THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'6"

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

CONTRACTOR NOTES:

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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

FIRE PROTECTION PLAN

PERMIT No.
SDP25-00001

SHEET No.
37
OF 51

IMAGES: *.xrefs, logo_2p_linetype1.DWG,BORDER.dwg,TITLE BASE.dwg,*.jacob arch titleblock.dwg,*.DOU SEAL.dwg,*.2pc Warehouse Level 1a.dwg
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PLOT DATE: Thursday, July 24, 2025 - 10:13am
PLOTTED BY: VINNIE DINH
PLOTSTYLE: 2pConstruction.ctb
SAVED: Thursday, July 24, 2025 - 10:13am
SAVED BY: VINNIE DINH
PATH: C:\Users\vdinh\2P Consultants, LLC\2P Consultants, LLC - Documents\City of Round Rock\Bob Bennett Complex\CAD\Sheets\FP_FIRE PROTECTION PLAN.dwg

INSTALL NEW MANHOLE AT TEE OF GAS LINE. INSTALL TWO GAS VALVES

APPROX. 510 LF 3/4" GAS LINE

APPROX. 7 LF 3/4" GAS LINE

APPROX. 260 LF 1" GAS LINE

INSTALL NEW MANHOLE AT TEE OF GAS LINE. INSTALL NEW GAS VALVE

INSTALL NEW MANHOLE AT BEND OF GAS LINE

APPROX. 144 LF 1.5" GAS LINE

INSTALL NEW MANHOLE AT BEND OF GAS LINE

INSTALL NEW MANHOLE AT TEE OF GAS LINE. INSTALL TWO GAS VALVES

APPROX. 803 LF 1" GAS LINE

APPROX. 32 LF 3/4" GAS LINE

APPROX. 222 LF 1 .5" GAS LINE

INSTALL NEW MANHOLE AT BEND OF GAS LINE

APPROX. 198 LF 3/4" GAS LINE

INSTALL NEW MANHOLE AT TEE OF GAS LINE. INSTALL TWO GAS VALVES

PROPOSED COVERED AREA
AREA
8,197.98 SF
SPRINKLED
FFE: 764.00

PROPOSED COVERED AREA
AREA
10,120.49 SF
SPRINKLED
FFE: 764.00

EX METAL WAREHOUSE
10,342.64 SF
PHASE 1
FFE: 764.00

PROPOSED METAL UTILITY SHOP
PHASE B
4,871.73 SF
SPRINKLED
FFE: 758.00
ONE STORY

PROPOSED METAL UTILITY SHOP
PHASE 2
7,275.62 SF
SPRINKLED
FFE: 757.00
ONE STORY

EX METAL SHOP
6,224.04 SF
PHASE 1
FFE: 756.00

PROPOSED COVERED AREA

EX MAIN BUILDING
PHASE 1
24,672.00 SF
SPRINKLED
FFE: 755.00

MAIN BUILDING
PHASE 2
22,466.00 SF
SPRINKLED
FFE: 755.00

38'- 40'
2 STORIES

1,378.10 SF
SPRINKLED
FFE: 757.00

PROPOSED COVERED AREA
FFE: 762.60

LOT 4
LUTHER PETERSON SUBDIVIS
CAB. M, SLIDES 75-79
P.R.W.C.T.

LOT 6
LUTHER PETERSON SUBDIVISION
CAB. M, SLIDES 75-79
P.R.W.C.T.

LUTHER PETERSON PLACE
(120' R.O.W)

5' PUE
SLIDES 75-79
R.W.C.T.
ACCESS ESMT
564, PG. 691
D.R.W.C.T.

15' PUE
CAB. M, SLIDES 75-79
P.R.W.C.T.
30' ACCESS ESMT
564, PG. 691
D.R.W.C.T.

BENCHMARK - BRASS DISK
PUBLISHED ELEVATION: 759.12' (G)
(SEE BENCHMARK NOTE)

N68°30'06"E 534.48'

N68°18'28"E 667.13'

S68°19'06"W 659.89'

48" SD

12" SD

1.5" GAS

3/4" GAS

1" GAS

FIRE LANE

FIRE LANE-TOW AWAY ZONE

GATE

0 40 80
SCALE : 1" = 40'

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES (6)
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED (1811)
- TREE TO BE REMOVED (1811)

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 720 — EXISTING CONTOURS
- 720 — DEVELOPED CONTOURS
- CURB & GUTTER
- UGE — UGE — UNDERGROUND ELEC.
- OHE — OHE — OVERHEAD UTILITY
- TEL — TEL — UNDERGROUND TELE.
- GAS — GAS — UNDERGROUND GAS LINE
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- W — WATER LINE
- F — FIRE LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

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REVIEWED: DOU

STATE OF TEXAS
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PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
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3400 SUNRISE ROAD
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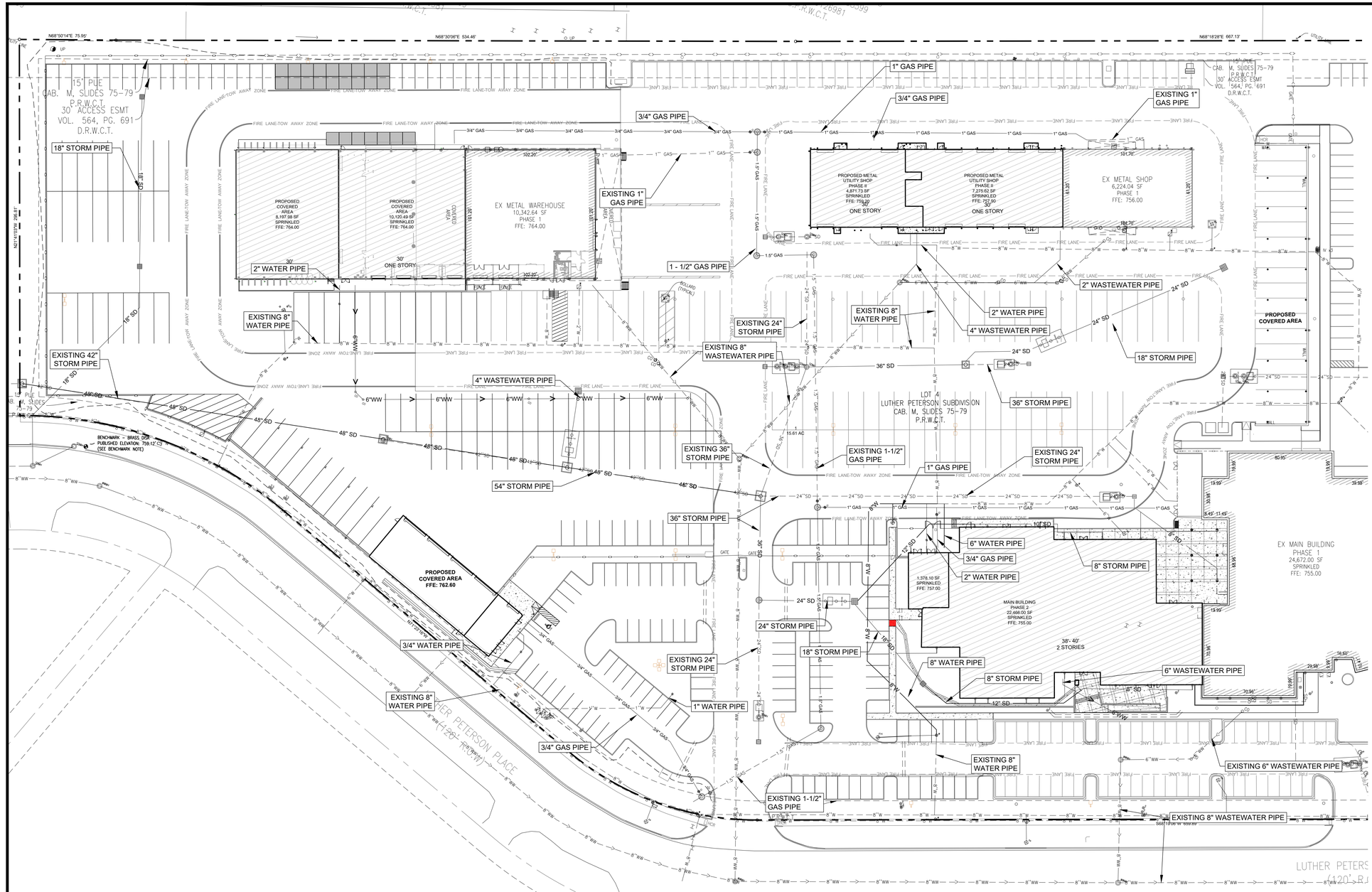
GAS LINE

PERMIT No.
SDP25-00001

SHEET No.
38
OF 51

1 - C036

IMAGES: * current, *logo, *title block, * EXCLUDING REF.pf
XREFS: * 24x36 2PC Portrait.dwg, * 24X36 PRO.dwg, * E-SIZE.dwg, * jacobs arch titleblock.dwg, * DOU SEAL.dwg, * 2pc-Warehouse Level 1a.dwg
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PLOT DATE: Thursday, July 24, 2025
PLOTTED BY: VANE EXM



GENERAL LEGEND

SYMBOLS

WATER METER	WW SERVICE
WATER VALVE	WATER SERVICE
FIRE HYDRANT	STORMSEWER MANHOLE
BACKFLOW PREVENTER	SIGN
UTILITY POLE	CURB INLET
LIGHT POLE	GRATE INLET
WASTEWATER MANHOLE	TABLE TOP AREA INLET
CLEAN OUT	TREE TO BE SAVED
KEYNOTES	TREE TO BE REMOVED
PARKING COUNT	

LINETYPES

	PROPERTY BOUNDARY
LOC	LIMITS OF CONSTRUCTION
	FENCES (CHAINLINK)
	(IRON)
	(WOOD)
	(BARB WIRE)
	DITCH (CREEK) LINE
	EXISTING CONTOURS
	DEVELOPED CONTOURS
	CURB & GUTTER
UGE	UNDERGROUND ELEC.
OHE	OVERHEAD UTILITY
TEL	UNDERGROUND TELE.
GAS	UNDERGROUND GAS LINE
SD	STORM DRAIN LINE
W	WATER LINE
F	FIRE LINE
WW	WASTEWATER LINE
	ACCESSIBLE ROUTE

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
7/24/2025

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT SERVICE CENTER
SITE DEVELOPMENT PLAN
CITY OF ROUND ROCK

3400 SUNRISE ROAD
ROUND ROCK, TEXAS 78665

UNDERGROUND UTILITIES

PERMIT No.
SDP25-00001

SHEET No.
39
OF 51

IMAGES: * xrefs: 2pc_title_block.dgn * DOU-SIGNATURE.gif
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PLOT DATE: 7/24/2025 * PLOTTED BY: VINNIE DINH
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SIZE	SPACING	REMARKS
TREES									
	SA	1	EVE`S NECKLACE	SOPHORA AFFINIS	65 GAL		6`-8` HT.		
LARGE TREES									
	UC	15	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL		10`-12` HT.		
SMALL TREES									
	CT	3	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	30 GAL		8-10` HT		
	CL	7	"SEEDLESS" DESERT WILLOW	CHILOPSIS LINEARIS "SEEDLESS"	30 GAL		10`-12` HT.		2" CALIPER MULTI-TRU

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPRD	SPACING	REMARKS
SHRUBS									
	Cp	9	PHOENIX BIRD OF PARADISE	CAESALPINIA PULCHERRIMA 'PHOENIX'	15 GAL	5` HT	48"MIN		
	Hs	37	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL				
	JJ	30	JUNIPER	JUNIPERUS JAPONICA `SAN JOSE`	7 GAL				24" MIN. HT AT PLANTI
	Lp2	7	PURPLE TRAILING LANTANA	LANTANA MONTEVIDENSIS	5 GAL				
	LF	50	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GAL			36"	24" MIN. HT AT PLANTI
	MC2	51	PINK MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL			30"	
	RI	39	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	7 GAL				24" MIN. HT AT PLANTI
	Ts	8	YELLOW BELLS	TECOMA STANS	5 GAL				

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPREAD	SPACING	SPACING	REMARKS
GROUND COVERS										
	TURF	24,060 SF	BUFFALOGRASS	BUCHLOE DACTYLOIDES	HYDROMULCH					TEXOKA
	CT2	1,938	TEXAS SEDGE	CAREX TEXENSIS	1 GAL				24" o.c.	
	CD	1,133 SF	BERMUDA GRASS	CYNODON DACTYLON	SOD					TIFWAY 419
	DG	1,101 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	DECOMPOSED GRANITE					
	M	772 SF	MULCH	MULCH	MULCH					
	OP	863	MOUNTAIN PEA	ORBEXILUM PEDUNCULATUM	4" POT				16" o.c.	
	Rm	374 SF	2"-4" RIVER ROCK	ROCK MULCH	GRAVEL					SUBMIT SAMPLE FOR
	RD	931	TRAILING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL				30" o.c.	

BED EDGING (MOW STRIP): 4,005 LF

LANDSCAPE ORDINANCE - ROUND ROCK, TX

REQUIRED	PROVIDED
GENERAL REQUIREMENTS ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM SOD AREAS. **PARKING LOT LANDSCAPE BUFFER REQUIREMENTS** PERIMETER REQUIREMENT: NONE REQUIRED. SATISFIED IN PHASE I. **SCREEN REQUIREMENTS** NONE REQUIRED. SATISFIED IN PHASE I.	**MOW STRIP BETWEEN LANDSCAPE BEDS AND SOD AREAS.**
INTERIOR PARKING REQUIREMENTS 1. EACH TREE SHALL BE PLANTED IN AN ISLAND. (1) LG. TREE PER 10 PARKING SPACES (90 LF). 10 TREES REQUIRED 2. A MEDIAN ISLAND SHALL BE REQUIRED BETWEEN EVERY 6 SINGLE PARKING BAY. (1) LG. TREE PER 50 LF. 3. A END ISLAND SHALL BE PROVIDED AT THE TERMINUS OF EACH PARKING BAY. END ISLANDS AND INTERRUPTING ISLANDS SHALL HAVE A 9 FT MIN. FROM FACE OF CURB TO FACE OF CURB. 4. IN A ROW OF PARKING ADJACENT TO PERIMETER PARKING LOT LANDSCAPE AREA, REQUIRED ISLANDS MAY BE REPLACED BY (2) LG. TREES. 5. THE AREA WITH ISLANDS AND MEDIANS SHALL NOT INCLUDE SOD OR TURF GRASS. 6. LG. TREES REQUIRED TO MEET TREE ISLAND REQUIREMENT MAY BE PLANTED CLOSER THAN 30 FT BUT NO CLOSER THAN 12 FT FROM A BUILDING.	**PROVIDED** **PROVIDED** **PROVIDED** **PROVIDED** **PROVIDED** **PROVIDED**

REQUIRED	PROVIDED
FOUNDATION TREATMENT POINTS CREDITS ***Category 1: Building with three or more single parking bays in the street yard.*** FTP requirements are determined by multiplying the linear footage of the building's street-facing facades by a factor of four. For example, a Category 1 building with 100 linear feet of street-facing facade requires 400 FTPs (100 x 4 = 400). The number of required FTP's shall be achieved by providing a combination of no less than three of the following elements contained in the table below to be located between the building and the first drive aisle. Additional elements may be considered and a point value will be established by the zoning administrator on a case by case basis. **220 LF BUILDING FACADE ALONG LUTHER PETERSON PLACE REQUIRES 880 PTS**	**4 ORNAMENTAL TREES 60 POINTS PROVIDED** **39 SM SHRUBS 117 POINTS PROVIDED** **380 SF GROUNDCOVER 760 POINTS PROVIDED** **TOTAL: 937 POINTS PROVIDED**

LANDSCAPE FEATURE	POINTS CREDITED
SPECIMEN TREE	60
MEDIUM OR LARGE TREE	30
ORNAMENTAL TREE	15
LARGE SHRUB	5
SMALL SHRUB	3
GROUNDCOVER PLANTING	2 (per sq. ft.)
GROUNDCOVER - DECORATIVE	1 (per sq. ft.)
PERENNIALS AND ANNUALS	0.5 (per sq. ft.)
PERMANENTLY IRRIGATED CONTAINER PLANTINGS	5 (per sq. ft.)
DECORATIVE PAVING	2.5 (per sq. ft.)
SHADE STRUCTURE	30
SHADE STRUCTURE WITH VINES	33
SITE FURNITURE	30
BIKE RACK	20
TRASH RECEPTACLE	20

PLANTING NOTES

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SPECIES: CONSULT OWNER'S REPRESENTATIVE FOR CLARIFICATION

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SDP25-00001

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06/23/2025
SHEET ISSUE DATE

ISSUE LOG

REV	DESCRIPTION	DATE

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06/23/2025 ORIGINAL ISSUE DATE
06/23/2025 SHEET ISSUE DATE

CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:
W7Y63500

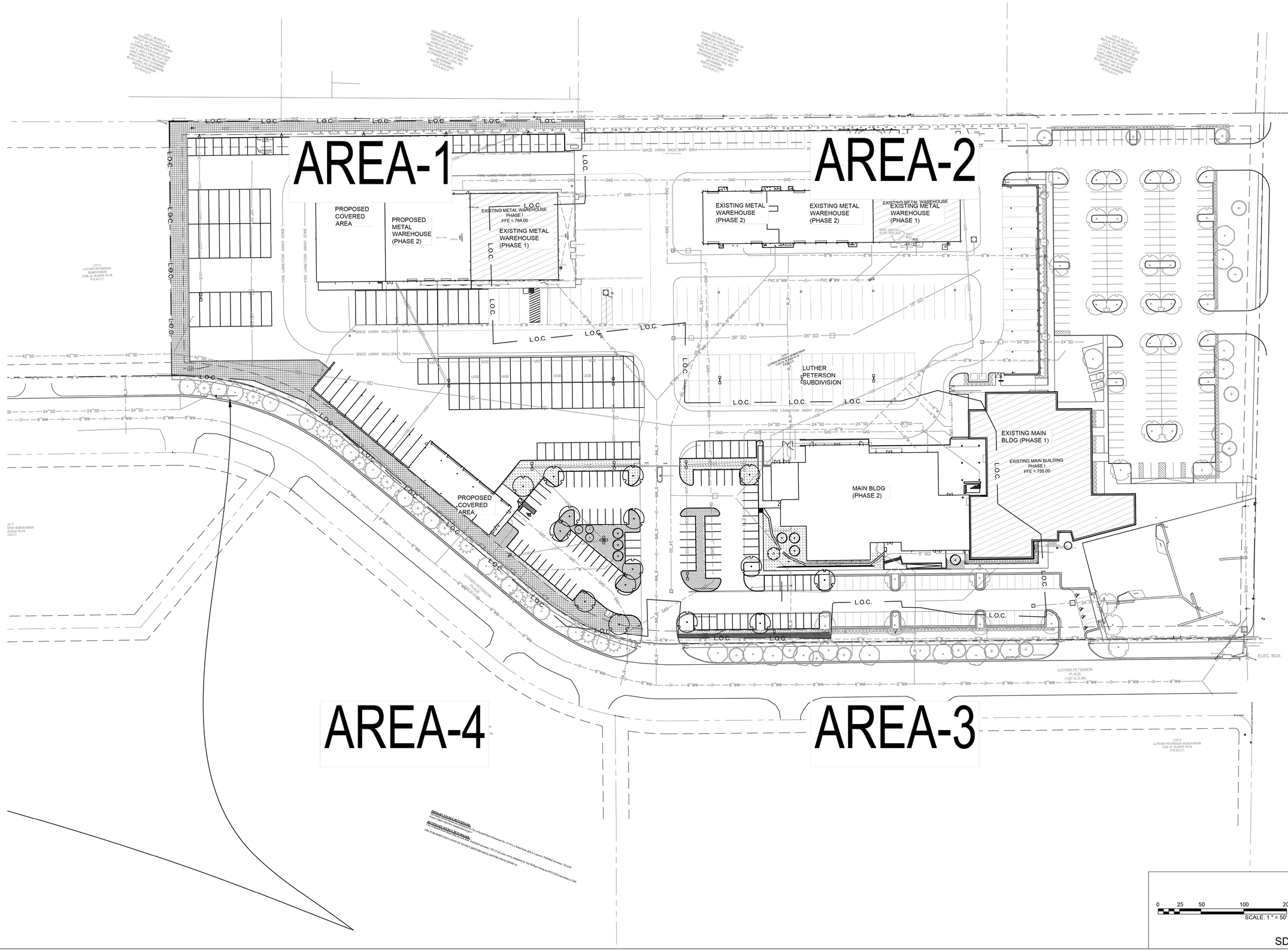
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SHEET TITLE:
LANDSCAPE GENERAL NOTES

SHEET NUMBER:
2-L001

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SDP25-00001

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BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:
W7Y63500

JACOBS PROJECT NUMBER: **FEWE3615**

SHEET TITLE:
LANDSCAPE SITE INDEX

SHEET NUMBER:
2-L100
41OF 51

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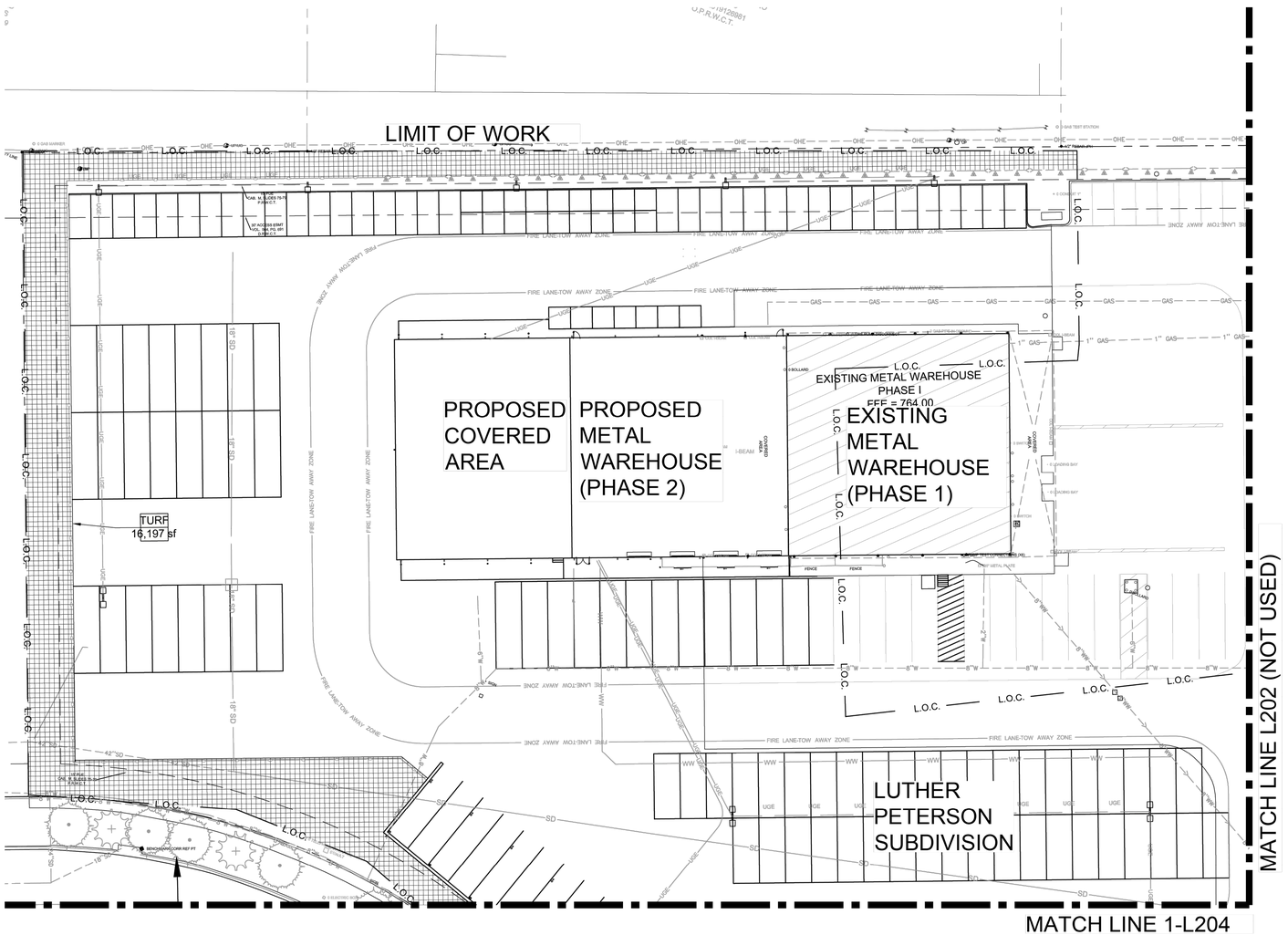
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LEGEND

- PROPERTY LINE
- PROPOSED 8' CHAIN LINK FENCE
- DOUBLE LIGHTING STANDARD
- SINGLE LIGHTING STANDARD
- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WATER VALVE
- L.O.C. — LIMITS OF WORK (LOC)

PLANT SCHEDULE 1–L201

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	REMARKS
GROUND COVERS							
	TURF	16,197 SF	BUFFALOGRASS	BUCHLOE DACTYLOIDES	HYDROMULCH		TEXOKA



PRIME FIRM:

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CITY OF ROUND ROCK

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BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:

W7Y63500

JACOBS PROJECT NUMBER: **F0WE3615**

SHEET TITLE:

PLANTING PLAN
AREA 1

SHEET NUMBER:

2-L201

42OF 51

0 15 30 60 120FT
SCALE: 1 " = 30'

PLAN NORTH

SDP25-00001

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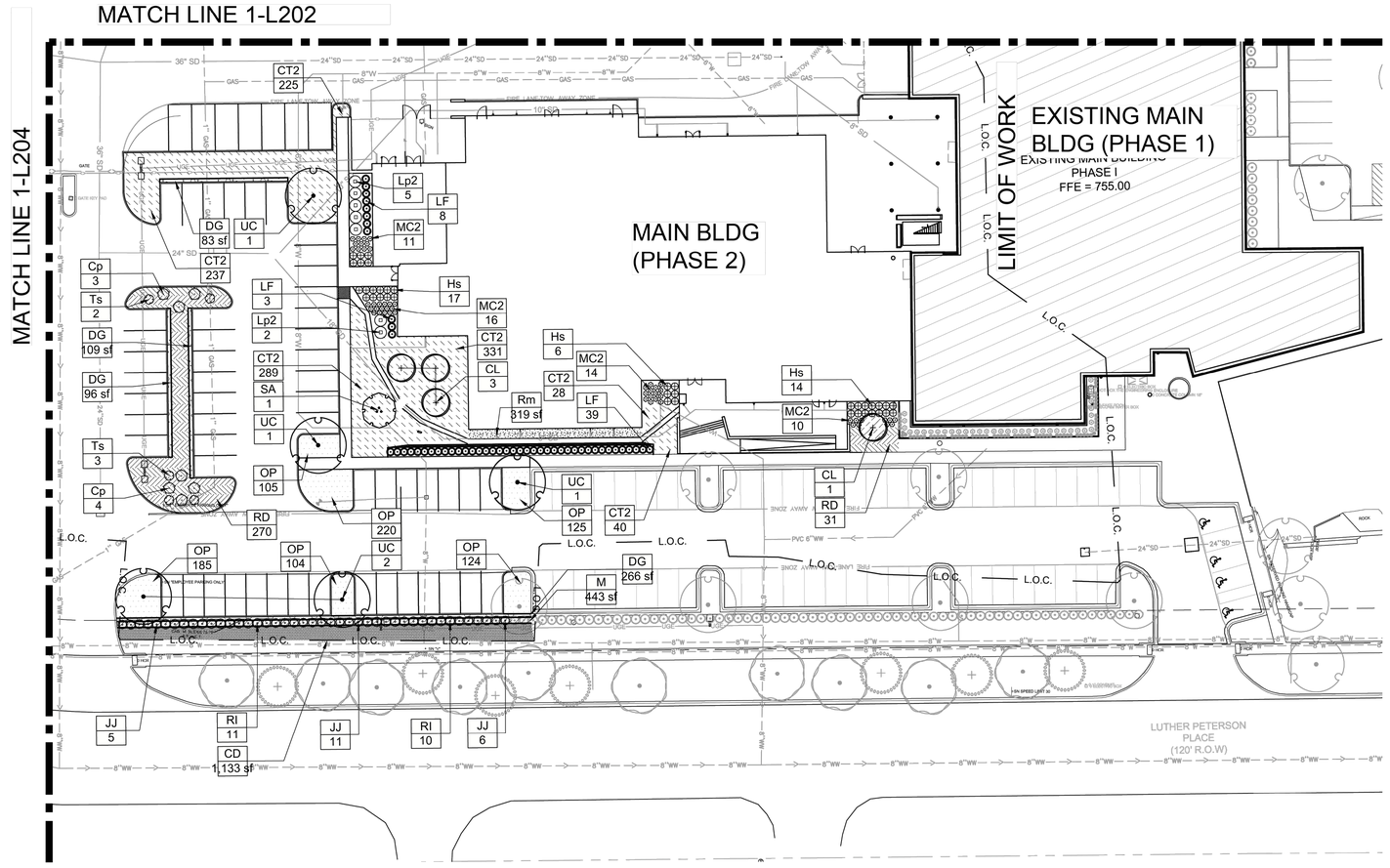
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PLANT SCHEDULE 1-L203

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SIZE	SPACING	REMARKS
TREES									
	SA	1	EVE'S NECKLACE	SOPHORA AFFINIS	65 GAL		6'-8' HT.		
LARGE TREES									
	UC	5	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL		10'-12' HT.		
SMALL TREES									
	CL	4	"SEEDLESS" DESERT WILLOW	CHILOPSIS LINEARIS "SEEDLESS"	30 GAL		10'-12' HT.		2" CALIPER MULTI-TRUNK;

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPRD	SPACING	REMARKS
SHRUBS									
	Cp	7	PHOENIX BIRD OF PARADISE	CAESALPINIA PULCHERRIMA 'PHOENIX'	15 GAL	5' HT	48"MIN		
	Hs	37	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL				
	JJ	22	JUNIPER	JUNIPERUS JAPONICA `SAN JOSE`	7 GAL				24" MIN. HT AT PLANTING
	Lp2	7	PURPLE TRAILING LANTANA	LANTANA MONTEVIDENSIS	5 GAL				
	LF	50	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GAL			36"	24" MIN. HT AT PLANTING
	MC2	51	PINK MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL			30"	
	RI	21	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	7 GAL				24" MIN. HT AT PLANTING.
	Ts	5	YELLOW BELLS	TECOMA STANS	5 GAL				

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPREAD	SPACING	SPACING	REMARKS
GROUND COVERS										
	CT2	4,416 SF	TEXAS SEDGE	CAREX TEXENSIS	1 GAL				24" o.c.	
	CD	1,133 SF	BERMUDA GRASS	CYNODON DACTYLON	SOD					TIFWAY 419
	DG	554 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	DECOMPOSED GRANITE					
	M	522 SF	MULCH	MULCH	MULCH					
	OP	1,472 SF	MOUNTAIN PEA	ORBEXILUM PEDUNCULATUM	4" POT				16" o.c.	
	Rm	319 SF	2"-4" RIVER ROCK	ROCK MULCH	GRAVEL					SUBMIT SAMPLE FOR APPROVAL
	RD	1,805 SF	TRAILING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL				30" o.c.	



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- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WV WATER VALVE
- L.O.C. LIMITS OF WORK (LOC)

PLAN NORTH

0 15 30 60 120FT
SCALE: 1" = 30'

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CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:
W7Y63500

JACOBS PROJECT NUMBER: **F6WE3615**

SHEET TITLE:
PLANTING PLAN
AREA 3

SHEET NUMBER:
2-L203
43OF 51

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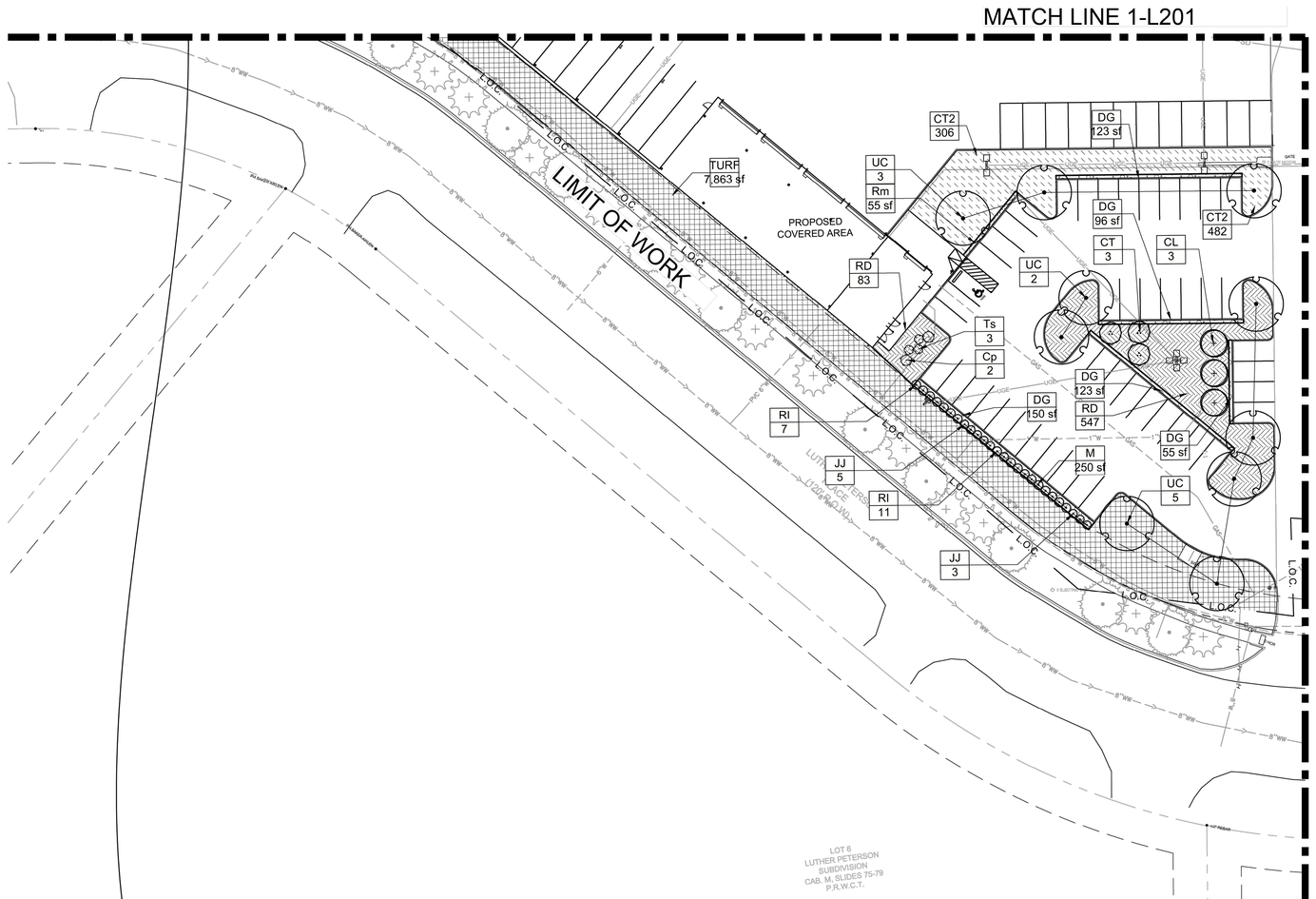
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PLANT SCHEDULE 1-L204

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SIZE	REMARKS
LARGE TREES								
	UC	10	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL		10`-12` HT.	
SMALL TREES								
	CT	3	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	30 GAL		8-10` HT	
	CL	3	"SEEDLESS" DESERT WILLOW	CHILOPSIS LINEARIS "SEEDLESS"	30 GAL		10`-12` HT.	2" CALIPER MULTI-TRUNK;

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPRD	REMARKS
SHRUBS								
	Cp	2	PHOENIX BIRD OF PARADISE	CAESALPINIA PULCHERRIMA 'PHOENIX'	15 GAL	5` HT	48"MIN	
	JJ	8	JUNIPER	JUNIPERUS JAPONICA `SAN JOSE`	7 GAL			24" MIN. HT AT PLANTING
	RI	18	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	7 GAL			24" MIN. HT AT PLANTING.
	Ts	3	YELLOW BELLS	TECOMA STANS	5 GAL			

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPREAD	SPACING	REMARKS
GROUND COVERS									
	TURF	7,863 SF	BUFFALOGRASS	BUCHLOE DACTYLOIDES	HYDROMULCH				TEXOKA
	CT2	3,030 SF	TEXAS SEDGE	CAREX TEXENSIS	1 GAL			24" o.c.	
	DG	547 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	DECOMPOSED GRANITE				
	M	250 SF	MULCH	MULCH	MULCH				
	Rm	55 SF	2"-4" RIVER ROCK	ROCK MULCH	GRAVEL				SUBMIT SAMPLE FOR APPROVAL
	RD	3,787 SF	TRAILING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL			30" o.c.	



PLANTING NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.

2. 3" OF PLANTING SOIL REQUIRED IN ALL PLANTING AREAS AND TURF AREAS.

3. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE RE-VEGETATED WITH SOD. REPAIR AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED UNLESS OTHERWISE DIRECTED BY OWNER.

4. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.

5. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

6. PLANT QUANTITIES ARE TO BE AN AID TO THE BIDDER. BIDDER'S ARE RESPONSIBLE FOR VERIFYING ALL QUANTITIES. PLANTING PLAN QUANTITIES SHALL SUPERSEDE PLANT SCHEDULE QUANTITIES.
PLANT DISCREPANCIES:
PLAN: PLANT QUANTITY SUPERSEDES PLANT SCHEDULE
SPECIES: CONSULT OWNER'S REPRESENTATIVE FOR CLARIFICATION

7. SUBSTANTIAL COMPLETION WILL BE UPON COMPLETION OF THE ENTIRE LANDSCAPING PACKAGE. NO PARTIAL COMPLETION WILL BE GIVEN

8. ANY DISTURBED AREAS OUT SIDE OF THE AREAS IDENTIFIED SHALL HAVE SOD AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- PROPERTY LINE
- PROPOSED 8' CHAIN LINK FENCE
- DOUBLE LIGHTING STANDARD
- SINGLE LIGHTING STANDARD
- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WATER VALVE
- L.O.C. LIMITS OF WORK (LOC)

0 15 30 60 120FT
SCALE: 1" = 30'

PLAN NORTH

SDP25-00001

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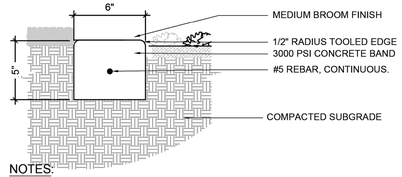
JACOBS PROJECT NUMBER: **F8WE3615**

SHEET TITLE:
PLANTING PLAN
AREA 4

SHEET NUMBER:
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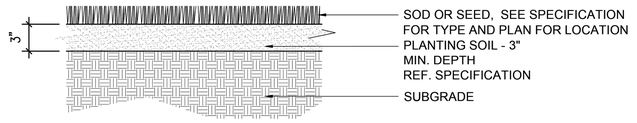


NOTES:

1. EXPANSION JOINTS 30'-0" O.C.
2. CONTROL JOINTS 10'-0 O.C.

D3 / L205 — BED EDGING (MOW STRIP)

NTS

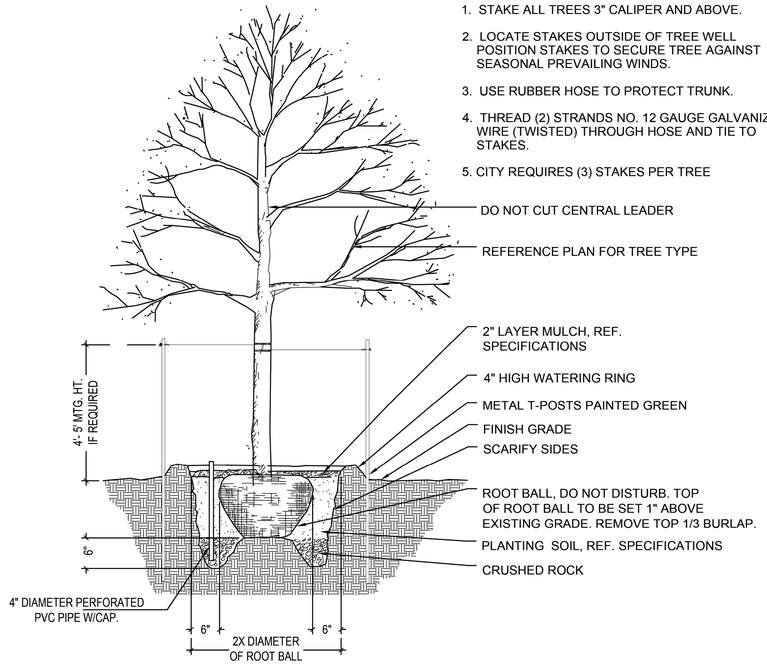


C3 / L205 — SOD OR SEED PLANTING

NTS

TREE STAKING NOTES:

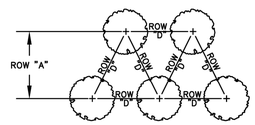
1. STAKE ALL TREES 3" CALIPER AND ABOVE.
2. LOCATE STAKES OUTSIDE OF TREE WELL POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.
3. USE RUBBER HOSE TO PROTECT TRUNK.
4. THREAD (2) STRANDS NO. 12 GAUGE GALVANIZED WIRE (TWISTED) THROUGH HOSE AND TIE TO STAKES.
5. CITY REQUIRES (3) STAKES PER TREE



A1 / L205 — TREE PLANTING

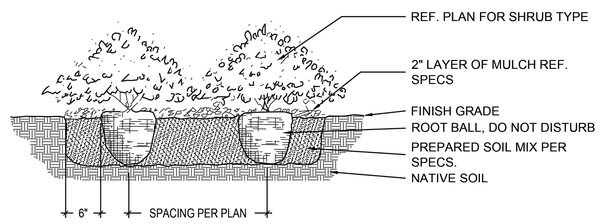
NTS

SPACING "D"	ROW "A"	# OF PLANTS	AREA UNIT
4" O.C.	4.00"	9.00	1 SQ. FT.
6" O.C.	5.20"	4.62	1 SQ. FT.
8" O.C.	6.93"	2.60	1 SQ. FT.
9" O.C.	7.80"	2.15	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.40"	1.15	1 SQ. FT.
15" O.C.	13.00"	.738	1 SQ. FT.
18" O.C.	15.60"	.512	1 SQ. FT.
24" O.C.	20.80"	.290	1 SQ. FT.
30" O.C.	26.00"	.185	1 SQ. FT.
36" O.C.	31.18"	.132	1 SQ. FT.



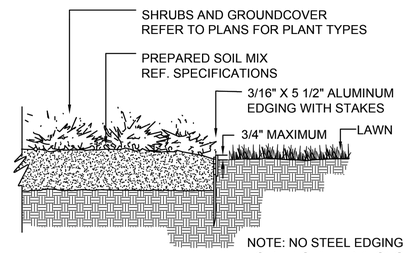
B3 / L205 — PLANT SPACING CHART

NTS



A3 / L205 — SHRUB PLANTING

1/8" = 1'-0"



A5 / L205 — GROUND COVER PLANTING

NTS

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LANDSCAPE DETAILS

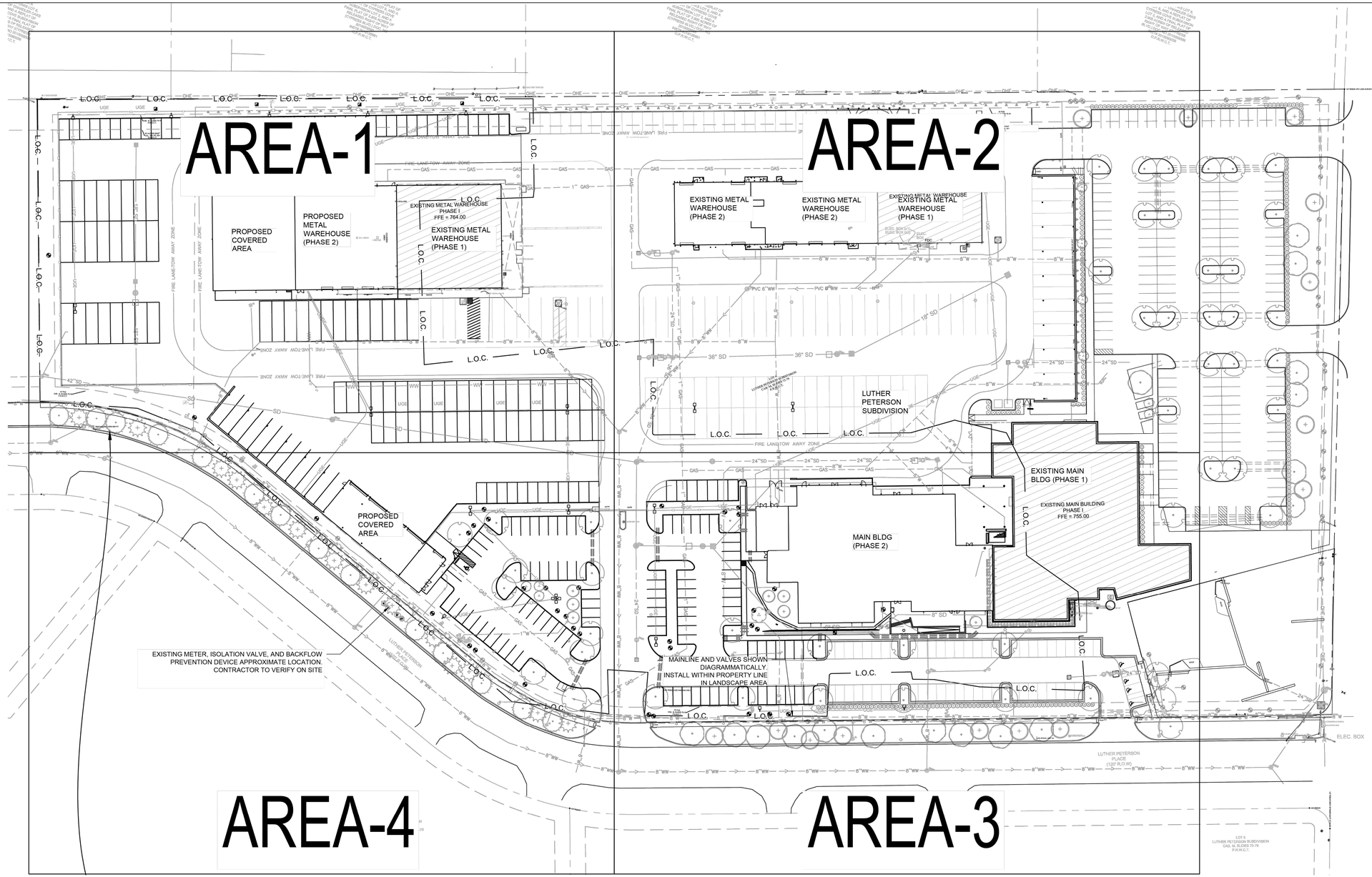
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CRITICAL ANALYSIS

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P.O.C. NUMBER: 01	
Water Source Information:	IRRIGATION CONTRACTOR SHALL COORDINATE NEW IRRIGATION METER INSTALLATION WITH THE CITY. FLOW AND PRESSURE IS ASSUMED FOR PRELIMINARY DESIGN. FIELD VERIFY.
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	70.55 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	64.00 psi
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20.00 ft
Pressure Available:	61.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	35.14 gpm
Flow Available at POC:	70.55 gpm
Residual Flow Available:	35.40 gpm
Critical Station:	A35
Design Pressure:	45.00 psi
Friction Loss:	1.09 psi
Fittings Loss:	0.11 psi
Elevation Loss:	0.00 psi
Loss through Valve:	3.00 psi
Pressure Req. at Critical Station:	49.20 psi
Loss for Fittings:	0.23 psi
Loss for Main Line:	2.30 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	6.00 psi
Loss for Master Valve:	0.80 psi
Loss for Water Meter:	0.40 psi
Critical Station Pressure at POC:	58.93 psi
Pressure Available:	61.00 psi
Residual Pressure Available:	2.07 psi

EXISTING IRRIGATION SYSTEM MODIFICATION NOTES

1. THIS PLAN IS A MODIFICATION OF THE EXISTING IRRIGATION SYSTEM LOCATED AT THIS PROPERTY. CONTRACTOR SHALL PROTECT, MAINTAIN AND RE-USE THE FOLLOWING EXISTING IRRIGATION SYSTEM COMPONENTS:
   - 1.1. ALL POINT OF CONNECTION EQUIPMENT
   - 1.2. MAINLINE PIPES
   - 1.3. VALVES
   - 1.4. LATERALS AND HEADS EXCEPT IN THE PROJECT AREA TO BE RENOVATED
2. USE THE EXISTING CONTROLLER. FOR NEW VALVES, USE WIRES FOR VALVES THAT HAVE BEEN REMOVED OR EXISTING SPARE WIRES. REPROGRAM CONTROLLER FOR NEW VALVES.
3. THE PROPOSED VALVES ARE DESIGNED TO OPERATE AT A MINIMUM EXISTING WATER PRESSURE OF 50 PSI IN THE IRRIGATION MAIN, WITH A MAXIMUM FLOW DEMAND OF 25 GPM. THE IRRIGATION CONTRACTOR SHALL VERIFY THIS PRESSURE ON-SITE PRIOR TO INSTALLATION OF IRRIGATION EQUIPMENT. IF THERE IS A DISCREPANCY, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, IMMEDIATELY, IN WRITING SO ADJUSTMENTS CAN BE MADE.
4. PLANS ARE DIAGRAMMATIC. ALL DIMENSIONS, QUANTITIES AND MATERIALS SHALL BE VERIFIED BY IRRIGATION CONTRACTOR. CONTRACTOR SHALL INSTALL ADDITIONAL HEADS, AS NEEDED, TO PROVIDE ADEQUATE COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL IRRIGATION AS SHOWN ON THE PLANS WHEN IT OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN SITE DIMENSIONS EXISTING AND MAY NOT HAVE BEEN FORESEEN AND CONSIDERED IN THE DESIGN. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY BY PHONE AND THEN LATER IN WRITING IF SUCH OBSTRUCTION AND DIFFERENCES OCCUR. IN THE EVENT THAT NOTIFICATION IS NOT GIVEN THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL NECESSARY CHANGES AT THE CONTRACTORS EXPENSE.
6. COMPLY WITH ALL LOCAL CODES AND ORDINANCES. IF THERE IS A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING.
7. THE IRRIGATION CONTRACTOR SHALL LAYOUT ALL WORK PRIOR TO TRENCHING OPERATIONS TO DETERMINE IF MINOR MODIFICATIONS WILL BE REQUIRED. PLANTING CONTRACTOR SHALL STAKE TREE LOCATIONS PRIOR TO IRRIGATION LATERAL INSTALLATION.
8. MAINLINE SHALL BE PVC SCHEDULE 40 - 2" WITH SOLVENT WELD SCHEDULE 80 NIPPLES AND FITTINGS. COVER FOR MAINLINE SHALL BE 24". SOLVENT-WELD MAINLINE FITTING WITHIN SLEEVES.
9. LATERAL LINES SHALL BE PVC CLASS 200 PIPE WITH SCHEDULE 40 NIPPLES AND SCHEDULE 40 SOLVENT-WELD FITTINGS. MINIMUM COVER 18".
10. ALL PIPING, RCV'S AND QCV'S SHALL BE INSTALLED IN PLANTING AREA (PIPING MAY PASS UNDER PAVING AS REQUIRED). RCV'S AND QCV'S SHALL BE INSTALLED ADJACENT TO WALKS OR PAVING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CHANGES TO THE IRRIGATION CONTROLLER PROGRAMMING TO OPERATE THE IRRIGATION SYSTEM AT A HEALTHY GROWING CONDITION AND TO MINIMIZE RUN-OFF OR EXCESSIVE WATERING.
12. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.
13. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS PER FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS, AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT PAVING AREAS, FENCES AND PROPERTY LINES.
15. PROVIDE STATION IDENTIFICATION TAGS ON ALL VALVES. TAG NUMBER TO MATCH STATION NUMBER ON CLOCK.
16. PRESSURE TEST FOR THE MAINLINE SHALL CONSIST OF 150 PSI FOR TWO HOURS WITH ZERO PRESSURE LOSS. PRESSURE TEST SHALL BE PREFORMED WITH THE CONSTRUCTION INSPECTOR ON SITE AND SHALL BE DONE BEFORE THE RCV'S ARE INSTALLED AND NO LATERAL LINE TESTING IS REQUIRED.
17. IRRIGATION COVERAGE TEST SHALL BE DONE WITH THE CONSTRUCTION INSPECTOR AND THE LANDSCAPE ARCHITECT. THE COVERAGE TEST SHALL BE DONE AFTER ALL THE IRRIGATION HEADS AND VALVES ARE INSTALLED BUT, PRIOR TO INSTALLATION OF PLANTS AND MULCH.
18. CONTRACTOR SHALL VERIFY THAT IRRIGATION SYSTEM IS UP TO CURRENT CODE INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFLOW PREVENTION, RAIN/FREEZE SENSOR, CONTROLLER.
19. FOLLOW ALL T.C.E.Q. RULES AND REGULATIONS FOR LANDSCAPE IRRIGATORS. FOLLOW ALL CITY ORDINANCES

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

NOTE:
1. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES WHICH ARE RE-VEGETATED SHALL RECEIVE TEMPORARY IRRIGATION, IF NECESSARY, UNTIL VEGETATION IS ESTABLISHED, UNLESS OTHERWISE DIRECTED BY OWNER.
2. IRRIGATION PLAN IS SHOWN DIAGRAMMATICALLY INSTALL ALL PIPE AND IRRIGATION COMPONENTS WITHIN PROPERTY BOUNDARY IN LANDSCAPE AREA.

0 25 50 100 200FT
SCALE: 1 " = 50'

PLAN NORTH

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W7Y63500

JACOBS PROJECT NUMBER: **F6WE3615**

SHEET TITLE:
IRRIGATION SITE PLAN

SHEET NUMBER:
2-L300
46OF 51

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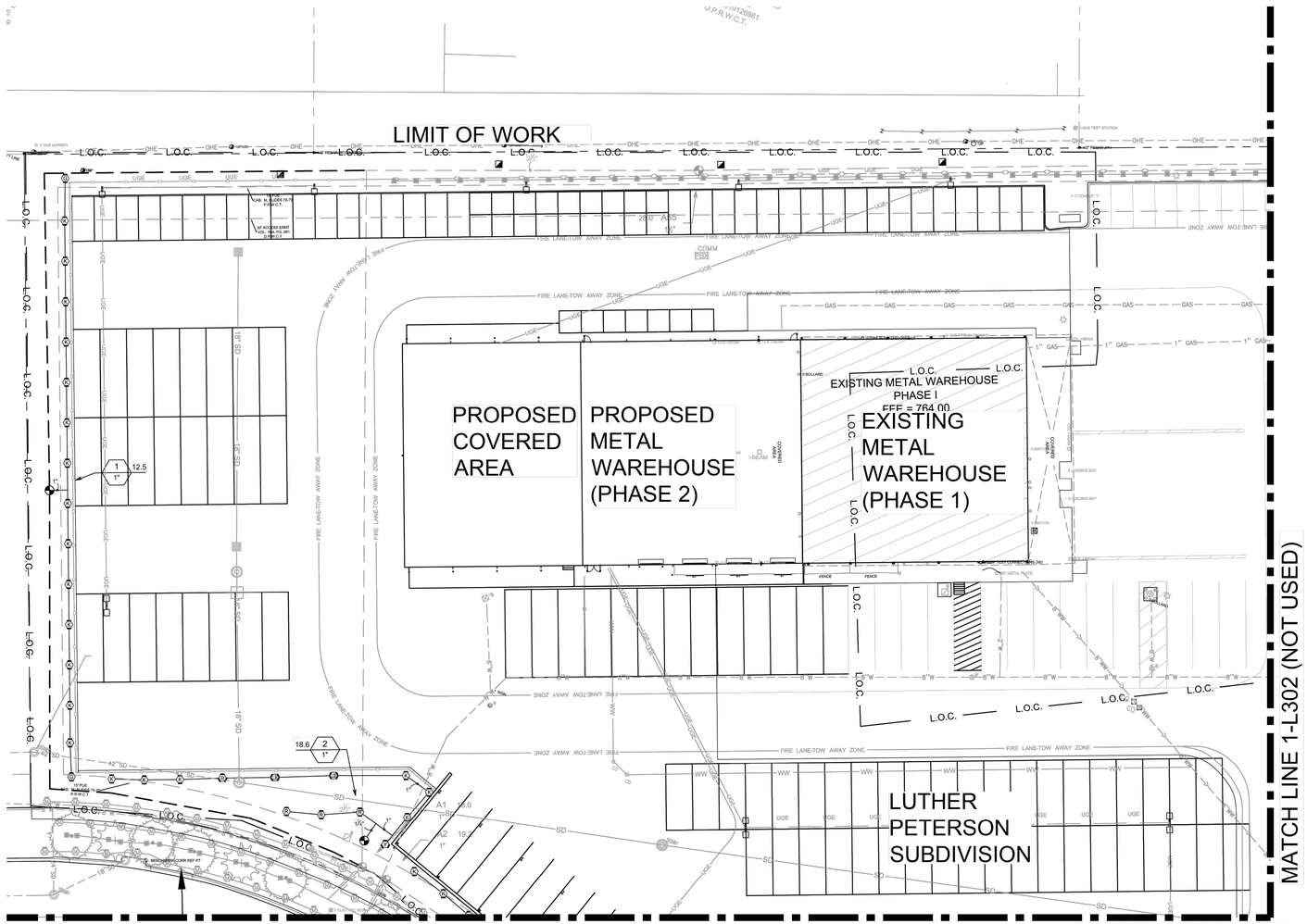
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IRRIGATION SCHEDULE 1–L301

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
(K)(G)(R)	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	28	40
(B)(Y)(A)	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	2	40
(LB)	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	2	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-AS ELECTRIC REMOTE CONTROL VALVE, 220 PSI RATED PLASTIC GLOBE VALVE, ACCU-SET PRESSURE REGULATOR.	2
	RAIN BIRD 44-NP 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING NON-POTABLE PURPLE RUBBER COVER, AND 2-PIECE BODY.	4
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	549.2 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	568.5 LF

Valve Callout
- Valve Number
- Valve Flow
- Valve Size



PRIME FIRM:

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06/23/2025
SHEET ISSUE DATE

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

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06/23/2025
ORIGINAL ISSUE DATE

06/23/2025
SHEET ISSUE DATE

CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:

W7Y63500

JACOBS PROJECT NUMBER: **FEWE3415**

SHEET TITLE:

IRRIGATION PLAN
AREA 1

SHEET NUMBER:

2-L301

47OF 51

0 15 30 60 120FT
SCALE: 1" = 30'

PLAN NORTH

SDP25-00001

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IRRIGATION SCHEDULE 1–L303

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	HUNTER PROS-06 5' STRIP SPRAY SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	12	30
Q T H F	HUNTER PROS-06 8' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	40	30
Q T H F	HUNTER PROS-06 10' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	6	30
Q T H TT TQ F	HUNTER PROS-06 12' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	29	30
Q T H TT TQ F	HUNTER PROS-06 15' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	25	30
4 6 8 10 12 15 17	HUNTER PROS-06 ADJ SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	36	30
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	32	40
25 50 10 20	HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.	18	30

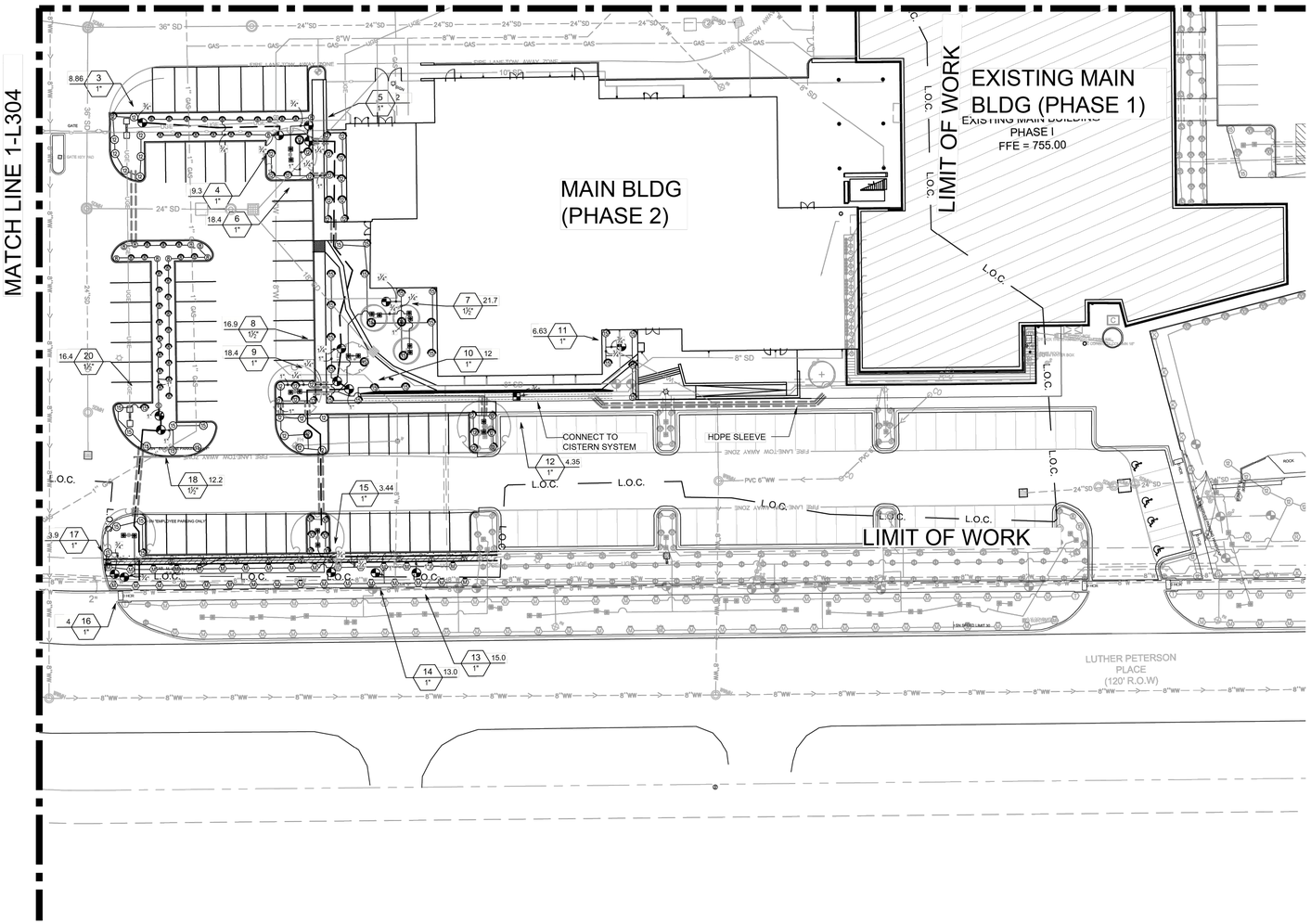
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	NETAFIM LVCZS8010075-LF PRE-ASSEMBLED CONTROL ZONE KIT, WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER, AND LOW FLOW PRESSURE REGULATOR 0.25GPM TO 4.4GPM.	1
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-06-12 XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.6 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	434.6 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-AS ELECTRIC REMOTE CONTROL VALVE, 220 PSI RATED PLASTIC GLOBE VALVE, ACCU-SET PRESSURE REGULATOR.	16
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,315 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	384.4 LF
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	250.8 LF

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

MATCH LINE 1-L302

MATCH LINE 1-L304



PLAN NORTH

0 15 30 60 120FT
SCALE: 1" = 30'

SDP25-00001

LEGEND

- PROPERTY LINE
- PROPOSED 8' CHAIN LINK FENCE
- DOUBLE LIGHTING STANDARD
- SINGLE LIGHTING STANDARD
- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WATER VALVE

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CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:
W7Y63500

JACOBS PROJECT NUMBER: **F6WE3615**

SHEET TITLE:
IRRIGATOIN PLAN
AREA 3

SHEET NUMBER:
2-L003
48OF 51

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IRRIGATION SCHEDULE 1–L304

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	HUNTER PROS-06 5' STRIP SPRAY SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	8	30
Q T H F	HUNTER PROS-06 10' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	8	30
Q T H TT TQ F	HUNTER PROS-06 12' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	8	30
Q T H TT TQ F	HUNTER PROS-06 15' RADIUS SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	41	30
4 6 8 10 12 15 17	HUNTER PROS-06 ADJ SHRUB SPRAY, 6.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	36	30
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	8	40
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	17	40
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	2	40
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	2	40
25 50 10 20	HUNTER PCB FLOOD BUBBLER, 1/2" FIPT.	32	30

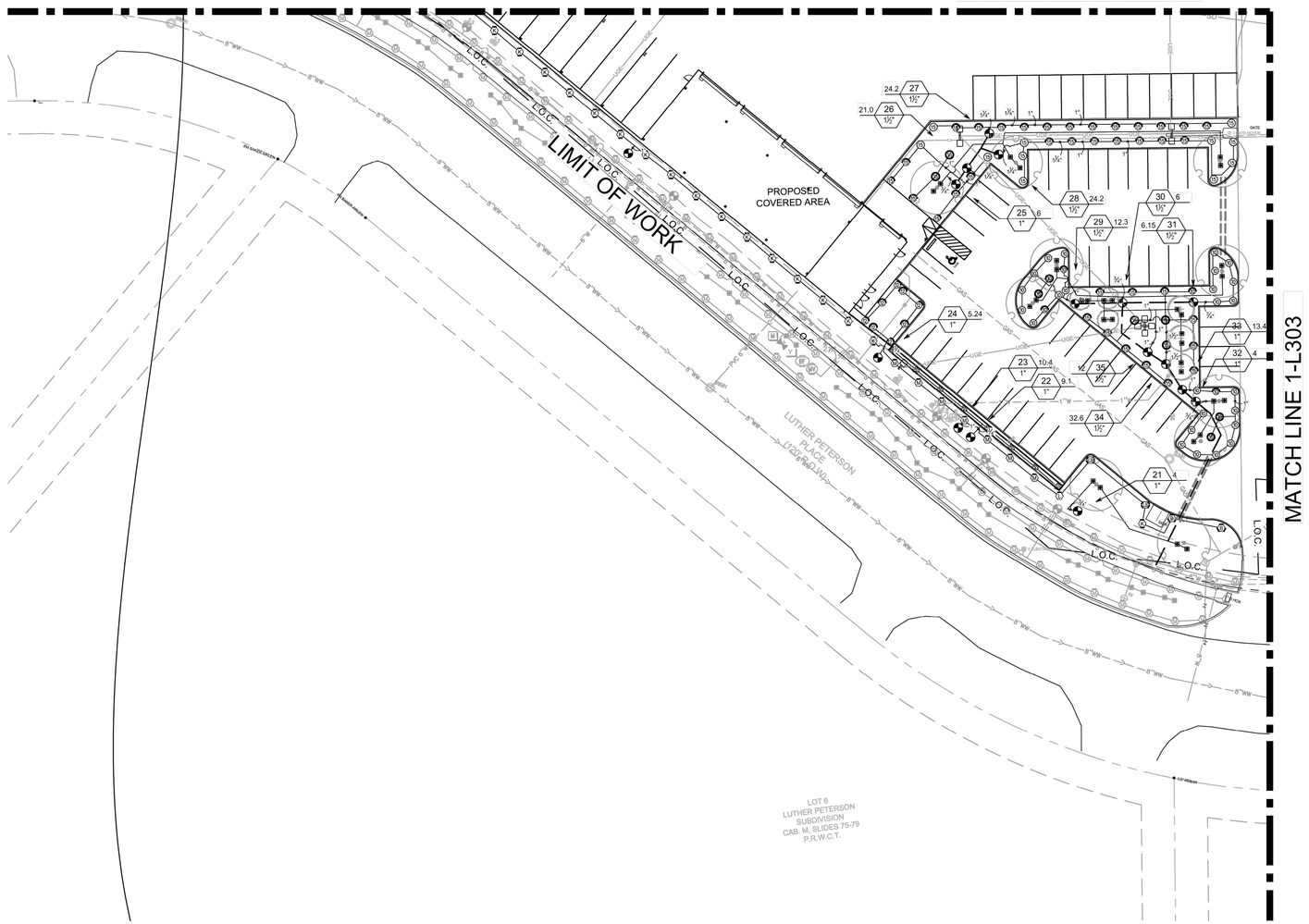
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-AS ELECTRIC REMOTE CONTROL VALVE, 220 PSI RATED PLASTIC GLOBE VALVE, ACCU-SET PRESSURE REGULATOR.	16
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	2,049 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	235.3 LF
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	66.4 LF

Valve Callout

Valve Number

Valve Flow

Valve Size



LEGEND

- PROPERTY LINE
- PROPOSED 8' CHAIN LINK FENCE
- DOUBLE LIGHTING STANDARD
- SINGLE LIGHTING STANDARD
- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WATER VALVE

PLAN NORTH

0 15 30 60 120FT

SCALE: 1 " = 30'

SDP25-00001

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CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:

W7Y63500

JACOBS PROJECT NUMBER: **F0WE3615**

SHEET TITLE:

IRRIGATION PLAN
AREA 4

SHEET NUMBER:

2-L304

49OF 51

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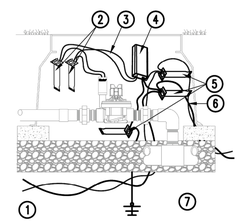
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IRRIGATION NOTES

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
   a. SLEEVES INTENDED FOR LATERAL LINES IS TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
   b. SLEEVES INTENDED FOR THE 2" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO THE PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.
9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO ANY TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.
10. TWO WIRE PATHS SHALL BE DIRECT BURIAL, 14 AWG OR STANDARD DECODER CABLE BY HUNTER WITH YELLOW JACKET (IDIYLW), RATED FOR DIRECT BURIAL APPLICATIONS, UF. UL., APPROVED. HUNTER ICD DECODERS SHALL BE USED ON ALL ZONE VALVE CONNECTIONS TO TWO WIRE PATH. CONTRACTOR TO USE MANUFACTURER RECOMMENDATIONS OF WIRE SPLICING AND BURIAL TECHNIQUES AS DETAILED AT WWW.HUNTERINDUSTRIES.COM
11. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
12. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.
13. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:
   a. 18" MINIMUM COVER FOR MAINLINES
   b. 18" COVER FOR PIPING LOCATED UNDER PAVING
   c. 12" MINIMUM COVER FOR LATERAL LINES
15. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18"
16. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
17. WHERE SERVICE TEES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.
18. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.
19. ALL LATERAL LINES SHALL BE ¾" CLASS 200 PVC UNLESS OTHERWISE NOTE ON PLANS.
20. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES CONCERNING LANDSCAPE IRRIGATION.

HYDRAULIC CALCULATION NOTES

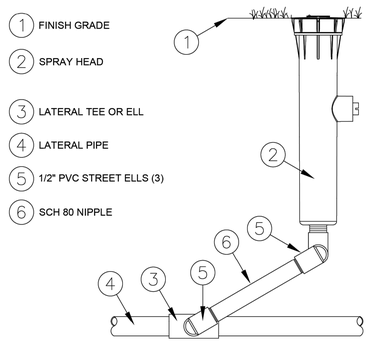
TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE, DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM UN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.



1. ID WIRE PATH TWISTED TO NEXT DECODER
2. DBY (2)
3. TWO BLACK WIRES TO VALVE SOLENOID/UP TO 150 FT./45M
4. MODEL ICD-100 DECODER
5. DBY-6 (3)
6. ID WIRE PATH FROM CONTROLLER ALLOW 5 ft/1.5M SLACK PER DECODER/1/2 ON EITHER SIDE OF DECODER
7. TO EARTH GROUND INSTALLED PER ASIC GUIDELINES. 1 PER 12 DECODERS OR EVERY 1000ft./330M.

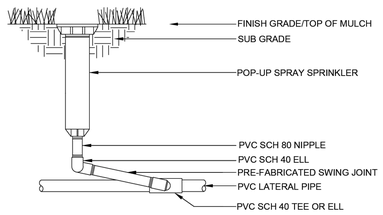
NOTE: All ICD 100 DECODERS SHALL HAVE THE FOLLOWING ADDRESS AND CORRESPONDING COLOR ADDRESS 1 = Black

C4 1-L305 — 2-WIRE DECODER
NTS

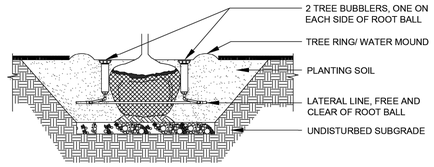


1. FINISH GRADE
2. SPRAY HEAD
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" PVC STREET ELLS (3)
6. SCH 80 NIPPLE

B2 1-L305 — POP-UP SHRUB SPRAY
NTS



A2 1-L305 — POP-UP SPRAY HEAD
NTS



A4 1-L305 — TREE BUBBLERS
NTS

SDP25-00001

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06/23/2025
SHEET ISSUE DATE

ISSUE LOG

REV	DESCRIPTION	DATE

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06/23/2025 ORIGINAL ISSUE DATE
06/23/2025 SHEET ISSUE DATE

CITY OF ROUND ROCK

PACKAGE 2 - MAIN BUILDING EXPANSION

BOB BENNETT SERVICE CENTER

221 EAST MAIN STREET
ROUND ROCK, TX 78664

CPC PROJECT NUMBER:
W7Y63500

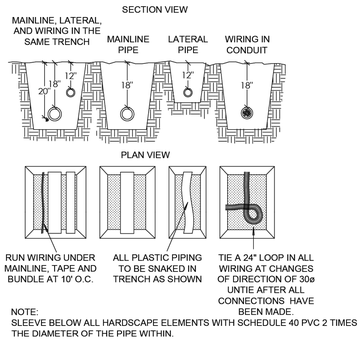
JACOBS PROJECT NUMBER: **FEWE3415**

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
2-L305
50OF 51

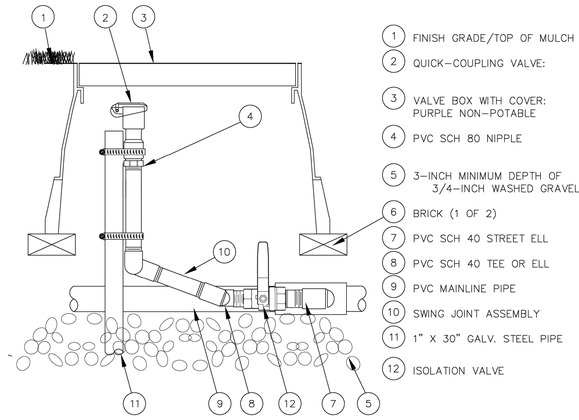
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NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

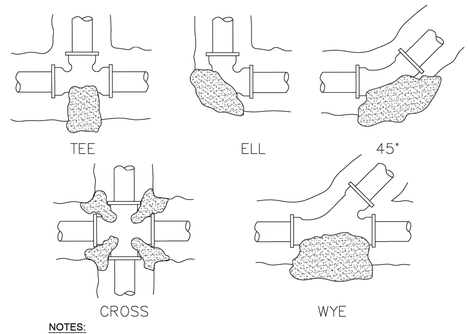
C1 PIPE AND WIRE TRENCHING
1-L306 NTS



1. FINISH GRADE/TOP OF MULCH
2. QUICK–COUPLING VALVE:
3. VALVE BOX WITH COVER: PURPLE NON–POTABLE
4. PVC SCH 80 NIPPLE
5. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
6. BRICK (1 OF 2)
7. PVC SCH 40 STREET ELL
8. PVC SCH 40 TEE OR ELL
9. PVC MAINLINE PIPE
10. SWING JOINT ASSEMBLY
11. 1" X 30" GALV. STEEL PIPE
12. ISOLATION VALVE

NOTE:
FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

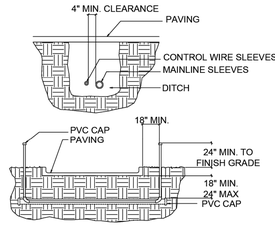
B1 QUICK COUPLING VALVE
1-L306 NTS



NOTES:

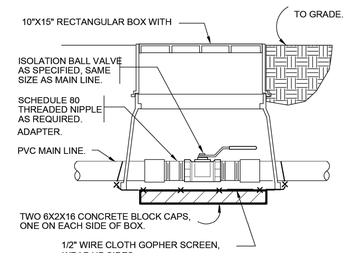
1. SUPPLY LINES 3" IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS
2. A MINIMUM OF 6" OF CONCRETE SHALL BE POURED ON VIRGIN OR COMPACTED SOIL BENEATH EACH INSTALLATION.
3. BACK OF CONCRETE THRUST BLOCK MUST BEAR AGAINST UNDISTURBED OR PROPERLY COMPACTED EARTH.

C3 TYPICAL CONCRETE THRUST BLOCKS
1-L306 NTS



1. ALL PVC IRRIGATION SLEEVING TO BE SCH. 40.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND SMALLER SLEEVE TO 24" MIN. ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

B3 IRRIGATION SLEEVING
1-L306 NTS



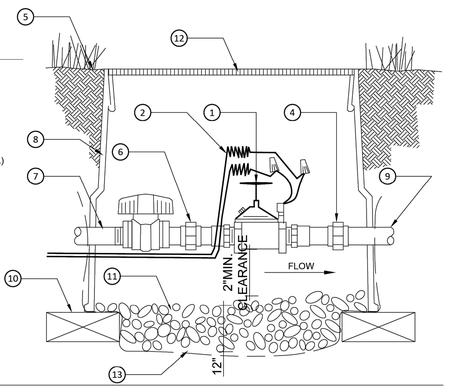
D4 BRASS BALL ISOLATION VALVE
1-L306 NTS

KEY NOTES:

1. ELECTRIC CONTROL VALVE (MODEL & SIZE PER PLAN).
2. SNAP- TIE WIRE CONNECTORS AND EXPANSION COILS, 10 WRAPS AROUND 1/2" PIPE.
3. NOT USED
4. SDR 80 UNION
5. FINISH SOIL GRADE
6. SDR 80 UNION
7. WATER MAIN
8. VALVE BOX
9. DISTRIBUTION LINE
10. BRICK SUPPORT (1-EACH CORNER)
11. 3/4" CRUSHED GRAVEL (DRAINAGE FILL)
12. LOCKING COVER
13. FILTER FABRIC

NOTES:

1. INSTALL VALVES A MIN. OF 12" FROM STRUCTURES OR HARDSCAPE.
2. INSTALL VALVES IN PLANTING BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPE.
4. INSTALL VALVE BOX SO THAT TOP OF VALVE BOX IS FLUSH WITH ADJACENT HARDSCAPE.
5. REMOTE CONTROL VALVES TO HAVE STANDARD IDENTIFICATION TAGS CORRESPONDING TO CONTROLLER STATION NUMBER ON THE VALVE.
6. PLACE 3/4" DIA. DRAIN ROCK PRIOR TO INSTALLATION OF VALVE BOX
7. REFER TO SPECIFICATION AND PLAN SHEETS FOR MORE INFORMATION.



A3 IRRIGATION VALVE
1-L306 NTS

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JACOBS PROJECT NUMBER: **F8WE3615**

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
2-L306
51OF 51

SDP25-00001

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