

TCEQ WPAP & SCS APPLICATION

for

**SANTA RITA RANCH PHASE 2B SECTION 3
WILLIAMSON COUNTY, TEXAS**

Prepared For:

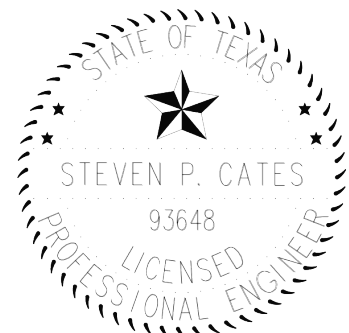
SRFV Development, LLC
Attn: James Edward Horne
1700 Cross Creek Lane, Suite 100
Liberty Hill, TX 78642
(512) 502-2050

Prepared By:

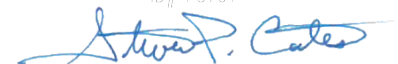
Steven P. Cates, P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 West William Cannon Drive
Austin, Texas 78749
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CBD No. 5558
September 2025



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791



9-29-2025

Table of Contents

- I. Edwards Aquifer Application Cover Page (TCEQ-20705)**
- II. General Information Form (TCEQ-0587)**
 - Attachment A - Road Map
 - Attachment B - USGS / Edwards Recharge Zone Map
 - Attachment C - Project Description
- III. Geologic Assessment Form (TCEQ-0585)**
 - Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
Comments to the Geologic Assessment Table
 - Attachment B - Soil Profile and Narrative of Soil Units
 - Attachment C - Stratigraphic Column
 - Attachment D - Narrative of Site-Specific Geology
Site Geologic Map(s)
Table or list for the position of features' latitude/longitude (if mapped using GPS)
- IV. Water Pollution Abatement Plan Application Form (TCEQ-0584)**
 - Attachment A - Factors Affecting Water Quality
 - Attachment B - Volume and Character of Stormwater
- V. Temporary Stormwater Section (TCEQ-0602)**
 - Attachment A - Spill Response Actions
 - Attachment B - Potential Sources of Contamination
 - Attachment C - Sequence of Major Activities
 - Attachment D - Temporary Best Management Practices and Measures
 - Attachment F - Structural Practices
 - Attachment G - Drainage Area Map
 - Attachment H – Temporary Sediment Pond(s) Plans and Calculations
 - Attachment I - Inspection and Maintenance for BMPs
 - Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices
- VI. Permanent Stormwater Section (TCEQ-0600)**
 - Attachment B - BMPs for Upgradient Stormwater
 - Attachment C - BMPs for On-site Stormwater
 - Attachment D - BMPs for Surface Streams
 - Attachment F - Construction Plans
 - Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
 - Attachment I - Measures for Minimizing Surface Stream Contamination
- VII. Organized Sewage Collection System Plan (TCEQ-0582)**
 - Attachment A – SCS Engineering Design Report
- VIII. Appendices**
 - A. TCEQ TSS Removal Spreadsheets
 - B. WPAP & SCS Approval Letter
 - C. Water Quality Calculation Spreadsheet
- IX. Agent Authorization Form (TCEQ-0599), if application submitted by agent**
- X. Application Fee Form (TCEQ-0574)**
- XI. Check Payable to the “Texas Commission on Environmental Quality”**
- XII. Core Data Form (TCEQ-10400)**

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: Santa Rita Ranch Phase 2B SECTION 3				2. Regulated Entity No.:			
3. Customer Name: SRFV Development, LLC				4. Customer No.: 605894914			
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
7. Land Use: (Please circle/check one)	☒ Residential		☐ Non-residential		8. Site (acres):		16.87
9. Application Fee:	\$5,178.50		10. Permanent BMP(s):		Batch Detention		
11. SCS (Linear Ft.):	2,357		12. AST/UST (No. Tanks):		N/A		
13. County:	Williamson		14. Watershed:		North Fork San Gabriel River		

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	_x_
Region (1 req.)	—	—	_x_
County(ies)	—	—	_x_
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___ Barton Springs/ Edwards Aquifer ___ Hays Trinity ___ Plum Creek	___ Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___ Austin ___ Buda ___ Dripping Springs ___ Kyle ___ Mountain City ___ San Marcos ___ Wimberley ___ Woodcreek	___ Austin ___ Bee Cave ___ Pflugerville ___ Rollingwood ___ Round Rock ___ Sunset Valley ___ West Lake Hills	___ Austin ___ Cedar Park ___ Florence _x_ Georgetown ___ Jerrell ___ Leander _x_ Liberty Hill ___ Pflugerville ___ Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Santa Rita KC, LLC / Carlson, Brigance, & Doering, Inc.

Print Name of Customer/Authorized Agent



9-29-2025

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):

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: Steven P. Cates, P.E.

Date: 9/29/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Santa Rita Ranch Phase 2B Section 3

2. County: Williamson

3. Stream Basin: North Fork San Gabriel River

4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

☒ Recharge Zone

☐ Transition Zone

6. Plan Type:

☒ WPAP

☒ SCS

☐ Modification

☐ AST

☐ UST

☐ Exception Request

7. Customer (Applicant):

Contact Person: James Edward Horne

Entity: SRFV Development, LLC

Mailing Address: 1700 Cross Creek Lane, Suite 100

City, State: Liberty Hill, TX

Zip: 78642

Telephone: 512-502-2050

FAX: _____

Email Address: ed@sr Austin.com

8. Agent/Representative (If any):

Contact Person: Steven P. Cates, P.E.

Entity: Carlson, Brigrance & Doering, Inc.

Mailing Address: 501 W. William Cannon Blvd.

City, State: Austin, Texas

Zip: 78749

Telephone: 512-280-5160

FAX: 512-280-5165

Email Address: steve@cbdeng.com

9. Project Location:

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

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

South of Ex. Tower Rd, East of Flower Valley Pkwy

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☐ Drainage path from the project site to the boundary of the Recharge Zone.
13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- ☒ Survey staking will be completed by this date: 10/04/2025

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.

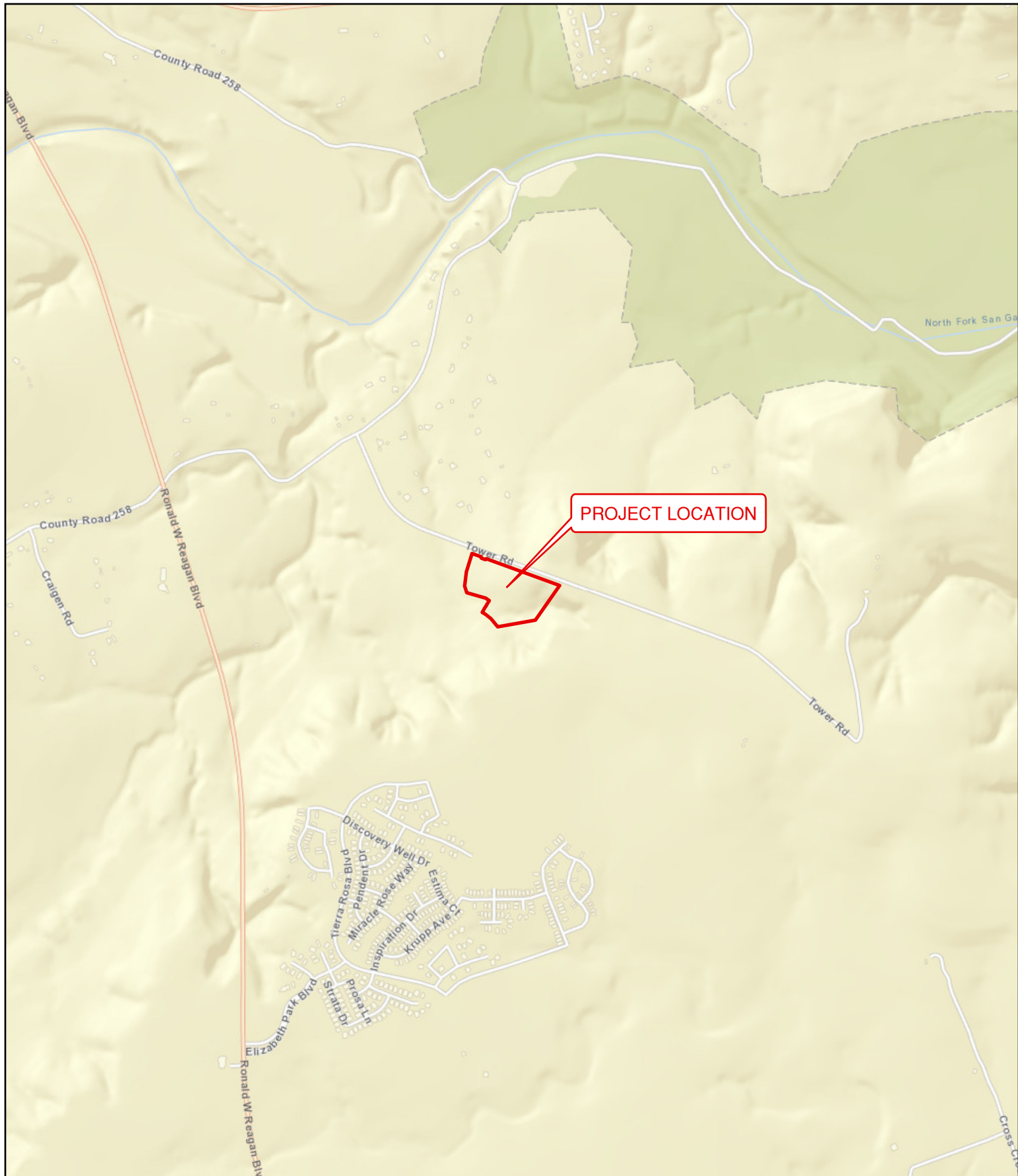
General Information Form
ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

ROAD MAP



Subject Boundary



Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying

Santa Rita Ranch

Water Pollution Abatement Plan Map

Leander NE Quadrant



0 1,000 2,000 4,000 Feet

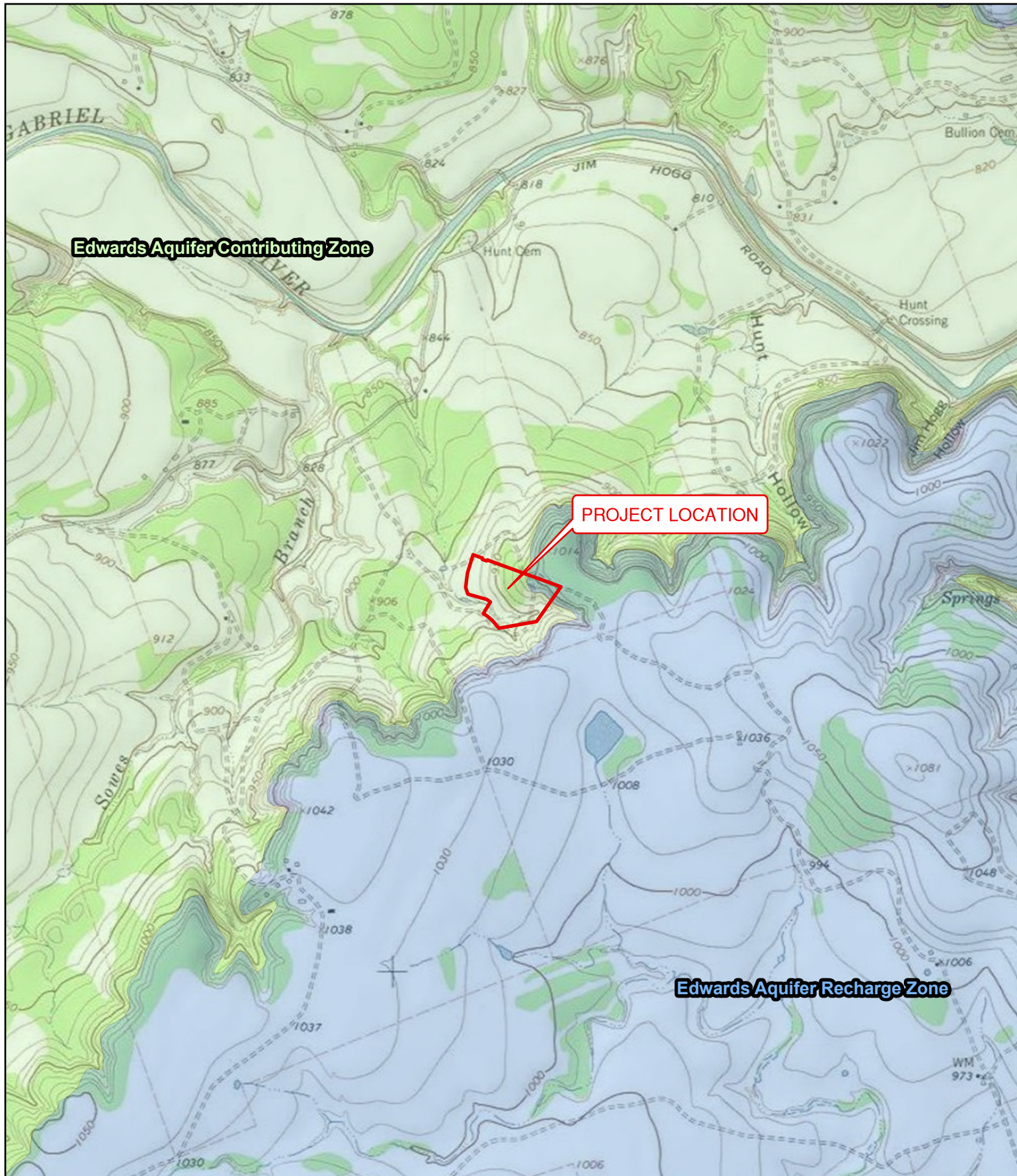
General Information Form
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

USGS / EDWARDS AUQUIFER RECHARGE ZONE MAP



Edwards Aquifer Contributing Zone

PROJECT LOCATION

Edwards Aquifer Recharge Zone

 **Subject Boundary**

Santa Rita Ranch

Water Pollution Abatement Plan Map
Leander NE Quadrant

 **Carlson, Brigrance & Doering, Inc.**
Civil Engineering ♦ Surveying



0 1,000 2,000 4,000
Feet

General Information Form
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Project Description:

Santa Rita Ranch Phase 2B Section 3 is a 16.87-acre residential development that is composed of 35 single-family lots. The project is located on the east side of Flower Valley Parkway and just south of existing Tower Rd and north of Santa Rita Ranch Phase 2B Section 1 and 2. The project is located within the City of Liberty Hill ETJ, in Williamson County, Texas. This project includes 1,695 linear feet of roadway, 1,924 linear feet of water main line, 1,300 linear feet of 8" SDR 26 PVC ASTM D3034 wastewater main line, 195 linear feet of 3" C900 (150 psi) PVC AWWA C900 wastewater main line, 40 linear feet of 8" C900 (150 psi) PVC AWWA C900 wastewater main line at water crossings, and 822 linear feet of 6" SDR 26 PVC ASTM D3034 of wastewater service line.

The proposed wastewater line will flow into an existing SCS gravity system to the approved Lift Station 2A and then the Liberty Hill Wastewater Treatment Plant.

The site may have soil imported. The fill material shall consist of crushed limestone, select fill, and topsoil. The fill material will be used to facilitate drainage, roadway construction, revegetation of the property, and to elevate the building foundations.

This project is located within the Edwards Aquifer Recharge Zone. Flows were calculated using the National Resource Conservation hydrologic method. Water Quality will be provided by existing batch detention ponds constructed in previous sections.

Within the 16.87-acre improvement area, approximately 4.86 acres of impervious cover will be installed (28.81% of total project site). Batch detention pond 14 have been designed in accordance with the January 20, 2017 Addendum Sheet to RG-348 which establishes Batch Detention Basins as Section 3.2.17 of RG-348. They have been sized to treat and detain for Phase 2B Section 1 & 2, and 3 and future sections.

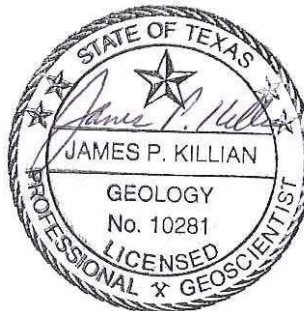
**GEOLOGIC ASSESSMENT
APPROXIMATELY 93-ACRE SANTA RITA RANCH TRACT
PHASE 2B (SECTIONS 2 & 3) AND PHASE 2C
TOWER ROAD
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
HJN 200130 GA**

PREPARED FOR:

**SANTA RITA KC LLC
AUSTIN, TEXAS**

PREPARED BY:

**HORIZON ENVIRONMENTAL SERVICES
A BRANCH OF LJA ENVIRONMENTAL SERVICES, LLC
TBPB FIRM REGISTRATION NO. 50679**



APRIL 2025

TABLE OF CONTENTS

I. GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

II. ATTACHMENTS:

- A GEOLOGIC ASSESSMENT TABLE
- B STRATIGRAPHIC COLUMN
- C DESCRIPTION OF SITE GEOLOGY
- D SITE GEOLOGIC MAP
- E SUPPORTING INFORMATION
- F ADDITIONAL SITE MAPS

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: James Killian

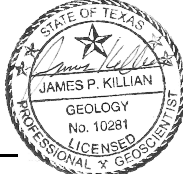
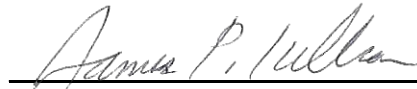
Telephone: 512-328-2430

Date: 4 April 2025

Fax: 512-328-1804

Representing: Horizon Environmental Services and TBPG Form Registration No. 50679 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Approximately 93-acre Santa Rita Ranch Tract; Phase 2B (Sections 2 and 3) and Phase 2C; Tower Road, Georgetown, Williamson County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 27 March 2025

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)
BkE - Brackett gravelly clay loam, 3-12% slopes	C	1 - 4
BkrG - Brackett-Rock outcrop-Real complex, 8-30% slopes	C	1 - 2
DnC - Denton silty clay, 3-5% slopes	D	1 - 3
EeB - Eckrant extremely stony clay, 0-3% slopes	D	1 - 1.5

Soil Name	Group*	Thickness(feet)
GsB - Georgetown stony clay loam, 1-3% slopes	D	1 - 3

** 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" = 400'

Site Geologic Map Scale: 1" = 400'

Site Soils Map Scale (if more than 1 soil type): 1" = 500'

9. Method of collecting positional data:

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

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

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

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

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

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

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

- ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- ☐ The wells are not in use and have been properly abandoned.
 - ☐ The wells are not in use and will be properly abandoned.
 - ☐ The wells are in use and comply with 16 TAC Chapter 76.
- ☐ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

ATTACHMENT A
GEOLOGIC ASSESSMENT TABLE

DATUM:			8A INFILLING	
2A TYPE	TYPE	2B POINTS		
C	Cave	30	N	None, exposed bedrock
SC	Solution cavity	20	C	Coarse - cobbles, breakdown, sand, gravel
SF	Solution-enlarged fracture(s)	20	O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fault	20	F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
O	Other natural bedrock features	5	V	Vegetation. Give details in narrative description
MB	Man-made feature in bedrock	30	FS	Flowstone, cements, cave deposits
SW	Swallow hole	30	X	Other materials:
SH	Sinkhole	20		
CD	Non-karst closed depression	5		
Z	Zone, clustered or aligned features	30		

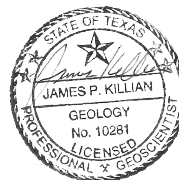
12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Sheet 1 of 1

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

James P. Muller



ATTACHMENT B
STRATIGRAPHIC COLUMN

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
			1028	0
Edwards Limestone (Ked)	Edwards Aquifer	50		
Comanche Peak Limestone (Kc)		50	978	50
Keys Valley Marl (Kkv)		50	928	100
			878	150

Note: Unit elevation and thickness given with respect to a ground surface elevation of 1028 ft along the eastern boundary of the subject site.



Date: 04/02/2025
 Drawn: KRW
 HJN NO: 200130.001 GA

Attachment B
 Stratigraphic Column
 Santa Rita Ranch
 Phase 2B (Sections 2 & 3) and Phase 2C
 Tower Road
 Georgetown, Williamson County, Texas



ATTACHMENT C
DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

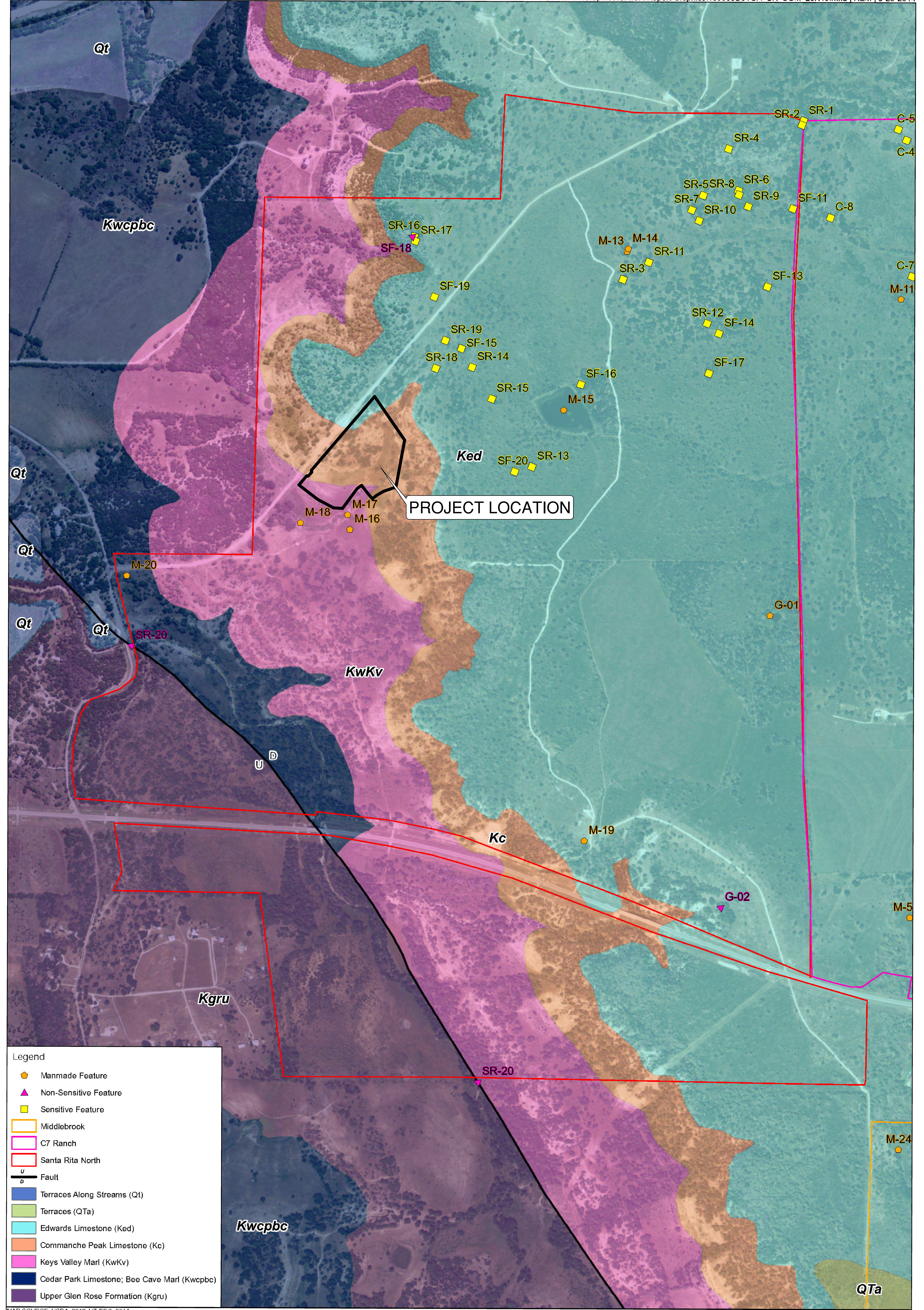
A geologic assessment of approximately 93 acres (Santa Rita Ranch [SRR] Phase 2B [Sections 2 & 3] and 2C) located along the south side of Tower Road in Georgetown, Williamson County, Texas, was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of undeveloped vacant rangeland with no habitable structures. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

Approximately 72 acres of the subject site are located within the EARZ and 21 acres are in the Edwards Aquifer Contributing Zone (EACZ) as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves. The EACZ is the area or watershed where runoff from precipitation flows downgradient to the Recharge Zone of the Edwards Aquifer. The Contributing Zone is located upstream (upgradient) and generally north and northwest of the Recharge Zone.

The subject site is underlain by Edwards Limestone (Ked), Comanche Peak Limestone (Kc), and Keys Valley Marl (Kkv) (UT-BEG, 1995), which have estimated maximum thicknesses of about 50 feet each.

A total of 6 naturally occurring geologic features (SF-15, SF-16, SR-14, SR-15, SR-18, and SR-19) were identified at this site. No man-made features were identified. Further information pertaining to the geologic features is presented in the following Attachments D, E, and F.

ATTACHMENT D
SITE GEOLOGIC MAP



ATTACHMENT E
SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 93 acres of vacant rangeland located along the south side of Tower Road in Georgetown, Williamson County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly vacant with no apparent use. No habitable structures were observed on the site. Tower Road borders the north side and Fortuna Road (unpaved) bisects the southern portion of the subject site. Surrounding lands are generally used for residential and agricultural purposes.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently sloping terrain within the North and Middle Forks of the San Gabriel River watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 932 feet above mean sea level (amsl) near the northwestern property boundary within an unnamed tributary of Sowes Branch to a maximum

of approximately 1028 feet amsl near the eastern property boundary (USGS, 1976). Drainage on the site occurs primarily by overland surface flow in multiple directions depending on proximity to unnamed tributaries of Soves Branch.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge Zone and Edwards Aquifer Contributing Zone (TCEQ, 2025) (Attachment F, Figure 2).

2.5 SURFACE SOILS

Five soil units are mapped within the subject site (NRCS, 2025) (Appendix F, Figure 4). Generally, the soil series are similar in their physical, chemical, and engineering properties, with the principal exception being rock fragment content and thickness. The soil units are described in further detail below.

Brackett gravelly clay loam, 3 to 12% slopes (BkE) has a moderately alkaline, pale brown, clay loam surface layer about 5 inches thick with about 15% cover of limestone fragments that range from 4 to 12 inches in diameter. The subsoil, to 16 inches, is moderately alkaline, pale yellow clay loam with about 5% weakly cemented fine limestone fragments. The underlying layer is very pale brown, interbedded, calcareous loam and limestone. This soil is well-drained, permeability is moderately slow, and available water capacity is very low. Runoff is rapid (Werchan and Coker, 1983).

Brackett-Rock outcrop-Real complex, 8 to 30% slopes (BkG) consists of hilly to steep Brackett soils and Rock outcrop on uplands. This complex is made up of about 50% Brackett soils, about 25% Rock outcrop, and 25% other soils. Typically, the Brackett soils have a moderately alkaline, grayish-brown, gravelly, silty clay loam surface layer about 4 inches thick. About 60 to 80% of the surface is covered with limestone pebbles, cobbles, stones, and a few boulders. The subsoil, which extends to a depth of about 12 inches, is moderately alkaline, light brownish-gray, gravelly, silty clay loam. The underlying material is interbedded limestone and marl. The Brackett soils are well-drained. Runoff is rapid, and available water capacity is very low. Erosion is a moderate to severe hazard. Rock outcrop consists of narrow horizontal bands and random areas of marl outcrop. Loose cobbles, stones, and boulders are common on the surface (Werchan and Coker, 1983).

Denton silty clay, 3 to 5% slopes (DnC) typically has an upper layer of dark brown, silty clay about 18 inches thick. The subsoil, to a depth of about 25 inches, is light brown, silty clay. The layer below that, to 32 inches, is pale brown, silty clay loam. The underlying material is limestone interbedded with weathered limestone and limy material. The soil is calcareous and moderately alkaline. This soil is well-drained, and runoff is medium. Permeability is slow. When dry, the soil cracks and water enters the soil rapidly; but when the soil is wet, water enters it slowly. The available water capacity is medium, and erosion is a moderate hazard (Werchan and Coker, 1983).

Eckrant extremely stony clay, 0 to 3% slopes (EeB) is gently sloping and located on broad ridges and in shallow valleys on uplands. Typically, this soil has an extremely stony, very dark gray, clay surface layer about 11 inches thick. The underlying material is indurated limestone. About 25% of the surface is covered with fragments of limestone; most are about 6 inches across, but range from 3 inches to 3 feet across and are as much as 10 inches thick. The soil is calcareous, moderately alkaline, and well-drained. Permeability is moderately slow, and surface runoff is rapid. The fragments of limestone on the surface help to prevent erosion. The available water capacity is very low because of the shallowness of the soil and stones in the soil (Werchan and Coker, 1983).

Georgetown stony clay loam, 1 to 3% slopes (GsB) is typically found on higher parts of uplands. Typically, this soil has a slightly acidic, brown, stony clay loam surface layer about 7 inches thick and few stones on or near the surface. The subsoil, which extends down to a depth of about 35 inches, is neutral, reddish-brown clay in the upper part and slightly acidic, reddish-brown, cobbly clay in the lower part. The underlying material is indurated, fractured limestone that has clay loam in crevices and fractures. This soil is well-drained. Permeability is slow, and surface runoff is medium. The available water capacity is low. Reaction is neutral to slightly acidic. The erosion hazard ranges to slight. The soil is suitable for urban uses, but corrosion to buried pipelines is a hazard due to the clayey subsoil. Septic systems do not function well in the clayey subsoil (Werchan and Coker, 1983).

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no water wells on the subject site and 12 wells within 0.5 miles of the subject site (TCEQ, 2005; TWDB, 2024). According to the TWDB records, all the off-site wells are reportedly completed within the Trinity Aquifer at total depths ranging from 535 to 850 feet below surface. Horizon observed no on-site water wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by Edwards Limestone (Ked) (UT-BEG, 1995). Edwards Limestone comprises limestone, dolomite, and chert. Limestone is aphanitic to fine grained, massive to thin bedded, hard, brittle, and in part rudistid biostromes, with much miliolid biosparite. Dolomite is fine to very fine grained, porous, medium gray to grayish brown. Nodules and plates are common in chert, varying in amount from bed to bed, with some intervals free of chert, mostly white to light gray. In zone of weathering, the formation is considerably recrystallized, "honeycombed," and cavernous, forming an aquifer; it forms flat areas and plateaus bordered by scarps. Thickness ranges from 60 to 350 feet, thinning northward.

Comanche Peak Limestone (Kc) underlies the Edwards and crops out on the steep, north-facing slopes located along the northern portion of the site. It is approximately 50 feet thick and consists of white, soft, nodular limestone interbedded with marl and calcareous clay.

Underlying the Comanche Peak Limestone is the Keys Valley Marl (Kkv) member of the Walnut Formation (Kw), which crops out along the moderate to gently sloping areas located in the northwestern portion of the site. The uppermost 50 feet of the Walnut Formation is named the Keys Valley Marl member and consists of cream-colored, fossiliferous marl with some thin interbeds of soft limestone. The Keys Valley Marl is underlain by the Cedar Park Limestone (Kwcp) and Bee Creek Marl (Kwbc) members of the Walnut Formation.

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D.

The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped fault is located approximately 0.5 miles to the northwest, trending from southwest to northeast (TWSC, 2025).

Field Assessment

A field survey was conducted by Horizon support staff under the supervision of a licensed Horizon geologist on 27 March 2025. Horizon observed no man-made features and 6 naturally occurring geologic features (SF-15, SF-16, SR-14, SR-15, SR-18, and SR-19) on the subject site that meet the TCEQ definition of a potential recharge feature. No springs were observed at the site. Previous geologic assessments were conducted on the subject site by SWCA Environmental Consultants (SWCA, 2006) and Horizon (Horizon, 2014). SWCA originally identified all (6) of the geologic features previously listed.

Geologic features on the subject site are described as follows:

Geologic Feature SF-15: This feature had been previously assessed by SWCA as 2 small sinkholes that were partially filled with discarded trash (barbed wire and scrap metal) (SWCA, 2006). However, the feature is 1 large sinkhole (~50 feet long by 25 feet wide by 3 feet deep) and 1 open solution cavity (~3 feet long by 1.5 feet wide by 6 feet deep) that is located within the sinkhole's catchment area. Near the center of the sinkhole is a partially filled trash area with an open drainage portal about 5 feet long by 3 feet wide by 4 feet deep. Slight to moderate air flow conductivity was noted amongst the trashed portal opening. The solution cavity is located about 20 feet due southeast from the lowest part of the sinkhole with some discarded trash (barbed wire and bottles). It had slight air flow conductivity, and the floor of the cavity appears to slope back towards the sinkhole drainage portal. Based on the presence of air flow conductivity and a very well-defined sinkhole perimeter, the potential for additional subgrade passage is very probable. This feature meets the requirements to be classified as a potential cave, based on it being a natural, underground, open space formed by dissolution of limestone that is large enough for an average-sized person to enter.

Horizon staff excavated the feature (20 feet long by 6 to 8 feet wide by 3 to 7 feet deep) from 3 and 6 May 2024 using a backhoe with hoe ram attachment. At approximately 7 feet below the surface, a void opening was found along the south wall about 2 feet wide by 3 feet high that appeared to extend over 30 feet toward the southeast into a slanted room about 12 to 17 feet wide by less than 1 to 5 feet high, with a few speleothems (ceiling soda straws) above large rock breakdown and soil covered floors. A smaller passage about 4 feet wide by 2 feet high was found behind the room that extended about 20 feet toward the southwest but became too low and narrow to continue. This feature is classified as a **cave** based on it being a natural underground open space formed by the dissolution of limestone that is large enough for an average-sized person to enter. Horizon staff performed hand excavation and exploration of the cave on 7 May 2024. The floor of the feature was covered with dark gray clayey soil, ceiling breakdown, a few speleothems, and cave coral. Horizon staff surveyed and mapped the cave, which has been officially named **Jimbo's Fissure Cave** for identification purposes, on 6 June 2024. Plan and profile cave maps are included in this report. The cave is approximately 70 feet long (south to north) and 17 feet at its widest. Interior ceiling heights within the cave range from less than 1 foot to 5 feet. This feature has a high infiltration rate and a surface runoff catchment less than 1 acre. This feature has been deemed sensitive for groundwater recharge and therefore has a TCEQ buffer of 200 feet upslope and 50 feet downslope surrounding the sinkhole/footprint of the cave.



Geologic feature SF-15 (sinkhole/potential cave) before excavation, facing south



Geologic feature SF-15 after excavation, facing southeast



Geologic feature SF-15 (Jimbo's Fissure Cave) interior view with large breakdown rock on floor, facing southeast



Geologic feature SF-15 (Jimbo's Fissure Cave) opposite view, facing northwest

Geologic Feature SF-16: This feature had been previously assessed by SWCA as an unnamed cave within a very large sinkhole that is rimmed with boulders and cobble debris (SWCA, 2006). The sinkhole measures approximately 300 feet long by 200 feet wide by 3 to 6 feet deep and funnels into a large, open vertical shaft about 10 feet in diameter by 5 feet deep that was recently (<1 year) covered with a large boulder to prevent potential entry by visitors. Along the west side of the shaft floor is an opening measuring 5 feet long by 4 to 6 feet deep that connects to an apparent low bedding plane void extending about 20 feet (north to south) by 10 feet wide by 3 to 4 feet high. Several internal open drains were observed along the floor at the lowest points of the void. Moderate to high air flow conductivity was noted along the edges of the boulder that covers the main shaft opening. This feature meets the requirements to be classified as a **cave**, based on it being a natural underground open space formed by dissolution of limestone that is large enough for an average-sized person to enter. This sinkhole/cave is located within a broader drainage area that appears to drain over several acres.

Horizon staff removed the large boulder and excavated the feature (11 feet long by 8 feet wide by 11 feet deep) from 9, 10, and 13 May 2024 using a backhoe with hoe ram attachment. At approximately 9 feet below the surface, a low horizontal bedding plane void filled with soil, rocks, and/or wooden sticks/branches was found along the north and northwest walls about 20 to 25 feet wide by 1 to 3 feet high. About 10 feet west of the excavation, a small (1.5 feet in diameter by 3 to 6 feet deep) but open drainage portal was found in the floor of the bedding plane room with very high air flow conductivity. On 14 and 15 May 2024, Horizon staff hand-excavated/enlarged the interior drainage portal down to about 7 feet and found a low horizontal open tunnel passage (~3 to 4 feet wide by less than 1 to 1 foot high) that extended over 20 feet toward the north. On 17, 21, and 22 May 2024, Horizon staff hand-excavated the floor of the tunnel passage and found a shallow pit about 4 feet long by 2 feet wide by 2.5 feet deep near the apparent end of the tunnel passage that had an additional open void passage near the floor of

the pit (~4 feet wide by less than 1 to 1 foot high) that extended to the north another 15 feet with high air flow conductivity. This additional tunnel passage had a clean-washed rock floor with some infilled soil, sticks, and rocks further ahead. Cave exploration was terminated at this point due to the constrictive size of the additional passage. Of note, large amounts of surface water inflow appear to have scoured this explored area of the cave and additional cave passage is most likely. Horizon staff surveyed and mapped the cave, which has been officially named **Santa Rita Sink Cave** for identification purposes on 15 May 2024 and 10 June 2024. A plan and profile cave map is included in this report. The cave is approximately 60 feet long (south to north) and 35 feet at its widest. Interior ceiling heights within the cave range from less than 1 foot to 6 feet. This feature has a very high infiltration rate and a surface runoff catchment greater than 8 acres. This feature has been deemed highly sensitive for groundwater recharge and therefore has a TCEQ (upslope) setback buffer of 200 feet that surrounds the entire perimeter of the sinkhole, which includes the footprint of the cave.



Geologic feature SF-16 (very large sinkhole/cave) before excavation, facing east



Geologic feature SF-16 after excavation, facing east

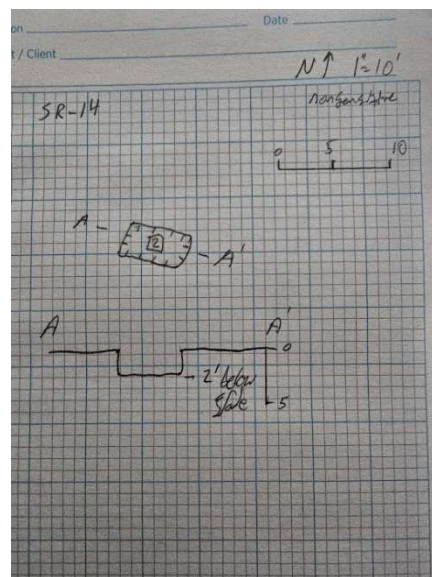


Geologic feature SF-16 (Santa Rita Sink Cave) interior view (station no. 1) of low, highly scoured room along northwestern wall of excavation, facing west



Geologic feature SF-16 (Santa Rita Sink Cave) interior view of lower tunnel passage (station no. 3, facing north

Geologic Feature SR-14: Small, upland sinkhole measuring approximately 6 feet long by 4 feet wide by 2.5 feet deep, with a semi-open drainage portal near the center about 0.5 feet in diameter by 1 foot deep. No significant air flow conductivity was noted. Probing with a steel rod encountered firm soil and cobbles about 3 feet below the feature's floor. Horizon staff excavated the feature on 5 September 2024 using a backhoe with hoe ram attachment. Excavation dimensions measured approximately 8 feet long by 6 feet wide by 7 feet deep. After mechanical excavation, Horizon probed the floor of the feature with a steel rod; however, no portals and/or voids were discovered in the floor or walls of the feature. Based on a lack of pursuable void leads, the excavation was terminated and left open for review/concurrence by the TCEQ. This feature has been deemed non-sensitive for groundwater recharge capability. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acre.



Sketch of SR-14



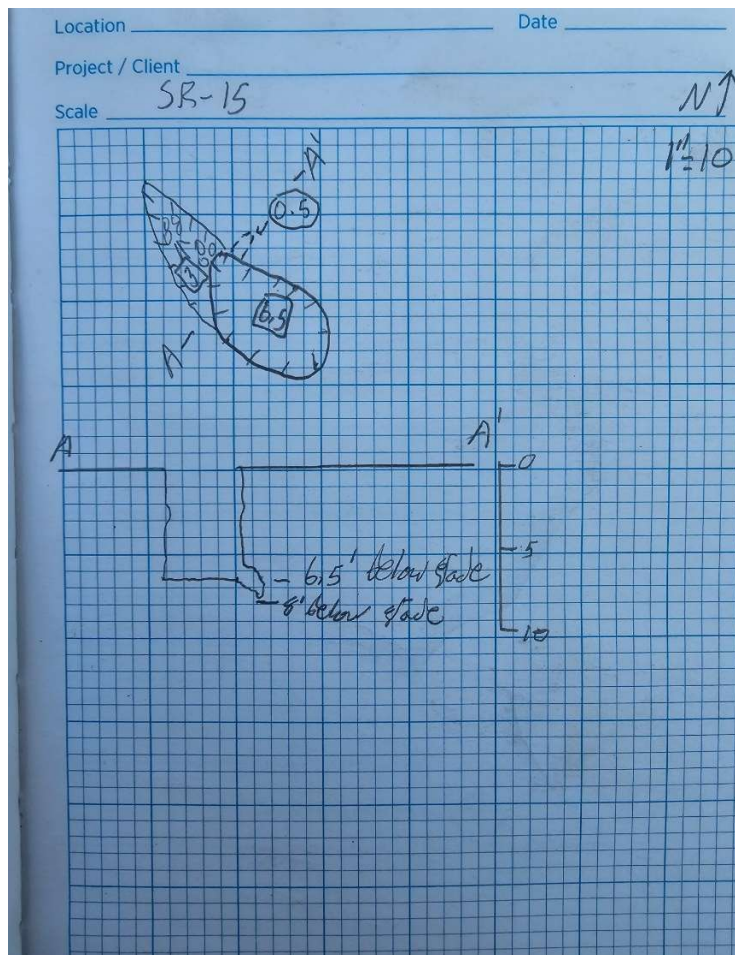
Geologic feature SR-14 (sinkhole) before excavation, facing south



Geologic feature SR-14 after excavation, facing south

Geologic Feature SR-15: Solution cavity measuring approximately 2.5 feet long by 0.5 feet wide by 1.5 feet deep, with semi-open drainage portals amongst vuggy rock and loose soil. No significant air flow conductivity was noted. Probing with a steel rod encountered loose to firm soil and rocks about 2.5 feet below the feature's floor. Horizon staff excavated the feature on 6 September 2024 using a backhoe with hoe ram attachment. Excavation dimensions measured approximately 14 feet long by 3 to 5 feet wide by 6.5 feet deep. After mechanical excavation, Horizon probed the floor of the feature with a steel rod; however, no portals and/or voids were discovered in the floor of the feature. A small void pocket (~1 foot long by 0.5 feet wide by 0.5 feet high) was found along the northeast wall of the excavation about 6 feet below the surface but pinched off with no additional extent. Based on a lack of pursuable void leads, the excavation was

terminated and left open for review/concurrence by the TCEQ. This feature has been deemed non-sensitive for groundwater recharge capability. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acre.



Sketch of SR-15



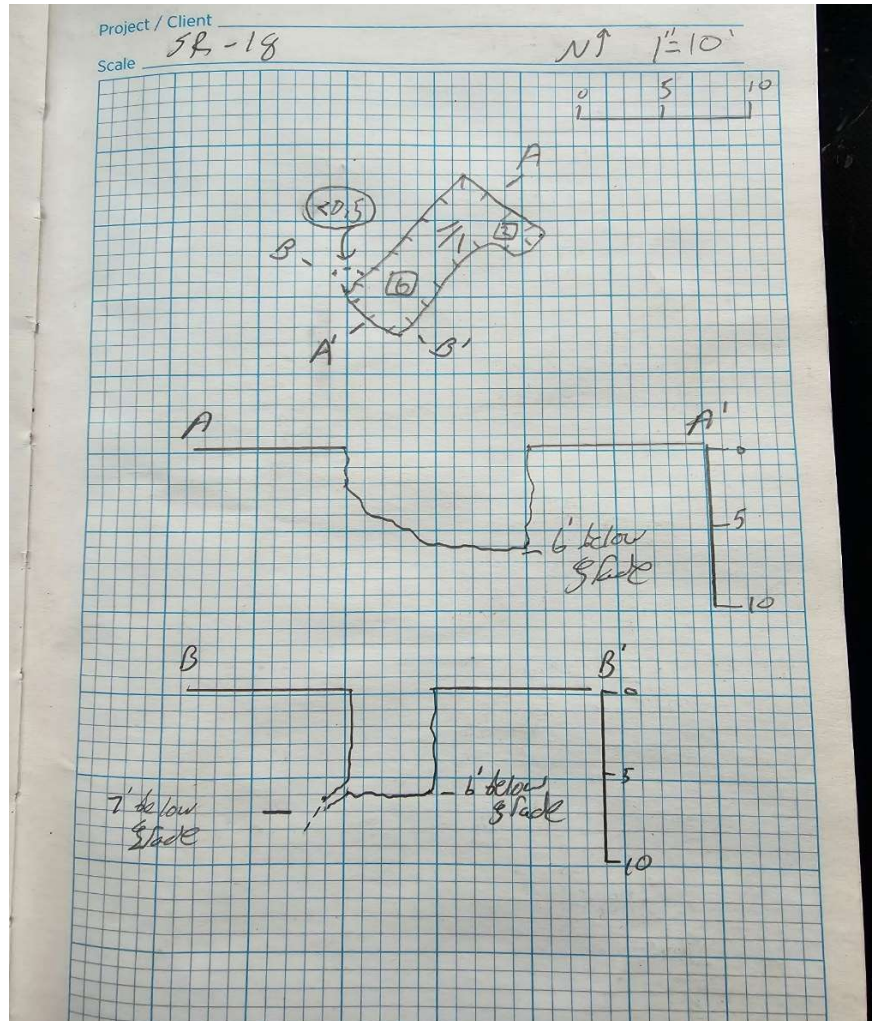
Geologic feature SR-15 (solution cavity) before excavation, facing west



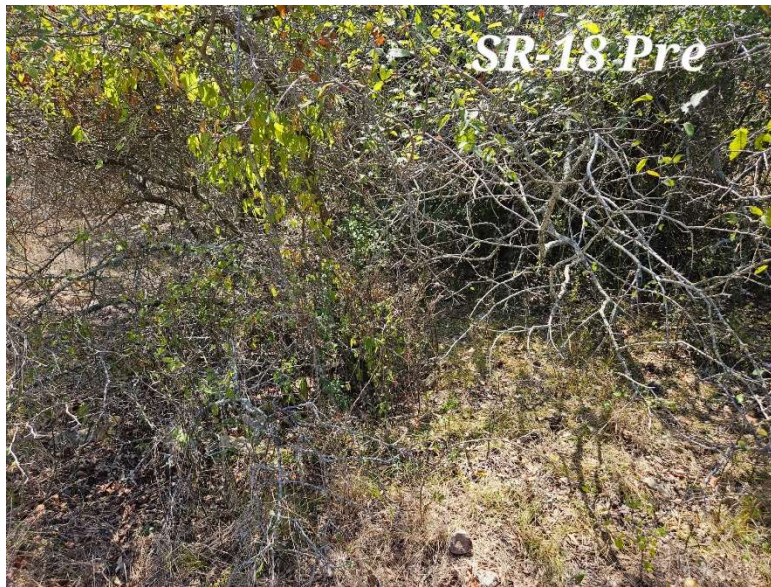
Geologic feature SR-15 after excavation, facing northwest

Geologic Feature SR-18: Solution cavity measuring approximately 1 foot long by 0.5 feet wide by 1 foot deep, with semi-open drainage portals amongst loose rocks and soil. No significant air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 2 feet below the feature's floor. Horizon staff excavated the feature on 16 to 17 October 2024 using a backhoe with hoe ram attachment. Excavation dimensions measured approximately 10 feet long by 3.5 feet wide by 2 to 6 feet deep. After mechanical excavation, Horizon probed the floor of the feature with a steel rod and no portals and/or voids were discovered in the floor of the feature. However, at the southwest corner about 6 feet below the surface was a small drainage portal void about 1 foot in diameter by less than 0.5 feet high that extended down into a void that was too narrow to follow. Based on a lack of pursuable void leads,

the excavation was terminated and left open for review/concurrence by the TCEQ. This feature has been deemed sensitive for groundwater recharge capability. This feature has a low to intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.



Sketch of SR-18

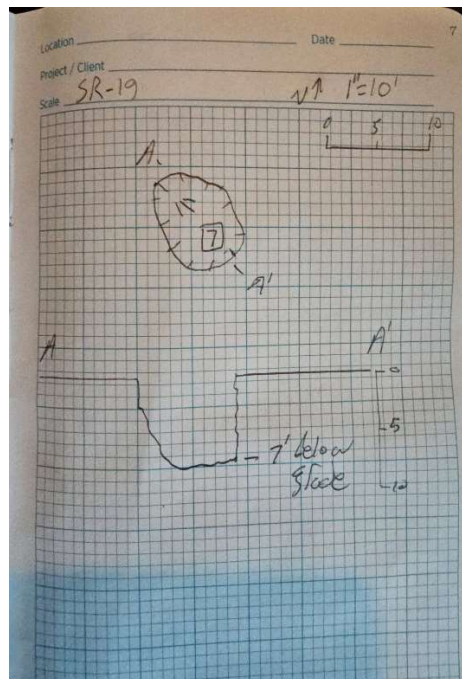


Geologic feature SR-18 (solution cavity) before excavation, facing down



Geologic feature SR-18 after excavation, facing southwest

Geologic Feature SR-19: Solution cavity measuring approximately 3 feet long by 1.5 feet wide by 1.5 feet deep, with semi-open drainage portals amongst loose clay soil and rocks. No significant air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 2 feet below the feature's floor. Horizon staff excavated the feature on 8 and 9 October 2024 using a backhoe with hoe ram attachment. Excavation dimensions measured approximately 8 feet long by 6 feet wide by 7 feet deep. After mechanical excavation, Horizon probed the floor of the feature with a steel rod; however, no portals and/or voids were discovered in the floor or walls of the feature. Based on a lack of pursuable void leads, the excavation was terminated and left open for review/concurrence by the TCEQ. This feature has been deemed non-sensitive for groundwater recharge capability. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acre.



Sketch of SR-19



Geologic feature SR-19 (solution cavity) before excavation, facing south



Geologic feature SR-19 after excavation, facing south

The Geologic Assessment Table (Attachment A) describes those features observed on the subject site that meet the TCEQ definition of a potential recharge feature.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Three geologic features (SF-15, SF-16, and SR-18) have been deemed sensitive based on the Geologic Assessment Table (Attachment A). A sensitive feature would require a TCEQ protective setback buffer. In general, a protective buffer encompassing a sensitive feature is recommended to meet the TCEQ guidance for a setback of at least 50 feet in all directions from the feature's areal extent (perimeter), plus its watershed catchment up to 200 feet from the perimeter of the feature. However, a larger protective buffer for features SF-15 (Jimbo's Fissure Cave) and SF-16 (Santa Rita Sink Cave) is recommended to meet the TCEQ guidance for setbacks of caves with mapped subsurface footprints. Caves with a known subsurface footprint (i.e., surveyed/mapped) include a protective buffer zone extending an additional 50 feet in all directions from the footprint, plus the cave's watershed catchment up to 200 feet from the footprint.

Three geologic features (SR-14, SR-15, and SR-19) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these non-sensitive features.

Most of the subject site appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any subject site disturbing activities.

Because most of the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

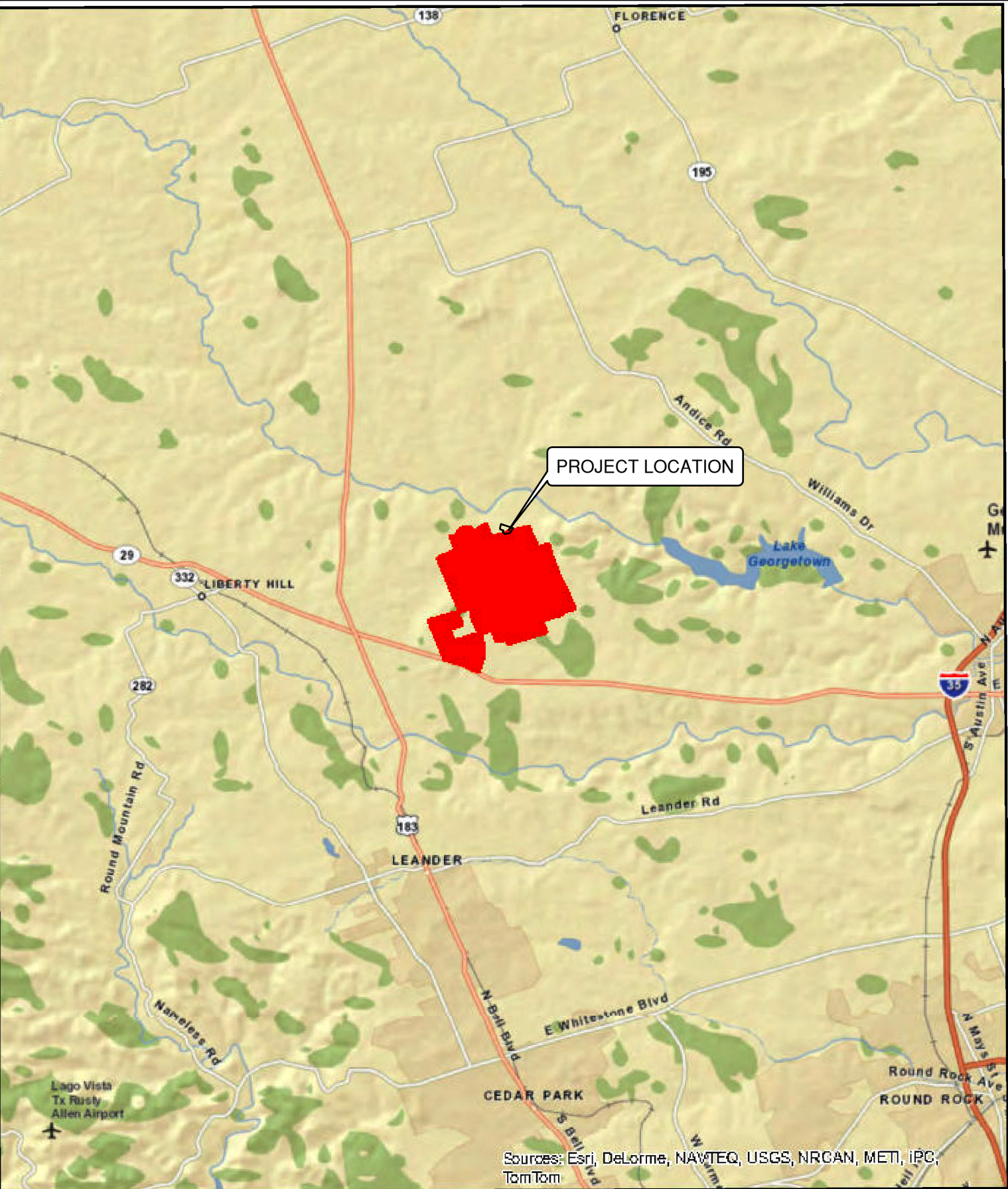
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- (UT-BEG) University of Texas Bureau of Economic Geology, Geologic Atlas of Texas Austin Sheet, Francis Luther Whitney Memorial Edition. C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, and N.B. Waechter. 1974. Reprinted 1995.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Leander NE, Texas, quadrangle. 1976.

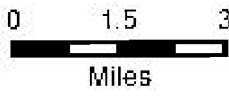
Werchan, Leroy E., and John L. Coker. *Soil Survey of Williamson County, Texas*. US Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), in cooperation with the Texas Agricultural Experiment Station. 1983.

ATTACHMENT F
ADDITIONAL SITE MAPS



Sources: Esri, DeLorme, NAVTEQ, USGS, NRCAN, METI, IPC, TomTom

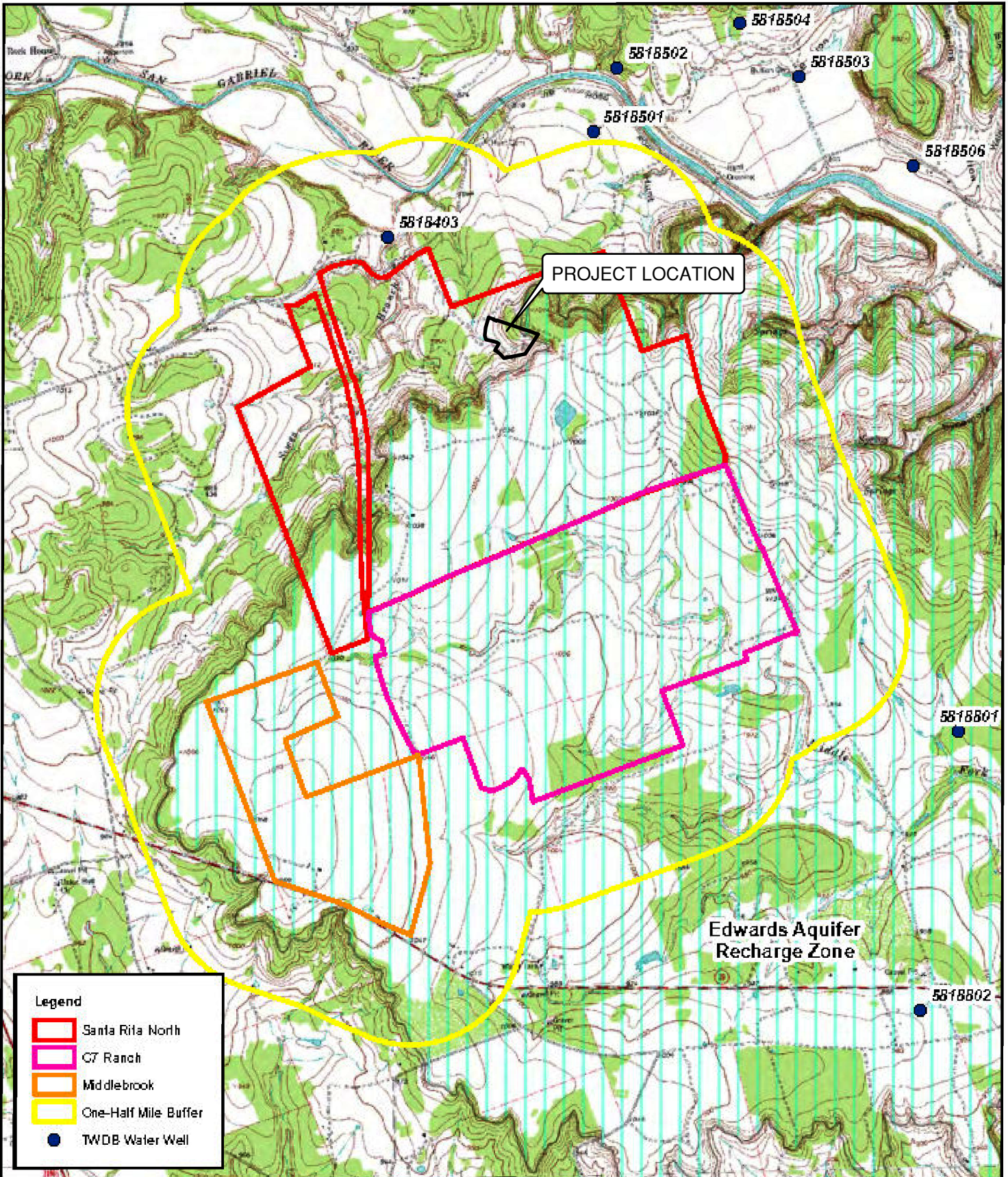
MAP SOURCE: ESRI, 2012.





Horizon
Environmental Services, Inc.

APPENDIX A, FIGURE 1
VICINITY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



MAP SOURCE: USGS, 1987; TCEQ, 2014; TWDB, 2014.

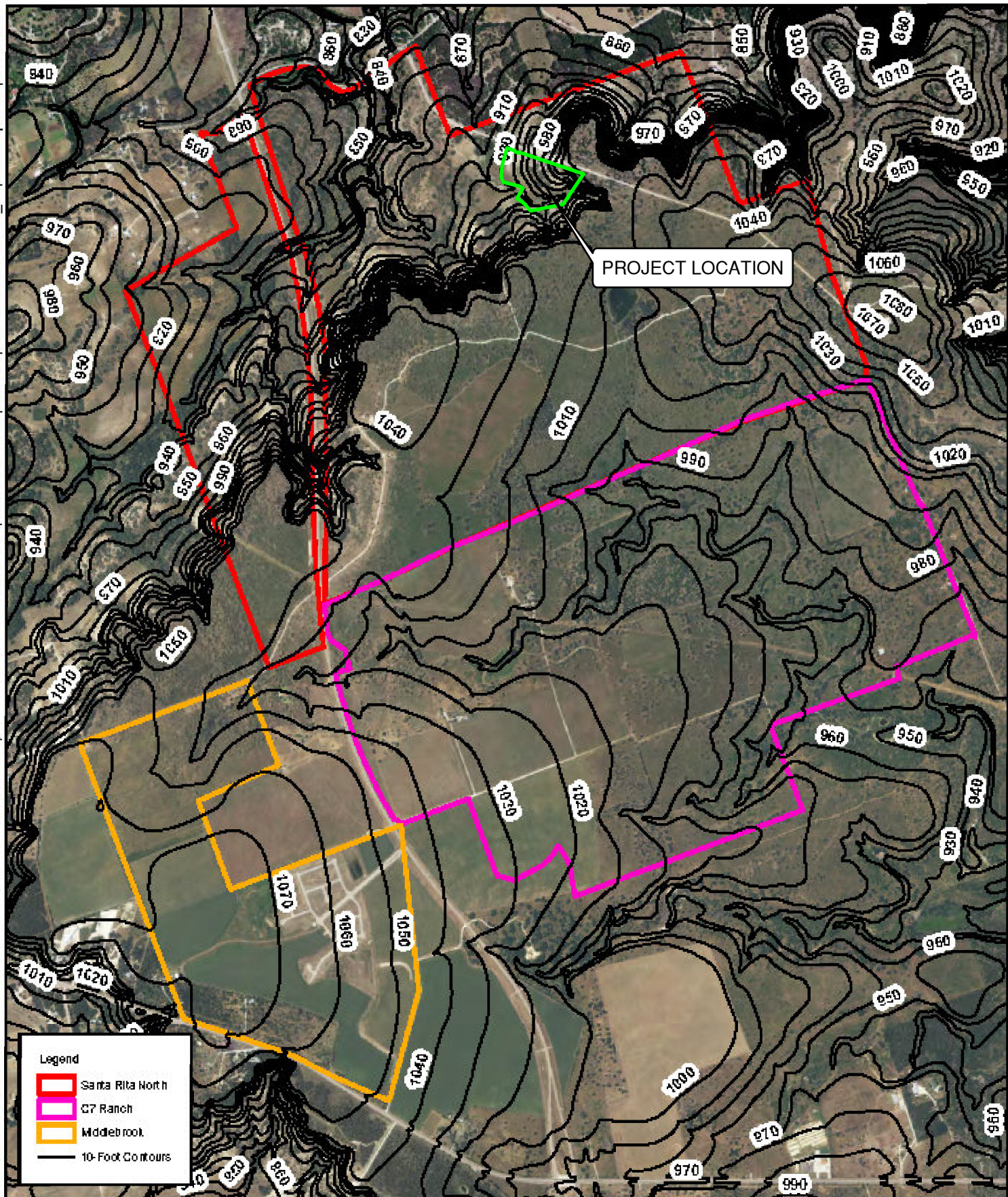


0 1,675 3,350
Feet



Horizon
Environmental Services, Inc.

APPENDIX A, FIGURE 2
TOPOGRAPHY AND
HYDROGEOLOGY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



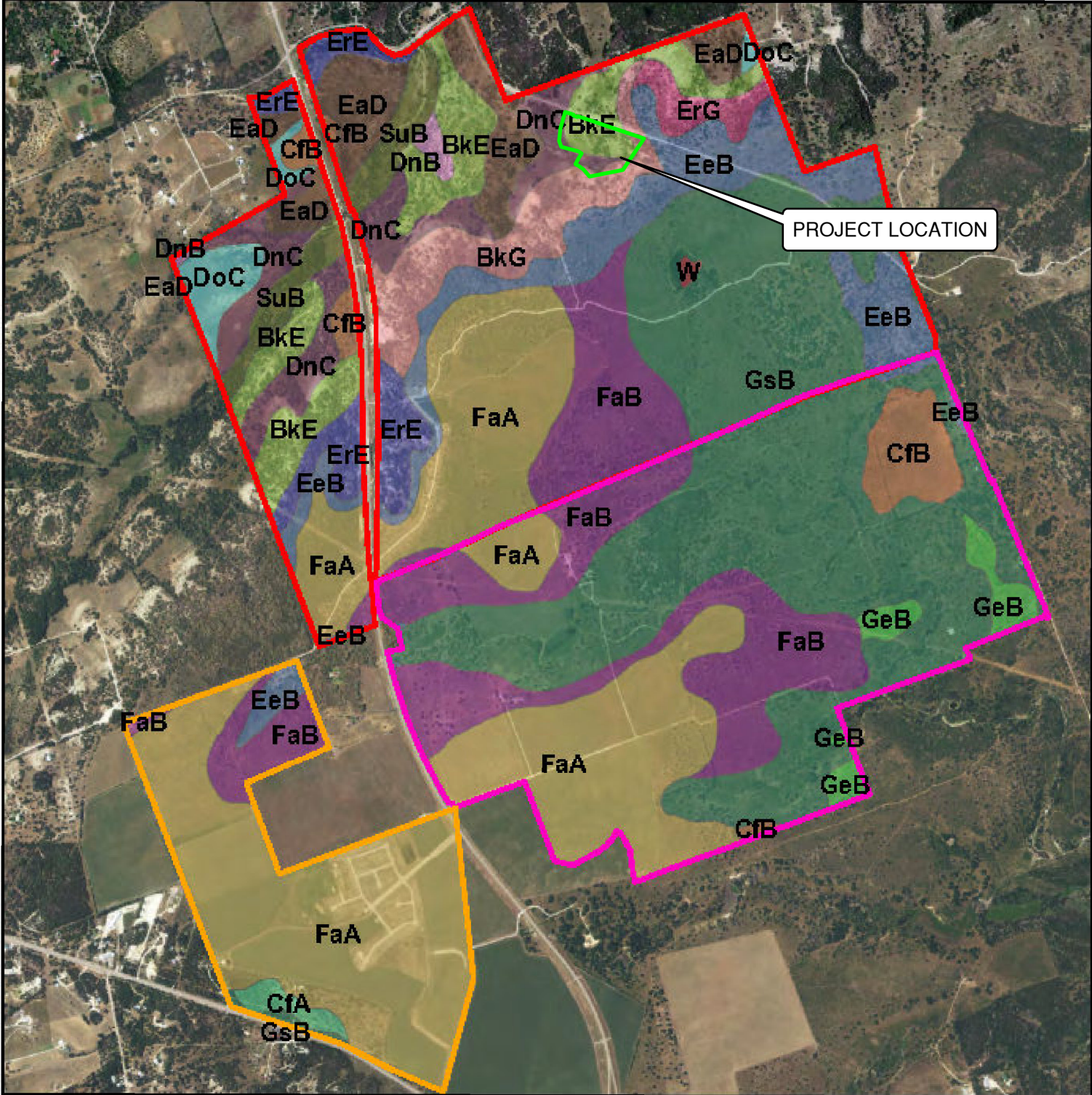
Legend

- Santa Rita North
- C7 Ranch
- Middlebrook
- 10-Foot Contours

MAP SOURCE: USDA, 2012.

APPENDIX A, FIGURE 3

SITE TOPOGRAPHY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



Legend			
 Middlebrook	 Baskett gravelly clay loam, 3-12% slopes (BkE)	 Coos silty clay, moist, 1-5% slopes (DoC)	 Rairie clay, 1-2% slopes (FaB)
 C7 Ranch	 Baskett-Rock outcrop Real complex, 8-30% slopes (BkG)	 Rairant cobbly clay, 1-8% slopes (EaD)	 Georgetown clay loam, 0-2% slopes (GeB)
 Santa Rita North	 Crawford clay, 0-1% slopes (CfA)	 Rairant extremely stony clay, 0-3% slopes (EeB)	 Georgetown stony clay loam, 1-3% slopes (GsB)
	 Crawford clay, 1-3% slopes (CfB)	 Rairant-Rock outcrop complex, rolling (ErE)	 Siney silty clay loam, 1-3% slopes (SuB)
	 Denton silty clay, 1-3% slopes (DnB)	 Rairant-Rock outcrop complex, hilly (ErG)	 Water
	 Denton silty clay, 3-5% slopes (DnC)	 Rairie clay, 0-1% slopes (FaA)	

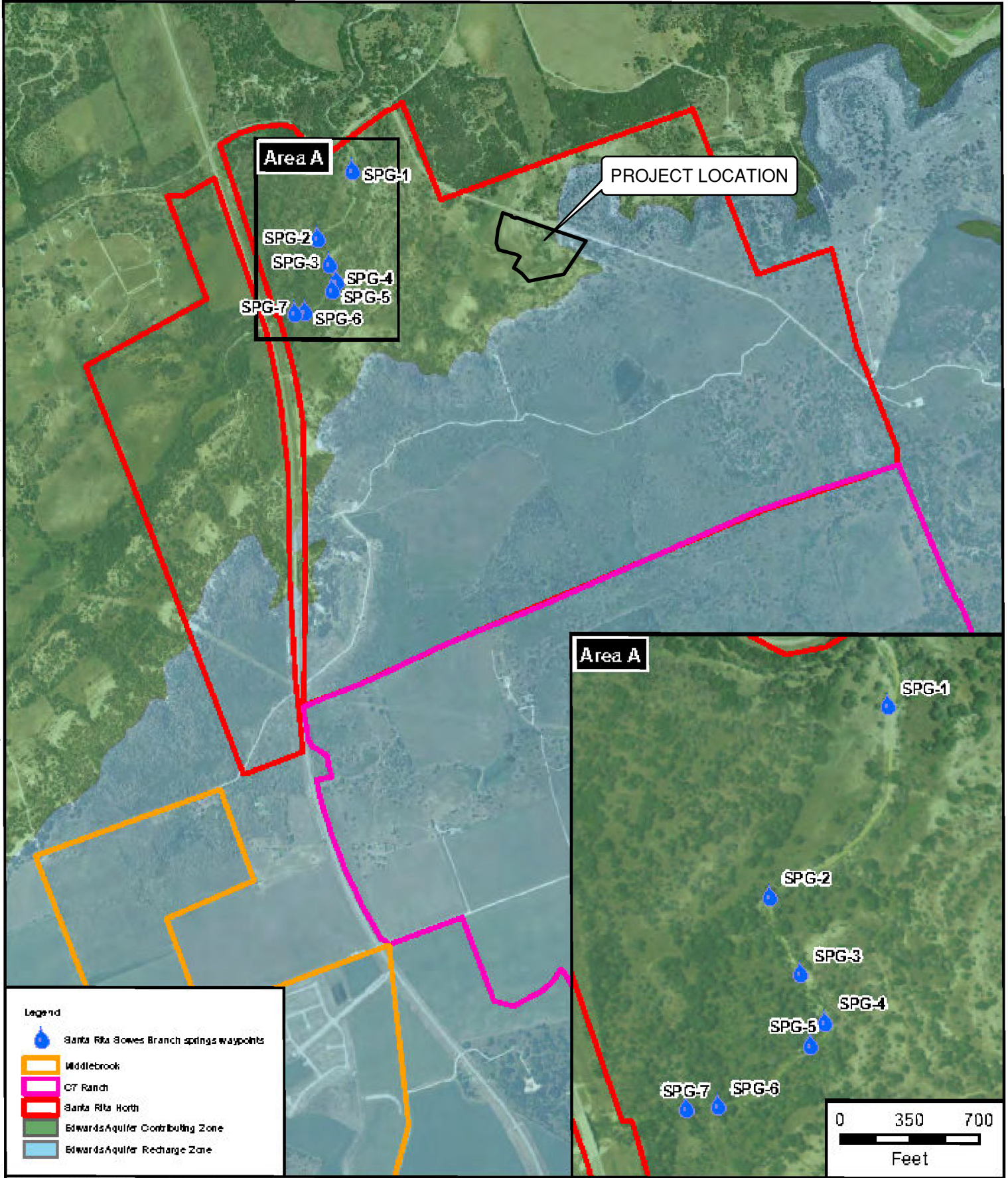
MAP SOURCE: USDA, 2012; NRCS, 2014.



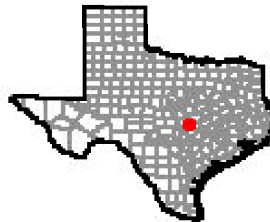


APPENDIX A, FIGURE 4

SURFACE SOILS MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



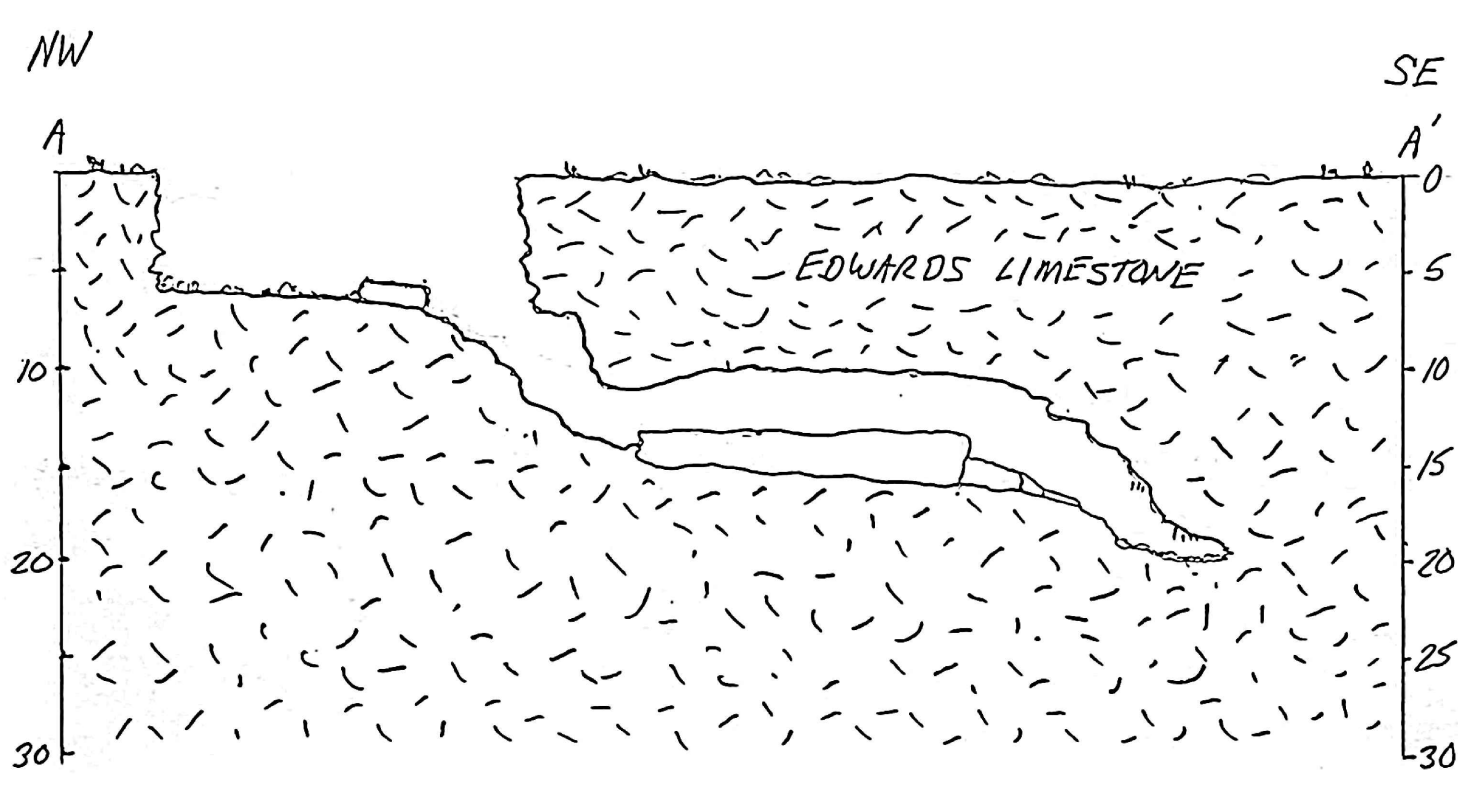
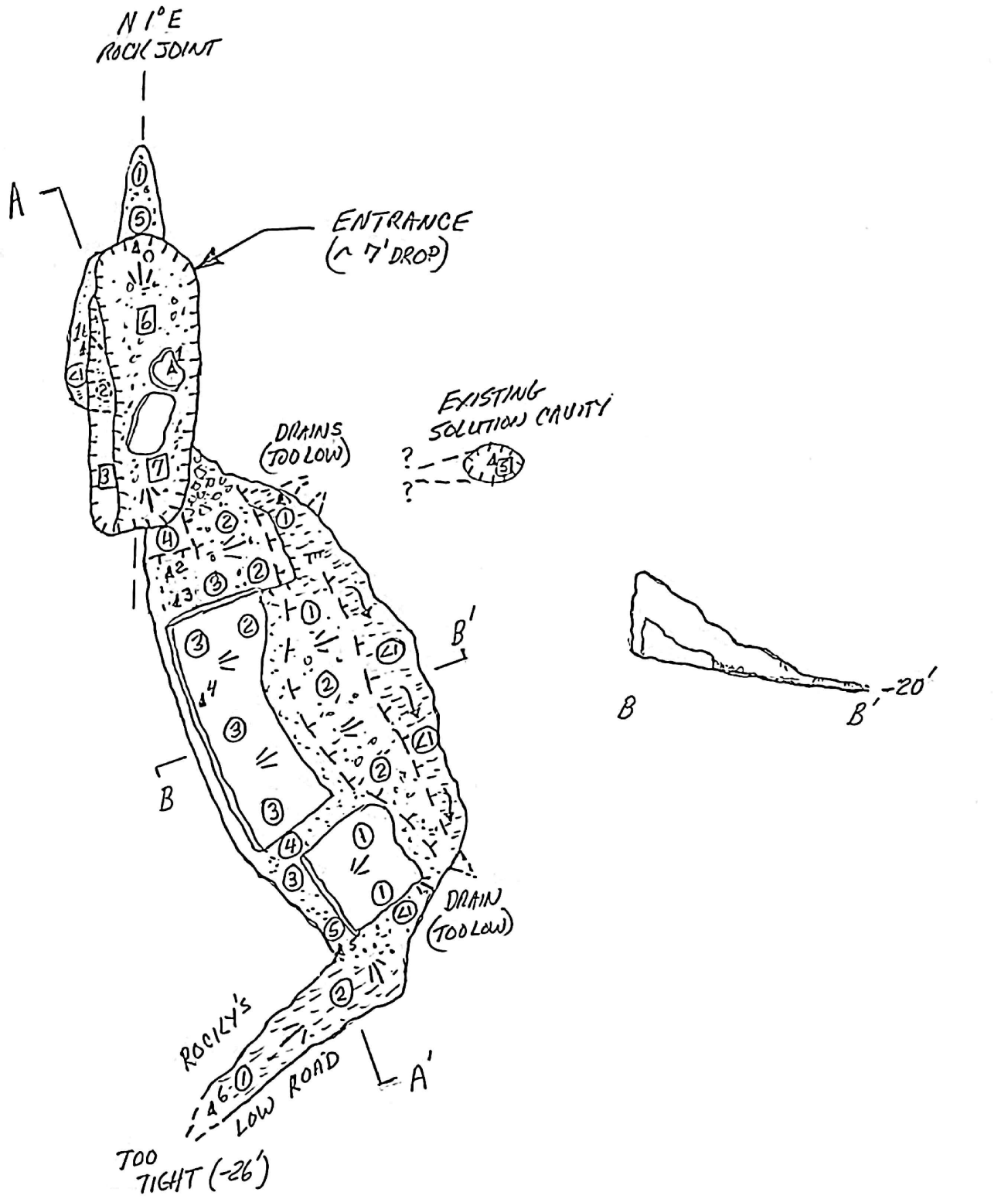
MAP SOURCE: USDA, 2012; TCEQ, 2014.



0 1,000 2,000
Feet

Horizon
Environmental Services, Inc.

APPENDIX A, FIGURE 6
SANTA RITA SPRINGS MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



"Do Not Scale This Drawing"

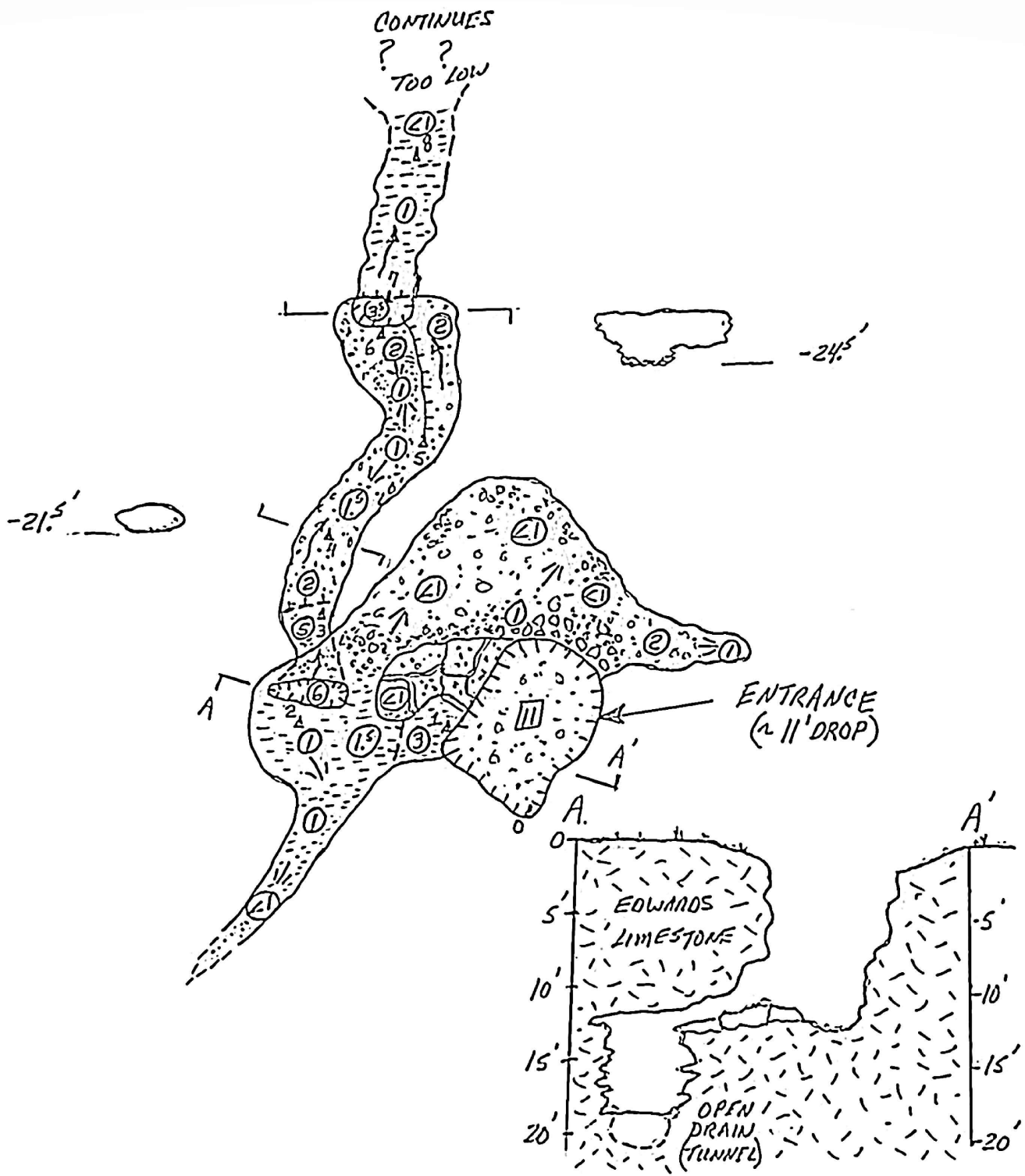


Date:	11/11/2024
Drawn:	KRW
HJN NO:	200130KS
Drafted By:	J. Killian

Jimbo's Fissure Cave (SF-15)
Santa Rita Ranch
Georgetown, Williamson County, Texas
Suuntos & Laser Survey, 06 June 2024
Personnel: J. Killian, R. Eyler, C. Hall
& T. Bradley
Length: 70 Depth: 26'

②	Ceiling Height (ft)
△	Survey Station
1" = 10'	





"Do Not Scale This Drawing"



Date: 04/03/2025
Drawn: KRW
HJN NO: 200130GA
Drafted By: J. Killian

Santa Rita Sink Cave (SF-16)
Santa Rita Ranch
Georgetown, Williamson County, Texas
Suuntos & Laser Survey, 15 May & 10 June 2024
Personnel: J. Killian, R. Eyler, C. Hall
E. Bryant & T. Bradley
Length: 115' Depth: 26'

② Ceiling Height (ft)
△ Survey Station
1" = 10'



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: Steven P. Cates, P.E.

Date: 9/29/2025

Signature of Customer/Agent:



Regulated Entity Name: Santa Rita Ranch Phase 2B Section 3

Regulated Entity Information

1. The type of project is:

- ☒ Residential: Number of Lots: 35
- ☐ Residential: Number of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

2. Total site acreage (size of property): 16.87

3. Estimated projected population: 105

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	140,699	$\div 43,560 =$	3.23
Parking	0	$\div 43,560 =$	0
Other paved surfaces	71,003	$\div 43,560 =$	1.63
Total Impervious Cover	211,702	$\div 43,560 =$	4.86

Total Impervious Cover 4.86 $\div$ Total Acreage 16.87 X 100 = 28.81% 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.
 $L \times W =$ _____ $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$ _____ acres.
10. Length of pavement area: _____ feet.
 Width of pavement area: _____ feet.
 $L \times W =$ _____ $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$ _____ acres.
 Pavement area _____ acres $\div$ R.O.W. area _____ acres $\times 100 =$ _____ % 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:

<u>100%</u> Domestic	<u>7,350</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>7,350</u>	

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 Liberty Hill Wastewater Treatment Plant (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" = 50'.

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): FEMA- FIRM Panel #48491C0275E Williamson County, Texas and incorporated areas: Effective Date: September 26, 2008

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

Water Pollution Abatement Plan Application

ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Factors Affecting Water Quality:

During Construction

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

- Utility water line flushing during the initial line testing must use uncontaminated water that is not hyperchlorinated.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation) must be uncontaminated.
- Water used to wash vehicles or control dust must be accomplished using potable water without detergents.

All non-stormwater discharge will be directed to the temporary Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein.

Stormwater during construction will remove loose material and transport it downstream.

Post Construction

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

- Fertilizers and pesticides
- Household chemicals
- Pet Waste
- Used oil
- Car washing
- Mulching
- Sediment

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

Water Pollution Abatement Plan Application

ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Volume and Character of Stormwater:

Existing and developed hydrology models were created in HEC-HMS, v.4.8. A 24-hour frequency storm was applied to the meteorological models for the 2, 10, 25, and 100-year storm events. The model was run over a 24-hour period with a computational time interval of 1 minute. Subbasins utilized an SCS Curve Number Loss Method and SCS Unit Hydrograph Transform Method. Reaches utilized either a Muskingum-Cunge or Lag Routing Method. See below for specific model input data.

Meteorological Model

Frequency storms with the following parameters were used to model storm events:

HEC-HMS Meteorological Model Parameters

Probability	2-yr = 50%, 10-yr = 10%, 25-100-yr = Other
Input Type	Partial Duration
Output Type	Annual Duration (only applicable for 2-10-yr)
Intensity Duration	5 Minutes
Storm Duration	1 Day
Intensity Position	50%
Storm Area	(Blank if less than 10 mi ²)
Curve	Uniform for all subbasins

Partial-duration precipitation depths are per the Depth-Duration-Frequency Estimates for the San Gabriel River Zone in Williamson County, Texas, according to NOAA Atlas 14, Volume 11, Version 2. See the table below:

Precipitation Depths (in) per Recurrence Interval

Duration	2-YR	10-YR	25-YR	100-YR
5-min	0.51	0.757	0.921	1.19
15-min	1.02	1.51	1.84	2.37
60-min	1.88	2.79	3.4	4.39
2-hr	2.3	3.55	4.43	5.98
3-hr	2.55	4.02	5.09	7.06
6-hr	2.98	4.81	6.18	8.75
12-hr	3.44	5.54	7.12	10.1
24-hr	3.94	6.3	8.04	11.2

Land Use & Curve Numbers

In existing conditions, the soils are primarily hydrologic soil group D, as per the USDA Web Soil Survey. The soils map and data have been included in Appendix B. The curve numbers were selected from Urban

Hydrology for Small Watersheds¹ based on hydrologic soil groups and aerial maps. See table below. Curve numbers were assessed independently from impervious cover.

Runoff Curve Numbers

Cover Type	Hydrologic Condition	Hydrologic Soil Group	Curve Number
Pasture	Good	D	80
Woods-grass combination	Good	D	79
Meadow	Good	D	78

Existing impervious cover was determined from aerial imagery. Proposed impervious cover was estimated from the proposed and anticipated future layout using TCEQ assumptions for residential tracts. Impervious cover was calculated as a percent of the total drainage basin. Curve number and impervious cover percents were loss inputs for subbasins in the model.

Time of Concentration

All time of concentration calculations were generated using SCS methodology provided in Urban Hydrology for Small Watersheds² for sheet, shallow concentrated, and channel flow. A maximum of 100 feet was used for sheet flow calculations. Lag times were calculated as 60 percent of the time of concentration. Lag times were transform inputs for subbasins and reaches in the model. Times of concentration for future developed drainage areas were approximated based on assumed basin size.

Reaches

Reaches representing the Middle Fork San Gabriel River were modeled using the Muskingum-Cunge routing method with 8-point cross-sections. In developed conditions, reaches contributing to the Middle Fork were modeled with the Lag method.

Reservoirs

All reservoirs were modeled using outflow structures with an elevation-storage method. Initial conditions were elevations set to the bottom of pond elevation for batch detention facilities. The model assumed no tailwater condition. Future batch detention ponds were modeled with a generic stage-storage and outflow spillways assigned to the assumed water quality volume elevation.

¹ Natural Resources Conservation Service, Conservation Engineering Division. 1986. Urban Hydrology for Small Watersheds. Technical Release 55. U.S. Department of Agriculture.
https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

² Ibid.

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: Steven P. Cates, P.E.

Date: 9/29/2025

Signature of Customer/Agent:



Regulated Entity Name: Santa Rita Ranch Phase 2B Section 3

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

Temporary Stormwater Section
ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Spill Response Actions:

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

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

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

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

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

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

1.4.16 Spill Prevention and Control

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

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

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

General Measures

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

More information on spill rules and appropriate responses is available on the TCEQ website at:

<https://www.tceq.texas.gov/response/spills>

Vehicle and Equipment Maintenance

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

Vehicle and Equipment Fueling

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

Temporary Stormwater Section
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Potential Sources of Contamination:

Gasoline, Diesel, and Hydraulic Fluid from construction equipment,
Asphalt products,
Construction Materials,
Trash and Debris,
Paint,
Concrete,
Gypsum from sheet rock,
Sediment.

All materials shall be hauled in a manner consistent with the manufacturer's recommendations. Disposal of waste material shall be in conformance with all state and local laws

Temporary Stormwater Section
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Sequence of Major Activities:

1. Install and maintain Erosion Control and Tree Protection per the Approved Plans and specifications prior to any clearing and grubbing, grading, excavating, etc... Notify Construction Inspection Division when installed.
2. Prior to beginning construction, the owner or his representative shall hold a Pre-Construction Conference between TCEQ, Williamson County, Contractor, and any other affected parties. Notify TCEQ at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Prior to Pre-Construction Conference.
3. Hold Pre-Construction Conference with contractor, TCEQ, EV Inspector, Engineer, and owner or his representative.
4. Construct Temporary Sediment Basin and diversion channel at the intersection of Cow Camp Lane and La Colina Bend.
5. Rough grade roadway.
(Estimate of disturbed area = 1.63 ac)
6. Begin installation of storm sewer. Upon completion, restore as much disturbed areas as possible, particularly channels and large open areas. (Estimate of disturbed area = 0.0 ac)
7. Regrade streets to subgrade ensuring that diversion channel still diverts upstream flow to the temporary sediment basin. (Estimate of disturbed area = 1.63 ac)
8. Ensure that all underground utility crossings are completed. Lay first course base material on all streets. (1.63 ac)
9. Regrade temporary diversion channel prior to Installation of curb and gutter. (Estimate of disturbed area = 0.16 ac)
10. Place concrete for common area 4' sidewalk. (Estimate of disturbed area = 0.31 ac)
11. Lay final base course on all streets. (1.63 ac)
12. Lot grading. (Estimate of disturbed area = 3.23ac)
13. Install channel liner

14. Lay asphalt. (1.17 ac)
15. Remove temporary sediment basin, regrade area and install liner up to headwall apron.
16. Clean site and revegetate all disturbed area according to the plans and specifications.
Stabilization measures should include seeding and/or mulching.
17. Complete permanent erosion control and restoration of site vegetation.
18. Project Engineer to provide a written concurrence letter, and scheduling final inspection with EV Inspector, prior to the removal of erosion controls.
19. Remove and dispose of temporary erosion/sedimentation control measures.
20. Complete any necessary final dress up of areas disturbed by Item 16.
21. Conduct a final inspection and complete all punch list items.

Clearing and grubbing under a development permit, solely for the purpose of surveying and soil exploration, shall be a hand-cutting or blade-up operation.

Temporary Stormwater Section
ATTACHMENT D

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Temporary Best Management Practices and Measures:

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

Geological features on this site are located within the limits of Construction in the downstream area. Silt fences will be placed along the upgradient areas of sensitive features to prevent stormwater, from the disturbed areas, draining to the geological features.

Temporary Stormwater Section
ATTACHMENT F

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Structural Practices:

For areas that will have more than 10 acres within a common drainage area disturbed at one time, a combination of temporary BMPs and measures will be used to protect down slope and side slope boundaries of the construction area. For areas that will have less than 10 acres within a common drainage area disturbed at one time, a combination of a sediment basin and other erosion control measures, such as silt fences and rock berms, will be provided. For any areas not draining to sediment ponds, silt fences shall be provided.

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

Silt Fence

- Barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site.
 - 1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
 - 2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brindell hardness exceeding 140.
 - 3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Fiber Rolls

- Placed at the toe and on the face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff.
 - 1) Core material: Core material should be biodegradable or recyclable. Material may be compost, mulch, aspen wood fibers, chipped site vegetation, agricultural rice or wheat straw, coconut fiber, 100% recyclable fibers, or similar materials.
 - 2) Containment Mesh: Containment mesh should be 100% biodegradable, photodegradable or recyclable such as burlap, twine, UV photodegradable plastic, polyester, or similar material. When the fiber roll will remain in place as part of a vegetative system use biodegradable or photodegradable mesh. For temporary installation recyclable mesh is recommended.

Stabilized Construction Entrance

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

- 1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
- 2) The aggregate should be placed with a minimum thickness of 8 inches.
- 3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd², a mullen burst rating of 140 lb/in², and an equivalent opening size greater than a number 50 sieve.
- 4) If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Inlet Protection

- Filter barrier protection installed around stormwater inlets that provide protection against silt transport or accumulation in storm sewer systems.
 - 1) Filter fabric should be a nylon reinforced polypropylene fabric which meets the following minimum criteria: Tensile Strength, 90 lbs.; Puncture Rating, 60 lbs.; Mullen Burst Rating, 280 psi; Apparent Opening Size, U.S. Sieve No. 70.
 - 2) Posts for fabric should be 2" x 4" pressure treated wood stakes or galvanized steel, tubular in cross-section or they may be standard fence "T" posts.
 - 3) Concrete blocks should be standard 8" x 8" x 16" concrete masonry units.
 - 4) Wire mesh should be standard hardware cloth or comparable wire mesh with an opening size not to exceed 1/2 inch.

Concrete Washout

- Prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing washout in a designated area, and training employees and subcontractors.
 - 1) Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Temporary Sediment Basin

- Intercepts sediment-laden runoff and trap the sediment in order to protect drainage ways, properties and rights of way downstream.
 - 1) Riser should be corrugated metal or reinforced concrete pipe or box and should have watertight fittings or end to end connections of sections.
 - 2) An outlet pipe of corrugated metal or reinforced concrete should be attached to the riser and should have positive flow to a stabilized outlet on the downstream side of the embankment.
 - 3) An anti-vortex device and rubbish screen should be attached to the top of the riser and should be made of polyvinyl chloride or corrugated metal.

Rock Berm

- Serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow.
 - 1) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.
 - 2) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Temporary Stormwater Section
ATTACHMENT G

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Drainage Area Map:

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

Temporary Stormwater Section

ATTACHMENT H

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Temporary Sediment Pond(s) Plans and Calculations:

Batch Detention Pond 14 will act as a temporary sediment pond during construction of the site. The construction plans for the batch detention ponds have been submitted with this application.

Per 30 TAC 213.5(b)(4)(D)(i), temporary sediment ponds shall provide: 1) storage for a calculated volume of runoff from a two-year, 24-hour storm from each disturbed acre drained; 2) storage equivalent to 3,600 cubic feet of storage per acre drained; or 3) equivalent control measures until final stabilization of the site.

The table below provides the required storage equivalent to 3,600 cubic feet per disturbed acre from the proposed site draining to each pond. The proposed batch detention ponds have sufficient storage within the provided water quality storage to collect sediment runoff during construction activities until final stabilization of the site.

The temporary storage pond will be removed following installation of curb and gutter and downstream lined channel.

Proposed	On-site	Required	Provided
Ponds	Disturbed Area (ac)	Storage (cf)	WQV (cf)
POND 14	18.34	66,024	261,115

Temporary Stormwater Section
ATTACHMENT I

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Inspection and Maintenance for Best Management Practices:

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

Silt Fence

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

Fiber Rolls

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

Stabilized Construction Entrance

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

Inlet Protection

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

Temporary Sediment Basins

- a. Inspection shall be made weekly or after each rainfall event. Check the embankment spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed.
- b. Trash and other debris should be removed after each rainfall event to prevent clogging of the outlet structure.
- c. Accumulated silt should be removed and the basin should be regraded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its storage capacity.
- d. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

Concrete Washout

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

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

Temporary Stormwater Section
ATTACHMENT J

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Schedule of Interim and Permanent Soil Stabilization Practices:

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

1. **Preparing Seed Bed.** After the designated areas have been rough graded to the lines, grades and typical sections indicated in the Drawings or as provided for in other items of this contract and for any other soil area disturbed by the construction, a suitable seedbed shall be prepared. The seedbed shall consist of a minimum of either 4 inches (100 millimeters) of approved topsoil or 4 inches (100 millimeters) of approved salvaged topsoil, cultivated and rolled sufficiently to enhance the soil to a state of good health, when the soil particles on the surface are small enough and lie closely enough together to prevent the seed from being covered too deeply for optimum germination. The optimum depth for seeding shall be 1 1/4 inch (6 millimeters). Water shall be gently applied as required to prepare the seedbed prior to the planting operation either by broadcast seeding or hydraulic planting. 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. Seeding shall be performed in accordance with the requirements hereinafter described.
2. **Watering.** All watering shall comply with Santa Rita Ranch Rules and Regulations. Broadcast seeded areas shall immediately be watered with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed and in the manner and quantity as directed by the Engineer or designated representative. Hydraulic seeded areas and native grass seeded areas shall be watered commencing after the tackifier has dried with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed to keep the seedbed in a wet condition favorable for the growth of grass. Watering applications shall constantly maintain the seedbed in a wet condition favorable for the growth of grass. Watering shall continue until the grass is uniformly 1 1/2 inches (40 mm) in height and accepted by the Engineer or designated representative. Watering can be postponed immediately after a 1/2 inch (12.5 mm) or greater rainfall on the site but shall be resumed before the soil dries out.
3. **Hydraulic Planting.** The seedbed shall be prepared as specified above and hydraulic planting equipment, which is capable of placing all materials in a single operation, shall be used.

March 1 to September 15

Hydraulic planting mixture and minimum rate of application pounds per 1000 square feet (kilograms per 100 square meters):

Planting Mixture			
Hulled Bermuda Seed (PLS=0.83)	Fiber Mulch		Soil Tackifier
	Cellulose	Wood	
1 lbs/1000 ft2 (0.5 kgs/100 m2)	45.9 Lbs/1000 ft2 (22.5 kgs/100m2)		1.4 lbs/1000 ft2 (0.7 kgs/100 m2)
		57.4 lbs/1000 ft2 (28.01 kgs/100 m2)	1.5 lbs/1000 ft2 (0.75 kgs/100 m2)

September 15 to March 1

Add 1.5 pounds per 1000 square feet (0.75 kgs/ 100 m@) of cool season cover crop (see table 1) to above mixture. The fertilizer shall conform to City of Austin Standard Specification Item No. 606S, "Fertilizer".

Table 1 : Cool Season Cover Crop			
Common Name	Botanical Name	Application rates	
		Lbs/1000 feet ²	Kg/ 100 meter ²
Wheat	Triticum aestivum	0.5	0.25
Oats	Avena sativa	0.5	0.25
Cereal Rye Grain	Secale cereal	0.5	0.25
Total Cool Season Cover Crop Seeding Rate		1.5	0.75
Total Cool Season Seeding Rate (Grass Wildflowers, & Cover Crop)		4.5	2.25

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Steven P. Cates, P.E.

Date: 9/29/2025

Signature of Customer/Agent



Regulated Entity Name: Santa Rita Ranch Phase 2B Section 3

Permanent Best Management Practices (BMPs)

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

Permanent Stormwater Section
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Best Management Practices for Upgradient Stormwater:

Upgradient stormwater will travel overland to the curb and gutter, be captured by the curb inlets, and conveyed via a channel lined with an impermeable liner to proposed Batch Detention Pond 14 EAPP ID No. 11002420 (Approved 6/2/2021). The Batch Detention Pond 14 will treat future development as well.

Permanent Stormwater Section
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Best Management Practices for On-site Stormwater:

Stormwater runoff from Phase 2B Section 3 will sheet flow across lawns, be captured in gutters and curb inlets, and piped into a channel lined with an impermeable liner that connects to proposed Batch Detention Pond 14 EAPP ID No. 11002420 (Approved 6/2/2021) Proposed Batch Detention Pond 14 will treat future development. These water quality ponds provide TSS removal for the upstream sections. The water quality volume provided in these ponds will be sufficient to accommodate TSS removal for Phase 2B Section 3.

TCEQ project and drainage area maps are provided in the included construction plans. TCEQ TSS removal calculations are provided in Appendix A of this application. TCEQ WPAP & SCS approval letters are provided in Appendix B.

Permanent Stormwater Section
ATTACHMENT D

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Best Management Practices for Surface Stream Stormwater:

Stormwater runoff from drainage areas A to C will sheet flow across lawns, be captured in gutters and curb inlets, and piped into a channel lined with an impermeable liner that connects to proposed Batch Detention Pond 14 as shown on the Drainage Area Plan.

The batch ponds discharge through rock rip-rap and rock berms which will deter heavy floods from entering streams and aid in collection sediment. Silt fences will be installed surrounding the buffer zone to collect sediment from sheet flow off the project limits. The remaining site stormwater runoff will sheet flow across the lots and discharge directly into the North Fork of the San Gabriel River.

Permanent Stormwater Section
ATTACHMENT F

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Construction Plans:

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

Permanent Stormwater Section
ATTACHMENT G

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Inspection, Maintenance, Repair and Retrofit Plan:

Maintenance Guidelines for Batch Detention Basins

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

- ***Inspections.*** Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- ***Mowing.*** The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- ***Litter and Debris Removal.*** Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- ***Erosion control.*** The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on periodic inspections.
- ***Nuisance Control.*** Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

- **Structural Repairs and Replacement.** With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- **Sediment Removal.** A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
- **Logic Controller.** The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Ultimately, these facilities will be owned, operated and maintained by the proposed Williamson County MUD No. 19F. Until the ownership of facilities is transferred to the MUD, Santa Rita KC, LLC. will be responsible for maintenance of these facilities in accordance with the above stated requirements.

Acknowledged by:


James Edward Horne
SRFV Development, LLC.

BMP DESIGN FIRM INFORMATION

Carlson, Brigrance & Doering, Inc.
Mr. Steven P. Cates, P.E.
Phone: (512) 280-5160
5501 West William Cannon
Austin, TX 78749

The above Inspection, Maintenance, Repair, and Retrofit Plan has been prepared by the undersigned Engineer, and I hereby certify that the above Plan conforms with the minimum requirements of the TCEQ Technical Guidance on Best Management Practices, RG-348.


Steven P. Cates, P.E.

9-29-2025
Date



CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

Permanent Stormwater Section

ATTACHMENT I

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Measures for Minimizing Surface Stream Contamination:

The development minimizes surface stream contamination by maintaining the naturally occurring sheet flow across the lots. Drainage from this development will be directed towards batch detention ponds which will reduce the developed flow rate to predeveloped flow rates. There are no surface streams within this site.

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

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

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

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

Regulated Entity Name: Santa Rita Ranch Phase 2B Section 3

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

Customer Information

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

Contact Person: James Edward Horne

Entity: SRFV Development, LLC.

Mailing Address: 1700 Cross Creek Lane, Suite 100

City, State: Liberty Hill, Texas

Zip: 78642

Telephone: 512-502-2050

Fax: _____

Email Address: ed@srraustin.com

The appropriate regional office must be informed of any changes in this information within 30 days of the change.

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

Contact Person: Steven P. Cates, P.E.

Texas Licensed Professional Engineer's Number: 93648

Entity: Carlson, Brigrance, and Doering, Inc.

Mailing Address: 5501 W. William Cannon Dr.

City, State: Austin, Texas

Zip: 78749

Telephone: 512-280-5160

Fax: 512-280-5165

Email Address: steve@cbdeng.com

Project Information

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

- ☒ Residential: Number of single-family lots: 35
☐ Multi-family: Number of residential units: _____
☐ Commercial
☐ Industrial
☐ Off-site system (not associated with any development)
☐ Other: _____

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

100% Domestic 7,350 gallons/day
_____% Industrial _____ gallons/day
_____% Commingled _____ gallons/day
Total gallons/day: 7,350

6. Existing and anticipated infiltration/inflow is 12,010 gallons/day. This will be addressed by: SDR 26 PVC with gasketed joints.

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

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

8. Pipe description:

Table 1 - Pipe Description

<i>Pipe Diameter(Inches)</i>	<i>Linear Feet (1)</i>	<i>Pipe Material (2)</i>	<i>Specifications (3)</i>
6"	822	SDR 26 PVC	ASTM D3034
3"	195	C900 DR-18 PVC	AWWA C900
8"	1,300	SDR 26 PVC	ASTM D3034
8"	40	C900 (150 psi) PVC	AWWA C900
6"	0	C900 (150 psi) PVC	AWWA C900

Total Linear Feet: 2,357

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

9. The sewage collection system will convey the wastewater to the Liberty Hill Wastewater (name) Treatment Plant. The treatment facility is:

- ☒ Existing
☐ Proposed

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

- ☒ The City of Liberty Hill standard specifications.
☐ Other. Specifications are attached.

11. ☒ No force main(s) and/or lift station(s) are associated with this sewage collection system.
☐ A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

12. ☒ There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.
13. ☒ There are no deviations from straight alignment in this sewage collection system without manholes.
- ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes.** A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
- ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

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

Table 2 - Manholes and Cleanouts

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
A	29 Of 37	6+18.73	CO
B	30 Of 37	7+70.27	MH
C	31 Of 37	1+45.59	MH
	Of		
	Of		
	Of		
	Of		

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
	Of		
	Of		
	Of		

15. ☒ Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.
16. ☒ The maximum spacing between manholes on this project for each pipe diameter is no greater than:

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

- ☐ **Attachment C – Justification for Variance from Maximum Manhole Spacing.** The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.
17. ☐ All manholes will be monolithic, cast-in-place concrete.
- ☒ The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

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

18. ☒ The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 40'.
19. ☒ The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.
20. Lateral stub-outs:
- ☒ The location of all lateral stub-outs are shown and labeled.
- ☐ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

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

22. 100-year floodplain:

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

Table 3 - 100-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

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

Table 4 - 5-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

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

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

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

☐ There will be no water line crossings.

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

Table 5 - Water Line Crossings

<i>Line</i>	<i>Station or Closest Point</i>	<i>Crossing or Parallel</i>	<i>Horizontal Separation Distance</i>	<i>Vertical Separation Distance</i>
WWLN A	1+70.62	CROSSING		44
WWLN B	2+65.08	CROSSING		31

27. Vented Manholes:

☒ **No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.

☐ **A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.

☐ **A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.

☐ **A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

28. Drop manholes:

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

Table 7 - Drop Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

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

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

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

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

31. Minimum flow velocity (From Appendix A)

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

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

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

Table 8 - Flows Greater Than 10 Feet per Second

<i>Line</i>	<i>Profile Sheet</i>	<i>Station to Station</i>	<i>FPS</i>	<i>% Slope</i>	<i>Erosion/Shock Protection</i>

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

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

Administrative Information

34. ☒ The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.
35. ☒ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

<i>Standard Details</i>	<i>Shown on Sheet</i>
Lateral stub-out marking [Required]	37 of 37
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) [Required]	37 of 37
Alternate method of joining lateral to existing SCS line for potential future connections [Required]	37 of 37
Typical trench cross-sections [Required]	37 of 37
Bolted manholes [Required]	37 of 37
Sewer Service lateral standard details [Required]	37 of 37
Clean-out at end of line [Required, if used]	37 of 37
Baffles or concrete encasement for shock/erosion protection [Required, if flow velocity of any section of pipe >10 fps]	N/A of N/A
Detail showing Wastewater Line/Water Line Crossing [Required, if crossings are proposed]	37 of 37
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) [Required, if Flexible Pipe is used]	N/A of N/A

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

36. ☒ All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.
37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
- ☒ Survey staking was completed on this date: 10/04/2025
38. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
39. ☒ Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Signature

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

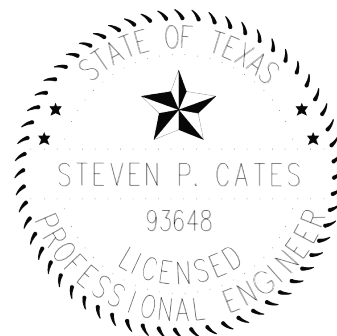
Print Name of Licensed Professional Engineer: Steven P. Cates, P.E.

Date: 9/29/2025

Place engineer's seal here:

Signature of Licensed Professional Engineer:





CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Appendix A-Flow Velocity Table

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

Table 10 - Slope Velocity

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

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

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

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)

n = Manning's roughness coefficient (0.013)

R_h = hydraulic radius (ft)

S = slope (ft/ft)

**Santa Rita Ranch
Phase 2B Section 3
SCS Engineering Design Report**

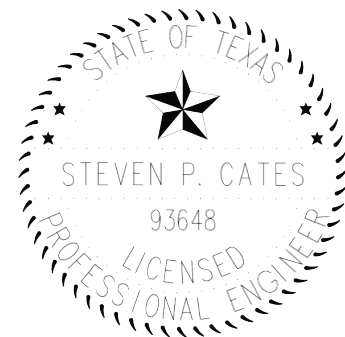
Prepared by:

**Steven P. Cates, P.E.
Carlson, Brigrance & Doering, Inc.
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Austin, Texas 78749
(512)-280-5160
Firm # F3791**

Prepared for:

**SRFV Development, LLC.
Atten: James Edward Horne
1700 Cross Creek Lane, Suite 100
Liberty Hill, Texas 78642
(512)-502-2050**

**September 2025
CBD No. 5558**



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

9-29-2025

**Santa Rita Ranch
Phase 2B Section 3
SCS Engineering Design Report**

TABLE OF CONTENTS

- I. General**
- II. Description of Proposed System**
- III. Pipe Deflection Calculations**
- IV. System Design**

Santa Rita Ranch Phase 2B Section 3

SCS Engineering Design Report

I. GENERAL

Santa Rita Ranch Phase 2B Section 3 is a 16.87-acre residential development that is composed of 35 single-family lots. The project is located on the east side of Flower Valley Parkway and just south of existing Tower Rd and north of Santa Rita Ranch Phase 2B Section 1 and 2. The project is located within the City of Liberty Hill ETJ, in Williamson County, Texas. This project includes 1,695 linear feet of roadway, 1,924 linear feet of water main line, 1,300 linear feet of 8" SDR 26 PVC ASTM D3034 wastewater main line, 195 linear feet of 3" C900 (150 psi) PVC AWWA C900 wastewater main line, 40 linear feet of 8" C900 (150 psi) PVC AWWA C900 wastewater main line at water crossings, and 822 linear feet of 6" SDR 26 PVC ASTM D3034 of wastewater service line. The proposed wastewater line will flow into an existing SCS gravity system to the approved Lift Station 2A and then the Liberty Hill Wastewater Treatment Plant.

Flow was calculated using LCRA design criteria (210 gallons per LUE, 1,000 gal/acre/day) assuming 3 people per LUE at 70 gpd/person for residential use.

II. DESCRIPTION OF PROPOSED SYSTEM

The gravity mains and manholes meet the TCEQ requirements of Chapter 217. All the gravity mains with this project are PVC SDR-26 ATSM D3034. The construction plans consist of the following:

Linear Feet	Pipe Material	National Standard Specification for Pipe
1,300	PVC SDR-26	ASTM D3034
40	PVC C900 (150 psi)	AWWA C900

The pipes are designed with a slope that will provide a velocity of at least 2 feet per second, as calculated using Manning's equation with an "n" value of 0.013. Additionally, the collection system is designed to ensure that, with pipes flowing full, the velocities will be less than 10 feet per second.

Pipe Diameter: 8" Min. Slope: 0.81% Max. Slope: 6.03%

The plans and specifications, which describe the project identified in the report, are in compliance with all the requirements of Chapter 217. Refer to the calculations at the end of the report for all the analysis for flows & deflection.

Santa Rita Ranch Phase 2B Section 3

SCS Engineering Design Report

III. Pipe Deflection Calculations

6", 8", & 12" SDR 26 ATSM D3034 – 6ft-16ft Depth of Bury

Given: 6" & 8" SDR 26 PVC ATSM D3034 Pipe

H= 6 ft (Depth of Bury)

γ = 120 lbs/cf (Backfill Soil Unit Weight)

D_L = 1.0 (Deflection Lag Factor)

K = 0.085 (Bedding Constant)

W' = 16,000 moving wheel load (live load)

PS = 144 psi (Pipe Stiffness for PVC SDR 26)

E' = 3,000 psi (Soil Modulus for Limestone)

PIPE DEFLECTION, % (2 Trucks Passing Live Load)			Including a 16000 Lb MOVING Wheel Load Effective Length of Wheel Load: 3.00 Ft		
DLF = 1.00		K = 0.085	PS = 144 psi		E' = 3000 psi
Prism Load, Wp, Condition			Backfill Weight = 120 Lb / Ft ^ 3		
Outside Diameters, ins.					
Depth, Ft	6.275	8.400	12.500	15.300	
6.00	0.32 %	0.32 %	0.32 %	0.32 %	
8.00	0.35 %	0.35 %	0.35 %	0.35 %	
10.00	0.40 %	0.40 %	0.40 %	0.40 %	
12.00	0.46 %	0.46 %	0.46 %	0.46 %	
14.00	0.52 %	0.52 %	0.52 %	0.52 %	
16.00	0.58 %	0.58 %	0.58 %	0.58 %	
18.00	0.65 %	0.65 %	0.65 %	0.65 %	

Deflection = 0.58% < 2.0% ok

Santa Rita Ranch Phase 2B Section 3

SCS Engineering Design Report

6" & 8" SDR 18 PVC AWWA C900 Pipe

Given 6" & 8" SDR 18 PVC AWWA C900 Pipe

H= 3 ft (Mi. Depth of Bury)

γ = 120 lbs/cf (Backfill Soil Unit Weight)

D_L = 1.0 (Deflection Lag Factor)

K = 0.085 (Bedding Constant)

W' = 16,000 moving wheel load (live load)

PS = 455 psi (Pipe Stiffness for PVC SDR 18)

E¹ = 3,000 psi (Soil Modulus for Limestone)

PIPE DEFLECTION, % (2 Trucks Passing Live Load)		Including a 16000 Lb MOVING Wheel Load Effective Length of Wheel Load: 3.00 Ft	
DLF = 1.00	K = 0.085	PS = 455 psi	E' = 3000 psi
Prism Load, Wp, Condition		Backfill Weight = 120 Lb / Ft ^ 3	
	Outside Diameters, ins.		
Depth, Ft	6.900	9.050	
3.00	0.35 %	0.35 %	
5.00	0.26 %	0.26 %	
7.00	0.27 %	0.27 %	
9.00	0.31 %	0.31 %	
11.00	0.35 %	0.35 %	
13.00	0.40 %	0.40 %	
15.00	0.45 %	0.45 %	

Deflection = 0.55% < 2.0% ok

**Santa Rita Ranch
Phase 2B Section 3**

SCS Engineering Design Report

IV. System Design

Flow Calculations:

<u>DEV. TYPE</u>	<u>LUE's</u>	<u>Population (PPL)</u>	<u>gpd/LUE</u>	<u>Flow (gpm)</u>	<u>I&I Area (ac)</u>
Single Family Lots	35	105	210	5.10	12.01

Peaking Factor (PF) = 4.24
 $PF = (18 + (PPL/1000)^{0.5}) / ((4 + (PPL/1000)^{0.5}))$

Minimum Flow Factor (MF) = 0.13
 $MF = 0.2(PPL/1000)^{0.198}$

Inflow & Infiltration (I&I) = 8.34 gpm
 $I\&I = 1000 \text{ gpd/ac} * (I\&I \text{ Area}) \text{ ac.} / 1440$

Minimum Dry Weather Flow (Min.DWF) = 0.65 gpm
 $Min.DWF = (PPL) * 70 * (MF) / 1440 \text{ gpd/gpm}$

Average Dry Weather Flow (ADWF) = 5.10 gpm
 $ADWF = (PPL) * 70 / 1440 \text{ gpd/gpm}$

Maximum Dry Weather Flow (Max.DWF) = 21.63 gpm
 $Max.DWF = (PPL) * 70 * (PF) / 1440 \text{ gpd/gpm}$

Maximum Wet Weather Flow (MWWF) = 29.97 gpm
 $MWWF = Max.DWF + I\&I$

Pipe Capacity:

$29.97 \text{ gpm} / (448.8 \text{ gpm/cfs}) = 0.07 \text{ cfs}$

Full Flow of 8" pipe at 0.34% (assuming $n = 0.013$) = 0.65 cfs

$0.07 \text{ cfs} / 0.65 \text{ cfs} = 10\% \text{ pipe capacity}$

Lift Station Capacity:

Per the Santa Rita Ranch Phase 2A Lift Station Engineering Report, the receiving systems have sufficient capacity to treat flows from proposed Phase 2B Section 3.

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

BMP TSS Removal Worksheet

Phase 2B Section 3

SITES

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

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.

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

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

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

SANTA RITA RANCH PHASE 2B SECTION 3

Total project area included in plan *	16.87	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	4.86	acres
Total post-development impervious cover fraction *	0.29	
P =	32	inches
L_M TOTAL PROJECT =	4230	lbs.

EXISTING BATCH DETENTION POND 14

EXISTING SANTA RITA RANCH PHASE 2B, SECTION 1

Total project area included in plan *	16.49	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	3.26	acres
Total post-development impervious cover fraction *	0.20	
P =	32	inches
L_M TOTAL PROJECT =	2838	lbs.

EXISTING SANTA RITA RANCH PHASE 2B, SECTION 2

Total project area included in plan *	54.03	acres
Predevelopment impervious area within the limits of the plan *	1.42	acres
Total post-development impervious area within the limits of the plan *	13.50	acres
Total post-development impervious cover fraction *	0.25	
P =	32	inches
L_M TOTAL PROJECT =	10515	lbs.

FUTURE SANTA RITA RANCH PHASE 2B

Total project area included in plan *	16.87	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	4.86	acres
Total post-development impervious cover fraction *	0.29	
P =	32	inches
L_M TOTAL PROJECT =	4230	lbs.

FUTURE SANTA RITA RANCH PHASE 2C

Total project area included in plan *	26.00	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	0.00	acres
Total post-development impervious cover fraction *	0.00	
P =	32	inches
L_M TOTAL PROJECT =	0	lbs.

L_M TOTAL = **17583** lbs.



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Steven P. Cates

9-29-2025

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

BMP TSS Removal Worksheet

Phase 2B Section 3

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Calculations from RG-348

Pages 3-27 to 3-30

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

where:

L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**
 Total project area included in plan * = **16.87** acres
 Predevelopment impervious area within the limits of the plan * = **0.00** acres
 Total post-development impervious area within the limits of the plan * = **4.86** acres
 Total post-development impervious cover fraction * = **0.29**
 P = **32** inches

L_M TOTAL PROJECT = **4230** lbs.

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area = **16.87** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **4.86** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.29**
 L_M THIS BASIN = **4230** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
 Removal efficiency = **91** percent

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

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

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

where:

A_C = Total On-Site drainage area in the BMP catchment area

A_i = Impervious area proposed in the BMP catchment area

A_p = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

4

A_C = **16.87** acres
 A_i = **4.86** acres
 A_p = **12.01** acres
 L_R = **5086** lbs

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

Desired L_M THIS BASIN = **4230** lbs.

F = **0.83**

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

Calculations from RG-348

Pages 3-34 to 3-36

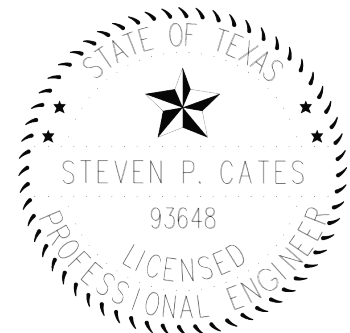
Rainfall Depth = **1.20** inches
 Post Development Runoff Coefficient = **0.25**
 On-site Water Quality Volume = **18516** cubic feet

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

Off-site area draining to BMP = **0.00** acres
 Off-site Impervious cover draining to BMP = **0.00** acres
 Impervious fraction of off-site area = **0**
 Off-site Runoff Coefficient = **0.00**
 Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **3703**

Total Capture Volume (required water quality volume(s) x 1.20) = **22220** cubic feet



CARLSON, BRIGANCE & DOERING, INC.

ID# F3791

Steven P. Cates

9-29-2025

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

BMP TSS Removal Worksheet

Drainage Basin Pond 14

(Overall)

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

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1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

L_M TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

Total project area included in plan * = **113.39** acres

Predevelopment impervious area within the limits of the plan * = **1.42** acres

Total post-development impervious area within the limits of the plan * = **21.62** acres

Total post-development impervious cover fraction * = **0.19**

P = **32** inches

L_M TOTAL PROJECT = **17583** lbs.

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

Drainage Basin/Outfall Area No. = **1**

Total drainage basin/outfall area = **99.76** acres

Predevelopment impervious area within drainage basin/outfall area = **0.00** acres

Post-development impervious area within drainage basin/outfall area = **22.27** acres

Post-development impervious fraction within drainage basin/outfall area = **0.22**

L_M THIS BASIN = **19384** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**

Removal efficiency = **91** percent

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

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

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

where:

A_C = Total On-Site drainage area in the BMP catchment area

A_i = Impervious area proposed in the BMP catchment area

A_p = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

4

A_C = **92.54** acres

A_i = **19.94** acres

A_p = **72.60** acres

L_R = **21232** lbs

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

Desired L_M THIS BASIN = **17583** lbs.

F = **0.83**

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

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **1.20** inches

Post Development Runoff Coefficient = **0.21**

On-site Water Quality Volume = **84964** cubic feet

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

Off-site area draining to BMP = **7.22** acres

Off-site Impervious cover draining to BMP = **2.33** acres

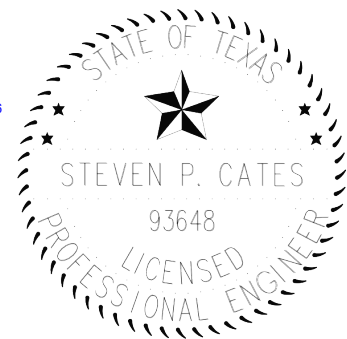
Impervious fraction of off-site area = **0.32**

Off-site Runoff Coefficient = **0.27**

Off-site Water Quality Volume = **8478** cubic feet

Storage for Sediment = **18689**

Total Capture Volume (required water quality volume(s) x 1.20) = **112131** cubic feet



CARLSON, BRIGANCE & DOERING, INC.

ID# F3791

Steven P. Cates

9-29-2025

Appendix B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

WPAP and SCS Approval Letters

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 2, 2021

Mr. James Edward Horne
Santa Rita KC, LLC
1700 Cross Creek Lane, Suite 100
Liberty Hill, Texas 78642

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Santa Rita Ranch Phase 1 Section 14; Located North of Rosetta Loop and Tierra Rosa Blvd.; Liberty Hill (ETJ), Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program (EAPP) ID Nos. 11002420 (WPAP) and 11002421 (SCS); Regulated Entity No. RN107097248

Dear Mr. Horne:

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 Carlson, Brigrance & Doering, Inc. on behalf of Santa Rita KC, LLC on March 10, 2021. Final review was completed after additional material was received on May 10, 2021 and May 26, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 217. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Santa Rita Ranch Phase 1 Sections 20A, 20B, and 20C WPAP approved by letter dated July 16, 2018 (EAPP ID No. 11001069) included the construction of 112 single-family residential lots,

roads and drives, utilities, a water quality basin (Pond 20), and associated appurtenances. Pond 20 was designed to treat 75.32 acres of impervious cover from a drainage area of 160.98 acres, and constructed to have a permanent pool volume of 532,431 cf, and a water quality volume of 804,065 cf, as certified by Mr. Steve Cates, P.E. with Carlson, Brigrance & Doering, Inc. on March 24, 2020.

PROJECT DESCRIPTION

The proposed single-family residential project will have an area of approximately 34.23 acres. It will include the development of 42 single-family residential lots, roads and drives, utilities, a proposed batch detention (Pond 1-14), and vegetative filter strips. The impervious cover will be 7.10 acres (20.74 percent). Batch detention 1-14 is constructed to treat stormwater runoff from future developments and is designed to have a water quality volume of 252,080 cf. It will not treat any stormwater runoff from Phase 1 Section 14, but it will be used only for detention purposes in this phase of the development.

Additionally, the proposed SCS will consist of approximately 485 linear feet of 6-inch diameter SDR 26 PVC ASTM D3034, 2,399 linear feet of 8-inch diameter SDR 26 PVC ASTM D3034, and 40 linear feet of 8-inch diameter PVC AWWA C900, with associated manholes and stub-outs.

Project wastewater will be disposed of by conveyance to the existing Liberty Hill Wastewater Treatment Plant and will comply with the City of Liberty Hill specifications.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, an existing water quality basin (modified wet basin Pond 20) and engineered vegetative filtered strips, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 6,180 pounds of TSS generated from the 7.10 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, two sensitive geologic features, sinkholes SF-20 and SR-13, are located within the boundary of the site. The site is underlain by the Edwards Group Limestone (Ked) in the Edwards Aquifer Recharge Zone. The natural buffer zone proposed for sinkholes SF-20 and SR-13 are illustrated on the Drainage Area Plan (Sheet 11 of 43) of the construction plans. No regulated activities (such as construction or soil disturbing activities) will take place within the natural buffers.

The buffer areas described above will encompass and protect sinkholes SF-20 and SR-13. Physical barriers and sediment controls such as fencing, rock berms and/or silt fences are required at the edges of these buffers prior to the commencement of construction.

The TCEQ site assessment conducted on May 7, 2021 revealed the site to be generally as described by the GA.

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.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. 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.
5. 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.
6. 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.
7. 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.
8. 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. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. 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:

10. 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.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. 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.
13. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. 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.
15. 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.
16. 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.
17. 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.
18. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

19. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.

20. 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. Such 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. A copy of the transfer form (TCEQ-10263) is enclosed.
21. 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.
22. 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. 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 and manholes that were tested and are being certified as complying with the appropriate regulations. 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. Should any test result fail to meet passing test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

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 and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.

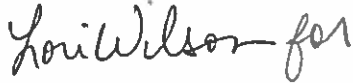
23. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity 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.
24. 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.

Mr. James Edward Horne
Page 6
June 2, 2021

25. 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.

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 Ms. Mihaela (Miki) Chilarescu, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,

A handwritten signature in black ink, appearing to read "David Van Soest" followed by a stylized flourish.

David Van Soest
Regional Director
Austin and Waco Regions
Texas Commission on Environmental Quality
DVS/mec

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



Carlson, Brigrance & Doering, Inc.

Civil Engineering ❖ Surveying

CBD Project Number: 5045

Date: 2/7/2024

Mr. Robert Sadlier
Water Section Team Leader
Austin Region Office
Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, TX. 78753

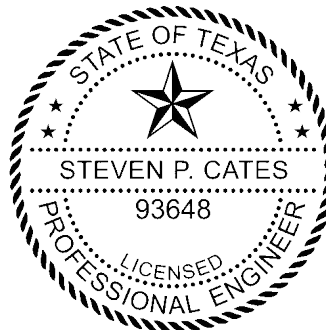
RE: Santa Rita Ranch Phase 1 Section 14
Edwards Aquifer Protection Program ID No. 11002420
Regulated Entity No. RN107097248
Engineer's Certification for permanent BMP's

To whom it may concern:

Based on a site inspection of the batch detention pond constructed as part of Santa Rita Ranch Phase 1 Section 14, I certify that the permanent BMP was constructed as designed per the updated sheet 21 of 43 of the approved plans dated May 25, 2021. The approved water quality volume per plan is 252,080 cubic feet.

Sincerely,
Carlson, Brigrance & Doering, Inc.

Steven P. Cates, P.E.
Project Engineer



CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791

Appendix C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 2B Section 3

Williamson County, Texas

Water Quality Calculation

Spreadsheet

SANTA RITA RANCH PHASE 2B SECTION 3

Table 1 - Impervious Cover per Section

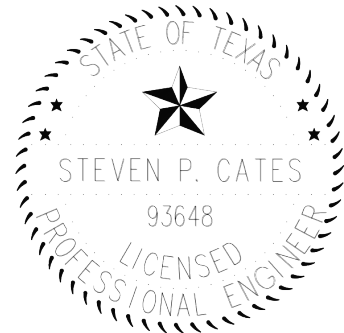
Contributing Sections	TCEQ Project Area Per Section						Onsite Drainage Basin to BMP Per Section						TSS Removal Required (lbs)	
	Project Area (ac)	# Lots	Impervious Areas (ac)				Drainage Basin (ac)	# Lots	Impervious Areas (ac)					
			Lots	ROW	Misc.	Total			Lots	ROW	Misc.	Total		
PROPOSED BATCH DETENTION POND 14														
2B-1	16.49	24	2.07	1.19	0.00	3.26	13.77	24	2.07	1.19	0.00	3.26	2,838	
2B-2	54.03	77	6.61	6.89	0.00	13.50	37.04	77	6.61	5.47	0.00	12.08	10,515	
2B-3	16.87	35	3.23	1.63	0.00	4.86	15.73	33	3.05	1.55	0.00	4.60	4,230	
FUTURE	26.00	0	0.00	0.00	0.00	0.00	26.00	0	0.00	0.00	0.00	0.00	0	
SANTA RITA RANCH PHASE 2B SECTION 3														
2B-2	16.87	35.00	3.23	1.63	0.00	4.86							4,230	

Table 2 - BMP Treatment Requirements

Project Area			Drainage Basin						Batch Pond	
			Onsite		Offsite			Total		Capacity at WQV (cf)
Total (ac)	Impv Area (ac)	Required TSS Removal (lbs)	Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Required	Provided
PROPOSED BATCH DETENTION POND 14										
113.39	21.62	17,583	92.54	19.94	7.22	2.33	99.76	22.27	112,131	261,115

Proposed Pond 14 Stage-Storage

Stage	Area (sf)	Area (ac)	Incremental Storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)	
908.00	25	0.00	0	0	0.00	Pond Bottom
909.00	19,760	0.45	9,893	9,893	0.23	
910.00	56,080	1.29	37,920	47,813	1.10	
911.00	109,909	2.52	82,995	130,807	3.00	WQV Provided
912.00	150,706	3.46	130,308	261,115	5.99	
913.00	168,122	3.86	159,414	420,529	9.65	
914.00	175,224	4.02	171,673	592,202	13.60	
915.00	181,246	4.16	178,235	770,437	17.69	
916.00	187,235	4.30	184,241	954,677	21.92	Top of Berm
917.00	193,298	4.44	190,267	1,144,944	26.28	
918.00	199,391	4.58	196,345	1,341,288	30.79	



CARLSON, BRICANCE & DOERING, INC.
ID# F3791

Steven P. Cates

9-29-2025

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

I James Edward Horne,
Print Name

Vice President,
Title - Owner/President/Other

of SRFV Development, LLC,
Corporation/Partnership/Entity Name

have authorized Steven P. Cates, P.E.
Print Name of Agent/Engineer

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

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

I also understand that:

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

SIGNATURE PAGE:

[Signature]
Applicant's Signature

9-23-2025
Date

THE STATE OF TEXAS §

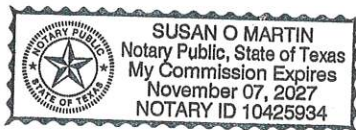
County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES EDUARDO HERRERA 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 23RD day of SEPTEMBER, 2025

[Signature]
NOTARY PUBLIC

SUSAN O. MARTIN
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 11/07/2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Santa Rita Ranch Phase 2B Section 3

Regulated Entity Location: South of Ex. Tower Rd, East of Flower Valley Pkwy

Name of Customer: SRFV Development, LLC.

Contact Person: James Edward Horne

Phone: 512-280-5160

Customer Reference Number (if issued): CN 605894914

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	16.87 Acres	\$ 4,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	2,357 L.F.	\$ 1,178.50
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 9/29/2025

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
☐ Renewal (Core Data Form should be submitted with the renewal form)		☐ Other
2. Customer Reference Number (if issued)		3. Regulated Entity Reference Number (if issued)
CN 605894914		RN

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
☐ New Customer		☒ Update to Customer Information	
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		☐ Change in Regulated Entity Ownership	
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:	
SRFV Development, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
800901906	32034201288	203420128	N/A
11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other	☐ Sole Proprietorship	☐ Other:	
12. Number of Employees		13. Independently Owned and Operated?	
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher		☐ Yes ☒ No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:			
☐ Owner ☐ Operator ☒ Owner & Operator			
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:			
15. Mailing Address:	1700 Cross Creek Lane		
	Suite 100		
	City	Liberty Hill	State TX ZIP 78642 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		ed@srraustin.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(512) 502-2050		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
Santa Rita Ranch Phase 2B Section 3	

23. Street Address of the Regulated Entity: (No PO Boxes)							
	City		State		ZIP		ZIP + 4
24. County							
Enter Physical Location Description if no street address is provided.							
25. Description to Physical Location:	South of Ex. Tower Rd, East of Flower Valley Parkway						
26. Nearest City					State	Nearest ZIP Code	
27. Latitude (N) In Decimal:	30.681111			28. Longitude (W) In Decimal:	-97.828611		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	40	51.99	97	49	47.99		
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)		
1521			236115				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Single Family Residential Development							
34. Mailing Address:	Santa Rita KC, LLC						
	1700 Cross Creek Lane, Suite 100						
	City	Liberty Hill	State	TX	ZIP	78642	ZIP + 4
35. E-Mail Address:		ed@srraustin.com					
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)			
(512) 502-2050				() -			

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.

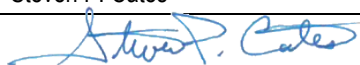
☐ Dam Safety	☐ Districts	☐ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐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

SECTION IV: Preparer Information

40. Name:	Steven P. Cates, P.E.	41. Title:	Senior Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 280-5160		(512) 280-5165	steve@cbdeng.com

SECTION V: Authorized Signature

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

Company:	Carlson, Brigance & Doering, Inc.	Job Title:	Senior Project Engineer
Name(In Print) :	Steven P. Cates	Phone:	(512) 280-5160
Signature:		Date:	9/29/2025

FILE PATH: J:\ACD\5558\Ang\5558-COVER.dwg - Oct 03, 2025 - 2:36pm

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, WILLIAMSON COUNTY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.

SUBMITTED BY:



10-3-2025

STEVEN P. CATES, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 93648

DATE

ACCEPTED FOR CONSTRUCTION: (PROJECT #2025-??-WD)

CITY OF GEORGETOWN
(WATER SYSTEM ONLY)

DATE

ACCEPTED FOR CONSTRUCTION (PROJECT #2025-??-CON)

JENNIFER GLAESS, CITY ENGINEER
(WASTEWATER SYSTEM PLAN)

DATE

McKENZI HICKS, INTERIM DIRECTOR OF PLANNING
(WASTEWATER SYSTEM PLAN)

DATE

Based on the design engineer's certification of compliance with all applicable City, State and Federal regulations the plans and specifications contained herein have been reviewed and are found to be in compliance with the requirements of the City of Liberty Hill.

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

FOR WILLIAMSON COUNTY

DATE

WILLIAMSON COUNTY M.U.D. #19C

DATE

REV. NO.	SHT. NO.	DESCRIPTION OF REVISION	ACCEPTED	DATE	ACCEPTED	DATE	ACCEPTED	DATE	ACCEPTED	DATE
			WILLIAMSON COUNTY		CITY OF GEORGETOWN		CITY OF LIBERTY HILL		W.C. M.U.D. #19C	

SANTA RITA RANCH PHASE 2B SECTION 3

WILLIAMSON COUNTY, TEXAS CONSTRUCTION PLANS



LOCATION MAP
SCALE: 1" = 500'

WATER POLLUTION ABATEMENT PLAN AND ORGANIZED SEWAGE COLLECTION SYSTEM PLAN
APPROVED BY TCEQ ON DECEMBER 18, 2020
30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 213 AND CHAPTER 217 EDWARDS AQUIFER
EDWARDS AQUIFER PROTECTION PROGRAM ID NO. _____(WPAP) AND _____SCS)

OWNER:

SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX. 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

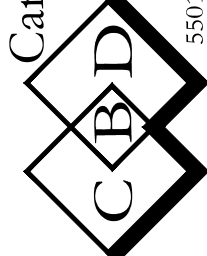
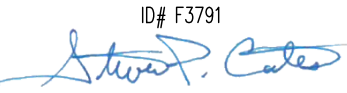
TOTAL ACREAGE: 17.068 AC
SURVEY: GEORGE W. GLASSCOCK SURVEY,
ABSTRACT NO. 266 AND WILLIAM W. SMITH
SURVEY, ABSTRACT NO. 591

F.E.M.A. MAP NO. 48491C 0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008



SHEET INDEX

SHEET #	TITLE
1	COVER SHEET
2	GENERAL NOTES (1 OF 2)
3	GENERAL NOTES (2 OF 2)
4	FINAL PLAT (1 OF 2)
5	FINAL PLAT (2 OF 2)
6	EROSION CONTROL PLAN
7	EROSION NOTES & DETAILS
8	EXISTING HYDROLOGY MAP
9	DEVELOPED HYDROLOGY MAP
10	TCEQ PROJECT AREA AND DRAINAGE MAP
11	DRAINAGE CONTROL PLAN
12	DRAINAGE CALCS
13	GRADING PLAN
14	TRAFFIC CONTROL PLAN
15	TROZA PASS (0+00 TO END)
16	CORBINA COURT (0+00 TO END)
17	BARCELLUS BEND (0+00 TO 3+50)
18	BARCELLUS BEND (3+50 TO 7+20)
19	BARCELLUS BEND (7+20 TO 11+00)
20	BARCELLUS BEND (11+00 TO END)
21	OVERALL STORMSEWER PLAN
22	STORMSEWER LINE A (0+00 TO END)
23	STORMSEWER LINE B AND C (0+00 TO END)
24	STORMSEWER LINE D (0+00 TO END)
25	CULVERT LINE E AND CHANNEL (0+00 TO END)
26	STORMSEWER LATERALS
27	POND PLAN
28	OVERALL WATER PLAN
29	OVERALL WASTEWATER PLAN
30	WASTEWATER LINE A (0+00 TO END)
31	WASTEWATER LINE B (0+00 TO END)
32	WASTEWATER LINE C (0+00 TO END)
33	CONSTRUCTION DETAILS (1 OF 4)
34	CONSTRUCTION DETAILS (2 OF 4)
35	CONSTRUCTION DETAILS (3 OF 4)
36	CONSTRUCTION DETAILS (4 OF 4)
37	WATER DETAILS
38	WASTEWATER DETAILS

DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
Carlson, Brigance & Doering, Inc. Civil Engineering FIRM ID #E3791 Main Office: 5501 West William Cannon Dr., Austin, Texas 78750 North Office: 12120 RR 630 N., Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165 	
SHEET NAME: COVER SHEET	JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
 STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS Carlson, Brigance & Doering, Inc. ID# F3791  10-3-2025	
DATE	OCT 2025
JOB NUMBER	5558
SHEET	1 OF 38
SHEET NO.	1

1. GENERAL CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROLS AND TREE PROTECTION PER APPROVED PLANS.
2. HOLD PRE-CONSTRUCTION CONFERENCE. PROVIDE 72 HOUR NOTIFICATION TO THE OWNER, THE DESIGN ENGINEER, THE CONTRACTOR AND SUBCONTRACTORS, THE M.U.D. ENGINEER (512) 836-4817, THE CITY OF LIBERTY HILL (512) 778-5449, (WAYNE BONNET, DIRECTOR OF PUBLIC WORKS), WILLAMSON COUNTY INSPECTIONS SUPERVISOR, GEORGE MAYFIELD (512) 943-3324, AND THE CITY OF GEORGETOWN UTILITY (512) 930-3640. SEE WILLAMSON COUNTY SUBDIVISION REGULATIONS CONSTRUCTION-GENERAL NOTE #1 ON THIS SHEET.
3. R.O.G. CUT ALL REQUIRED OR NECESSARY PONDING, EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERTLOW. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
4. ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME. ONCE STREETS ARE ROUGH CUT, THE GEOTECHNICAL ENGINEER IS TO FIELD VERIFY PAYMENT DESIGN IS APPROPRIATE, AND MODIFY RECOMMENDATIONS ACCORDINGLY.
5. DRAINAGE. DRAINAGE UTILITIES ARE TO BE LOCATED UNDER THE PROPOSED PAVEMENT.
6. BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS MUCH AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
7. REGRADE STREETS TO SUBGRADE.
8. INSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE BASE MATERIAL ON ALL STREETS.
9. INSTALL CURB AND GUTTER.
10. LAY FINAL BASE COURSE ON ALL STREETS.
11. LAY ASPHALT.
12. COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE R.O.W.
13. COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
14. THE PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER. FINAL INSPECTION WITH THE M.U.D. ENGINEER, EV INSPECTOR, THE CITY OF LIBERTY HILL, WILLAMSON COUNTY, AND THE CITY OF GEORGETOWN PRIOR TO THE REMOVAL OF EROSION CONTROLS.
15. REMOVAL AND DEPOSE OF TEMPORARY EROSION CONTROLS. TREE PROTECTION SHALL BE REQUIRED TO BE MAINTAINED AND REMAIN IN PLACE FOR EACH RESIDENTIAL LOT THROUGH RECEIPT OF THE CONCURRENCE LETTER TO THE RESIDENTIAL CERTIFICATE OF OCCUPANCY.
16. COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED BY ITEM 15.

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT OF THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. ALL WATER MAIN LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 4 HOURS.
5. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
6. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
7. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
8. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
9. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
10. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE 1003 AND THE CITY.
11. THE DESIGNER'S POSTION IS PRESUMED TO BE SUBMITTED TO THE CITY FOR APPROVAL OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
12. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE SUBMITTED AS A PDF (300P DPI) ON A FLASH DRIVE, OR A CLOUD SOURCE.

1. ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT "WILLAMSON COUNTY SUBDIVISION REGULATIONS," AS APPLICABLE.
2. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE CORRECTIVE ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.
3. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
4. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
5. STREET RIGHT-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 COUNTY ENGINEER. BARRICADES BUILT TO WILLAMSON COUNTY 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, UNLESS OTHERWISE NOTED.
7. THE PREPARATION OF SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER AND IN CONJUNCTION WITH THE OUTLINED IN THE GEOTECHNICAL REPORT BY MIA LABS, INC., DATED JULY 28, 2023. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

Street Classification	Subgrade Material	Hot Mix Asphaltic Concrete, in	Crushed Limestone Base, in	Lime Stabilized Subgrade, in
Local Streets	Subgrade PI < 20	2.0	12	–
	Subgrade 20 < PI < 35	2.0	12	8
	Subgrade 35 < PI < 55	2.0	14	8
Collectors	Subgrade PI < 20	2.0	14	–
	Subgrade 20 < PI < 35	2.0	17	8
	Subgrade 35 < PI < 55	2.0	17	8

1. Where the subgrade is comprised of limestone or low PI clay ($PI < 20$), lime stabilization may be omitted.
2. The subgrade must first be tested for sulfate reaction and a mix design should be completed to determine the proper lime content, lime type, mixing procedure and curing conditions required.
3. The subgrade improvement should be extended a min. 18" beyond the back of curb line unless lime treatments being used, base should extended 3 feet beyond the back of the curb line.
4. These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions.
5. The responsibility of assigning street classification to the streets in this project is left to the civil engineer.
6. If pavement designs other than those listed above are desired, please contact MIA labs, Inc.

8. WHERE P'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE COUNTY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT. SEE THE GEOTECHNICAL REPORT FOR DESIGN GUIDES FOR DIFFERENT PI VALUES.

9. CONTRACTOR IS TO AVOID INSTALLATION OF IRRIGATION, PLANTINGS, SILT FENCE, ETC. IN THE SUBGRADE IMPROVEMENT EXTENDED BEHIND THE CURB.

1. ALL CONSTRUCTION OF THE WASTEWATER SYSTEM 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 ACTIVITIES. ANY DISCREPANCIES WITH THE APPROPRIATE PLANS FOUND IN THE FIELD SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE. FAILURE TO COMPLETE THIS STEP PRIOR TO COMMENCEMENT OF CONSTRUCTION MAY RESULT IN SIGNIFICANT DELAYS AND/OR EXPENDITURES FOR WHICH THE CITY SHALL NOT BE HELD LIABLE. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
4. THE CONTRACTOR SHALL GIVE THE CITY OF LIBERTY HILL PLANNING AND DEVELOPMENT DEPARTMENT 48 HOURS' NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION BY BOTH CALLING (512) 548-5619 AND EMAILING planning@libertyhill.gov
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THIS INCLUDES ANY AREAS LOCATED OUTSIDE OF THE DEFINED LIMITS OF CONSTRUCTION (LOC). IF ANY (ROW), OR LOCATED ON ADJACENT PROPERTIES, REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SOODING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
6. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF LIBERTY HILL, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES, AND ANY OTHER ENTITY THAT MAY HAVE AN INTEREST IN THE PROJECT. MEETING AGENDA SHALL BE DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL FURNISH THE CITY OF LIBERTY HILL WITH ACCESS TO ALL BUILDINGS, UTILITIES, AND RECORDS, FOLLOWING THE COMPLETION OF ALL CONSTRUCTION. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATE FROM THE PLANS. THESE "AS-BUILT" DRAWINGS SHALL MEET ALL APPLICABLE REQUIREMENTS TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO FINAL SITE INSPECTION APPROVAL. CHANGES TO APPROVED, CONSTRUCTION-STAMPED PLANS SHALL REQUIRE AN APPROVED SITE PLAN OR STORMWATER PERMIT AMENDMENT THAT IS APPROVED BY THE CITY PRIOR TO FIELD USE.
8. THE CITY OF LIBERTY HILL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
9. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE CONSTRUCTION'S WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS THAT HAVE BEEN ACCEPTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER AND/OR DIRECTOR OF PUBLIC WORKS.
10. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

DESCRIPTION	ELEVATION	NORTHING	EASTING
SQUARE CUT ON TOP OF CURB AT THE NORTH EAST INTERSECTION OF TOWER RD AND FLOWER VALLEY PKWY	870.27	10,220,702.2000	3,080,816.0660
SQUARE CUT ON CURB INLET ON THE EASTERN SIDE OF FLOWER VALLEY PKWY APPROXIMATELY 500' SOUTH OF THE INTERSECTION OF TOWER RD	875.57	10,220,192.6330	3,081,116.0190
CONITON SPINDLE SET IN SEAM OF SIDEWALK CROSSING THE MEDIAN ON SWEETGRASS COURT	901.66	10,219,394.8590	3,081,319.8000

- 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, EITHER HAND OR COMPACT OR SOFT OR UNSTABLE SOIL, SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE AS FOLLOWS:
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 EGRESS, 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 EXCESS OF 5 FEET IN DEPTH, THE FOLLOWING MINIMUM SAFETY MEASURES SHALL BE REQUIRED: (1) HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, ARE SUBMITTED TO THE CITY OF LIBERTY HILL FOR REVIEW AND APPROVAL.

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 EDITIONS.
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.

3. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

4. ALL SLOPES SHALL BE SOODED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.

5. SILT FENCES, ROCK BERM, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. INSTALLATION AND CONDITION SHALL BE REGULARLY INSPECTED BY THE CITY OF LIBERTY HILL FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.

6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL REVEGETATION HAS BEEN ESTABLISHED AND APPROVAL RECEIVED FROM THE CITY OF LIBERTY HILL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.

7. 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.

APPENDIX B
ADOPTED AND EFFECTIVE AS OF JUNE 22, 2021

B4.1 A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE TEXAS DEPARTMENT OF TRANSPORTATION MANUAL. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES UNLESS OTHERWISE STATED ON THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER.

B4.2 THE COUNTY SHALL PROVIDE THE NECESSARY TESTS IN ORDER TO INDEPENDENTLY TEST THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE TESTING. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.

B4.3 EXCEPT FOR ELECTRICAL LINES, ALL UNDERGROUND NONFERROUS UTILITIES WITHIN A RIGHT-OF-WAY OR EASEMENT MUST BE ACCOMPANIED BY FERROUS METAL LINES TO AID IN TRACING THE LOCATION OF SAID UTILITIES THROUGH THE USE OF A METAL DETECTOR.

B4.4 ALL PAYMENTS ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DESIGN SHALL BE BASED ON A 20-YEAR DESIGN LIFE AND IN CONJUNCTION WITH RECOMMENDATIONS BASED UPON A SOILS REPORT OF SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR MORE. SOILS TESTING FREQUENCY AND NUMBER OF TESTS SHALL BE BASED UPON THE RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORING SPACING SHALL BE 50 FEET OR MORE IF A SOILS REPORT IS ENCOUNTERED, ONE FT. LONG AND UNFRACTURED ROCK. THE SOILS REPORT AND SOILS TEST PAYMENT REQUEST SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW. THE PAVEMENT DESIGN MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONCURRENTLY WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX.

BS.1 THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZATION DESIGN SHALL BE SUBMITTED BY THE COUNTY ENGINEER. IF THE COUNTY ENGINEER APPROVES THE ALTERNATE DESIGN, THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TxDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.

BS.2 IF LIME IS NECESSARY, THEN A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED, AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION TO PROPERLY STABILIZE SUBGRADE. THE USE OF HYDRATED LIME OR LIME SLURRY IS APPROVED; HOWEVER, THE USE OF PELLETED LIME IS NOT APPROVED.

BS.3 PRIOR TO LIME STABILIZATION, A SULFATE TEST IN *SITU* SOILS SHALL BE PERFORMED BY DEVELOPER TO CONFIRM THE APPROPRIATE MEANS AND METHODS OF STABILIZATION. PROVIDE SULFATE TEST TO COUNTY ENGINEER PRIOR TO STABILIZATION.

BS.4 ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.

BS.5 THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TxDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.

BS.6 UPON COMPLETION OF THE SUBGRADE, THE DEVELOPER SHALL SUBMIT AN ENHANCED COPY OF THE CONSTRUCTION REPORT FURNISHED BY THE COUNTY ENGINEER. THE COUNTY ENGINEER MUST APPROVE THE REPORT PRIOR TO APPLICATION OF THE BASE MATERIAL. ALL DENSITY TEST REPORTS SHALL INCLUDE A COPY OF THE WORK SHEET SHOWING THE PERCENTAGE OF THE MAXIMUM DRY (PROCTOR) DENSITY, THE NUMBER AND LOCATION OF ALL DENSITY TESTS. SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6.1 BASE MATERIAL SHALL CONFORM TO ITEM 247 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, "FLEXIBLE BASE". THE BASE MATERIAL SHALL BE TYPE GRADE 4, OR AS APPROVED BY THE COUNTY ENGINEER. GRADE 4 MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TABLE B6.1		
MASTER GRADATION	SIEVE SIZE	CUMULATIVE % RETAINED
	2 1/2"	-
	1 3/4"	0
	7/8"	10% - 35%
	3/8"	30% - 65%
	#4	45% - 75%
	#40	70% - 90%
	#200	87% - 95%

DESIGNED BY: SPC	DATE	Carlson, Brigrance & Doering, Inc.  Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office: 5301 West William Carlson Dr., Austin, Texas 78740 North Office: 12120 RR 620 N., Suite 400, Austin, Texas 78750	REVISION	DRAPED BY: CEL
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JOB NAME:				
PROJECT:				
 CARLSON, BRIGRANCE & DOERING, INC. (ID# F3791) <i>Steven P. Gates</i> 10-3-2025				
DATE OCT 2025				
JOB NUMBER 5558				
SHEET 2 OF 38				
SHEET NO. 2				

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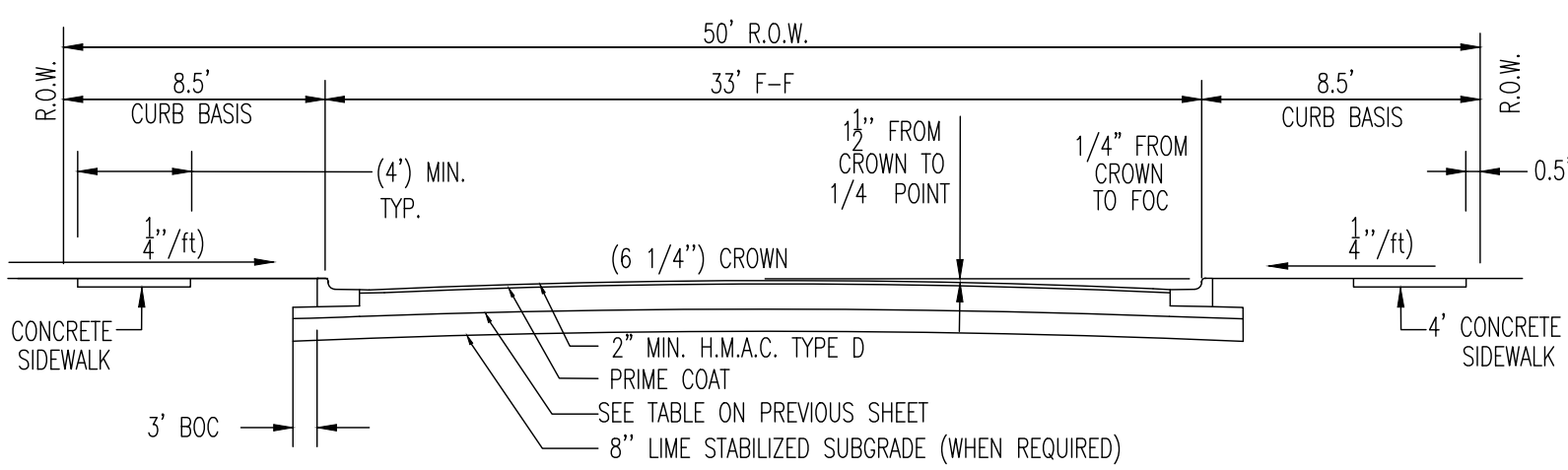
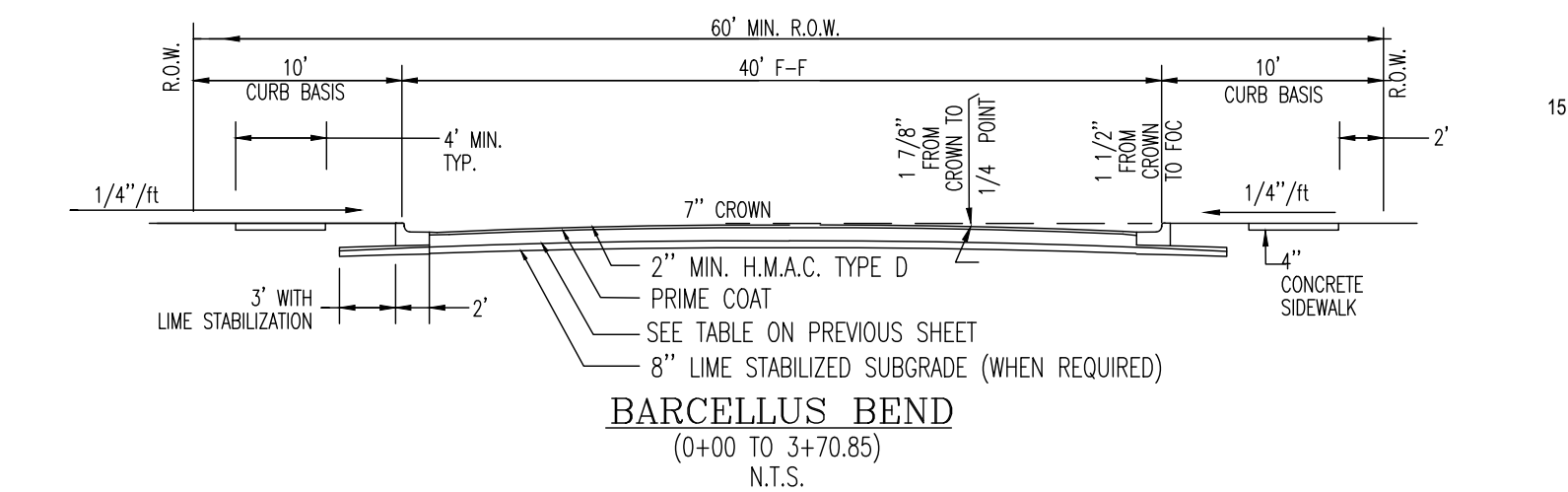
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CAPITAL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.19 RELATING TO ENFORCEMENT. SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND SANCTIONS. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30, TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- 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.
- 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.
- IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SNK 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.
- 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.
- 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.
- 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.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- 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 ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY 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.
 - ANY 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.
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.
TCEQ-0486 (REV. JULY 15, 2015)



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 CAPITAL 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 § 213.19 RELATING TO ENFORCEMENT. SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND SANCTIONS. 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM FLOODING 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.
- 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.
- 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 57- 67 OF 72.

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.

- 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 §200.44(E) (WATER DISTRIBUTION).
- 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. THERE SHALL BE NO CURVATURE OF SANITARY SEWER PIPE LINES.

IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE USED: THERE SHALL BE NO FLEXURE OF SANITARY SEER LINE PIPES.

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.

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. (NOT APPLICABLE.)

THE PRIVATE SERVICE LATERAL STUB-OUTS MUST BE INSTALLED AS SHOWN ON THE PLAN AND PROFILE SHEETS ON PLAN SHEET 72 OF 72, AND MARKED AFTER BACKFILLING AS SHOWN IN THE DETAIL ON PLAN SHEET 72 OF 72.

- TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE REQUIREMENTS OF ASTM D-2321, CLASSES I, II, III OR IV. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.
- 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).

- 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:
 - 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.
 - LOW PRESSURE AIR TEST.
 - A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-628, 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)(VII) OF THIS PARAGRAPH.
 - 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.
 - A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE PIPE.
 - 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:
$$T = \frac{0.00019 \times D \times L}{Q}$$
WHERE:
 - T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS
 - D = 0.000419 X D X L, BUT NOT LESS THAN 1.0
 - L = AVERAGE INSIDE PIPE DIAMETER IN INCHES
 - Q = RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE
 - ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 TAC §213.5(C)(3)(VI). 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.

(C) 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)
6	340	398	0.8550
8	454	298	1.5200
10	567	239	2.3740
12	680	199	3.4190
15	850	159	5.3420
18	1020	133	7.6930
21	1190	114	10.4710
24	1360	100	13.6760
27	1530	88	17.3090
30	1700	80	21.3690
33	1870	72	25.8560

- AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE FIRST 25% OF THE CALCULATED TESTING TIME. 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.
- 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.
- A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33 INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.
 - INFILTRATION/EXFILTRATION TEST.
 - 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.
 - AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL.
 - 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.
 - 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.
 - 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.
 - IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS ALSO REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
 - FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDEREL.
 - MANDEREL SIZING.
 - A RIGID MANDEREL 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 ASTM'S AMERICAN WATER WORKS ASSOCIATION, UNIBELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPENDIX.
 - A MANDEREL SIZING DIMENSION IS NOT SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDEREL 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 MANDEREL, 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.
 - ALL DIMENSIONS MUST MEET THE APPROPRIATE STANDARD.
 - MANDEREL DESIGN.
 - A RIGID MANDEREL MUST BE CONSTRUCTED OF A METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED.
 - A MANDEREL MUST HAVE NINE OR MORE OOD NUMBER OF RUNNERS OR LEGS.
 - A BARREL SECTION LENGTH MUST BE EQUAL TO AT LEAST 75% OF THE INSIDE DIAMETER OF A PIPE.
 - EACH SIZE MANDEREL MUST USE A SEPARATE PROVING RING.
 - METHOD OPTIONS.
 - AN ADJUSTABLE OR FLEXIBLE MANDEREL IS PROHIBITED.
 - A TEST MAY NOT USE TELEVISION INSPECTION AS A SUBSTITUTE FOR A DEFLECTION TEST.
 - IF REQUESTED, THE EXECUTIVE DIRECTOR MAY APPROVE THE USE OF A DEFLECTOMETER OR A MANDEREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.
 - FOR A GRAVITY COLLECTION SYSTEM PIPE WITH AN INSIDE DIAMETER 27 INCHES AND GREATER, OTHER TEST METHODS MAY BE USED TO DETERMINE VERTICAL DEFLECTION.
 - A DEFLECTION TEST METHOD MUST BE ACCURATE TO WITHIN PLUS OR MINUS 0.2% DEFLECTION.
 - AN OWNER SHALL NOT CONDUCT A DEFLECTION TEST UNTIL AT LEAST 30 DAYS AFTER THE FINAL BACKFILL.
 - GRAVITY COLLECTION SYSTEM PIPE DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%).
 - 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.

- ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.
 - ALL MANHOLES MUST PASS A LEAKAGE TEST.
 - 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.
 - HYDROSTATIC TESTING.
 - 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.
 - 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.
 - A TEST FOR CONCRETE MANHOLES MAY USE A 24-HOUR WETTING PERIOD BEFORE TESTING TO ALLOW SATURATION OF THE CONCRETE.
 - VACUUM TESTING.
 - 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.
 - NO GROUT MUST BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING.
 - STUB-OUTS, MANHOLE BOOTHS, AND PIPE PLUGS MUST BE SECURED TO PREVENT MOVEMENT WHILE A VACUUM IS DRAWN.
 - 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.
 - A TEST HEAD MUST BE PLACED AT THE INSIDE OF THE TOP OF A CONE SECTION, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 - THERE MUST BE A VACUUM OF 10 INCHES OF MERCURY INSIDE A MANHOLE TO PERFORM A VALID TEST.
 - A TEST DOES NOT BEGIN UNTIL AFTER THE VACUUM PUMP IS OFF.
 - 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.

- ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 TAC §213.5(C)(3)(VI). 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.

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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.
TCEQ-0486 (REV. JULY 15, 2015)

TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

- This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
- All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
- Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
- No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
- All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
- Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
- The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
- The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
- The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(d)(2)].
- When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].

- Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.

- The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148,000}$$

Where:

- Q = the quantity of makeup water in gallons per hour,
- L = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$L = \frac{SD\sqrt{P}}{148,000}$$

Where:

- L = the quantity of makeup water in gallons per hour,
- S = the length of the pipe section being tested, in feet,
- D = the nominal diameter of the pipe in inches, and
- P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

- The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).

- The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].

- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].

- Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].

- Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].

- The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].

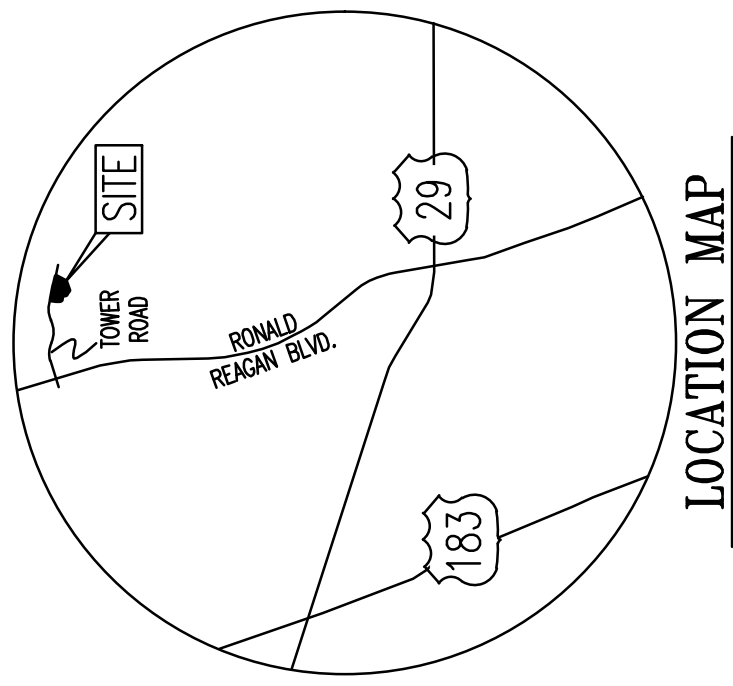
- Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.

Revised October 2017

DESIGNED BY: SPC	DRAFTED BY: CHL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying C&B&D FIRM ID #1E3791 12129 RR (23) N. St. 400 Austin, Texas 78750 Phone No. (512) 280-5160	
GENERAL NOTES (2 OF 2)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. (d)g f3791 10-3-2025	
DATE	OCT 2025
JOB NUMBER	5558
SHEET	3 OF 38
SHEET NO.	3

PROJECT NO. 2025-#-CON

SANTA RITA RANCH PHASE 2B, SECTION 3
FINAL PLAT



LOCATION MAP

ORIGINAL SUBMITTAL DATE: _____
REVISED DATE: SEPTEMBER 24, 2025

OWNER:
SRV DEVELOPMENT, LLC
1700 CROSS CREEK DRIVE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SRV DEVELOPMENT, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

ENGINEER:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

TOTAL ACRES: 17.068 ACRES

SURVEY: GEORGE W. GLASSCOCK SURVEY,
ABSTRACT NO. 286 AND
ABSTRACT NO. 287, SURVEY,
ABSTRACT NO. 591

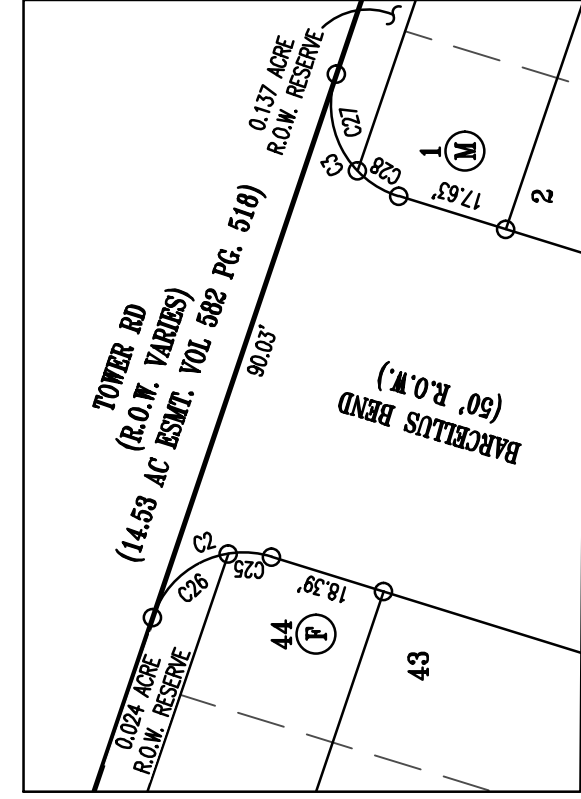
LEGAL MAP NO. 484910075E
WILLAMSON COUNTY, TEXAS AND
UNINCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS: 37
SINGLE FAMILY LOTS: 35
O.S. L.S.E. D.E. & P.U.L. LOTS: 1
O.S. L.S.E. & P.U.L. LOTS: 1
RIGHT-OF-WAY RESERVE LOTS: 2

TBM 1:
CAPPED 1/2 INCH IRON ROD SET STAMPED
"CONTROL"
N = 10204661.91
E = 3083558.85
ELEVATION = 938.52 (NAVD '88)

TBM 2:
CAPPED 1/2 INCH IRON ROD SET STAMPED
"CONTROL"
N = 1020460.92
E = 3084074.37
ELEVATION = 966.10 (NAVD '88)

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL
ELEVATION OF 1988 (NAVD '88)

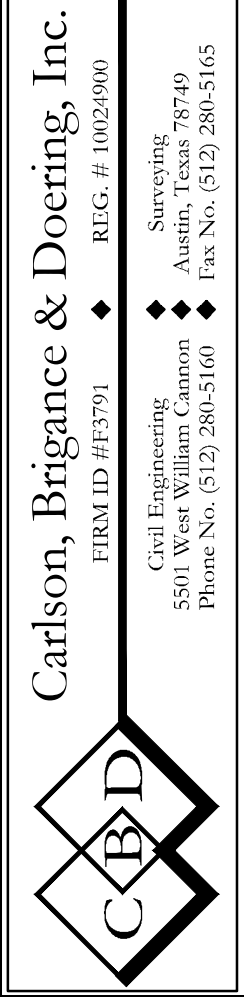


- LEGEND
- BENCHMARK
 - CAPPED 1/2" IRON ROD FOUND
 - STAMPED "CBO SETSTONE" (UNLESS NOTES)
 - CAPPED 1/2" CAPPED IRON ROD SET
 - STAMPED "CBO SETSTONE"
 - LOT NUMBER
 - BLOCK DESIGNATION
 - BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - L.S.E. LANDSCAPE EASEMENT
 - P.U.L. PUBLIC UTILITY EASEMENT
 - OPEN SPACE
 - W.Q.E. WATER QUALITY EASEMENT

SCALE: 1" = 100'
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft

SANTA RITA INVESTMENTS, LTD
(TRACT OWNERS)
(13,827 ACRES)
DOC. NO. 2021146213

WILLIAM W. SMITH SURVEY,
ABSTRACT NO. 591



SHEET NO. 1 OF 3

SANTA RITA RANCH PHASE 2B, SECTION 3
FINAL PLAT

Curve Table			
Curve #	Radius	Length	Chord Direction
C1	1020.00	86.25	S89°22'59"E
C2	15.00	23.16	N67°02'49"W
C3	15.00	23.94	S82°57'11"W
C4	40.00	92.28	S17°36'09"W
C5	530.00	104.07	S17°36'09"W
C6	25.00	16.68	N72°23'39"E
C7	50.00	37.26	S58°49'06"E
C8	50.00	154.13	S32°29'47"E
C9	25.00	21.03	S78°17'28"W
C10	205.00	85.50	N62°21'50"W
C11	15.00	23.56	N75°10'17"E
C12	15.00	23.56	S72°06'30"E
C13	25.00	23.56	S59°52'12"W
C14	25.00	23.56	N65°54'07"E
C15	60.00	301.53	N67°06'30"W
C16	17.00	15.00	N72°06'50"W
C17	15.00	23.56	S77°33'10"W
C18	975.00	85.19	S30°22'59"W
C19	260.00	288.79	S82°36'32"E

Line Table		
Line #	Direction	Length
L1	S89°27'17"E	100.13
L2	N48°57'28"W	142.85
L3	N23°53'10"W	461.13
L4	N62°39'58"W	95.00
L5	S78°58'30"E	27.65
L6	S78°58'30"E	27.65
L7	S77°52'48"W	73.17
L8	N65°49'47"E	84.57
L9	N65°49'47"E	84.57
L10	N72°07'08"W	60.00
L11	N72°07'08"W	60.00
L12	N72°07'08"W	60.00
L13	N72°07'08"W	60.00
L14	N72°07'08"W	60.00
L15	N72°07'08"W	60.00
L16	N72°07'08"W	60.00
L17	N72°07'08"W	60.00
L18	N72°07'08"W	60.00
L19	N72°07'08"W	60.00
L20	N72°07'08"W	60.00
L21	N72°07'08"W	60.00
L22	N72°07'08"W	60.00

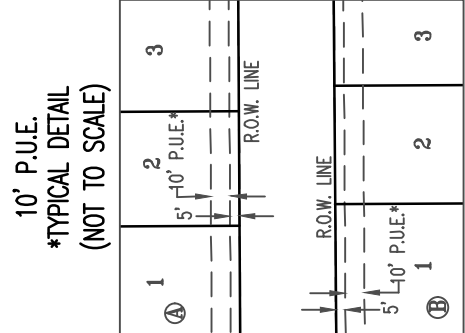
Curve Table			
Curve #	Radius	Length	Chord Direction
C21	240.00	229.00	S88°38'32"E
C22	240.00	229.00	S88°38'32"E
C23	240.00	229.00	S88°38'32"E
C24	240.00	229.00	S88°38'32"E
C25	240.00	229.00	S88°38'32"E
C26	240.00	229.00	S88°38'32"E
C27	240.00	229.00	S88°38'32"E
C28	240.00	229.00	S88°38'32"E
C29	240.00	229.00	S88°38'32"E
C30	240.00	229.00	S88°38'32"E
C31	240.00	229.00	S88°38'32"E
C32	240.00	229.00	S88°38'32"E
C33	240.00	229.00	S88°38'32"E
C34	240.00	229.00	S88°38'32"E
C35	240.00	229.00	S88°38'32"E
C36	240.00	229.00	S88°38'32"E
C37	240.00	229.00	S88°38'32"E
C38	240.00	229.00	S88°38'32"E
C39	240.00	229.00	S88°38'32"E
C40	240.00	229.00	S88°38'32"E

Curve Table			
Curve #	Radius	Length	Chord Direction
C41	240.00	229.00	S88°38'32"E
C42	240.00	229.00	S88°38'32"E
C43	240.00	229.00	S88°38'32"E
C44	240.00	229.00	S88°38'32"E
C45	240.00	229.00	S88°38'32"E
C46	240.00	229.00	S88°38'32"E
C47	240.00	229.00	S88°38'32"E
C48	240.00	229.00	S88°38'32"E
C49	240.00	229.00	S88°38'32"E
C50	240.00	229.00	S88°38'32"E
C51	240.00	229.00	S88°38'32"E
C52	240.00	229.00	S88°38'32"E
C53	240.00	229.00	S88°38'32"E
C54	240.00	229.00	S88°38'32"E
C55	240.00	229.00	S88°38'32"E
C56	240.00	229.00	S88°38'32"E
C57	240.00	229.00	S88°38'32"E
C58	240.00	229.00	S88°38'32"E
C59	240.00	229.00	S88°38'32"E
C60	240.00	229.00	S88°38'32"E

Curve Table			
Curve #	Radius	Length	Chord Direction
C61	240.00	229.00	S88°38'32"E
C62	240.00	229.00	S88°38'32"E
C63	240.00	229.00	S88°38'32"E
C64	240.00	229.00	S88°38'32"E
C65	240.00	229.00	S88°38'32"E
C66	240.00	229.00	S88°38'32"E
C67	240.00	229.00	S88°38'32"E
C68	240.00	229.00	S88°38'32"E
C69	240.00	229.00	S88°38'32"E
C70	240.00	229.00	S88°38'32"E
C71	240.00	229.00	S88°38'32"E
C72	240.00	229.00	S88°38'32"E
C73	240.00	229.00	S88°38'32"E
C74	240.00	229.00	S88°38'32"E
C75	240.00	229.00	S88°38'32"E
C76	240.00	229.00	S88°38'32"E
C77	240.00	229.00	S88°38'32"E
C78	240.00	229.00	S88°38'32"E
C79	240.00	229.00	S88°38'32"E
C80	240.00	229.00	S88°38'32"E

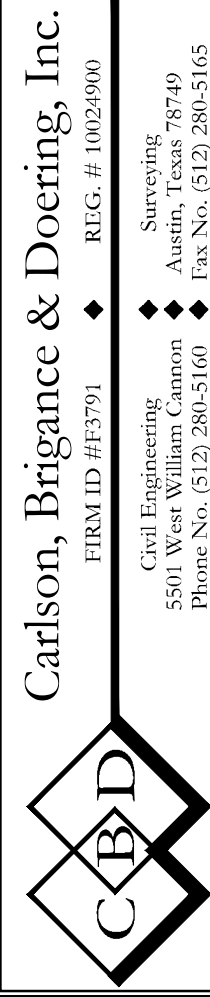
Curve Table			
Curve #	Radius	Length	Chord Direction
C81	240.00	229.00	S88°38'32"E
C82	240.00	229.00	S88°38'32"E
C83	240.00	229.00	S88°38'32"E
C84	240.00	229.00	S88°38'32"E
C85	240.00	229.00	S88°38'32"E
C86	240.00	229.00	S88°38'32"E
C87	240.00	229.00	S88°38'32"E
C88	240.00	229.00	S88°38'32"E
C89	240.00	229.00	S88°38'32"E
C90	240.00	229.00	S88°38'32"E
C91	240.00	229.00	S88°38'32"E
C92	240.00	229.00	S88°38'32"E
C93	240.00	229.00	S88°38'32"E
C94	240.00	229.00	S88°38'32"E
C95	240.00	229.00	S88°38'32"E
C96	240.00	229.00	S88°38'32"E
C97	240.00	229.00	S88°38'32"E
C98	240.00	229.00	S88°38'32"E
C99	240.00	229.00	S88°38'32"E
C100	240.00	229.00	S88°38'32"E

- GENERAL:
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83.
 - THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
 - IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. THE COUNTY ASSUMES NO RESPONSIBILITY FOR REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. THE COUNTY ASSUMES NO RESPONSIBILITY FOR REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF TENS.
 - THIS PLAT IS SUBJECT TO THE EASEMENT GRANTED TO FERNANDEZ ELECTRIC COOPERATIVE, INC. RECORDED IN DOCUMENT NO. 2018079583, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, ELEVATION (15 FEET WIDE IS HEREBY REDUCED) ADJACENT TO ALL STREET RIGHTS-OF-WAY EXCEPT AS NOTED.
 - A PUBLIC UTILITY EASEMENT (15 FEET WIDE IS HEREBY REDUCED) ADJACENT TO ALL STREET RIGHTS-OF-WAY EXCEPT AS NOTED.
 - LOTS 34-36, BLOCK F, LOTS 39-44, BLOCK F, LOT 6, BLOCK M, AND LOTS 20-26, BLOCK M (SEE 10' P.U.L. DETAIL BELOW)



- DRAINAGE AND FLOODPLAIN:
- EXCEPT IN CERTAIN SITUATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST POINT OF ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
 - A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT WITHIN THE EFFECTIVE REGULATED FLOODPLAIN. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLAMSON COUNTY UPON REVIEW OF THE PROPOSED DEVELOPMENT.
 - A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT WITHIN THE EFFECTIVE REGULATED FLOODPLAIN. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLAMSON COUNTY UPON REVIEW OF THE PROPOSED DEVELOPMENT.
 - THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14 SHOWN ON THE PLAT WAS DETERMINED BY A STUDY PREPARED BY CARLSON, BRIGANCE & DOERING, INC. DATED DECEMBER 2, 2022. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE PROPOSED 100-YR WATER SURFACE ELEVATION PER ATLAS 14.
 - THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLAMSON COUNTY SUBDIVISION REGULATIONS, SECTION 811.1, ON NEW DEVELOPMENT THAT WOULD EXCEED SUCH CONTROLS BEYOND EXISTING CONDITIONS.
 - MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THE ACCEPTED IN THE CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
 - ANY PROPOSED DEVELOPMENT THAT OBSTRUCTS OR DIVERTS FLOW WITHIN A DRAINAGE EASEMENT MAY NOT BE PERMITTED AND IS AT THE DISCRETION OF THE FLOODPLAIN ADMINISTRATOR.
 - DRAINAGE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRAINAGE EASEMENT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
 - WATER AND WASTEWATER:
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
 - WATER SERVICE IS PROVIDED BY: WILLAMSON COUNTY MUD 190/ GEOMETOWN UTILITY SYSTEMS
 - ELECTRIC SERVICE IS PROVIDED BY: PEC

- ROADWAY AND RIGHT-OF-WAY:
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAWING OR PROTECTING THE ROAD SYSTEM.
 - SEWERLINES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 - IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLAMSON COUNTY.
 - NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
 - THE OWNER SHALL CREATE A LANDSCAPING HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIBERTY OF ANY LANDSCAPING, IRRIGATION, SIGNAGE, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.



SHEET NO. 2 OF 3

J:\AC3D\5558\Survey\PLAT - SRR 2B-3

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS, §
COUNTY OF WILLAMSON § §

I, JAMES EDWARD HORNE, VICE PRESIDENT, SRV DEVELOPMENT, L.L.C. OWNER OF A CALLED 697.772 ACRES TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 20201153844, OFFICIAL PUBLIC RECORDS, WILLAMSON COUNTY, TEXAS, SITUATED IN THE GEORGE W. GLESSOCK SURVEY, ABSTRACT NUMBER 246, AND THE WILLIAM W. SMITH SURVEY, ABSTRACT NUMBER 591, WILLAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE 17.688 ACRES AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"SANTA RITA RANCH PHASE 2B, SECTION 3 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20____, A.D.

SRV DEVELOPMENT, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY: JAMES EDWARD HORNE, VICE PRESIDENT
SRV DEVELOPMENT, L.L.C., 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLAMSON §

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES EDWARD HORNE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR WILLAMSON COUNTY, TEXAS

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE HOLDER OF TWO DEEDS OF TRUST ITEMS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018089177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF ENDORSEING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D.

BY: _____ NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

SANTA RITA RANCH PHASE 2B, SECTION 3
FINAL PLAT

STATE OF TEXAS §
COUNTY OF WILLAMSON §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #4849102075E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLES WITH THE REQUIREMENTS OF WILLAMSON COUNTY.

ENGINEERING BY: STEVEN P. CATES, P.E. NO. 93548 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

THIS FLOOD STATEMENT, AS DETERMINED BY A LULU-FLLA FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS. GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS §
COUNTY OF TARRANT §

I, ARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLES WITH THE WILLAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY ISSUED BY TITLE RESOURCES GUARNTY COMPANY, OF NO. 2010289-CON, EFFECTIVE DATE JUNE 10, 2020, ISSUED DATE JUNE 19, 2020.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY, RELEASED JULY 25, 2025.

SURVEYED BY: ARON V. THOMASON, R.P.L.S. NO. 62114 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
ARON@CBDB.COM

BY: _____ DATE _____
DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS
ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____, A.D.

WILLAMSON COUNTY ADDRESSING COORDINATOR
WILLAMSON COUNTY, TEXAS

PRINTED NAME _____

STATE OF TEXAS §

COUNTY OF WILLAMSON § KNOW ALL MEN BY THESE PRESENTS;

I, STEVEN SNELL, COUNTY JUDGE OF WILLAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLAMSON COUNTY, TEXAS DATE _____

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF WILLAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

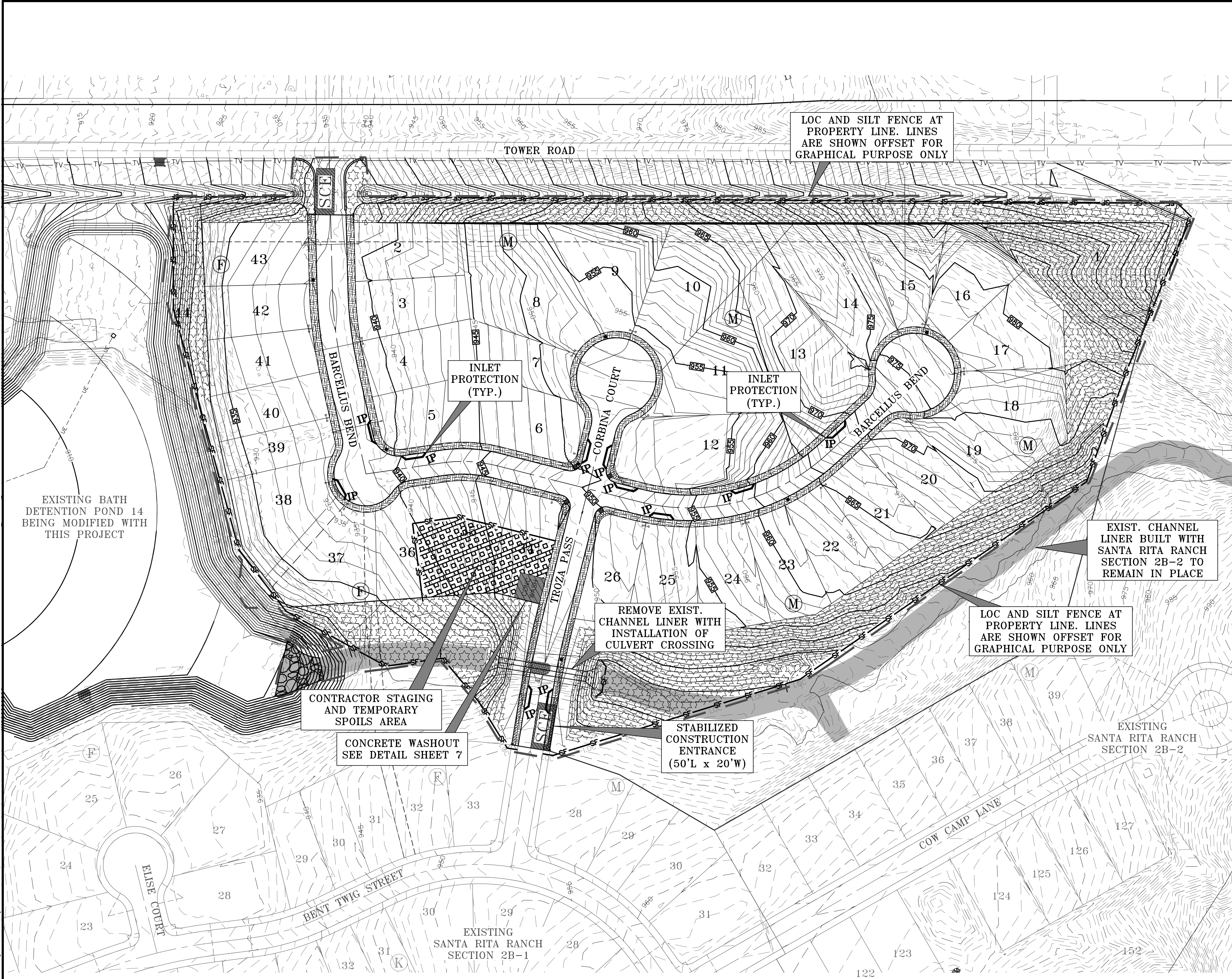
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLAMSON COUNTY, TEXAS

BY: _____ DEPUTY

Carlson, Brigance & Doering, Inc.
FIRM ID #FET91 ♦ REG. # 10020000

Carlson, Brigance & Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
Phone No. (512) 288-5160 ♦ Fax No. (512) 288-5165



LEGEND

SF

SILT FENCE

JH

SILT FENCE J-HOOK

LOC

LIMITS OF CONSTRUCTION

IP

INLET PROTECTION

ROCK BERM

SCE

STABILIZED CONSTRUCTION ENTRANCE

DIVERSION BERM

SEEDING & TOPSOIL (PERMANENT) WITHIN THE ROW ONLY

ROLLED EROSION CONTROL MATTING, SEEDING & TOPSOIL (PERMANENT) FOR SLOPES 5:1 & STEEPER

SEEDING & TOPSOIL (PERMANENT) FOR EASEMENTS, OPEN SPACE LOTS, AND VEGETATIVE FILTER STRIPS ON ALL SLOPES FLATTER THAN 5:1

*ALL AREAS DISTURBED OUTSIDE OF THE SINGLE FAMILY LOTS ARE REQUIRED TO BE REVEGETATED BY THE CONTRACTOR

0 60' 120'
SCALE: 1" = 60'

DESIGNED BY:
SPC

DRAFTED BY:
CFH

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

C&D

Civil Engineering

Surveying

FIRM ID #E3791

State of Texas

12129 RR (33) N. Ste. 600

Austin, Texas 78750

Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME:
EROSION CONTROL PLAN

JOB NAME:
SANTA RITA RANCH PHASE 2B SECTION 3

PROJECT:
STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

STATE OF TEXAS

STEVEN P. CATES

93648

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

10-3-2025

DATE
OCT 2025

JOB NUMBER
5558

SHEET
6 OF 38

SHEET NO.
6

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FILE PATH: J:\ACD\5558\Ang\5558-EROSION-DETAILS.dwg - Oct 02, 2025 - 4:50pm



Specifications

Western Excelsior manufactures a full line of Rolled Erosion Control Products (RECPs). Excel SS-2 temporary Erosion Control Blanket is composed of a 100% certified weed free agricultural straw matrix mechanically (stitch) bound on two inch centers between two photodegradable, synthetic nets. Excel SS-2 is intended for use in channels or on slopes requiring erosion protection for a period up to twelve months. Actual field longevity is dependent on soil and climatic conditions. Each roll of EXCEL SS-2 is made in the USA and manufactured under Western Excelsior's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness. Typical manufactured properties are provided in Table 1 and product characteristics are provided in Table 2.

Table 1 - Specified Expected Values

Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6618	10.0 lb/in (1.8 kN/m) x 6.2 lb/in (1.1 kN/m)
Elongation (MD) x (TD)	ASTM D6618	20 % x 26 %
Mass Per Unit Area	ASTM D6475	8.0 oz/yd ² (271 g/m ²)
Thickness	ASTM D6525	0.28 in (7 mm)
Light Penetration	ASTM D6567	22 % open
Water Absorption	ASTM D1117	450 %

Table 2 - Netting

Top Net Type	Synthetic, Photodegradable
Bottom Net Type	Synthetic, Photodegradable
Top Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)
Bottom Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)

Excel SS-2 is available in multiple roll sizes ranging in width from 8.0 ft to 16.0 ft, and 112.5 ft to 600 ft in length. Standard roll sizes are 100 square yards, measuring 8.0 ft wide by 112.5 ft long. Custom roll sizes are available upon request.

Document # WE-EXCEL SS2 SPEC. This document has been developed to provide the characteristic properties of the product described. For questions, to request performance data or installation recommendations, contact Western Excelsior at 866-540-9810 or wexcotech@westernexcelsior.com. Updated 4/14/2014.

I. PERMANENT EROSION CONTROL:

- All disturbed areas outside of the single family lots shall be revegetated as noted below.
- All revegetated areas require a minimum of four (4) inches of topsoil be placed prior to revegetation. Do not add topsoil within the critical root zone of existing trees.
- All revegetated areas are required to be watered 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 grass growth. A temporary sprinkler system must be installed in areas not accessible to a water truck. The sprinkler system must remain in place until acceptable grass growth per #4 below is established.
- Permanent erosion control shall be acceptable when the grass has grown at least 1½ inches high with a minimum of 95 percent with no bare spots larger than 10 square feet.

II. VEGETATIVE STABILIZATION:

- Seed Mix:**
 - Seed mix shall be ordered from Native American Seed - 10101 FM 1102 New Braunfels, TX 78130 - (800) 728-4043
 - Dam Slope Mix Item #2808MIX 31222 (see mix below). You must submit to the engineer (via email at steve@cbdeng.com), a receipt showing total pounds purchased is equal to the seed rate multiplied by the total square footage of area to be revegetated. The dam slope mix seed rate is 2 lbs. per 1000 sq.ft. for Hydromulch.

Name	% by wt	Test Date	Germination	Dormant	Total Germ
Prairie Wildrice	16.70%	8/2022	15%	70%	85%
Virginia Wildrice	14.32%	8/2022	7%	85%	92%
Sideoats Grama	11.93%	8/2022	54%	14%	68%
Big Bluestem	11.93%	7/2022	97%	2%	99%
Tall Dropseed	8.95%	11/2022	31%	51%	82%
Indiangrass	5.97%	7/2022	51%	47%	98%
Purity: 85.18%	Inert: 14.81%	Other: 0.01%	Weed: 0%	Noxious: None	Origin: USA
Germ: 39.47%	Dormant: 45.22%	Ttl Germ: 84.69%	PLS: 72.14%	Seeds/lb: 264,245	Net Weight: 50 Lbs
Little Bluestem 4.80%, Blue Grama 4.80%, Little Bluestem - Finegrasses 4.80%, Buffalograss 2.98%, Western Wheatgrass 2.98%, Switchgrass 1.79%, Eastern Gamagrass 1.12%, Sand Lovegrass 1.01%, Cane Bluestem 0.89%, Sand Dropseed 0.89%, Curly Mesquite 0.36%, Texas Cudgrass 0.18%, Slender Grama 0.030%					

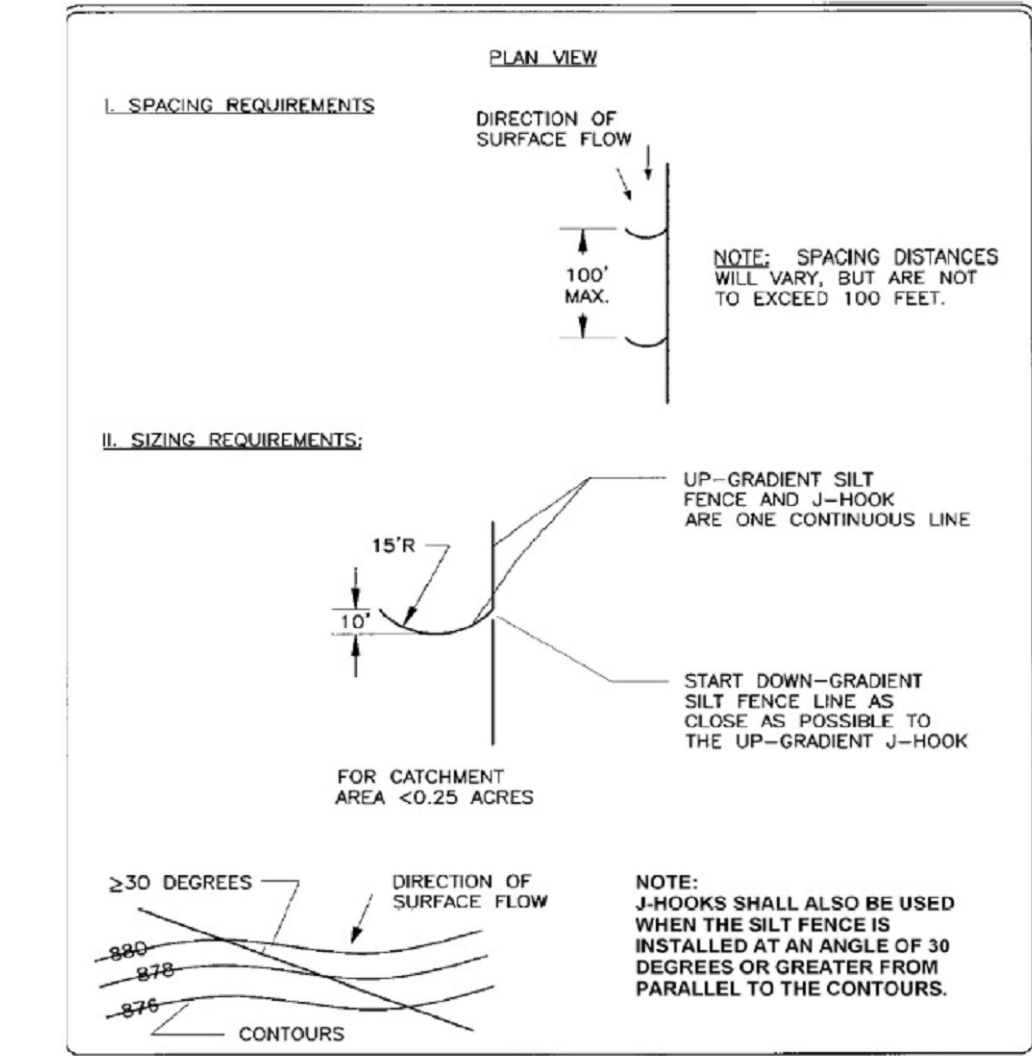
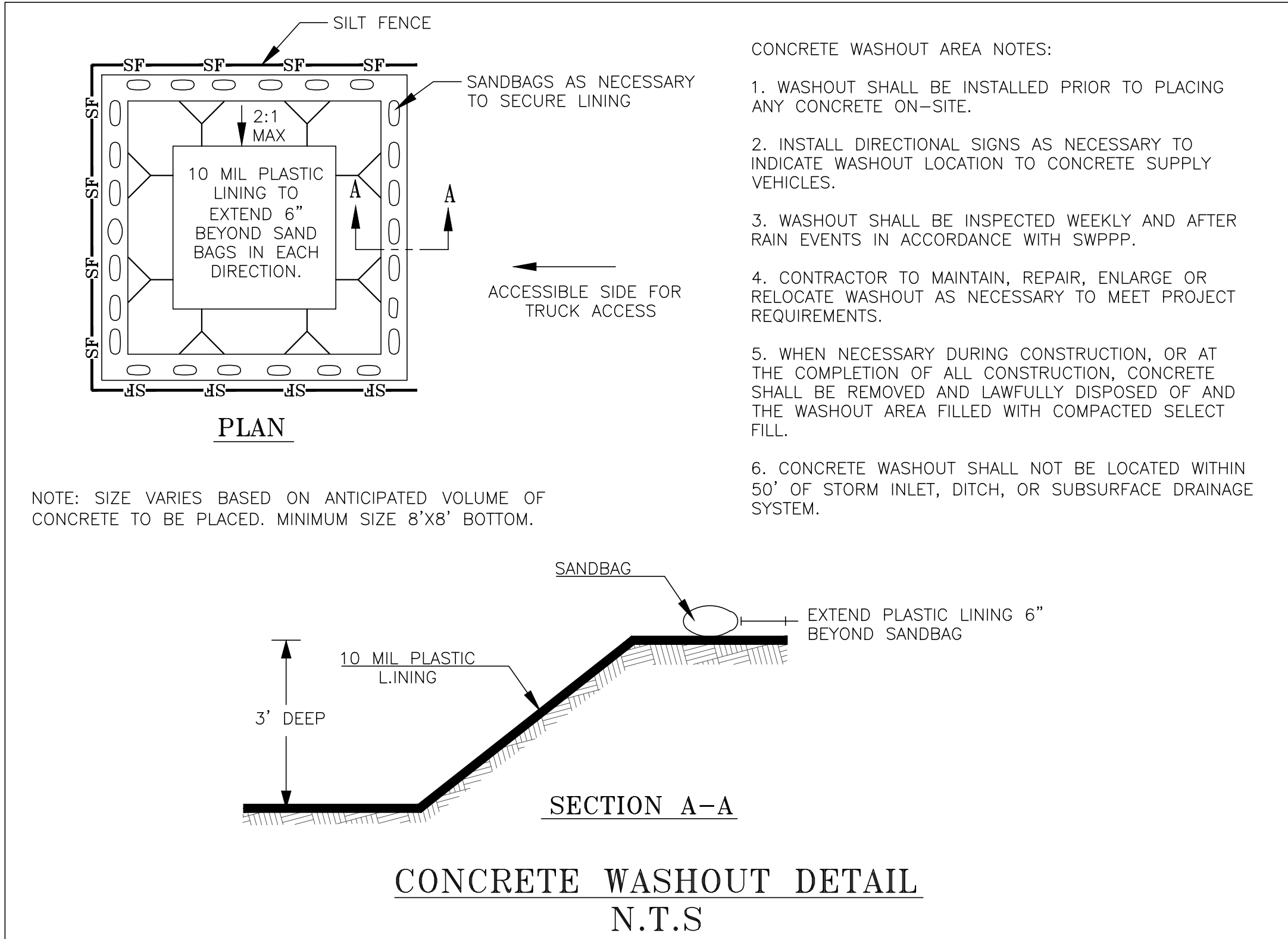
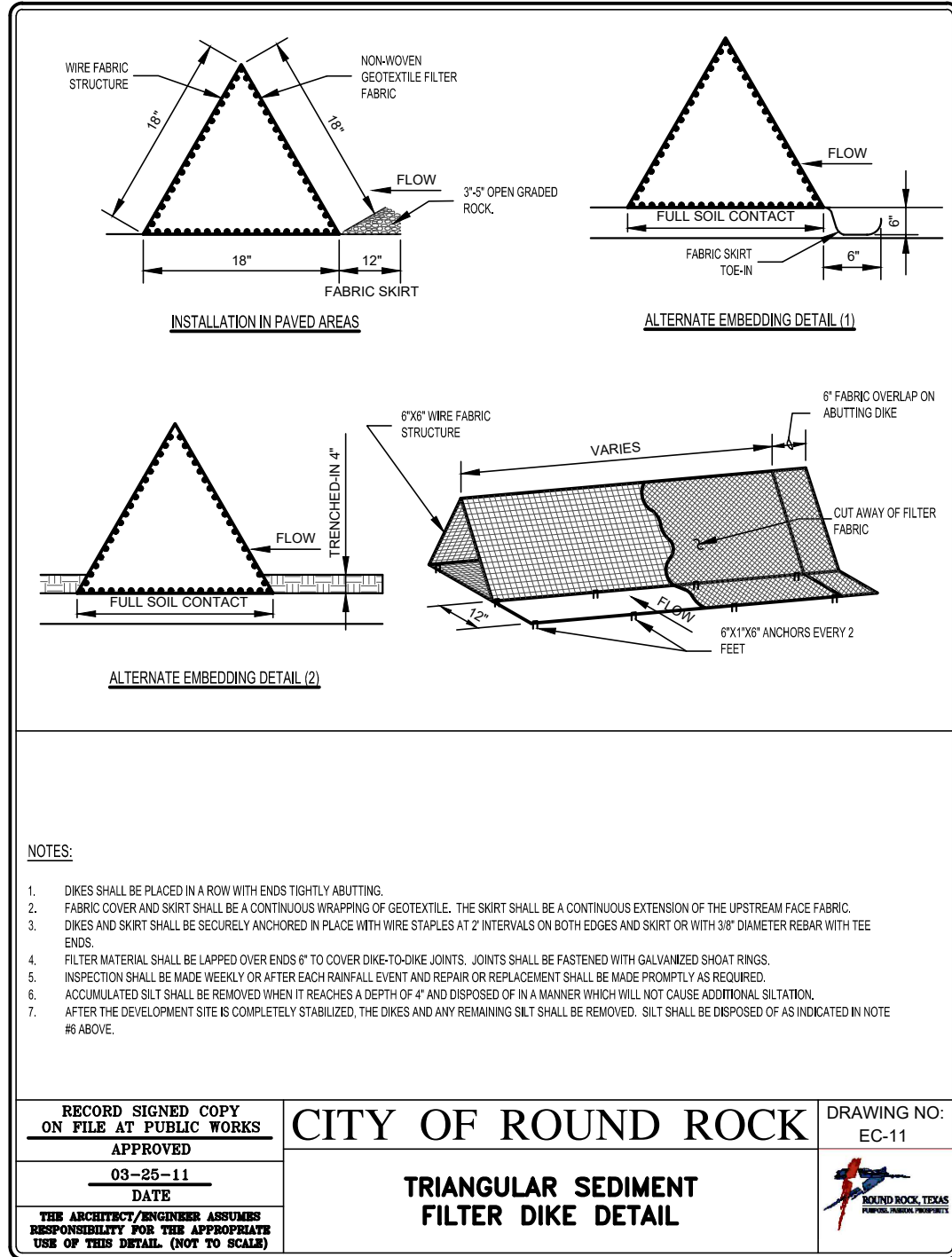
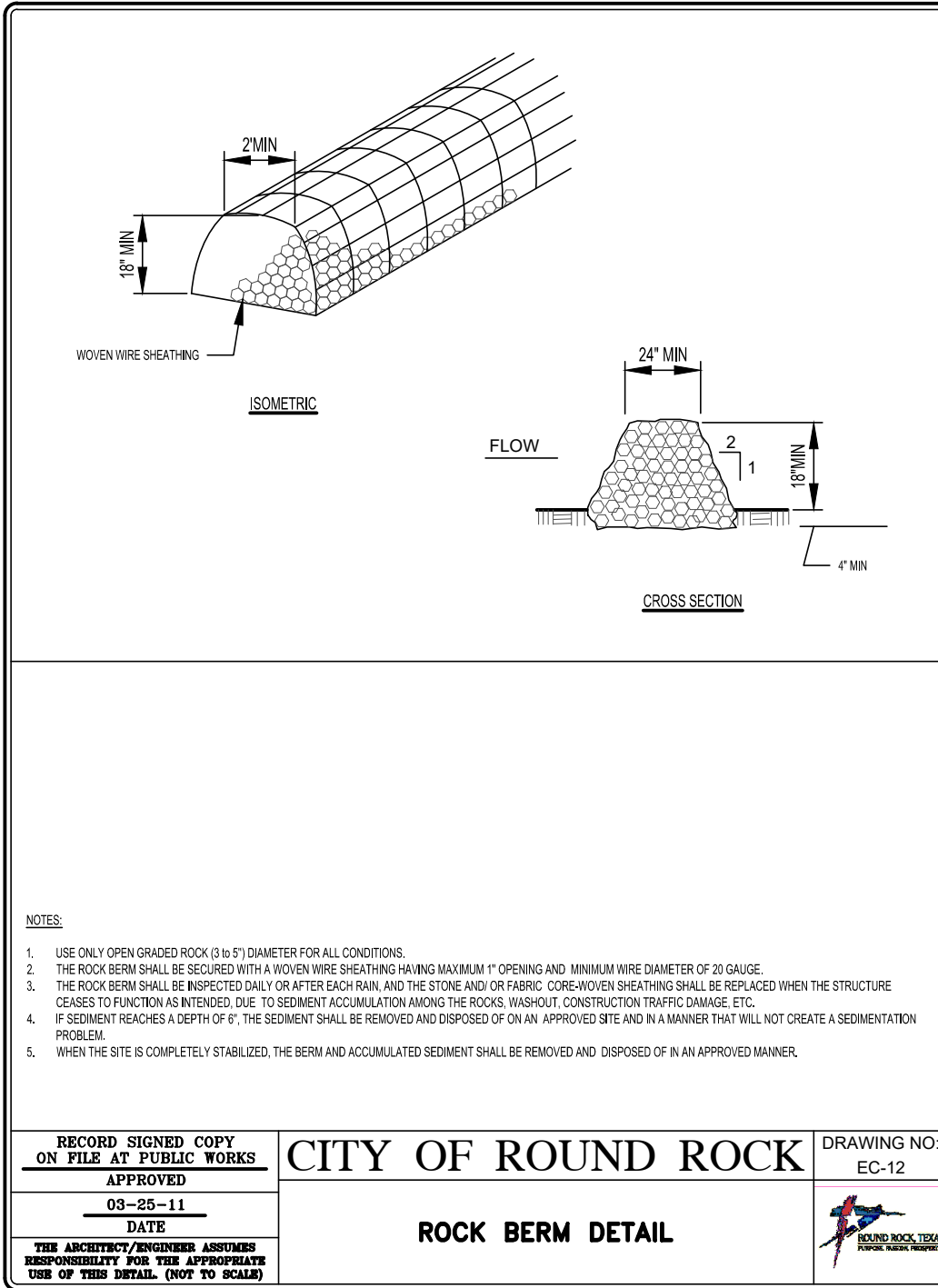
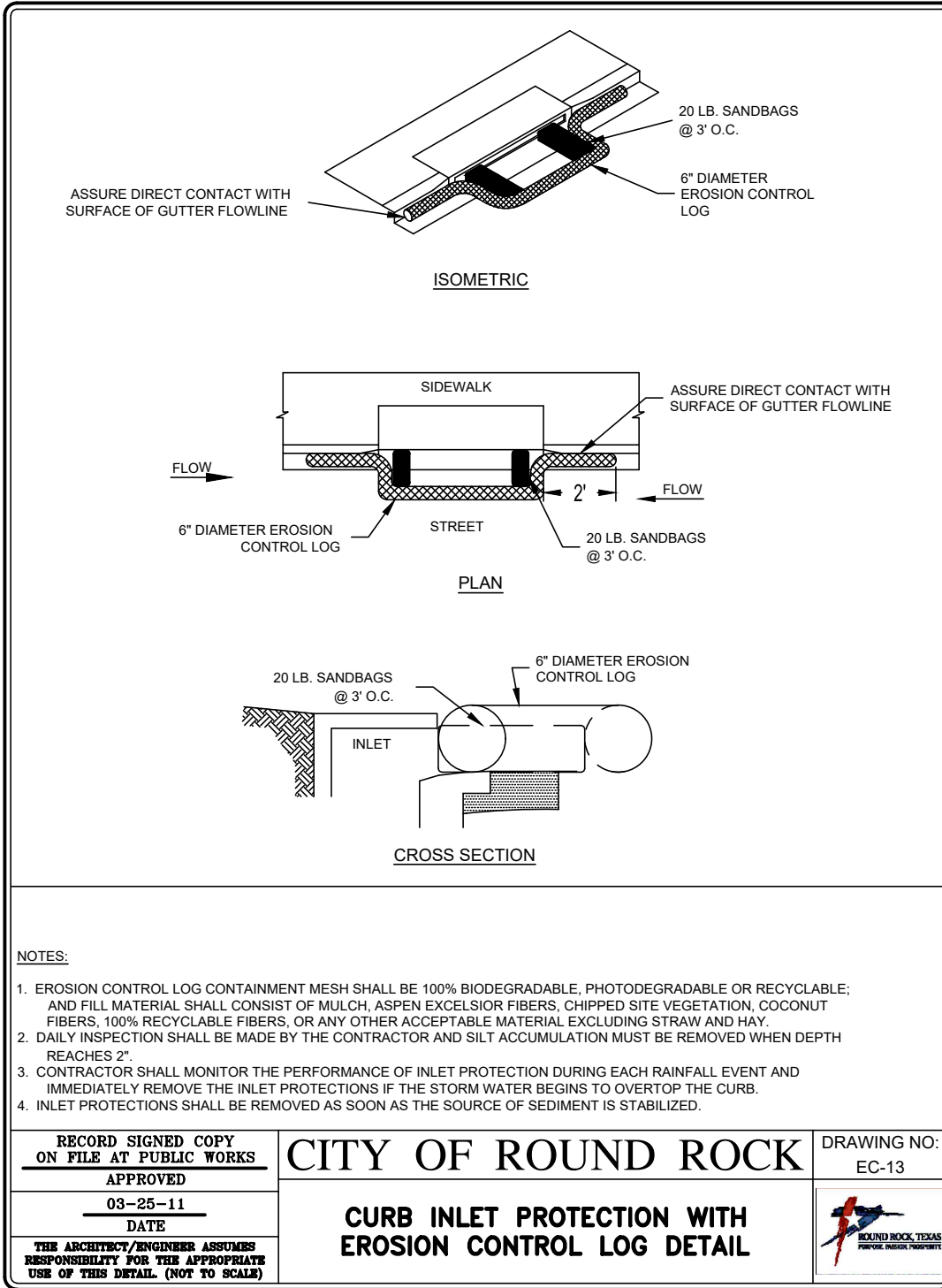
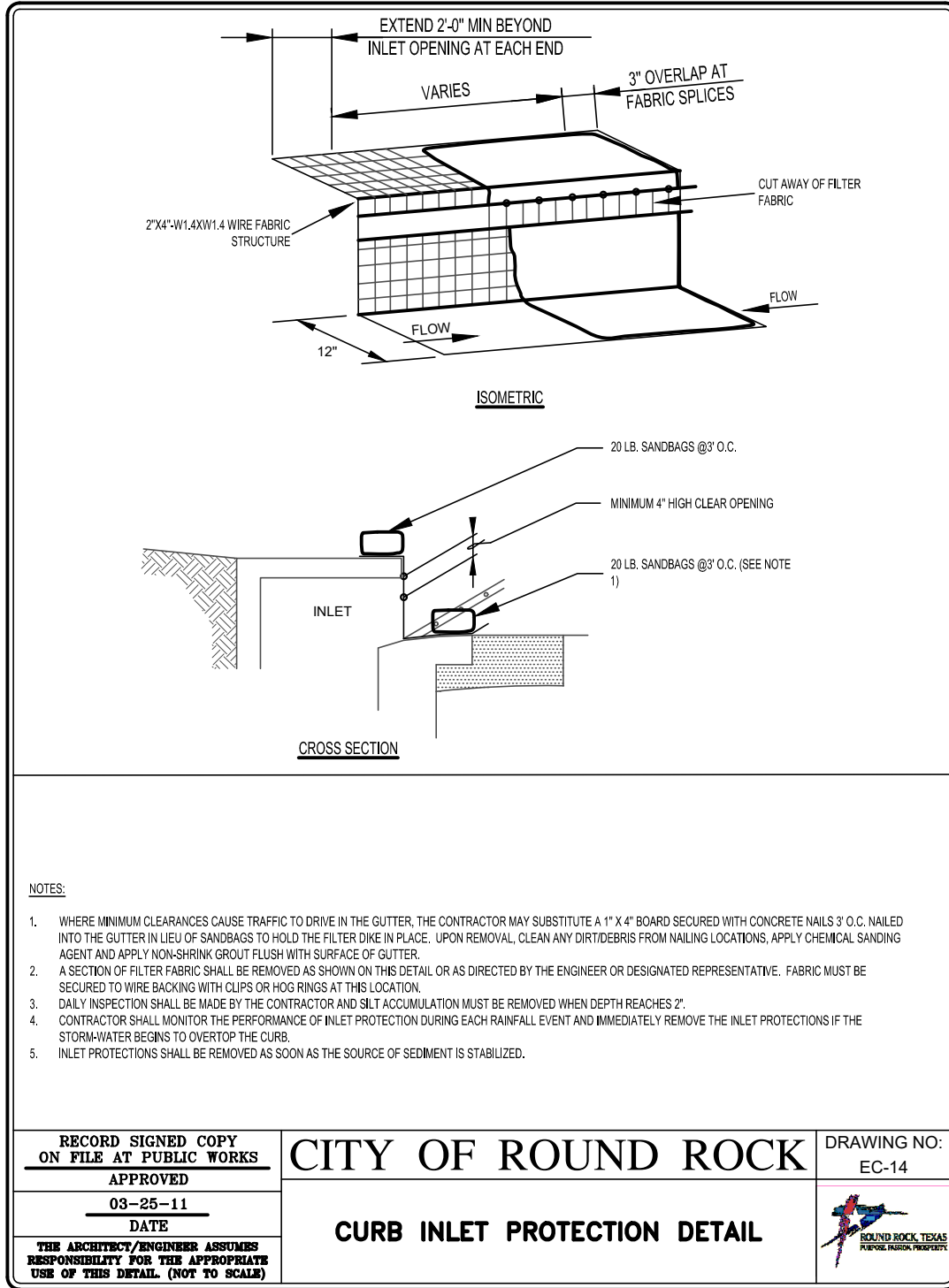
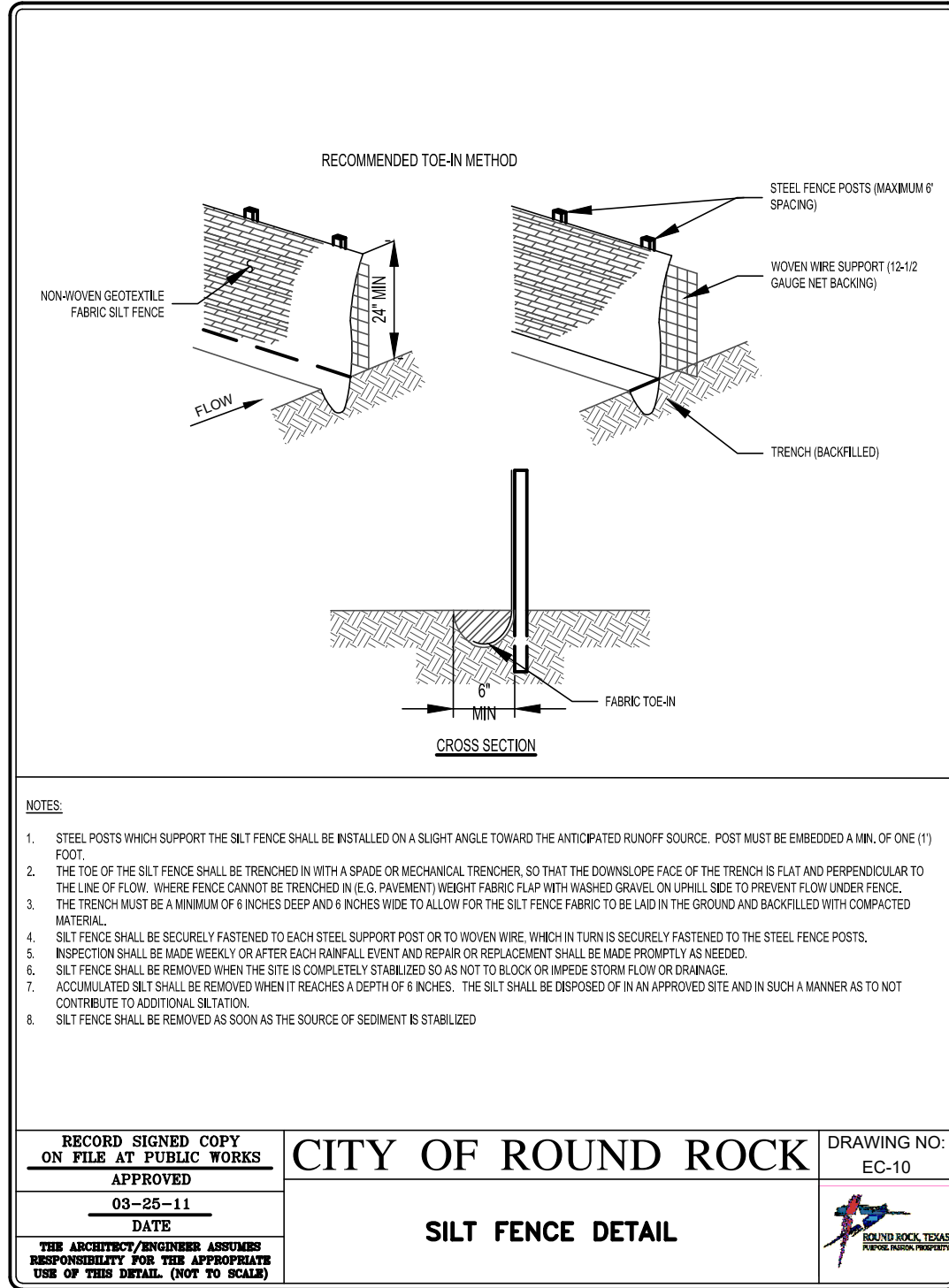
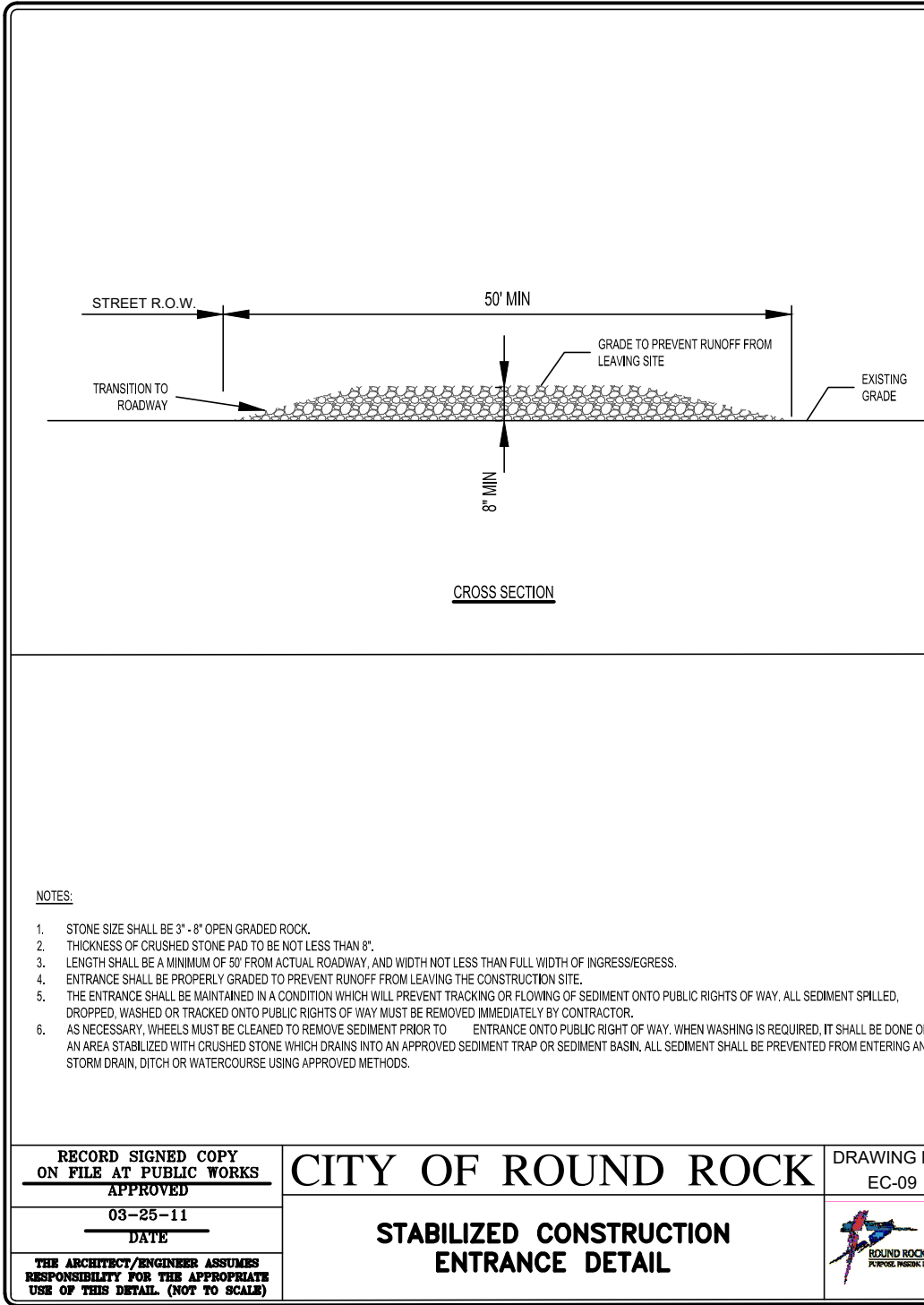
- Revegetation between September 15th to March 1st:**

- Add Cereal Rye Grain to Dam Slope Mix. You must submit to the engineer (via email at steve@cbdeng.com), a receipt showing total pounds purchased is equal to the seed rate multiplied by the total square footage of area to be revegetated. The cereal rye grain seed rate is 10 lbs. per 1000 sq.ft. for Hydromulch.
- Hydromulch shall comply with Table 1, below.

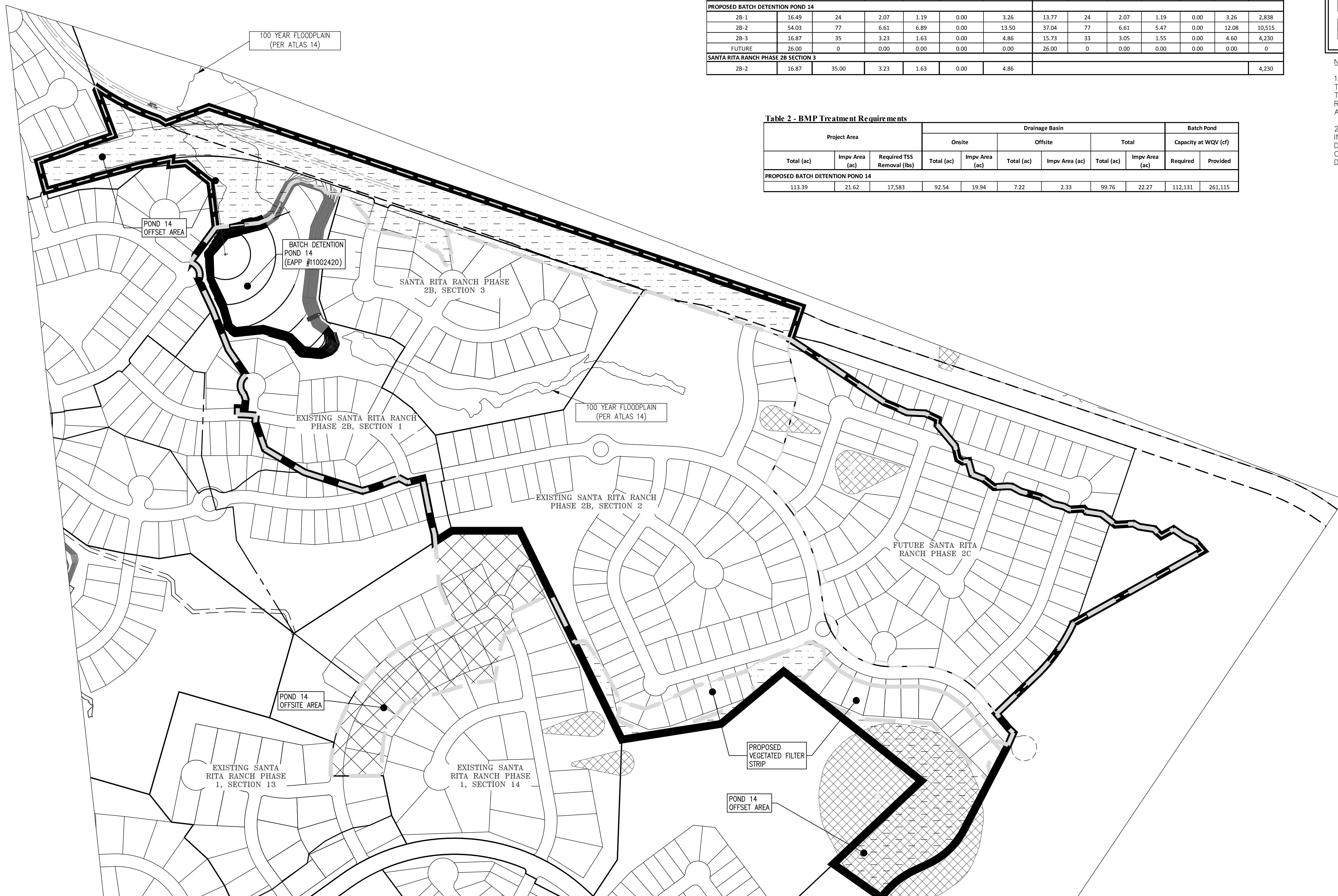
Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier		6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic 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 manufacturers recommendations)

1. Erosion Control Matting:

- Erosion control matting shall be installed within areas delineated on the Erosion Control Plan. Matting shall be EXCEL SS-2 per the specification on this sheet.



DESIGNED BY: SPC	DRAFTED BY: CFL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #13791 Main Office: 5501 West Willow Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (30 N) S.W. 600, Austin, Texas 78750 Phone No. (512) 286-5160 Fax No. (512) 286-5165	
SHEET NAME: EROSION NOTES & DETAILS	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 7 OF 38	
SHEET NO. 7	



SANTA RITA RANCH PHASE 2B SECTION 3

Table 1 - Impervious Cover per Section

Contributing Sections	TCEQ Project Area Per Section						Onsite Drainage Basin to BMP Per Section						TSS Removal Required (lbs)
	Project Area (ac)	# Lots	Impervious Areas (ac)				Drainage Basin (ac)	# Lots	Impervious Areas (ac)				
			Lots	ROW	Misc.	Total			Lots	ROW	Misc.	Total	
PROPOSED BATCH DETENTION POND 14													
2B-1	16.49	24	2.07	1.19	0.00	3.26	13.77	24	2.07	1.19	0.00	3.26	2,838
2B-2	54.03	77	6.61	6.89	0.00	13.50	37.04	77	6.61	5.47	0.00	12.08	10,515
2B-3	16.87	35	3.23	1.63	0.00	4.86	15.73	33	3.05	1.55	0.00	4.60	4,230
FUTURE	26.00	0	0.00	0.00	0.00	0.00	26.00	0	0.00	0.00	0.00	0.00	0
SANTA RITA RANCH PHASE 2B SECTION 3													
2B-2	16.87	35.00	3.23	1.63	0.00	4.86							4,230

Table 2 - BMP Treatment Requirements

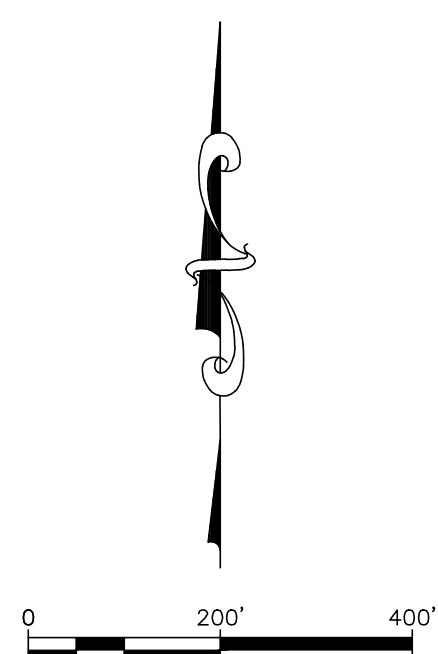
Project Area			Drainage Basin						Batch Pond	
			Onsite		Offsite		Total		Capacity at WQV (cfs)	
Total (ac)	Impv Area (ac)	Required TSS Removal (lbs)	Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Required	Provided
PROPOSED BATCH DETENTION POND 14										
113.39	21.62	17,583	92.54	19.94	7.22	2.33	99.76	22.27	112,131	261,115

LEGEND

	SECTION BOUNDARIES
	SECTION NUMBER
	TCEQ PROJECT AREA BOUNDARY
	DRAINAGE BOUNDARY LINE
	OFFSET TCEQ PROJECT AREAS (SEE NOTE 1, THIS SHEET)
	TREATED AREAS WITHIN DRAINAGE BASIN (SEE NOTE 2, THIS SHEET)

NOTES:

1. REFERS TO DEVELOPED AREAS THAT DO NOT DRAIN TO A TREATMENT BMP. TREATMENT PONDS HAVE BEEN SIZED TO TREAT DRAINING AREA BEYOND THE REQUIRED 80% TSS REDUCTION TO ACCOUNT FOR TSS REMOVAL FROM OFFSET AREAS.
2. REFERS TO DEVELOPED AREAS THAT ARE ACCOUNTED FOR IN THE PROJECT AREA FOR AN EXISTING BMP, BUT ARE DRAINING TO A PROPOSED BMP. THESE AREAS DO NOT CONTRIBUTE TO PROJECT AREA, BUT ARE INCLUDED IN ONSITE DRAINAGE BASIN OF PROPOSED BMP.



SCALE: 1" = 200'

DESIGNED BY: SPC	DRAFTED BY: CEL
------------------------	-----------------------

[illegible]

Carlson, Brigrance & Doering, Inc.

 Civil Engineering ♦ Surveying

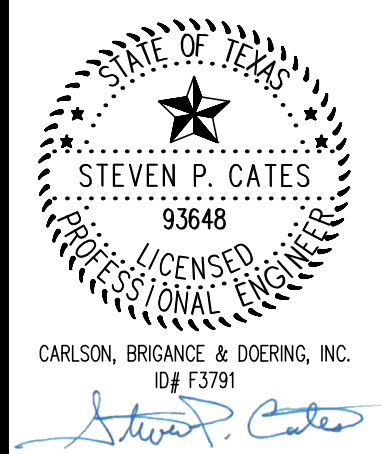
FIRM ID #13701

Main Office	North Office
3501 West William Cannon Dr.	12129 RR 620 N., Ste. 600
Austin, Texas 78750	Austin, Texas 78750
Phone No. (512) 784-4945	Phone No. (512) 280-5160
	Fax No. (512) 280-5165

SHEET NAME: TCEQ PROJECT AREA AND DRAINAGE MAP

JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3

PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS



10-3-2025

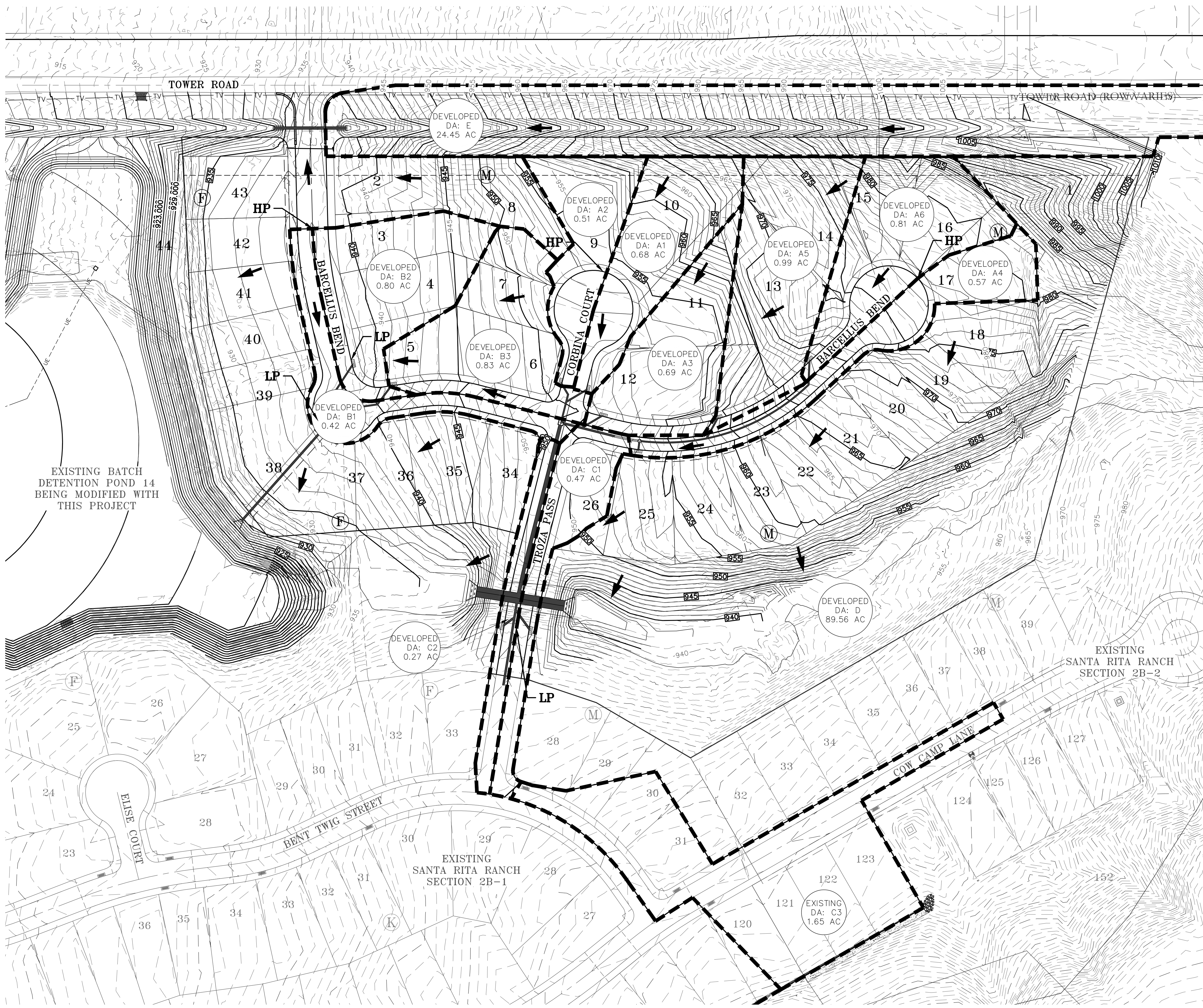
DATE
OCT 2025

JOB NUMBER
5558

SHEET
10 OF 35

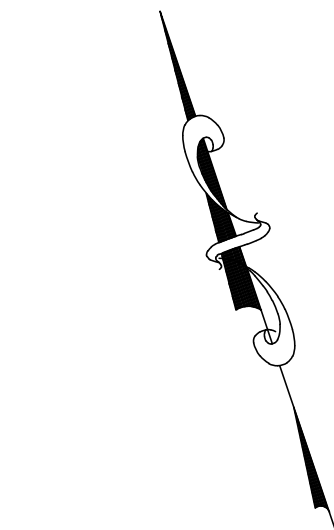
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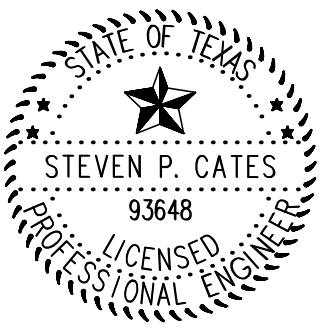


LEGEND

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- FUTURE DRAINAGE BOUNDARY
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- FLOW ARROW
- HP/LP HIGH POINT/LOW POINT
- DEVELOPED DA: X X.X AC DRAINAGE AREA LABEL



0 60' 120'
SCALE: 1" = 60'

DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (33) N. Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
C&D	
SHEET NAME: DRAINAGE CONTROL PLAN	JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 11 OF 38	
SHEET NO. 11	

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Area	Area	T _c	Perv.	Imperv.	C	C	C	I ₁₀	I ₂₅	I ₁₀₀	Q ₁₀	Q ₂₅	Q ₁₀₀
No.	(Acres)	(Min.)	(%)	(%)	10	25	100	In/Hr	In/Hr	In/Hr	CFS	CFS	CFS
A1	0.68	10	50	50	0.61	0.65	0.73	7.26	8.78	11.23	3.0	3.9	5.6
A2	0.51	10	48	52	0.59	0.63	0.71	7.26	8.78	11.23	2.2	2.8	4.1
A3	0.69	10	50	50	0.58	0.63	0.71	7.26	8.78	11.23	2.9	3.8	5.5
A4	0.57	11	39	61	0.63	0.68	0.76	7.10	8.60	11.02	2.6	3.3	4.8
A5	0.99	10	52	48	0.57	0.62	0.70	7.26	8.78	11.23	4.1	5.3	7.7
A6	0.81	10	50	50	0.58	0.62	0.70	7.26	8.78	11.23	3.4	4.4	6.4
B1	0.42	10	25	75	0.67	0.72	0.80	7.26	8.78	11.23	2.0	2.6	3.8
B2	0.80	10	45	55	0.60	0.65	0.73	7.26	8.78	11.23	3.5	4.5	6.5
B3	0.83	11	47	53	0.59	0.64	0.72	7.07	8.57	10.98	3.5	4.5	6.5
C1	0.35	10	20	80	0.72	0.77	0.85	7.26	8.78	11.23	1.8	2.4	3.3
C2	0.29	10	20	80	0.70	0.75	0.83	7.26	8.78	11.23	1.5	1.9	2.7
C3	1.72	10	42	58	0.58	0.62	0.70	7.26	8.78	11.23	7.2	9.4	13.6
D	89.56	43	50	50	0.53	0.57	0.65	3.56	4.40	5.85	168.4	225.9	342.2
E	24.45	58	53	47	0.52	0.56	0.64	2.93	3.63	4.86	36.9	49.7	76.0

AREAS	T _c	C ₁₀ *A	C ₂₅ *A	C ₁₀₀ *A	I ₁₀	I ₂₅	I ₁₀₀	Q ₁₀	Q ₂₅	Q ₁₀₀
COMBINED	(Min.)				In/Hr	In/Hr	In/Hr	CFS	CFS	CFS
A5-A6	10	1.03	1.12	1.26	7.26	8.78	11.23	7.5	9.8	14.1
A4-A6	11	1.39	1.50	1.69	7.10	8.60	11.02	9.9	12.9	18.7
A3-A6	11	1.80	1.93	2.18	7.10	8.60	11.02	12.8	16.6	24.0
A1-A2	10	0.71	0.77	0.86	7.26	8.78	11.23	5.2	6.7	9.7
JC: A1-A6	11	2.51	2.70	3.04	7.10	8.60	11.02	17.8	23.2	33.5
C2-C3	10	1.19	1.28	1.45	7.26	8.78	11.23	8.6	11.3	16.3
C1-C3	10	1.44	1.55	1.75	7.26	8.78	11.23	10.5	13.6	19.6
D, C1-C3	43	48.78	52.92	60.28	3.56	4.40	5.85	173.5	232.7	352.4
JC: A, C, D	43	51.29	55.62	63.32	3.56	4.40	5.85	182.5	244.6	370.2
B2-B3	11	0.97	1.05	1.18	7.07	8.57	10.98	6.9	9.0	12.9
B1-B3	11	1.25	1.35	1.51	7.07	8.57	10.98	8.9	11.5	16.6

25 - YEAR INLET FLOW CALCULATION TABLE																			
INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (FT)	Yo (FT)	PAVEMENT WIDTH	PONDED WIDTH (FT)	Qa/La	La (FT)	LENGTH (FT)	L/La	a/Yo	Q/Qa	REMARK	
A1	A1	3.9	0.0	0.0	0.0	3.9	2.06	0.42	0.15	33	2.77	0.62	6.31	10	1.58	2.72	1.00		
A2	A2	2.8	0.0	0.0	0.0	2.8	1.99	0.42	0.14	33	2.50	0.60	4.72	10	2.12	3.00	1.00		
A3	A3	3.8	0.0	0.0	0.0	3.8	5.06	0.42	0.13	33	2.35	0.59	6.38	10	1.57	3.19	1.00		
A4	A4	3.3	0.0	0.0	0.0	3.3	5.36	0.42	0.12	33	2.23	0.59	5.66	10	1.77	3.36	1.00		
A5	A5	5.3	0.0	0.0	0.0	5.3	6.38	0.42	0.14	33	2.55	0.60	8.86	10	1.13	2.95	1.00		
A6	A6	4.4	0.0	0.0	0.0	4.4	4.94	0.42	0.14	33	2.50	0.60	7.39	10	1.35	3.01	1.00		
B1	B1	2.6	0.0	0.0	0.0	2.6	LP	0.42	0.15	33	2.71	-	-	15	-	2.78	1.00		
B2	B2	4.5	0.0	0.0	0.0	4.5	LP	0.42	0.22	33	4.00	-	-	15	-	1.94	1.00		
B3	B3	4.5	0.0	0.0	0.0	4.5	5.32	0.42	0.14	33	2.48	0.60	7.54	10	1.33	3.03	1.00		
C1	C1	2.4	0.0	0.0	0.0	2.4	LP	0.42	0.14	33	2.50	-	-	15	-	3.01	1.00		
C2	C2	1.9	0.0	0.0	0.0	1.9	LP	0.42	0.12	33	2.17	-	-	15	-	3.46	1.00		

100 - YEAR INLET FLOW CALCULATION TABLE																			
INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (FT)	Yo (FT)	PAVEMENT WIDTH	PONDED WIDTH (FT)	Qa/La	La (FT)	LENGTH (FT)	L/La	a/Yo	Q/Qa	REMARK	
A1	A1	5.6	0.0	0.0	0.0	5.6	2.06	0.42	0.17	33	3.15	0.63	8.80	10	1.14	2.41	1.00		
A2	A2	4.1	0.0	0.0	0.0	4.1	1.99	0.42	0.16	33	2.84	0.62	6.62	10	1.51	2.66	1.00		
A3	A3	5.5	1.2	0.0	1.9	6.2	5.06	0.42	0.16	33	2.79	0.62	10.01	10	1.00	2.71	1.00	PASS 1.2 CFS TO INLET B3	
A4	A4	4.8	0.0	0.0	0.0	4.8	5.36	0.42	0.14	33	2.52	0.60	7.93	10	1.26	2.98	1.00		
A5	A5	7.7	1.9	0.0	0.3	6.1	6.38	0.42	0.15	33	2.67	0.61	10.05	10	1.00	2.82	1.00	PASS 1.9 CFS TO INLET A3	
A6	A6	6.4	0.3	0.0	0.0	6.1	4.94	0.42	0.16	33	2.79	0.62	9.92	10	1.01	2.71	1.00	PASS 0.3 CFS TO INLET A5	
B1	B1	3.8	0.0	0.0	0.0	3.8	LP	0.42	0.19	33	3.49	-	-	15	-	2.19	1.00		
B2	B2	6.5	0.0	0.0	1.6	8.1	LP	0.42	0.32	33	6.34	-	-	15	-	1.31	1.00		
B3	B3	6.5	1.6	0.0	1.2	6.1	5.32	0.42	0.15	33	2.76	0.61	9.99	10	1.00	2.74	1.00	PASS 1.6 CFS TO INLET B2	
C1	C1	3.3	0.0	0.0	0.0	3.3	LP	0.42	0.18	33	3.20	-	-	15	-	2.38	1.00		
C2	C2	2.7	0.0	0.0	0.0	2.7	LP	0.42	0.15	33	2.76	-	-	15	-	2.73	1.00		

DESIGNED BY: SPC

DRAFTED BY: CFH

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

Civil Engineering

CBD

FIRM ID #E3791

Mail: CBE, Inc.

5501 West Williams Canyon Dr.

Austin, Texas 78749

North: CBE

12129 RR (33) N. Ste. 600

Austin, Texas 78750

Phone No. (512) 280-5160

Fax No. (512) 280-5165

SHEET NAME: DRAINAGE CALCS

JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3

PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

STATE OF TEXAS

STEVEN P. CATES

93648

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

ID# F3791

Steven P. Cates

10-3-2025

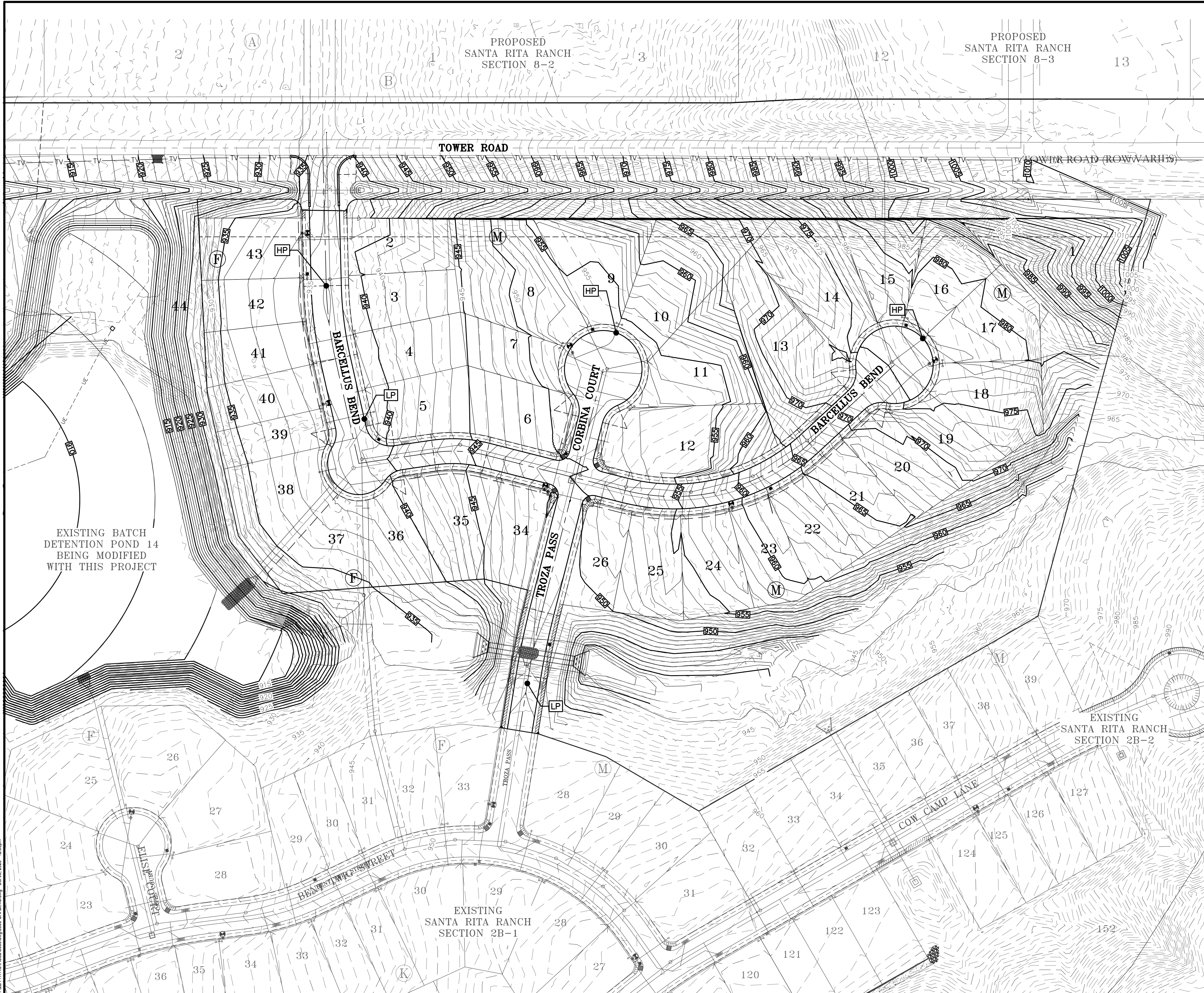
DATE: OCT 2025

JOB NUMBER: 5558

SHEET: 12 OF 38

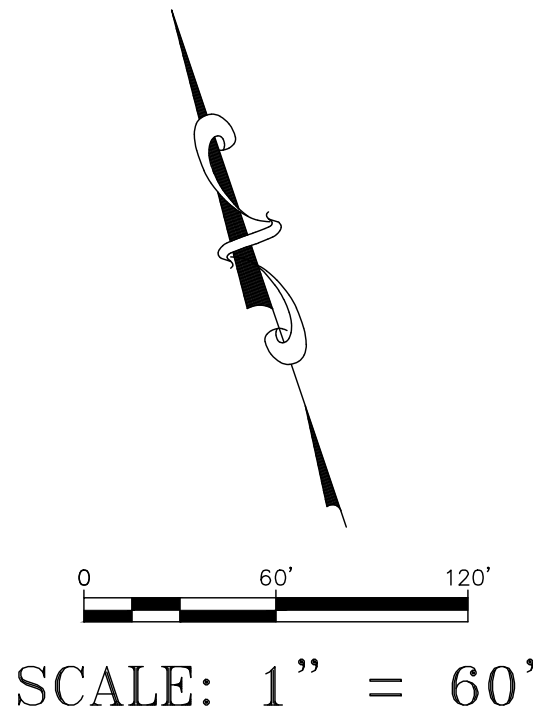
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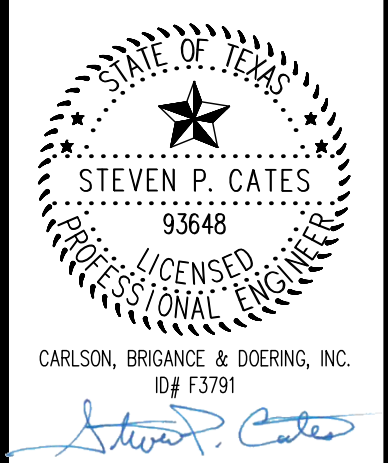


LEGEND

- 936 --- EXISTING MAJOR CONTOUR
- --- EXISTING MINOR CONTOUR
- 936 --- PROPOSED MAJOR CONTOUR
- --- PROPOSED MINOR CONTOUR
- ➔ FLOW ARROW

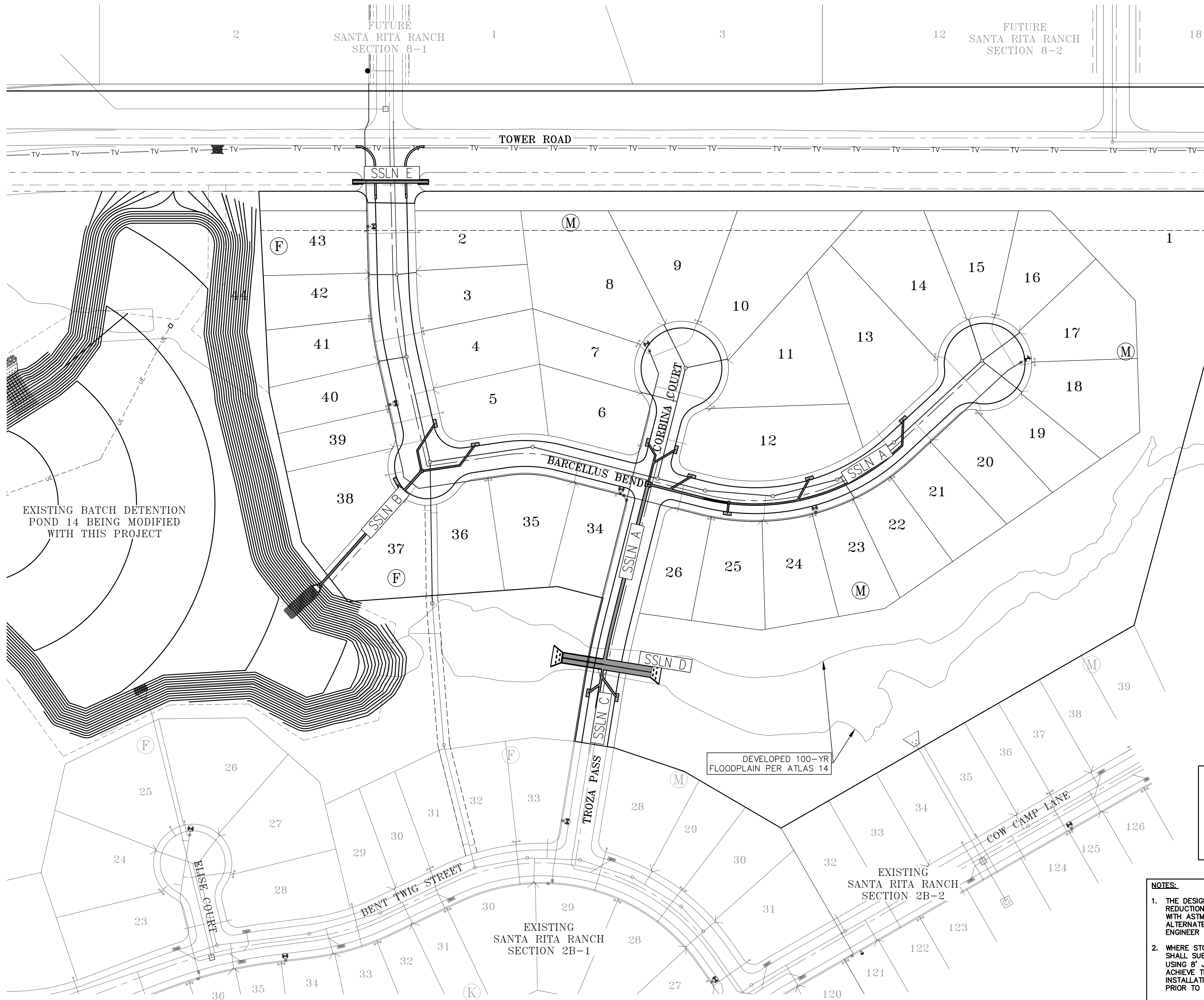


SCALE: 1" = 60'

DESIGNED BY: SPC	DRAFTED BY: GFL
DATE	
REVISION	
SHEET NAME: GRADING PLAN	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 13 OF 38	
SHEET NO. 13	

Carlson, Brigrance & Doering, Inc.
Civil Engineering ♦ Surveying
FIRM ID #E3791
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750
North Office: 12129 RR (33) N., Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

FILE PATH: J:\CADD\5558\DWG\5558-STORM.DWG - Oct 10, 2025 - 5:27pm



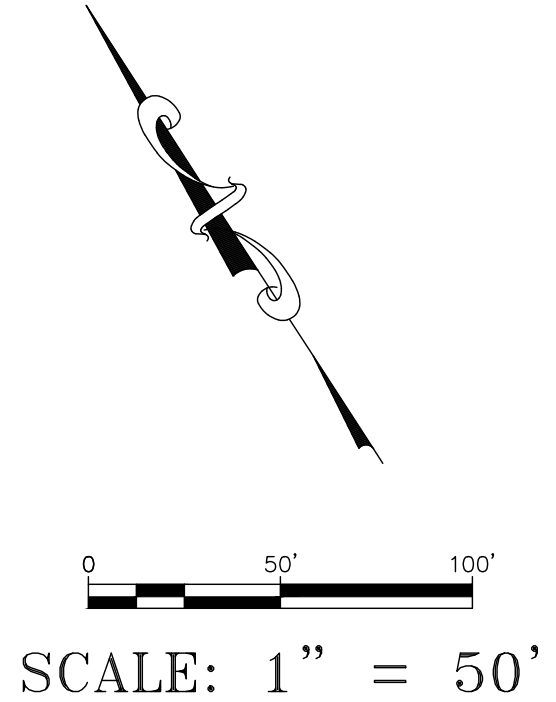
0 60' 120'
SCALE: 1" = 60'

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

NOTES:

1. THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
2. WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8' JOINTS, A COMBINATION OF 8' AND 4' JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
SHEET NAME: OVERALL STORMSEWER PLAN	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGANCE & DOERING, INC. ID# F3791 10-3-2025	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 21 OF 38	
SHEET NO. 21	



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

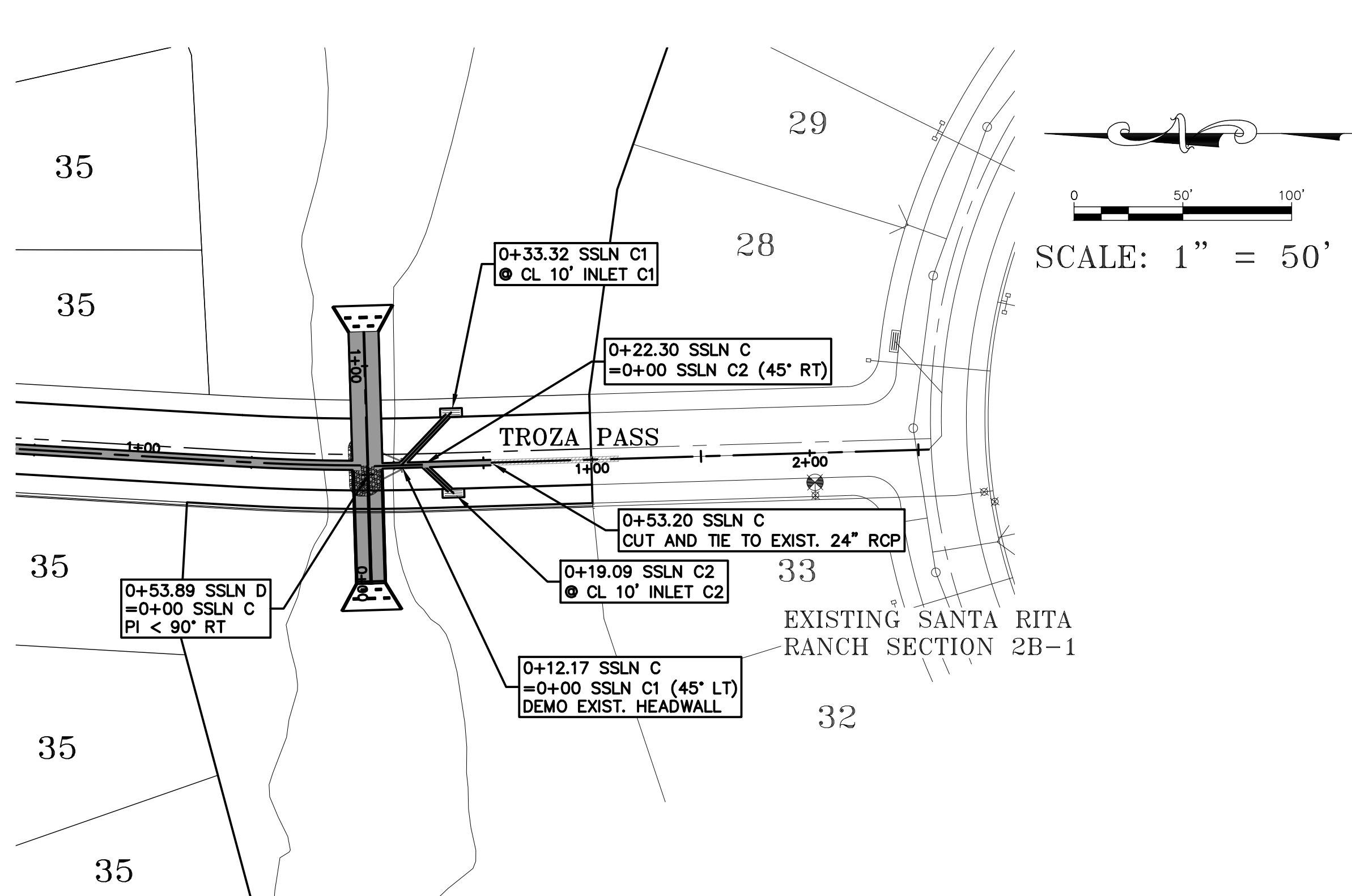
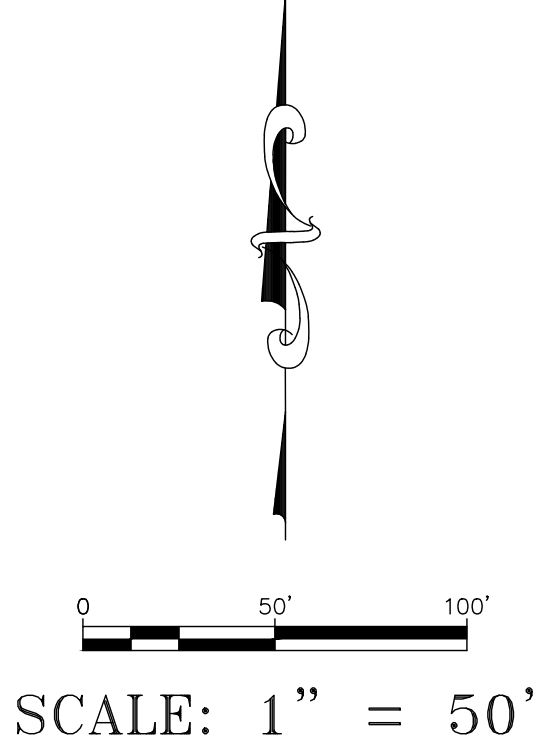
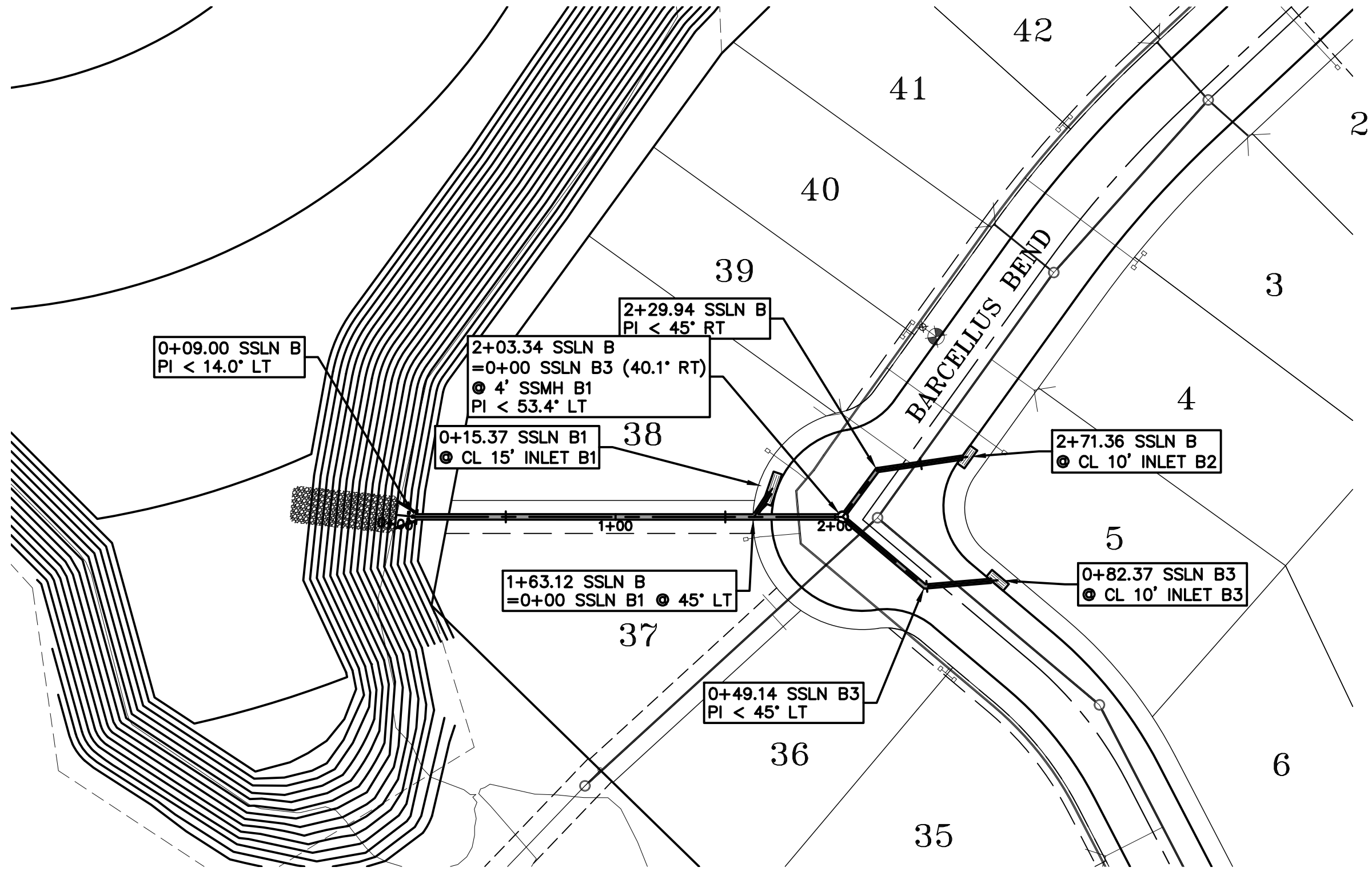
- NOTES:**
1. THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
 2. WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8' JOINTS, A COMBINATION OF 8' AND 4' JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

Curve Table					
Curve #	Radius	Tangent	Delta	Chord	Arc Length
C1	270.00'	146.77'	057°03'23"	257.90'	268.87'

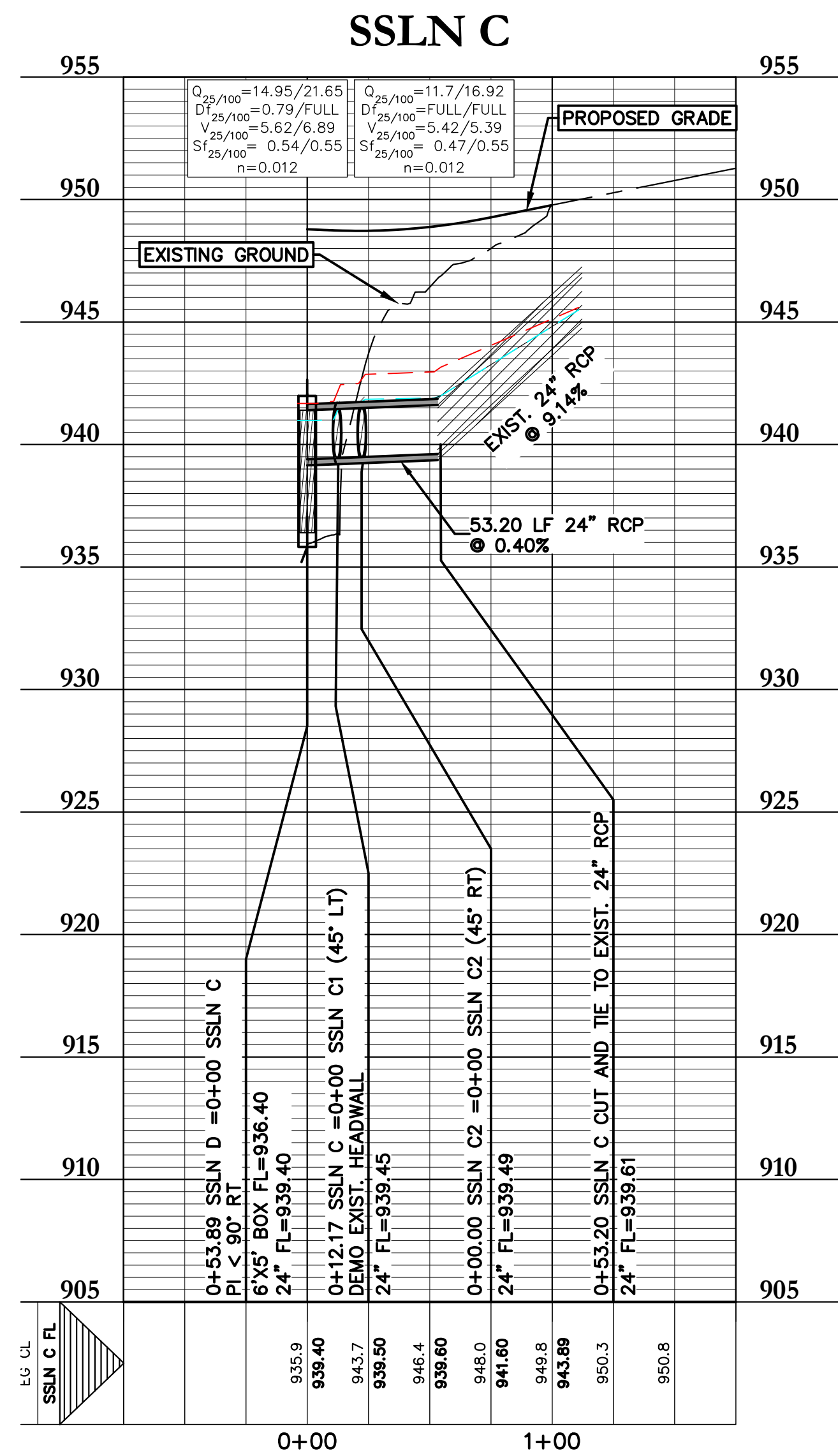
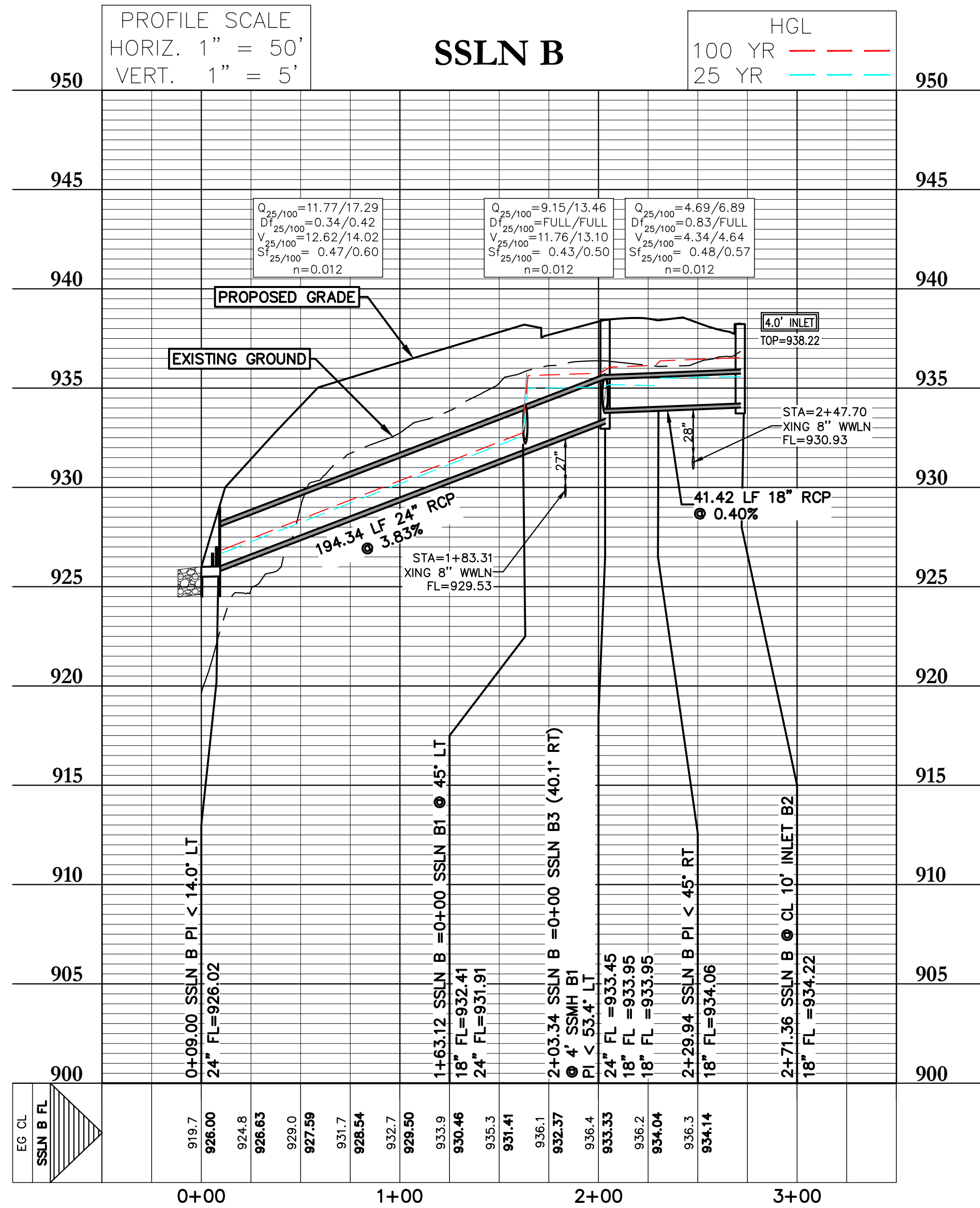
FILE PATH: J:\AC3D\5558\dwg\5558-STORM.dwg - Oct 02, 2025 - 5:27pm

DESIGNED BY:	SPC	DRAFTED BY:	CEI
DATE			
REVISION			
Carlson, Brigrance & Doerings, Inc. Civil Engineering ♦ Surveying FIRM ID #F3791 Main Office 5501 W. Sam Houston Pkwy. Dr. Austin, Texas 78750 North Office 12129 N. Loop West, Suite 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165 			
SHEET NAME: STORMSEWER LINE A (0+00 TO END)			
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3			
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS			
 CARLSON, BRIGRANCE & DOERINGS, INC. ID# F3791 <i>Steven P. Cates</i> 10-3-2025			
DATE			
OCT 2025			
JOB NUMBER			
5558			
SHEET			
22 OF 38			
SHEET NO.			
22			

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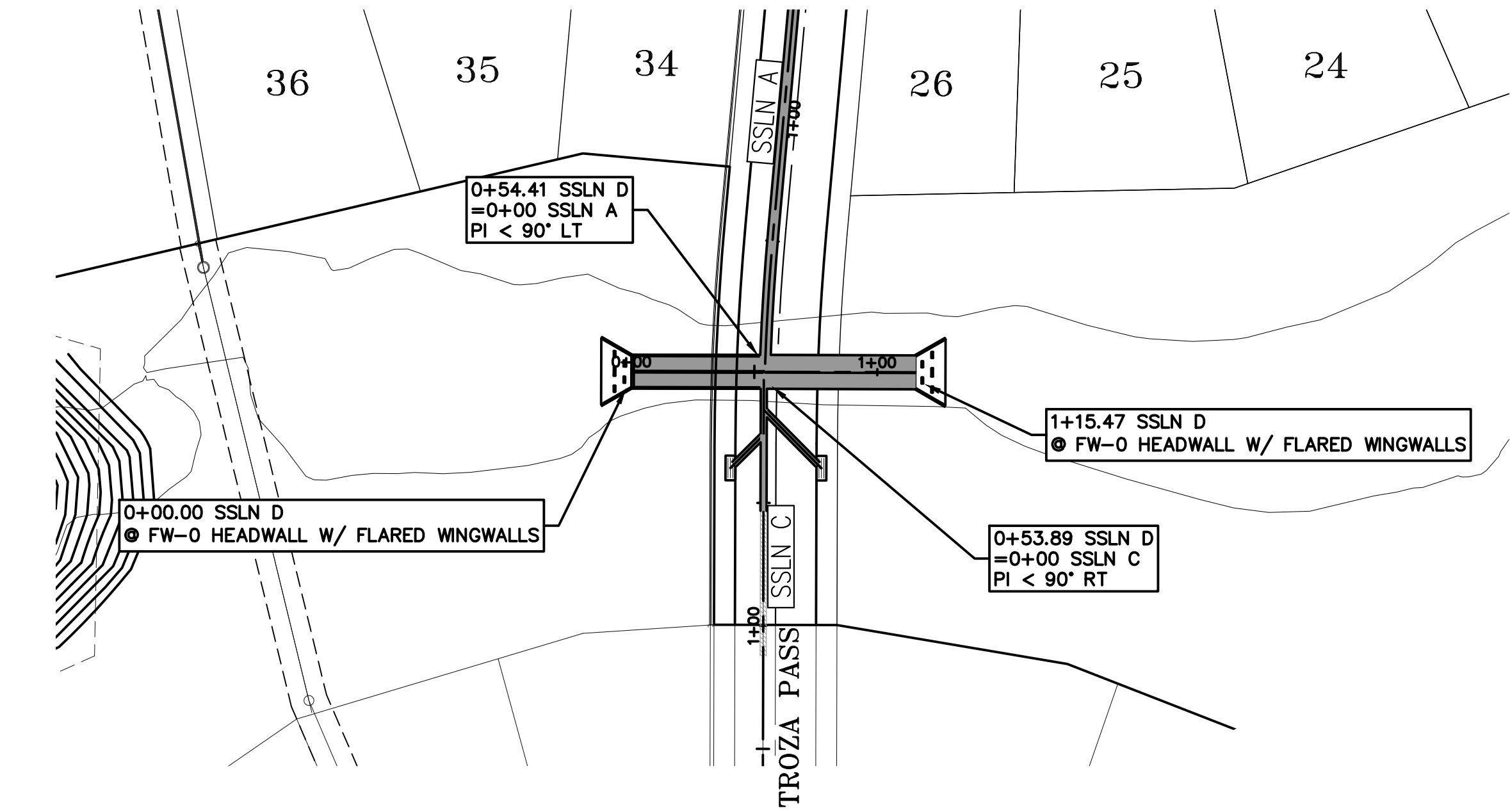
SCALE: 1" = 50'



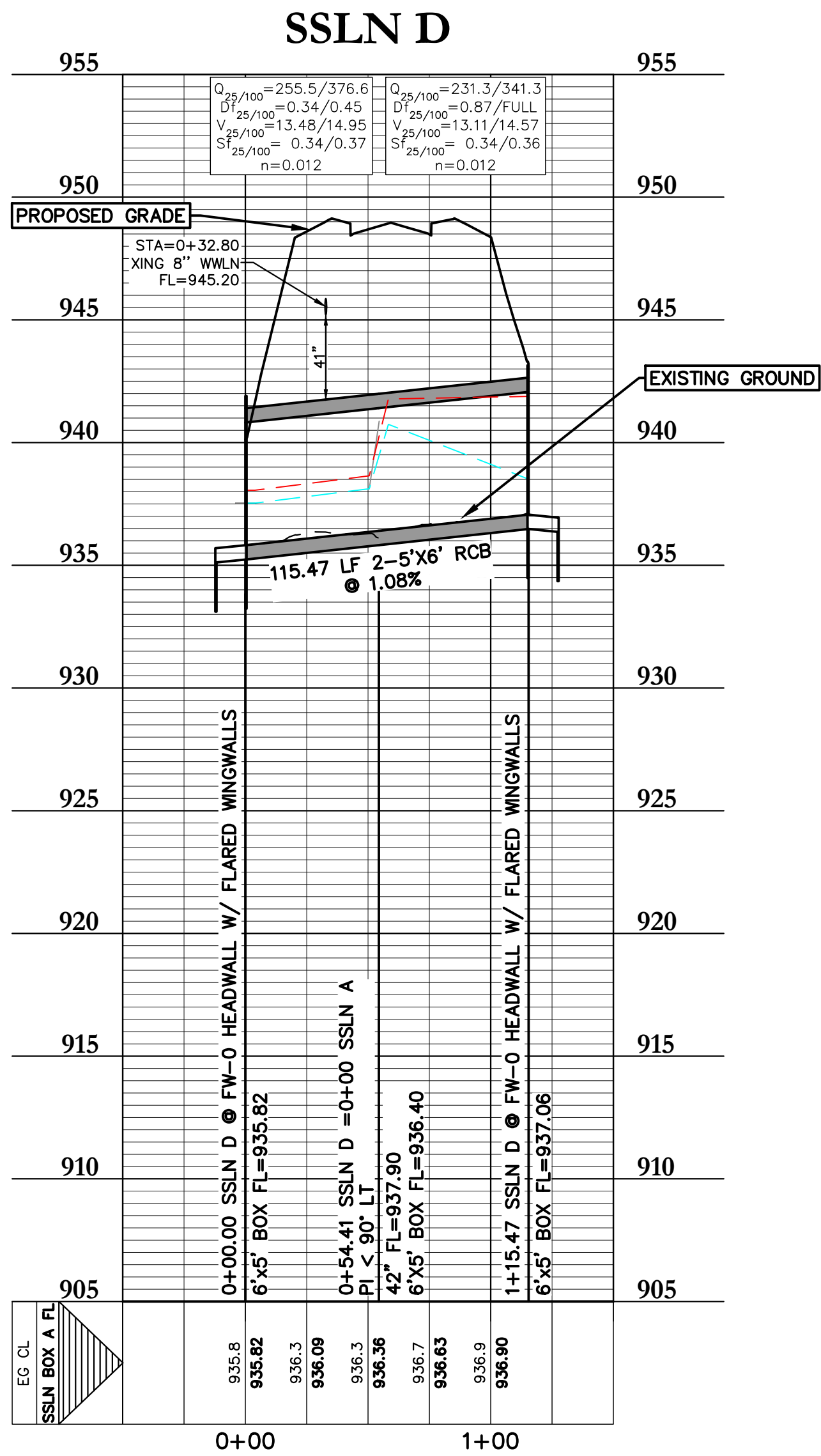
- NOTES:**
- THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
 - WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8' JOINTS, A COMBINATION OF 8' AND 4' JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 12129 RR (3) N. Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: STORMSEWER LINE B AND C (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
	
10-3-2025	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 23 OF 38	
SHEET NO.: 23	

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PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'

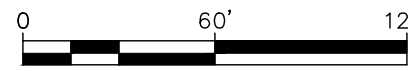
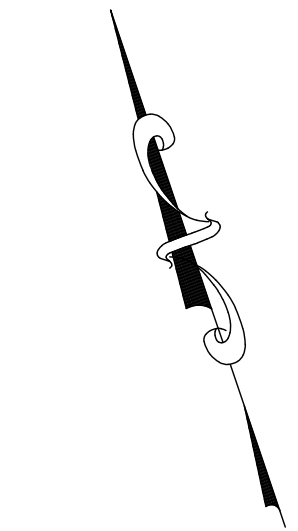
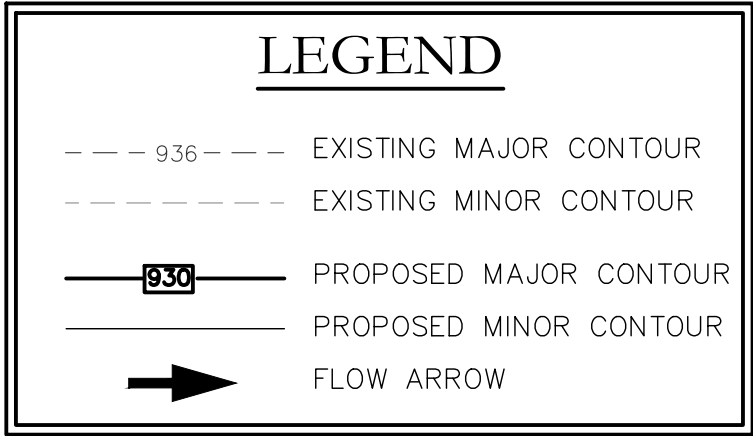
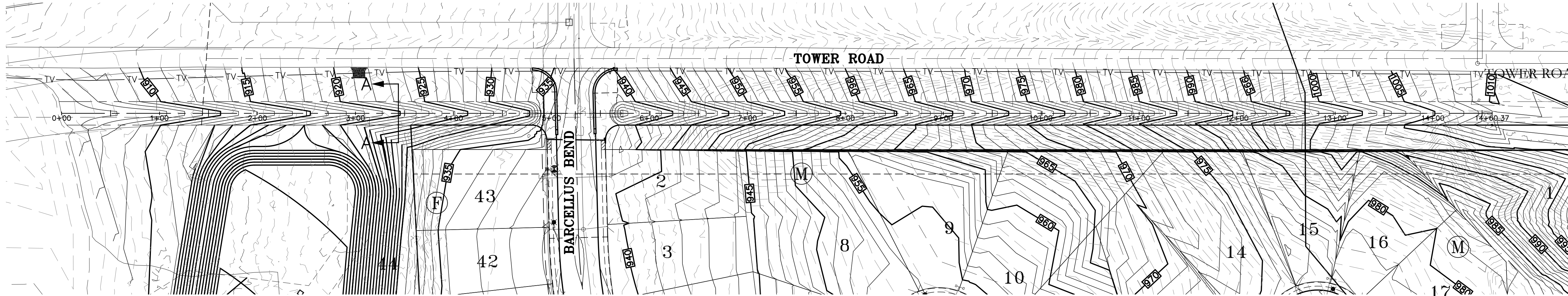


THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

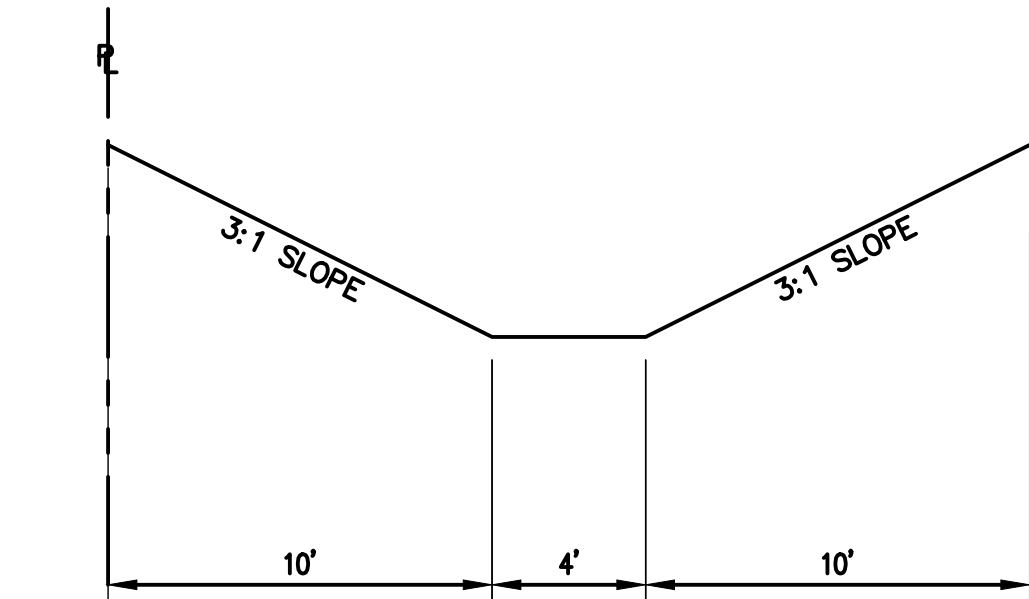
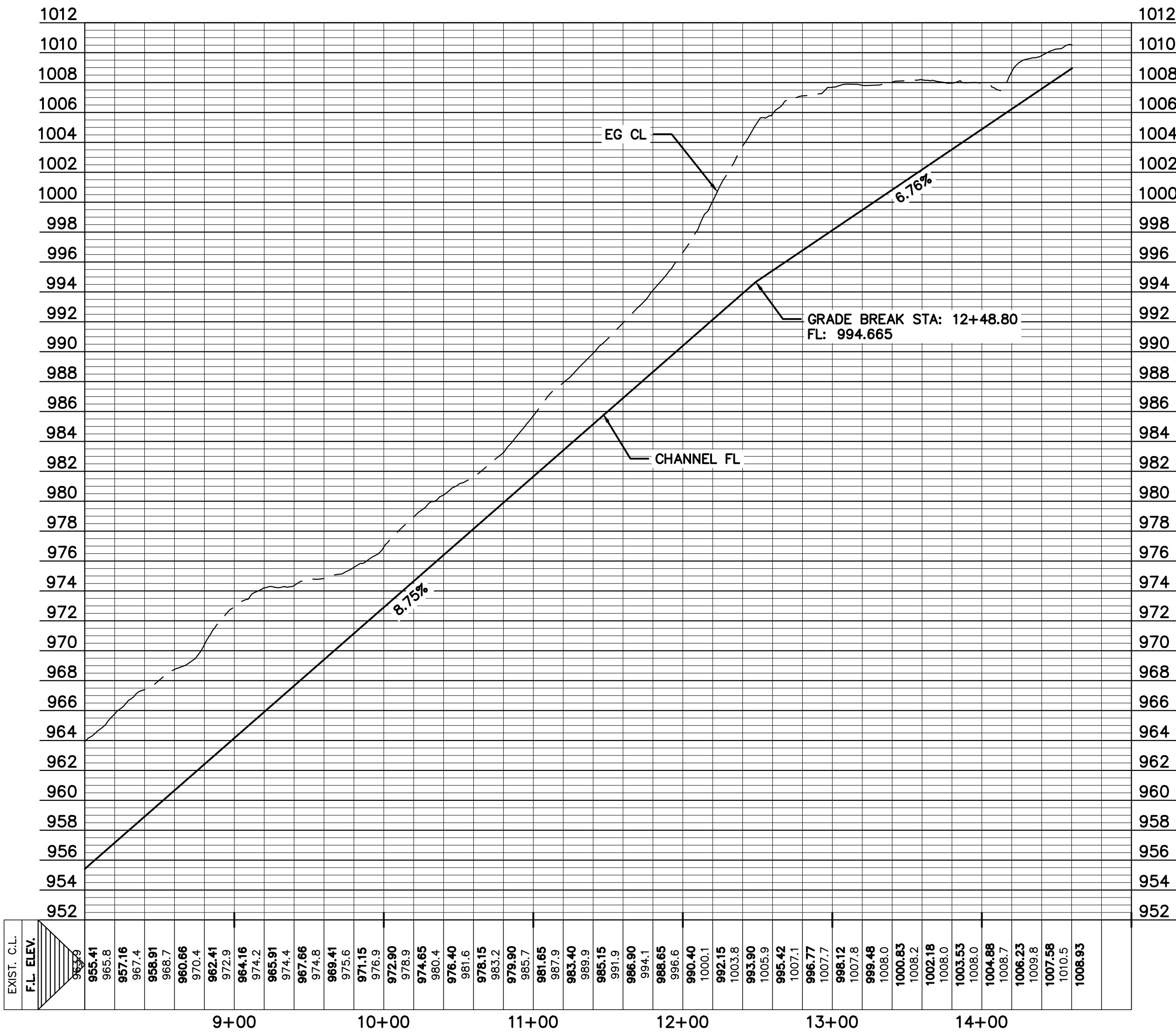
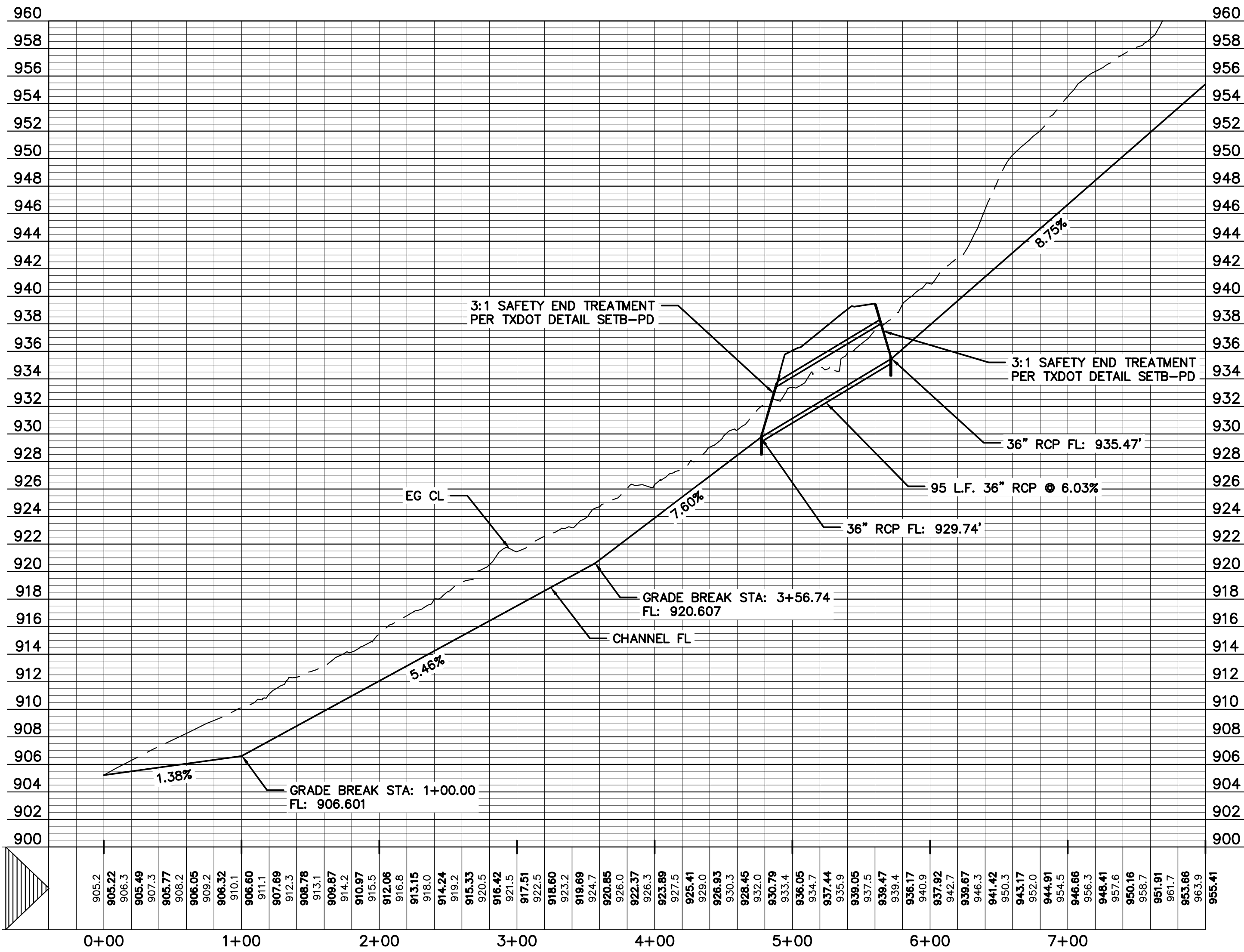
- NOTES:**
1. THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
 2. WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8' JOINTS, A COMBINATION OF 8' AND 4' JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #E3791 Main Office: 12129 RR (23) N. Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: STORMSEWER LINE D (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 DATE: OCT 2025 JOB NUMBER: 5558 SHEET: 24 OF 38 SHEET NO.: 24	

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SCALE: 1" = 60'

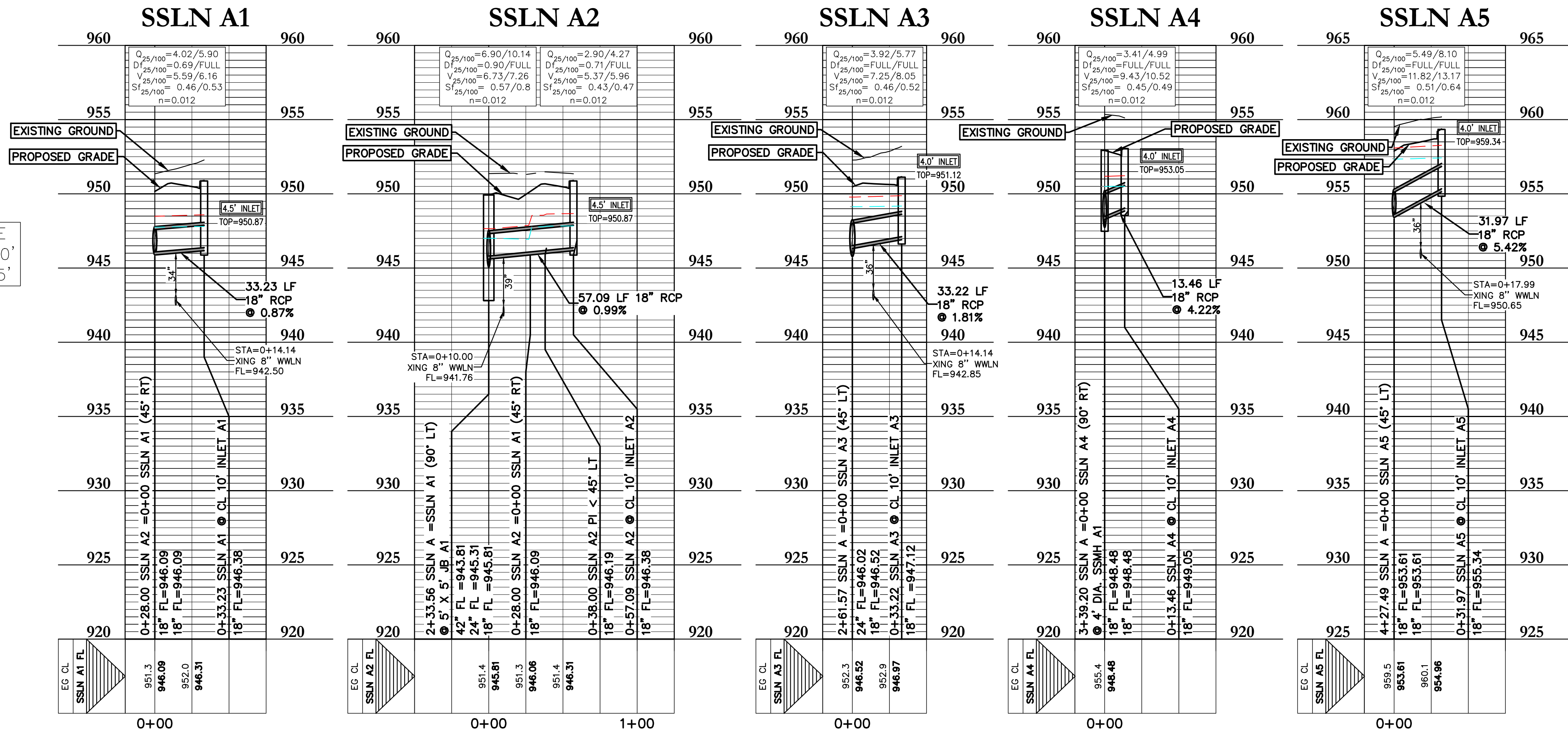


TYPICAL ROADSIDE CHANNEL CROSS SECTION A-A
N.T.S.

DESIGNED BY: SPC	DRAFTED BY: CFL
DATE	
REVISION	
CBD Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (33) N., Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: CULVERT LINE E AND CHANNEL (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 10-3-2025	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 25 OF 38	
SHEET NO.: 25	

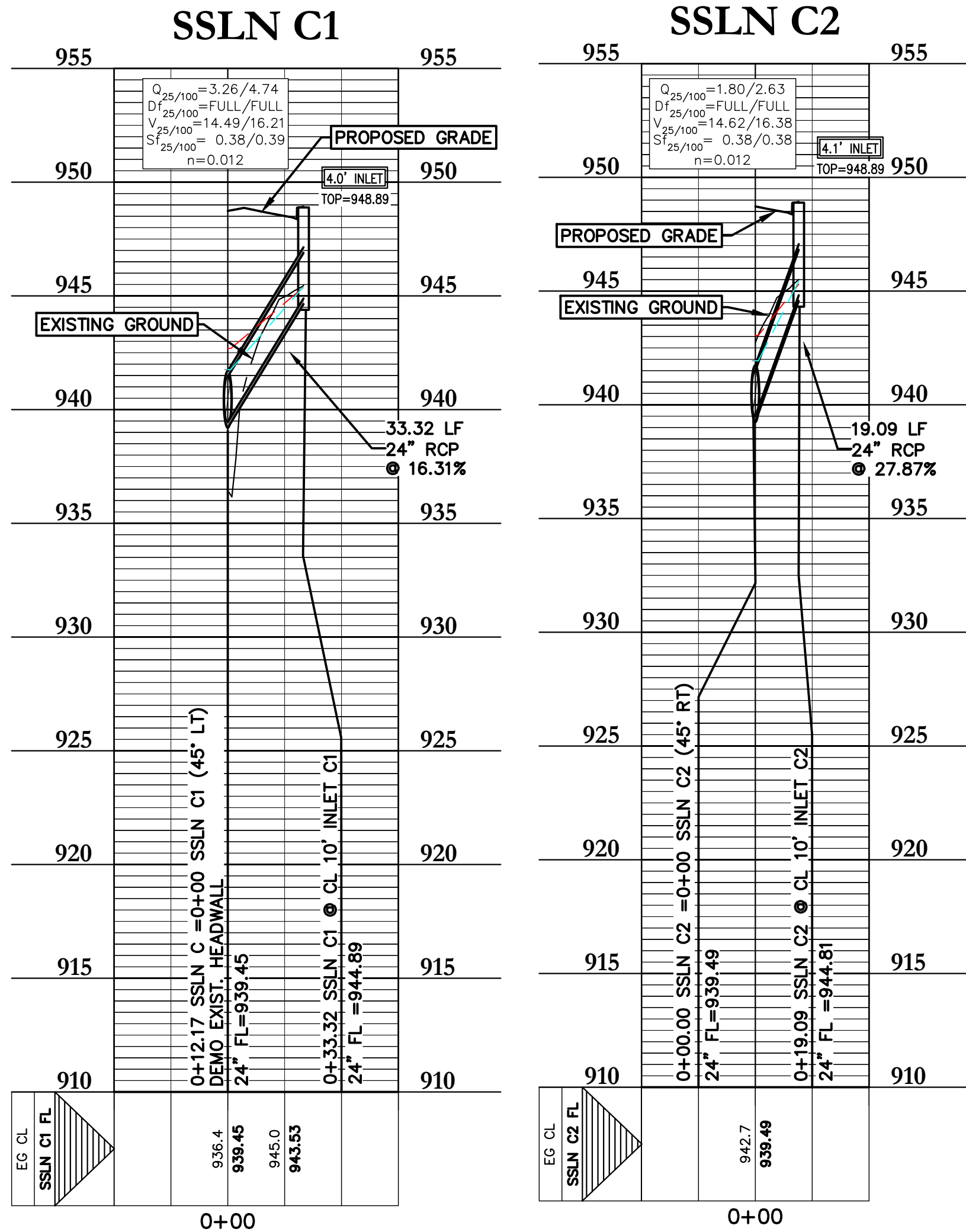
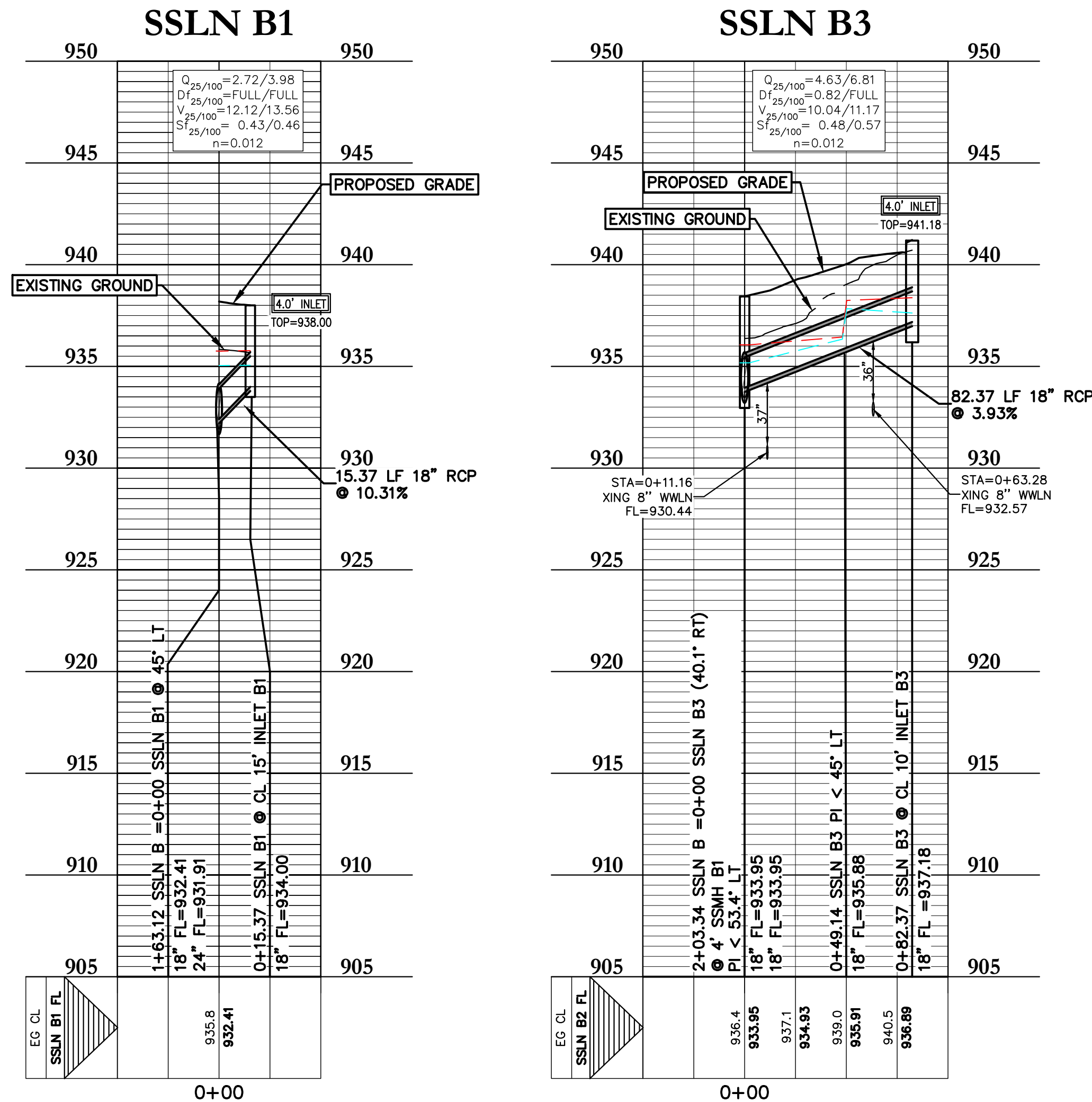
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PROFILE SCALE
HORIZ. 1" = 50'
VERT. 1" = 5'



0 50' 100'

SCALE: 1" = 50'



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

- NOTES:
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 - WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8" JOINTS, A COMBINATION OF 8" AND 4" JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

DESIGNED BY:	SPC	DRAFTED BY:	CFH
DATE:			
REVISION:			
Carlson, Brigrance & Doering, Inc. CBD Civil Engineering FIRM ID #13791 12129 RR (3) N. Ste. 600 Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165			
SHEET NAME: STORMSEWER LATERALS			
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3			
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS			
STATE OF TEXAS STEVEN P. CATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. 03-73791 10-3-2025			
DATE: OCT 2025			
JOB NUMBER: 5558			
SHEET: 26 OF 38			
SHEET NO. 26			

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN:

TEMPORARY BMP'S:

BEST MANAGEMENT PRACTICES (BMP'S) INSTALLED DURING CONSTRUCTION WILL BE MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EPA'S NPDES STORMWATER POLLUTION PREVENTION PROGRAM. THE CONSTRUCTION SURFACING PROGRAM WILL INSPECT TEMPORARY EROSION CONTROLS ON A REGULAR BASIS AND ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP IN ACCORDANCE WITH THE EROSION/SEDIMENTATION CONTROL NOTES AND AS OTHERWISE DIRECTED BY THE OWNER OR HIS DESIGNATED REPRESENTATIVE. TEMPORARY EROSION CONTROLS SHOULD BE INSPECTED, MAINTAINED, AND REPAIRED, AT A MINIMUM, EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS OF A STORM OF 0.5 INCHES OR MORE RAINFALL DEPTH. SEDIMENT SHALL BE REMOVED FROM CONTROLS WHEN 50% OF THE DESIGN HEIGHT IS EXCEEDED. FOLLOWING INSPECTION OF THE BMP'S, DEFICIENCIES SHALL BE NOTED AND CORRECTED BY THE CONTRACTOR.

PERMANENT BMP:

BATCH DETENTION BASINS

- INSPECTIONS. BASINS SHOULD BE INSPECTED AT LEAST TWICE A YEAR (ONCE DURING OR IMMEDIATELY FOLLOWING WET WEATHER) TO EVALUATE FACILITY OPERATION. WHEN POSSIBLE, INSPECTIONS SHOULD BE CONDUCTED DURING WET WEATHER TO DETERMINE IF THE POND IS MEETING THE TARGET DETENTION TIME OF 12 HOURS AND A DRAWDOWN OF NO MORE THAN 48 HOURS. IN PARTICULAR, THE DETENTION CONTROL DEVICE SHOULD BE REGULARLY INSPECTED FOR EVIDENCE OF CLOGGING, OR CONVERSELY, FOR TOO RAPID A RELEASE. IF THE DETENTION TIME IS LESS THAN 12 HOURS OR THE DRAWDOWN TIME IS EXCEEDED BY MORE THAN 24 HOURS, THEN REPAIRS SHOULD BE SCHEDULED IMMEDIATELY. DURING EACH INSPECTION, EROSION AREAS INSIDE AND DOWNSTREAM OF THE BMP SHOULD BE IDENTIFIED AND REPAIRED OR REVEGETATED IMMEDIATELY.
- MOWING. THE BASIN, SIDE SLOPES, EMBANKMENT, AND EMERGENCY SPILLWAY OF A BATCH DETENTION BASIN MUST BE MOWED REGULARLY TO DISCOURAGE WOODY GROWTH AND CONTROL WEEDS. GRASS AREAS IN AND AROUND BASINS SHOULD BE MOWED AT LEAST TWICE ANNUALLY TO LIMIT VEGETATION HEIGHT TO 18 INCHES. MORE FREQUENT MOWING TO MAINTAIN AESTHETIC APPEAL MAY BE NECESSARY IN LANDSCAPED AREAS. WHEN MOWING OF GRASS IS PERFORMED, A MULCHING MOWER SHOULD BE USED, OR GRASS CLIPPINGS SHOULD BE CAUGHT AND REMOVED.
- DEBRIS AND LITTER REMOVAL. DEBRIS AND LITTER WILL ACCUMULATE NEAR THE DETENTION CONTROL DEVICE AND SHOULD BE REMOVED DURING REGULAR MOWING OPERATIONS AND INSPECTIONS. PARTICULAR ATTENTION SHOULD BE PAID TO FLOATING DEBRIS THAT CAN EVENTUALLY CLOG THE CONTROL DEVICE OR RISER.
- EROSION CONTROL. THE BASIN SIDE SLOPES, EMERGENCY SPILLWAY, AND EMBANKMENT ALL MAY PERIODICALLY SUFFER FROM SLUMPING AND EROSION, ALTHOUGH THIS SHOULD NOT OCCUR OFTEN IF THE SOILS ARE PROPERLY COMPACTED DURING CONSTRUCTION. REGRADING AND REVEGETATION MAY BE REQUIRED TO CORRECT THE PROBLEMS.
- STRUCTURAL REPAIRS AND REPLACEMENT. WITH EACH INSPECTION, ANY DAMAGE TO THE STRUCTURAL ELEMENTS OF THE SYSTEM (PIPES, CONCRETE DRAINAGE STRUCTURES, RETAINING WALLS, ETC.) SHOULD BE IDENTIFIED AND REPAIRED IMMEDIATELY. THESE REPAIRS SHOULD INCLUDE PATCHING OF CRACKED CONCRETE, SEALING OF VOIDS, AND REMOVAL OF VEGETATION FROM CRACKS AND JOINTS. THE VARIOUS INLET/OUTLET AND RISER WORKS IN A BASIN WILL EVENTUALLY DETERIORATE AND MUST BE REPLACED. PUBLIC WORKS EXPERTS HAVE ESTIMATED THAT CORRUGATED METAL PIPE (CMP) HAS A USEFUL LIFE OF ABOUT 25 YR, WHEREAS REINFORCED CONCRETE BARRELS AND RISERS MAY LAST FROM 50 TO 75 YR.
- NUISANCE CONTROL. STANDING WATER MAY OCCUR AFTER A STORM EVENT SINCE THE VALVE MAY CLOSE WITH 2 TO 3 INCHES OF WATER IN THE BASIN. FLOW SUCH AS SPRING FLOW AND RESIDENTIAL WATER USE MAY DISCHARGE INTO THE BASIN BETWEEN STORM EVENTS THAT DO NOT ENGAGE THE LEVEL SENSOR. STANDING WATER CAN CREATE NUISANCE CONDITIONS FOR NEARBY RESIDENTS. ODORS, MOSQUITOES, WEEDS, AND LITTER ARE ALL OCCASIONALLY PERCEIVED TO BE PROBLEMS. MOST OF THESE PROBLEMS ARE GENERALLY A SIGN THAT REGULAR INSPECTIONS AND MAINTENANCE ARE NOT BEING PERFORMED (E.G., MOWING, DEBRIS REMOVAL, CLEARING THE OUTLET CONTROL DEVICE). TWICE A YEAR, THE FACILITY SHOULD BE EVALUATED FOR NUISANCE CONTROL.
- SEDIMENT REMOVAL. WHEN PROPERLY DESIGNED, BATCH DETENTION BASINS WILL ACCUMULATE QUANTITIES OF SEDIMENT OVER TIME. SEDIMENT ACCUMULATION IS A SERIOUS MAINTENANCE CONCERN IN BATCH DETENTION PONDS FOR SEVERAL REASONS. FIRST, SEDIMENT ACCUMULATION CAN MAKE BATCH DETENTION BASINS VERY UNSIGHTLY. SECOND, THE SEDIMENT DEPOSITION GRADUALLY REDUCES AVAILABLE STORAGE CAPACITY RESERVED FOR POLLUTANT REMOVAL AND DETENTION WITHIN THE BASIN. THIRD, SEDIMENT TENDS TO ACCUMULATE AROUND THE OUTLET CONTROL DEVICE. THIS INCREASES THE RISK OF CLOGGING THE ORIFICE OR INTERFERING WITH THE LEVEL SENSOR, WHICH CAN IN TURN REDUCE THE TREATMENT EFFICACY OF THE FACILITY. SEDIMENT CAN BE RESUSPENDED IF ALLOWED TO ACCUMULATE OVER TIME AND ESCAPE THROUGH THE HYDRAULIC CONTROL TO DOWNSTREAM CHANNELS AND STREAMS. FOR THESE REASONS, ACCUMULATED SEDIMENT NEEDS TO BE REMOVED FROM THE BASIN WHEN SEDIMENT DEPTH EXCEEDS 6 INCHES, WHEN SEDIMENT INTERFERES WITH THE LEVEL SENSOR, WHEN THE BASIN DOES NOT DRAIN WITHIN 48 HOURS, OR AT LEAST EVERY 5 YEARS.
- LOGIC CONTROLLER. THE LOGIC CONTROLLER SHOULD BE INSPECTED AS PART OF THE TWICE YEARLY INSPECTIONS. VERIFY THAT THE EXTERNAL INDICATORS (ACTIVE, CYCLE IN PROGRESS) ARE OPERATING PROPERLY BY TURNING THE CONTROLLER OFF AND ON, AND BY INITIATING A CYCLE BY TRIGGERING THE LEVEL SENSOR IN THE BASIN. THE VALVE SHOULD BE MANUALLY OPENED AND CLOSED USING THE OPEN/CLOSE SWITCH TO VERIFY VALVE OPERATION AND TO ASSIST IN INSPECTING THE VALVE FOR DEBRIS. THE SOLAR PANEL SHOULD BE INSPECTED AND ANY DUST OR DEBRIS ON THE PANEL SHOULD BE CAREFULLY REMOVED. THE CONTROLLER AND ALL OTHER CIRCUITRY AND WIRING SHOULD BE INSPECTED FOR SIGNS OF CORROSION, DAMAGE FROM INSECTS, WATER LEAKS, OR OTHER DAMAGE. AT THE END OF THE INSPECTION, THE CONTROLLER SHOULD BE RESET.

ULTIMATELY, THESE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY THE PROPOSED WILLIAMSON COUNTY MUD NO. 19C UNTIL THE OWNERSHIP OF FACILITIES IS TRANSFERRED TO THE MUD, SANTA RITA C7 INVESTMENTS LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THESE FACILITIES IN ACCORDANCE WITH THE ABOVE STATED REQUIREMENTS.

IMPERMEABLE LINER NOTES

IMPERMEABLE LINERS SHOULD BE USED FOR WATER QUALITY BASINS (RETENTION, EXTENDED DETENTION, SAND FILTERS, WET PONDS, CONSTRUCTED WETLANDS, AND BATCH DETENTION PONDS) LOCATED OVER THE RECHARGE ZONE AND IN AREAS WITH THE POTENTIAL FOR GROUNDWATER CONTAMINATION. IMPERMEABLE LINERS MAY BE CLAY, CONCRETE OR GEOMEMBRANE. IF GEOMEMBRANE IS USED, SUITABLE GEOTEXTILE FABRIC SHOULD BE PLACED ON THE TOP AND BOTTOM OF THE MEMBRANE FOR PUNCTURE PROTECTION AND THE LINERS COVERED WITH A MINIMUM OF 6 INCHES OF COMPACTED TOPSOIL. THE TOPSOIL SHOULD BE STABILIZED WITH APPROPRIATE VEGETATION. CLAY LINERS SHOULD MEET THE SPECIFICATIONS IN TABLE 3-6 AND HAVE A MINIMUM THICKNESS OF 12 INCHES.

TABLE 3-6 CLAY LINER SPECIFICATIONS (COA, 2004)

PROPERTY	TEST METHOD	UNIT	SPECIFICATION (MIN.)
PERMEABILITY	ASTM D-2434	%	1×10^{-6}
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY

IF A GEOMEMBRANE LINER IS USED IT SHOULD HAVE A MINIMUM THICKNESS OF 30 MILS AND BE ULTRAVIOLET RESISTANT. THE GEOTEXTILE FABRIC (FOR PROTECTION OF GEOMEMBRANE) SHOULD BE NONWOVEN GEOTEXTILE FABRIC AND MEET THE SPECIFICATIONS IN TABLE 3-7.

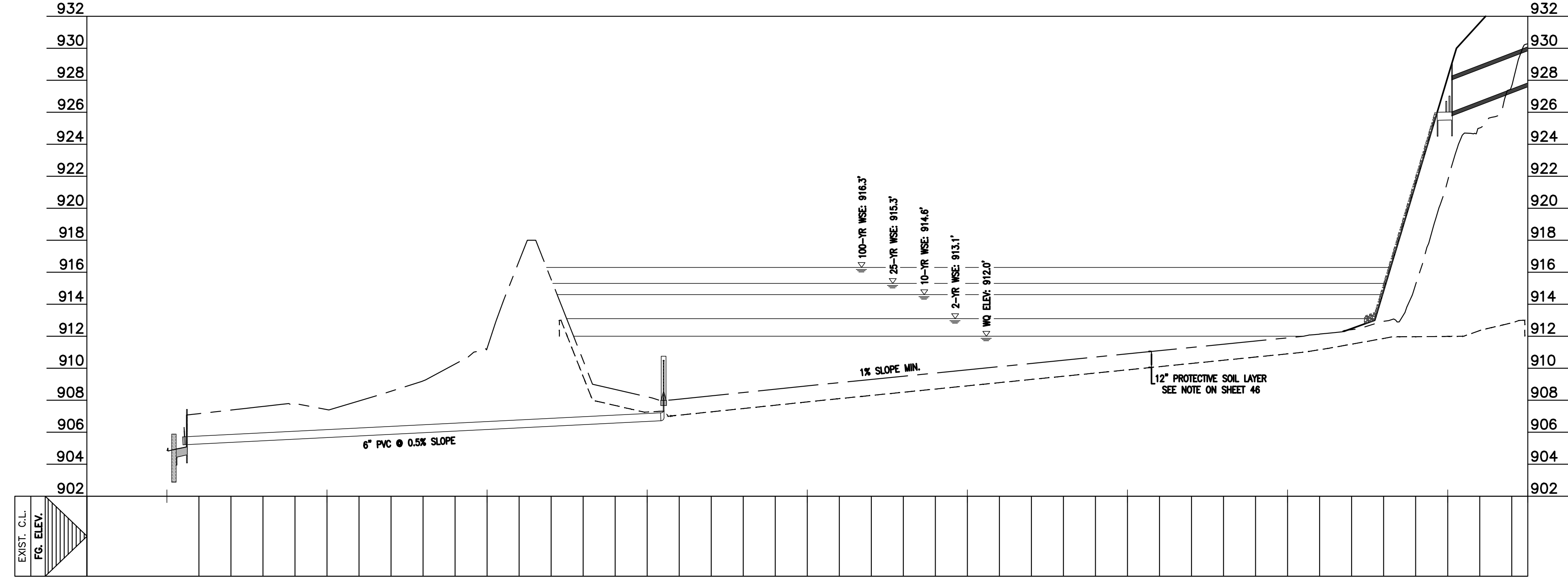
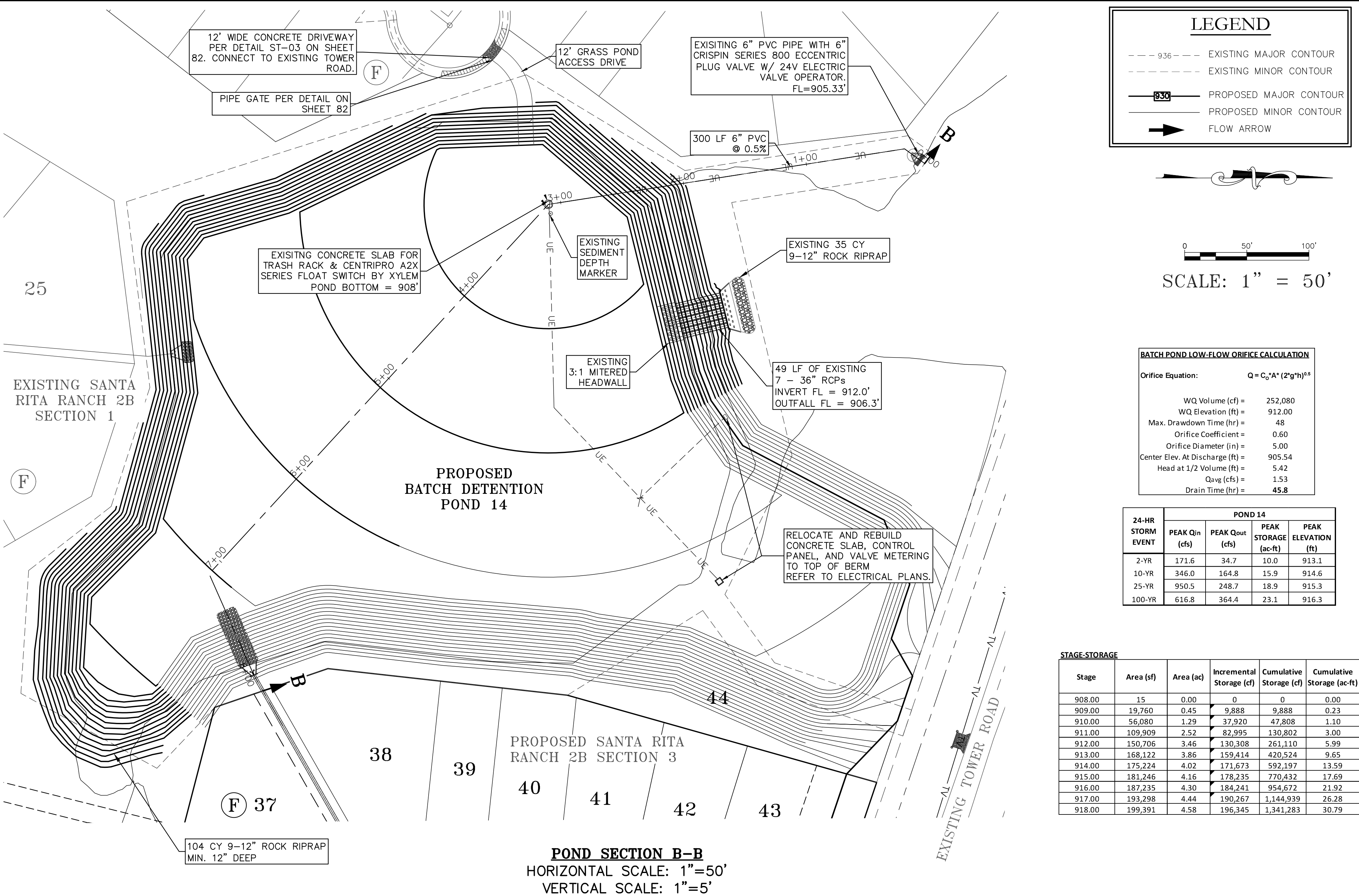
TABLE 3-7 GEOTEXTILE FABRIC SPECIFICATIONS (COA, 2004)

PROPERTY	TEST METHOD	UNIT	SPECIFICATION (MIN.)
UNIT WEIGHT		OZ/YD ²	8
FILTRATION RATE		IN/SEC	0.0800
PUNCTURE STRENGTH	ASTM D-751*	lb	125
MULLEN BURST STRENGTH	ASTM-D751	psi	400
TENSILE STRENGTH	ASTM D-1682	lb	200
EQUIV. OPENING SIZE	US STANDARD SIEVE	No.	80
	*MODIFIED		

PROTECTIVE SOIL LAYER NOTES

THE WET AND BATCH DETENTION PONDS WILL BE CONSTRUCTED WITH A MINIMUM OF 12" OF A PROTECTION SOIL LAYER ABOVE THE SELECTED IMPERMEABLE LINER SO THAT PLANTINGS CAN BE PROPERLY INSTALLED ABOVE THE LINER AND LINER INTEGRITY CAN BE MAINTAINED.

MATERIAL PLACED OVER LINER TO CONSIST OF SOIL THAT CLASSIFIES PER USDA STANDARDS AS A SANDY CLAY LOAM, SANDY CLAY, OR CLAY LOAM. THE SOIL SHALL BE FREE OF ORGANICS AND ANGULAR/SHARP MATERIALS, AND SHALL CONTAIN NO MATERIALS GREATER THAN 1" IN DIAMETER. MATERIAL TO BE PLACED AND COMPACTED IN TWO UNIFORM LIFTS.



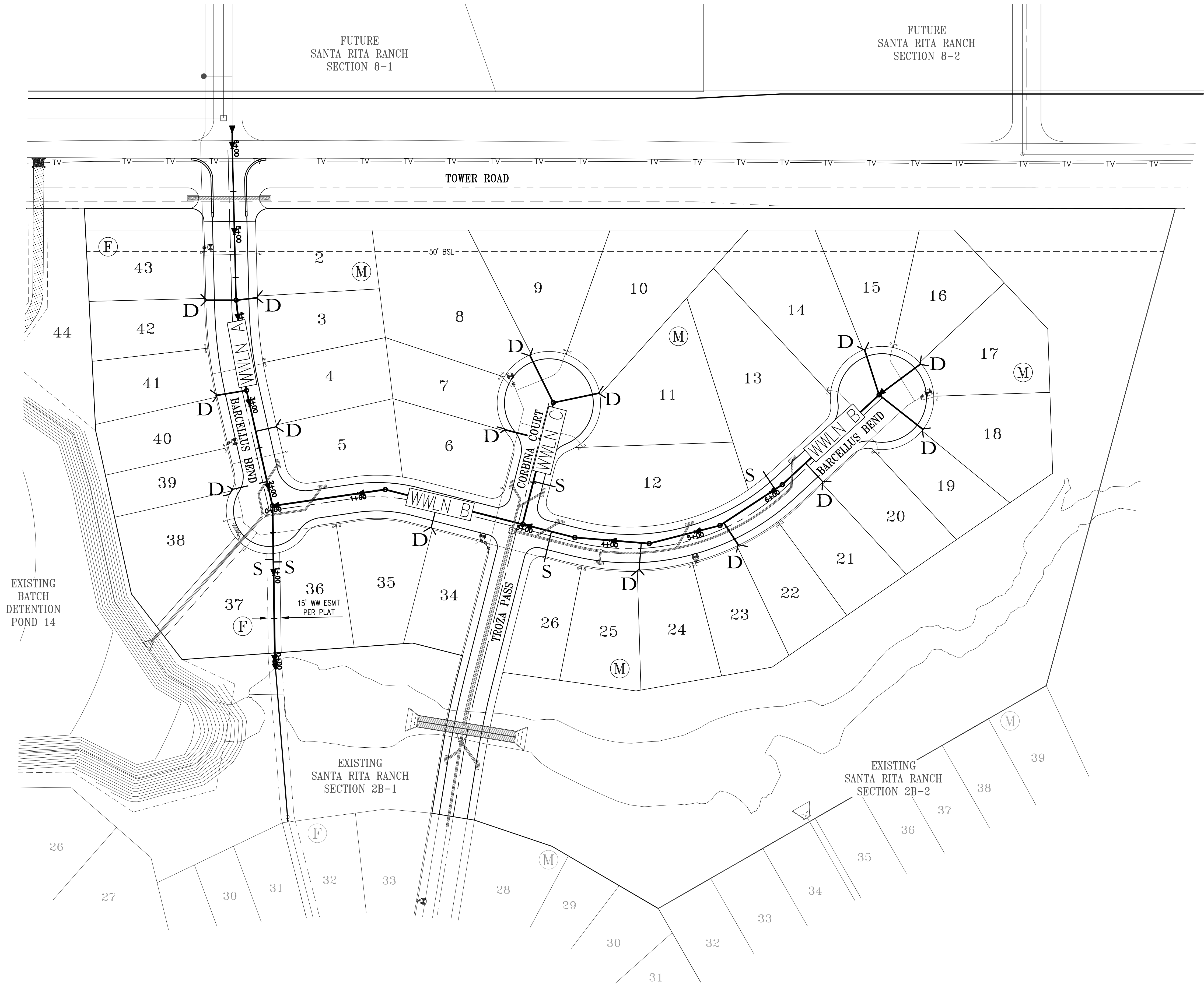
DESIGNED BY: SPC
2/4/22
REVISION #
DRAWN BY: CFI
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
SHEET: 27 OF 38
SHEET NO. 27

CARLSON, BRIGANCE & DOERING, INC.
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FIRM ID #E3791
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North Office: 12129 RR 630 N, Suite 600, Austin, Texas 78750
Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: POND PLAN
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
DATE: OCT 2025
JOB NUMBER: 5558
SHEET: 27 OF 38
SHEET NO. 27

STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791
10-3-2025

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S

D

O

M

A

PROPOSED SINGLE SERVICE

PROPOSED DOUBLE SERVICE

PROPOSED MANHOLE

EXISTING MANHOLE

FLOW DIRECTION ARROW

060'120'

SCALE: 1" = 60'

WASTEWATER LEGEND

WASTEWATER NOTES

PER THE CITY OF LIBERTY HILL WASTEWATER NOTES

REVISED JUNE 10, 2024

1. ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.

2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), SDR26, HIGHER PRESSURE RATED (160 PSI), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26) AND DUCTILE IRON (AWWA C-100, MIN. CLASS 200).

3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, MINIMUM DEPTH OF COVER FOR ALL LINES OUTSIDE OF THE PAVEMENT SHALL BE 42" BELOW FINISHED GRADE AND 30" BELOW SUBGRADE FOR ALL LINES LOCATED IN PAVED AREAS.

4. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH A MINIMUM OF 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR AN EQUIVALENT ACCEPTABLE BY THE CITY ENGINEER.

5. THE CONTRACTOR SHALL CONTACT THE CITY OF LIBERTY HILL PUBLIC WORKS DEPARTMENT BY BOTH CALLING 512-548-5529 AND EMAILING pubworks@libertyhilltx.gov TO COORDINATE UTILITY TIE-INS AND NOTIFY THEM AT LEAST 48 HOURS PRIOR TO CONNECTING TO ANY EXISTING LINES.

6. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. CORE CONNECTIONS TO FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.

7. THE CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WASTEWATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY THE CITY OF LIBERTY HILL PERSONNEL.

8. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF LIBERTY HILL PUBLIC WORKS DEPARTMENT AND PROVIDE NO LESS THAN 24 HOURS' NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING BY BOTH CALLING (512) 548-5529 AND EMAILING pubworks@libertyhilltx.gov.

9. THE CONTRACTOR (OR SUBCONTRACTORS) SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF LIBERTY HILL PERSONNEL.

10. ALL WASTEWATER SERVICE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
WASTEWATER SERVICE "S" ON TOP OF CURB
TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LIBERTY HILL.

11. CONTACT THE CITY OF LIBERTY HILL PUBLIC WORKS DEPARTMENT FOR ASSISTANCE IN OBTAINING EXISTING WASTEWATER LOCATIONS BY BOTH CALLING (512) 548-5529 AND EMAILING pubworks@libertyhilltx.gov.

12. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL, AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

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

14. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH TCEQ REGULATIONS, 30 TAC CHAPTER 290. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

DESIGNED BY: SPC

DRAFTED BY: CFH

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

CBD

Civil Engineering

FIRM ID #E3791

12129 RR (3) N. Ste. 600

Austin, Texas 78750

Phone No. (512) 280-5160

Fax No. (512) 280-5165

SHEET NAME: OVERALL WASTEWATER PLAN

JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3

PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

STATE OF TEXAS

STEVEN P. CATES

93648

PROFESSIONAL ENGINEER

CARLSON, BRIGRANCE & DOERING, INC.

ID# F3791

10-3-2025

DATE: OCT 2025

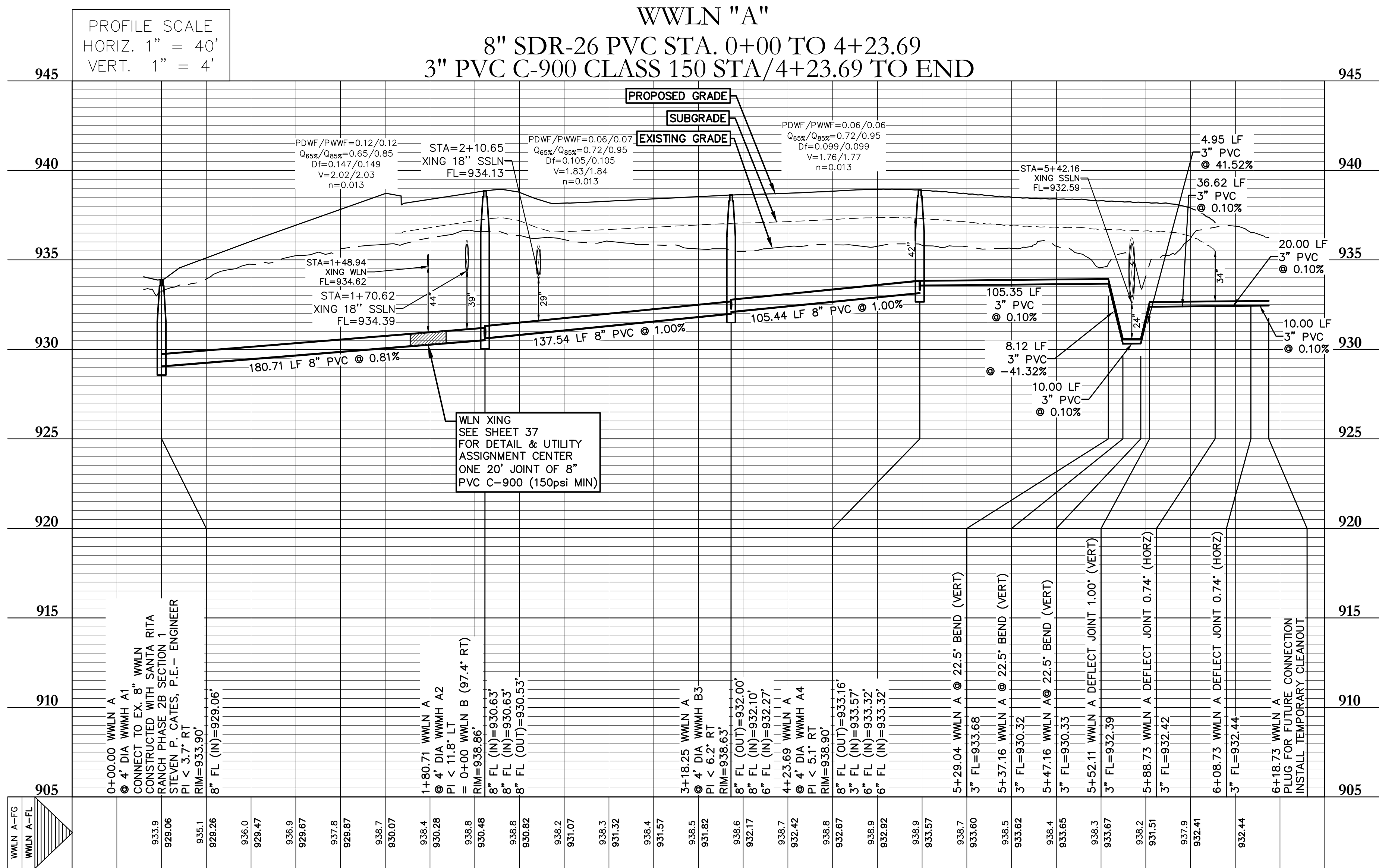
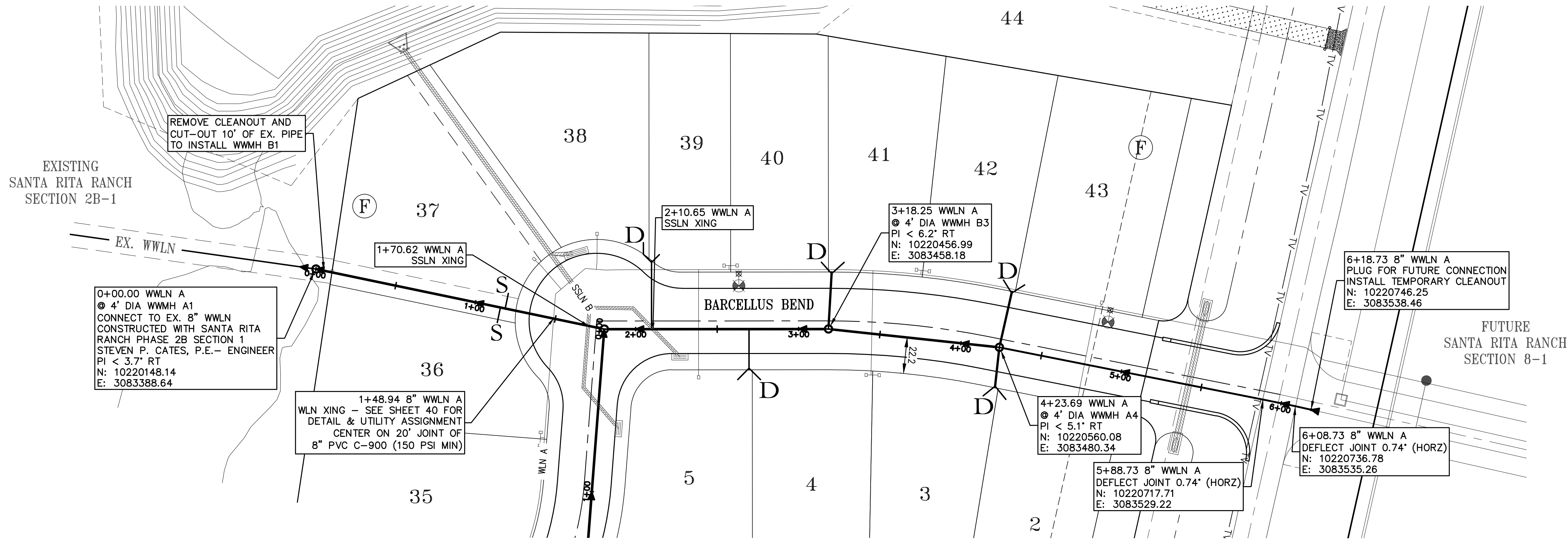
JOB NUMBER: 5558

SHEET: 29 OF 38

SHEET NO.: 29

PROJECT NO. 2025-#-CON

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VARIANCE NOTE

WMLN B STA. 1+80.71 TO 4+23.69 DO NOT MEET 2 FPS IN PDWF. A MINIMUM 1% SLOPE IS BEING UTILIZED FOR ALL PIPES THAT CANNOT ACHIEVE 2 FPS IN PDWF, AND A VARIANCE FOR THE DESIGN VELOCITY REQUIREMENTS IS BEING APPROVED BY LIBERTY HILL.

WASTEWATER NOTES

PER THE CITY OF LIBERTY HILL WASTEWATER NOTES
REVISED JUNE 10, 2024

- ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.
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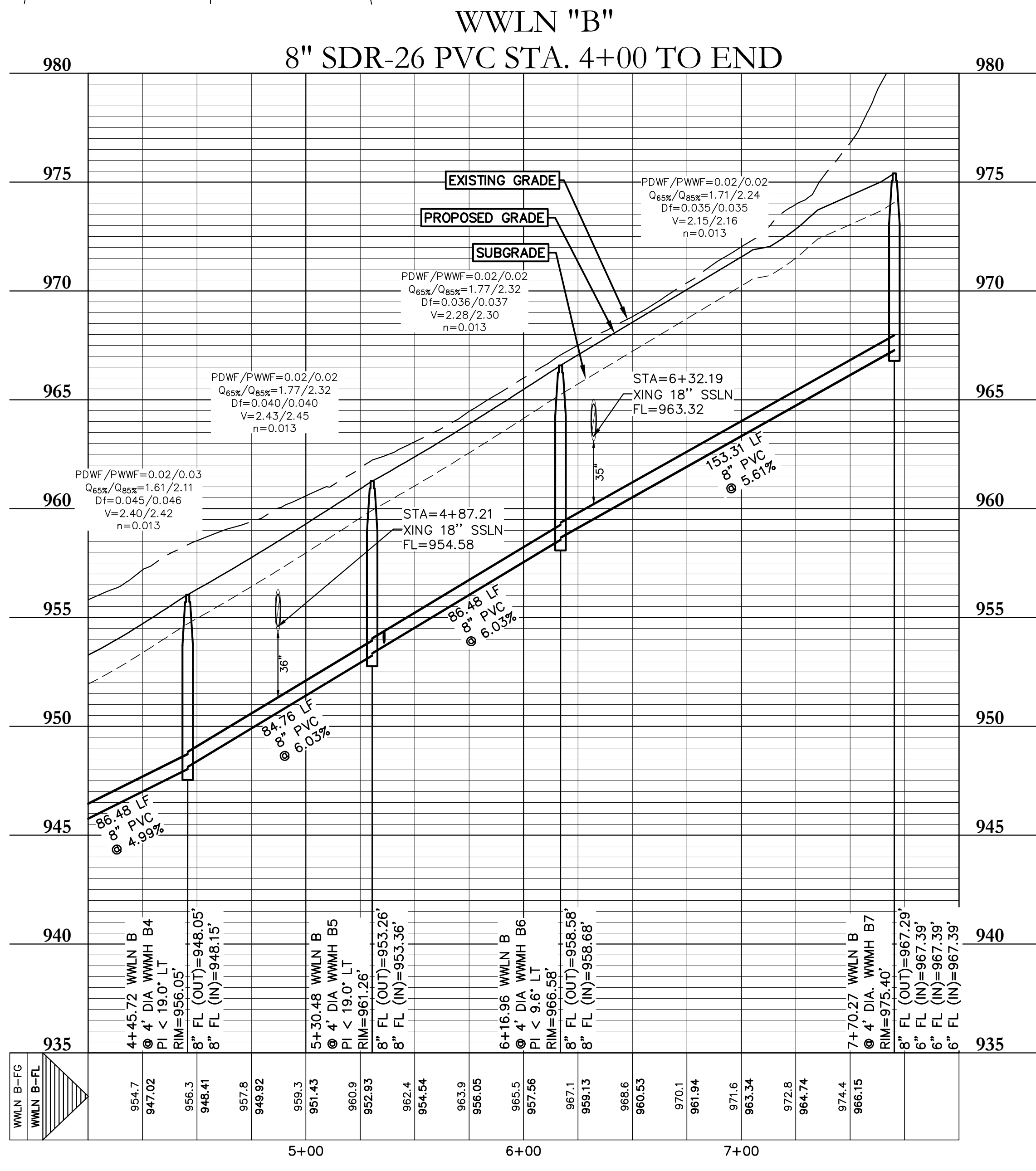
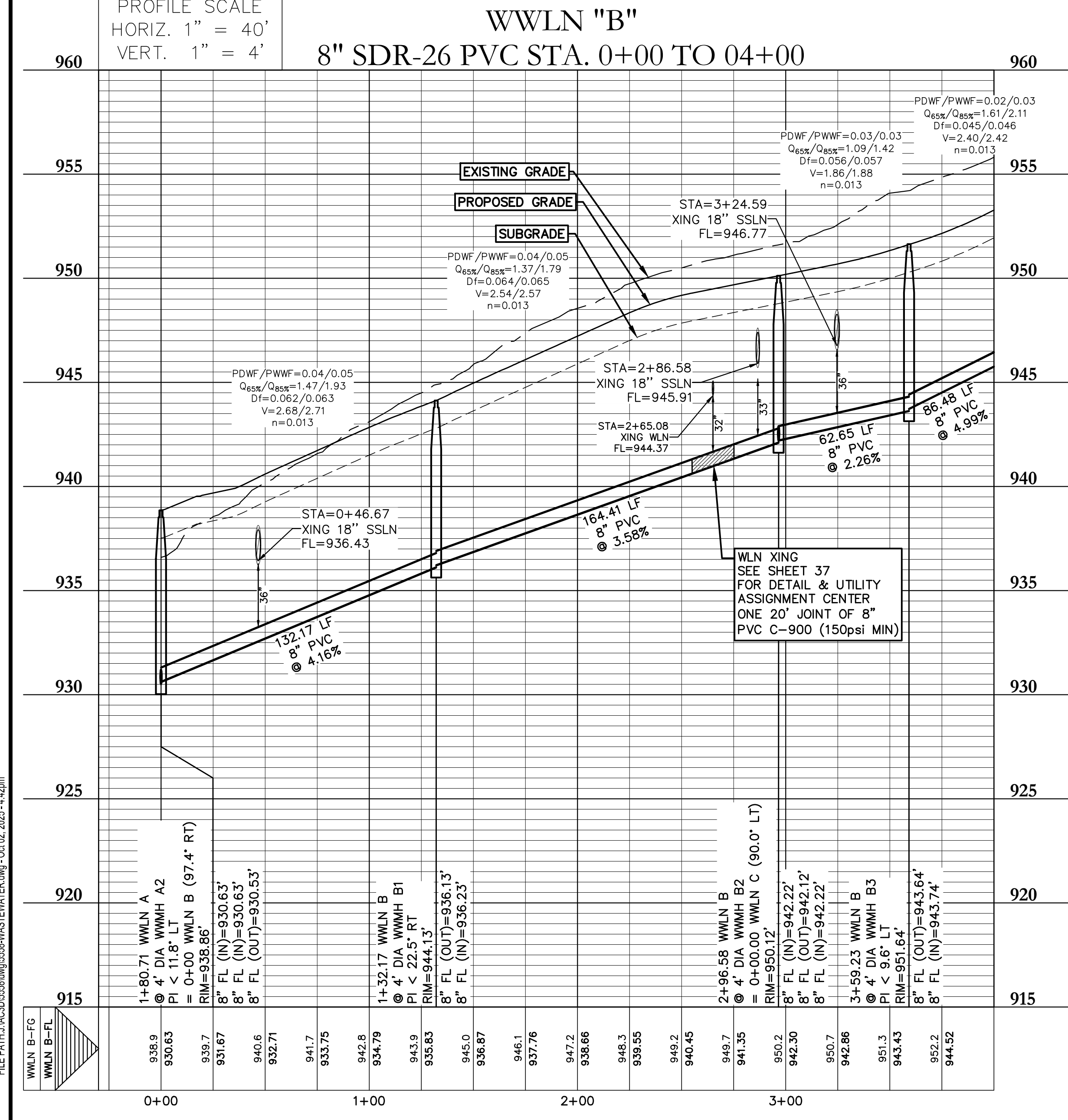
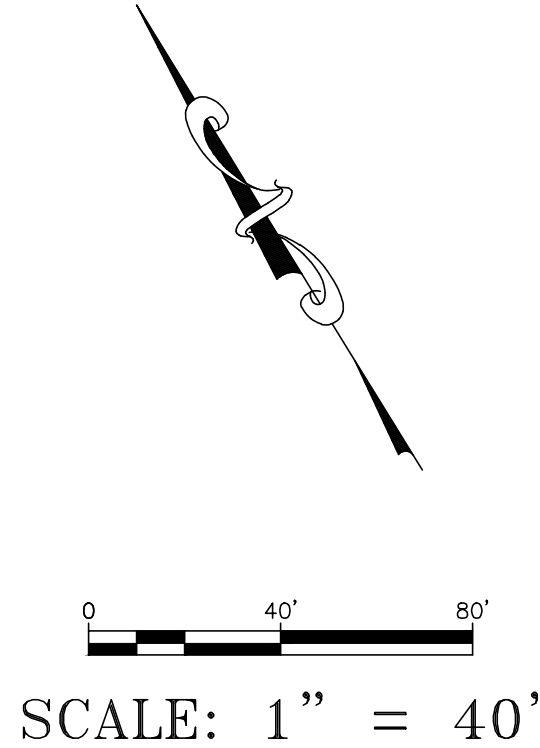
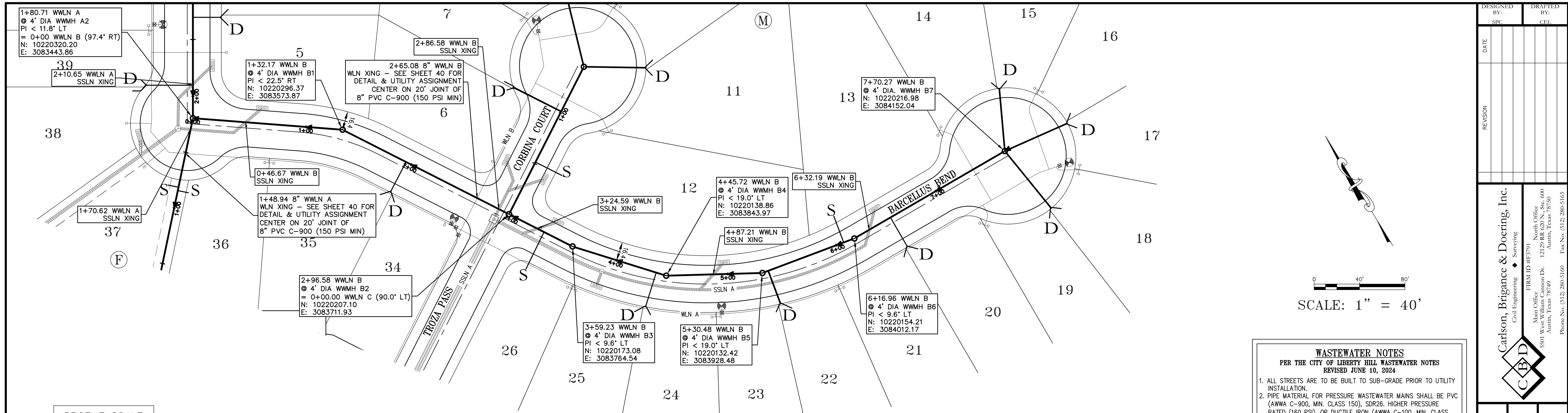
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DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
SHEET NAME: WASTEWATER LINE A (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 30 OF 38	
SHEET NO. 30	

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STEVEN P. CATES
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ID# F3791
10-3-2025

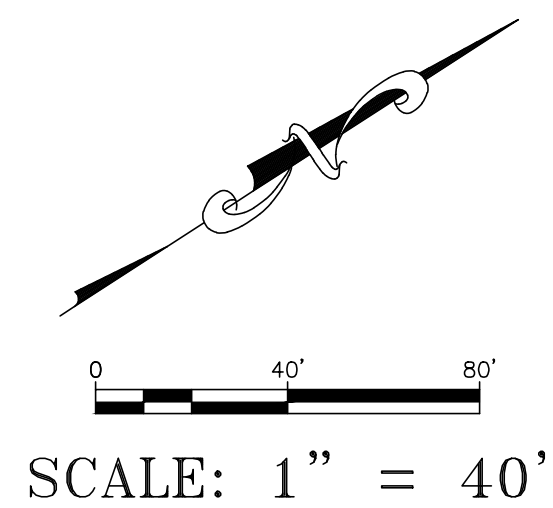
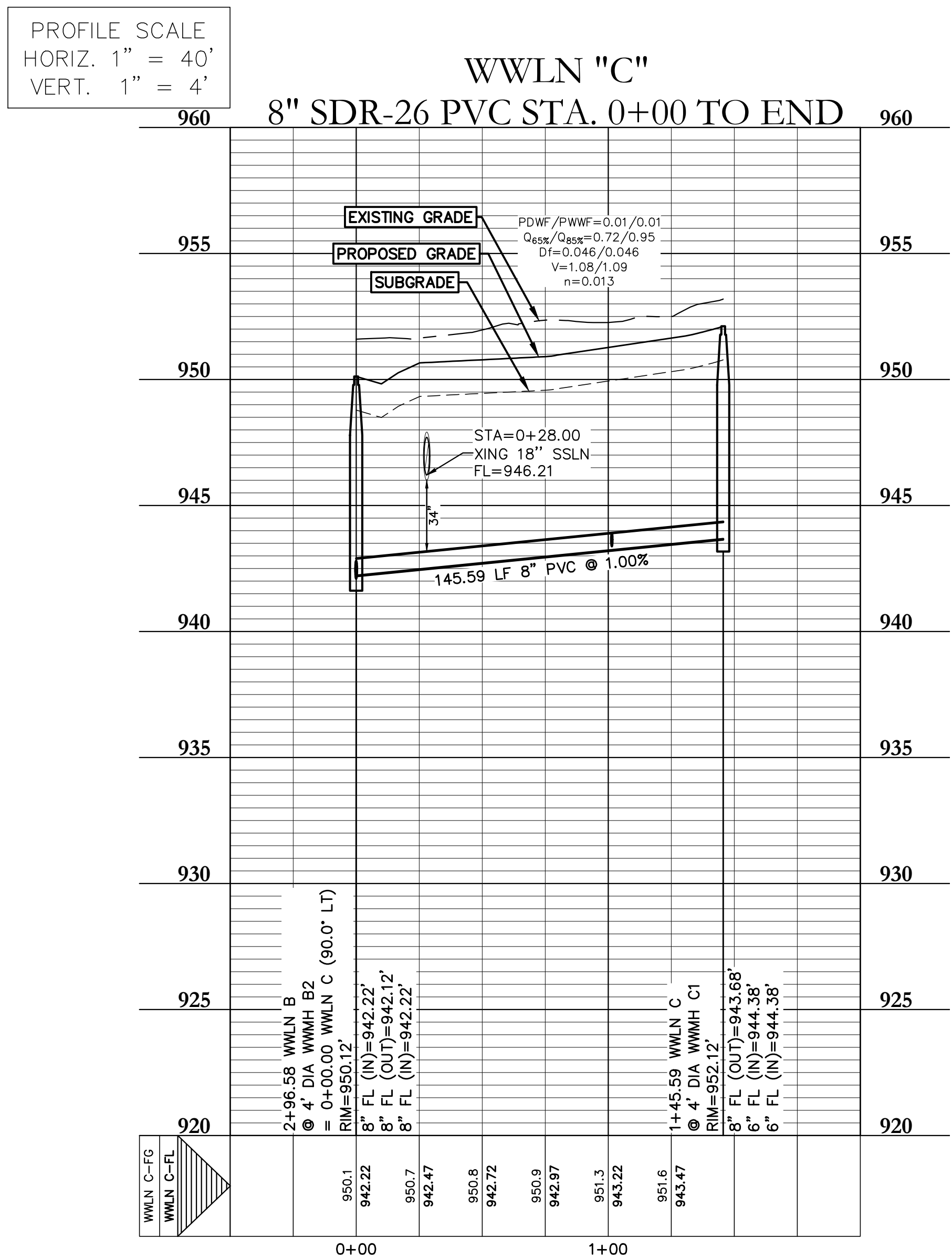
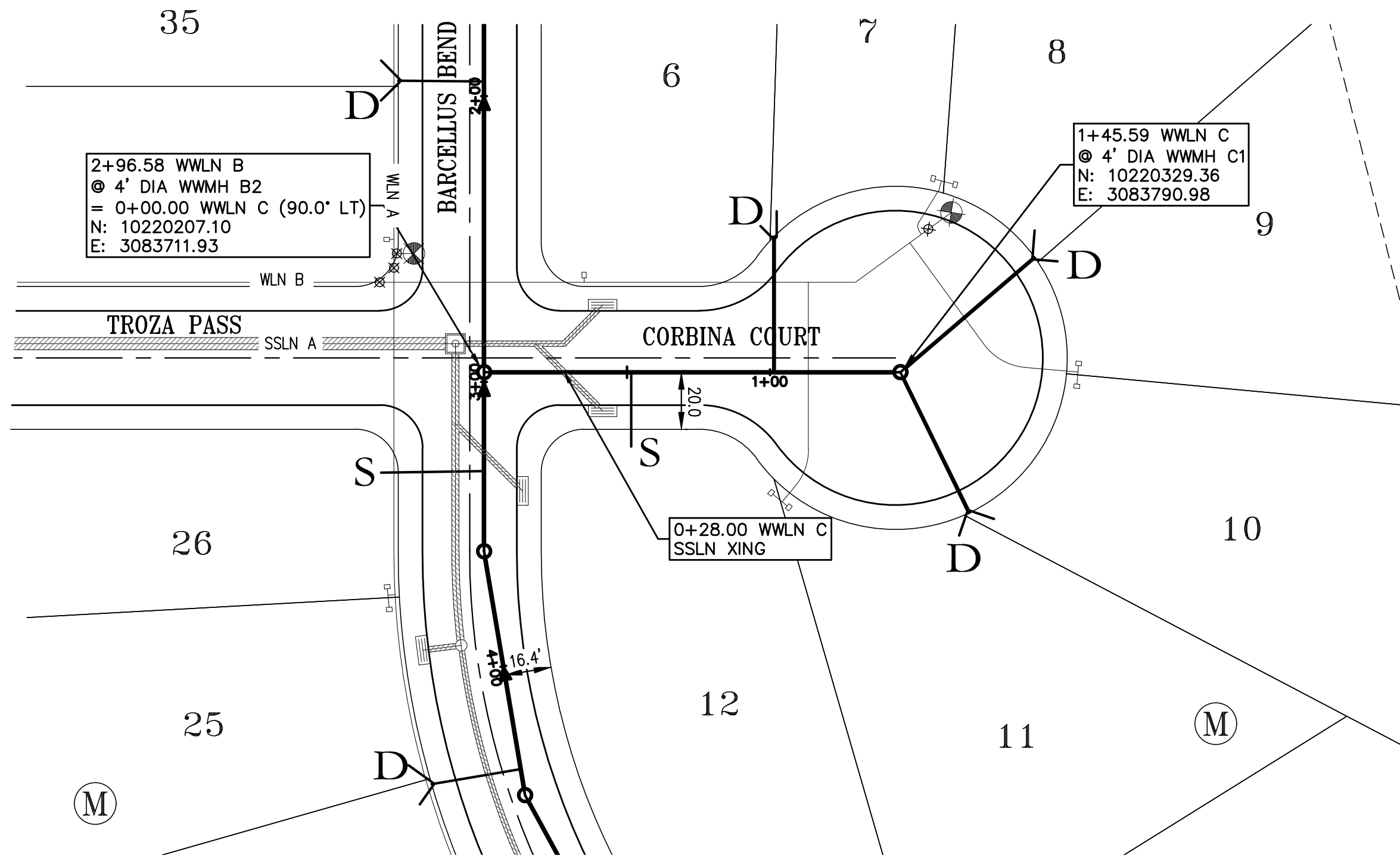
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- WASTEWATER NOTES**
PER THE CITY OF LIBERTY HILL WASTEWATER NOTES
REVISED JUNE 10, 2024
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 6. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. CORE CONNECTIONS TO FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
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 8. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF LIBERTY HILL PUBLIC WORKS DEPARTMENT AND PROVIDE NO LESS THAN 24 HOURS' NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING BY BOTH CALLING (512) 548-5529 AND EMAILING pubworks@libertyhilltx.gov.
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WASTEWATER SERVICE "S" ON TOP OF CURB
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SIEVE SIZE PERCENT
BY WEIGHT RETAINED
1/2" 0
3/8" 0-2
#4 40-85
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DESIGNED BY: SPC	DRAFTED BY: CFL
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (30) N. Suite 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: WASTEWATER LINE B (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 31 OF 38	
SHEET NO.: 31	

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VARIANCE NOTE

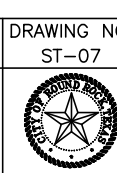
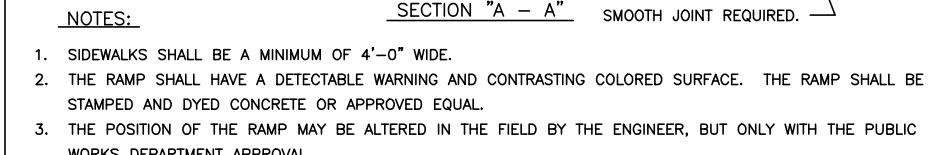
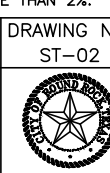
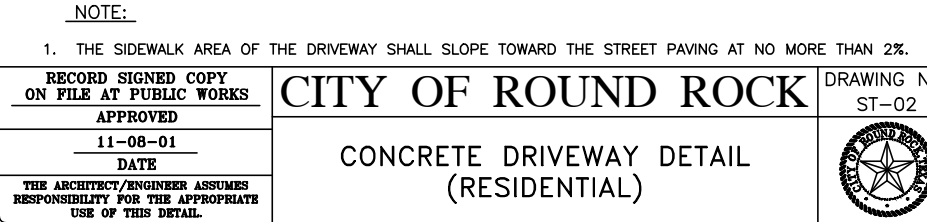
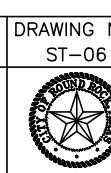
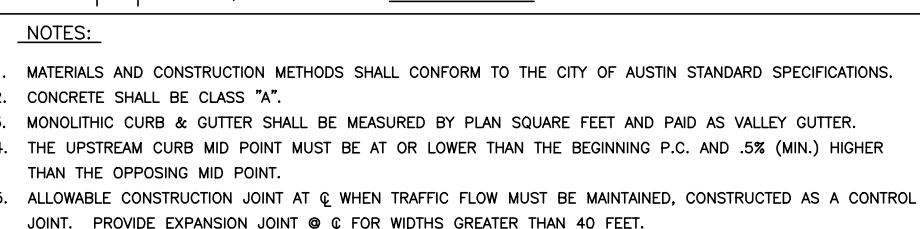
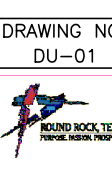
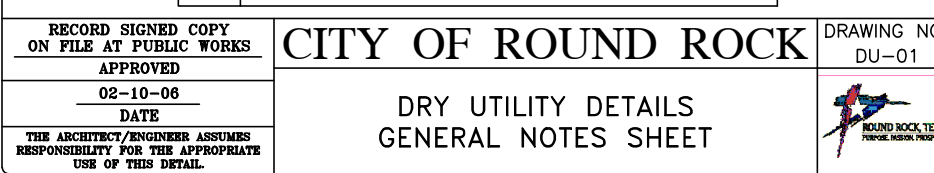
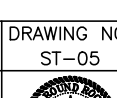
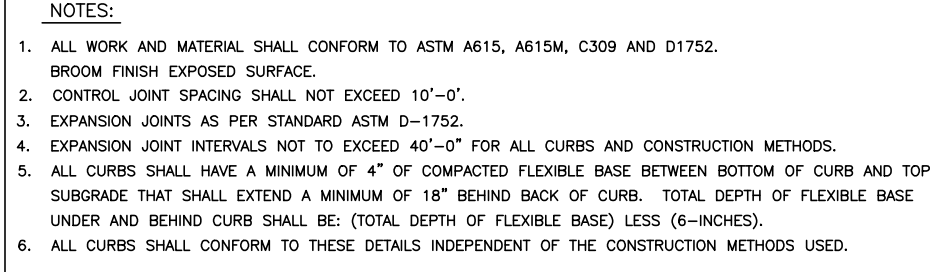
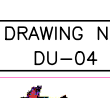
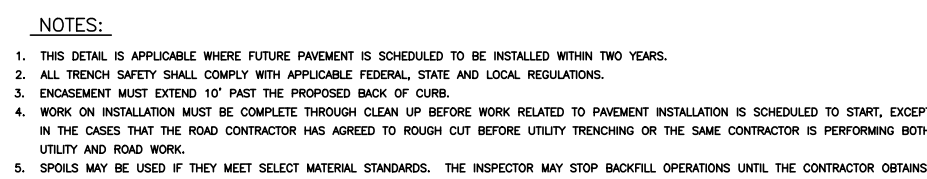
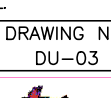
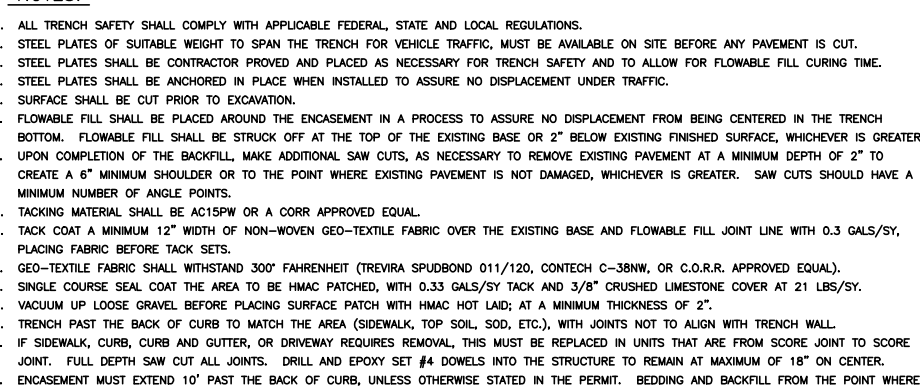
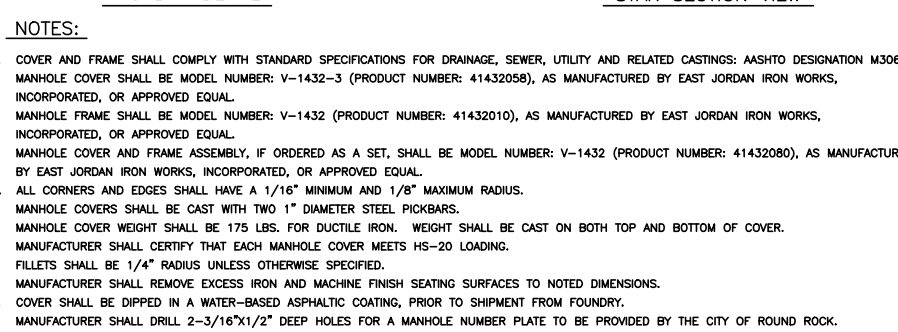
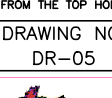
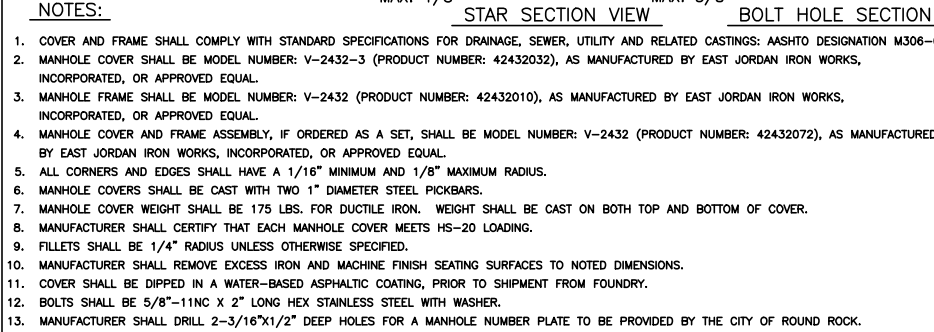
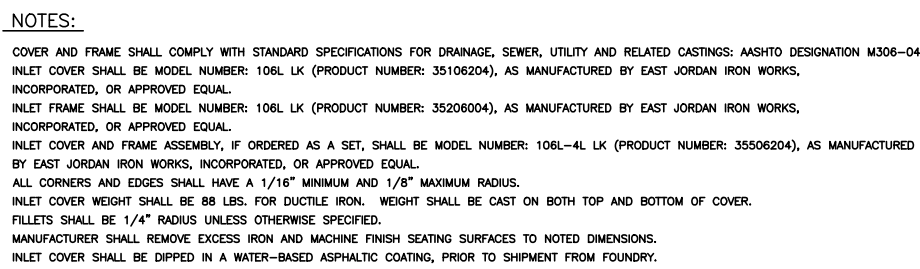
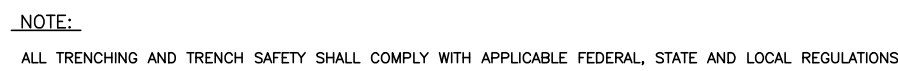
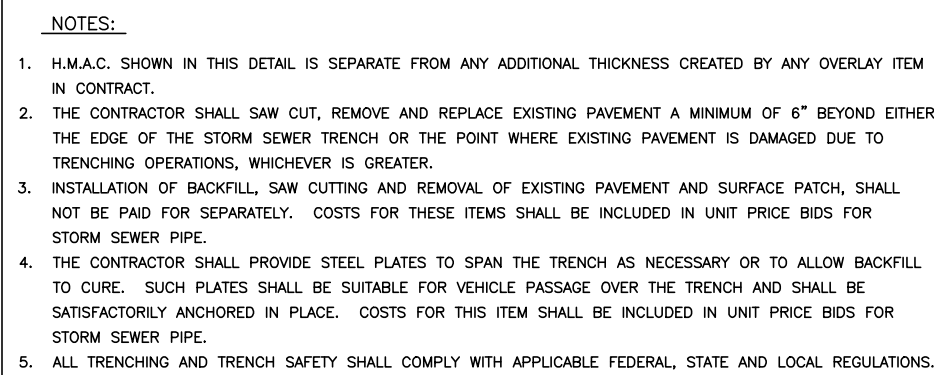
WWLN C STA. 0+00 TO END DO NOT MEET 2 FPS IN PDWF. A MINIMUM 1% SLOPE IS BEING UTILIZED FOR ALL PIPES THAT CANNOT ACHIEVE 2 FPS IN PDWF, AND A VARIANCE FOR THE DESIGN VELOCITY REQUIREMENTS IS BEING APPROVED BY LIBERTY HILL.

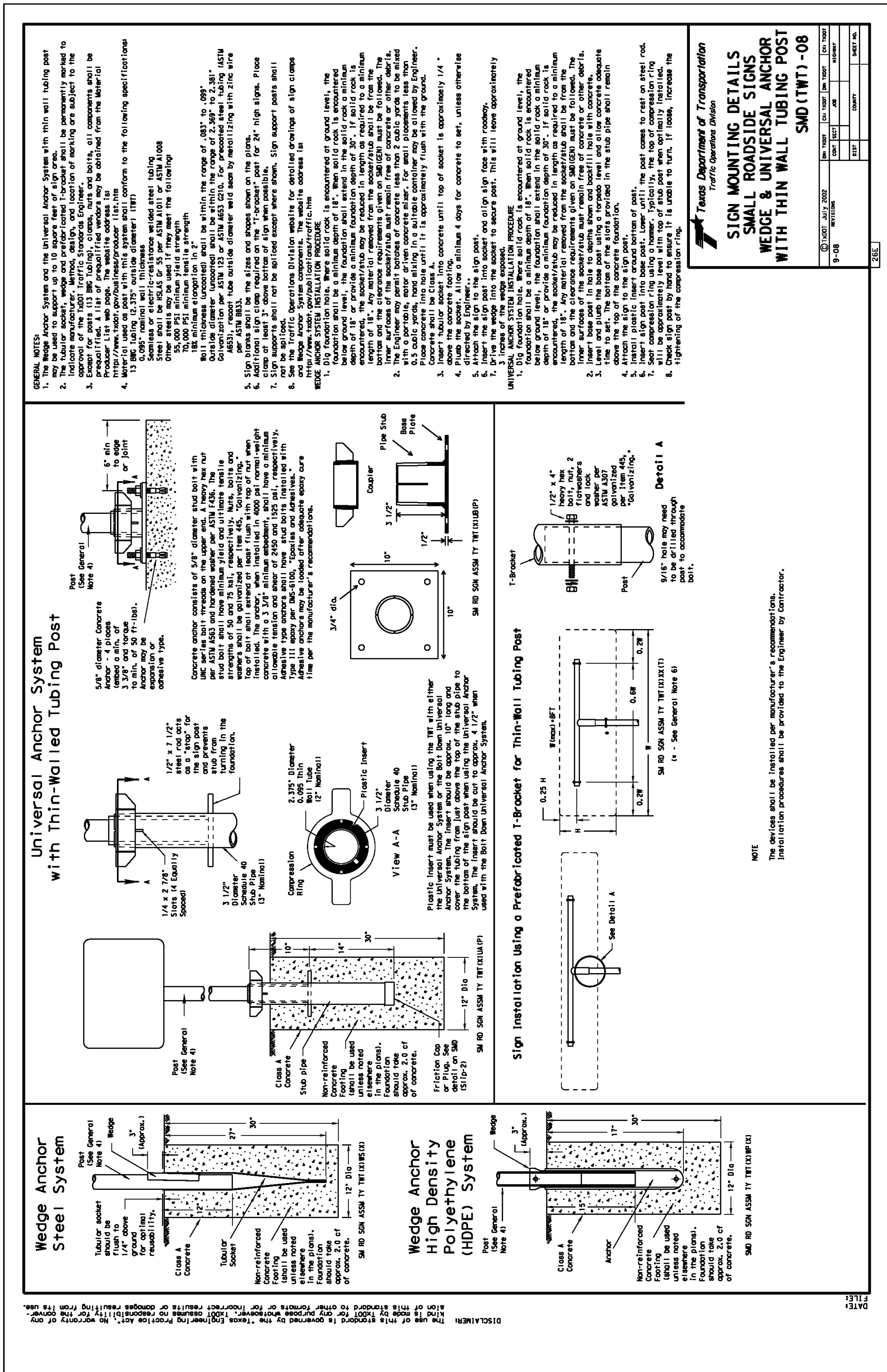
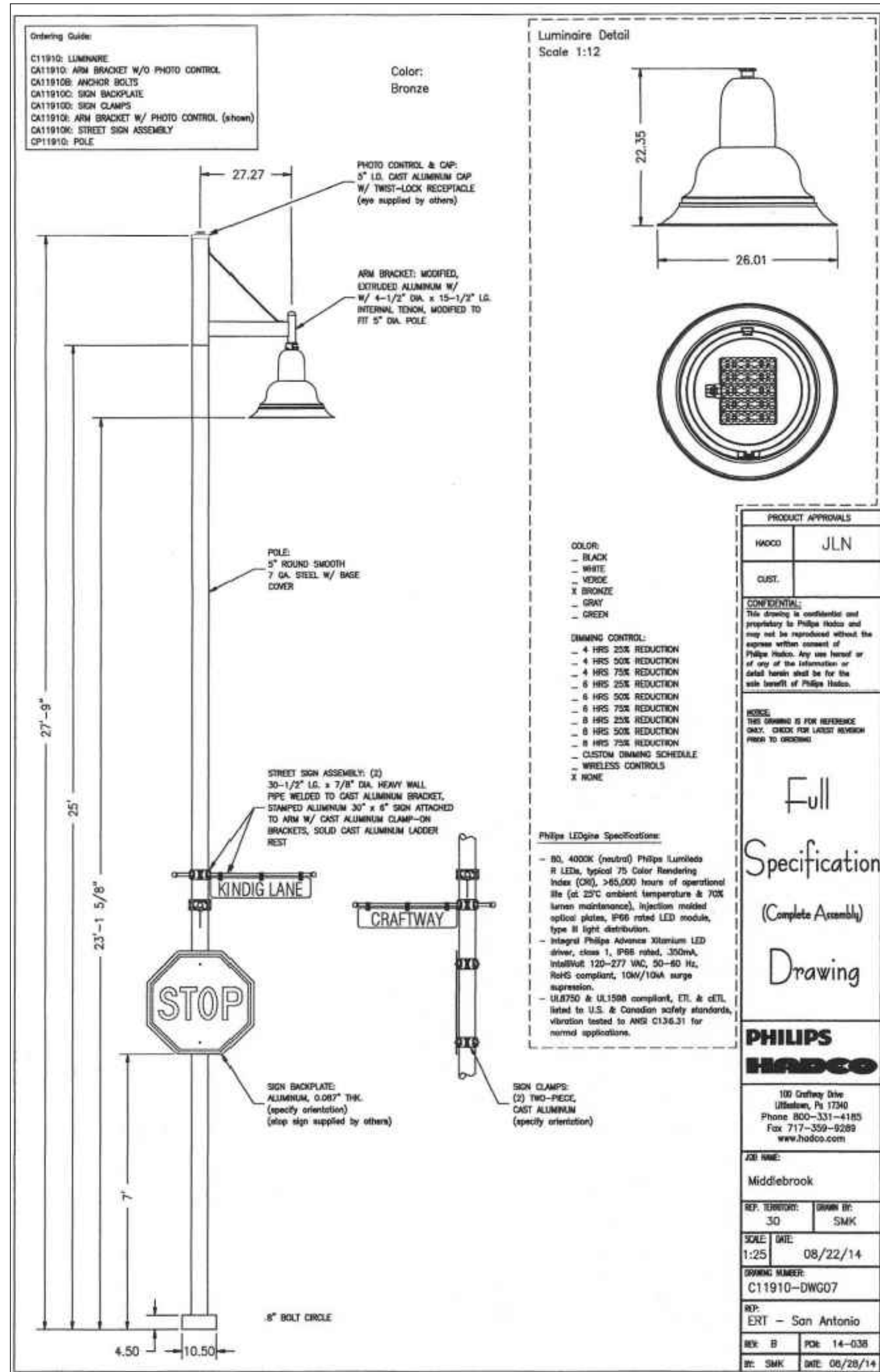
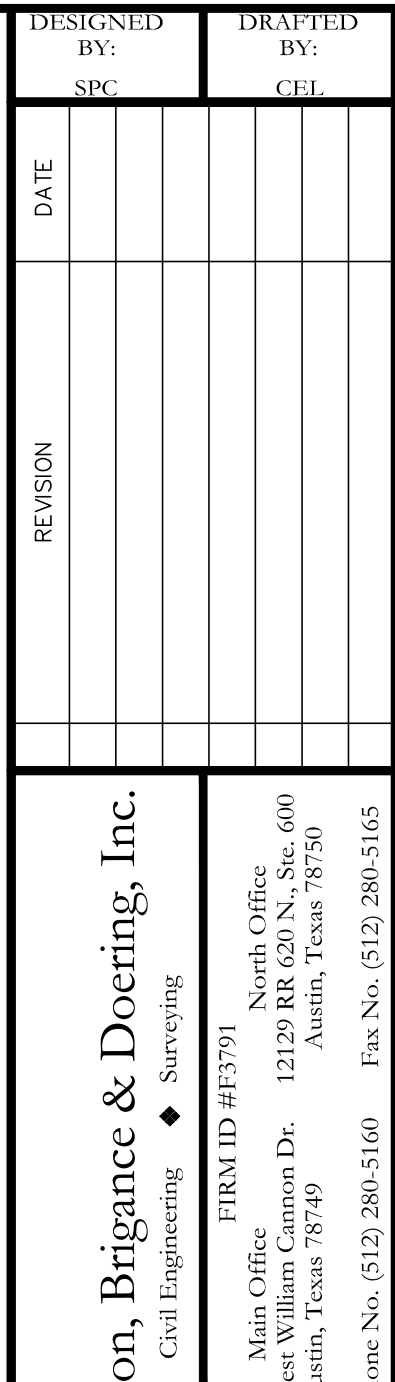
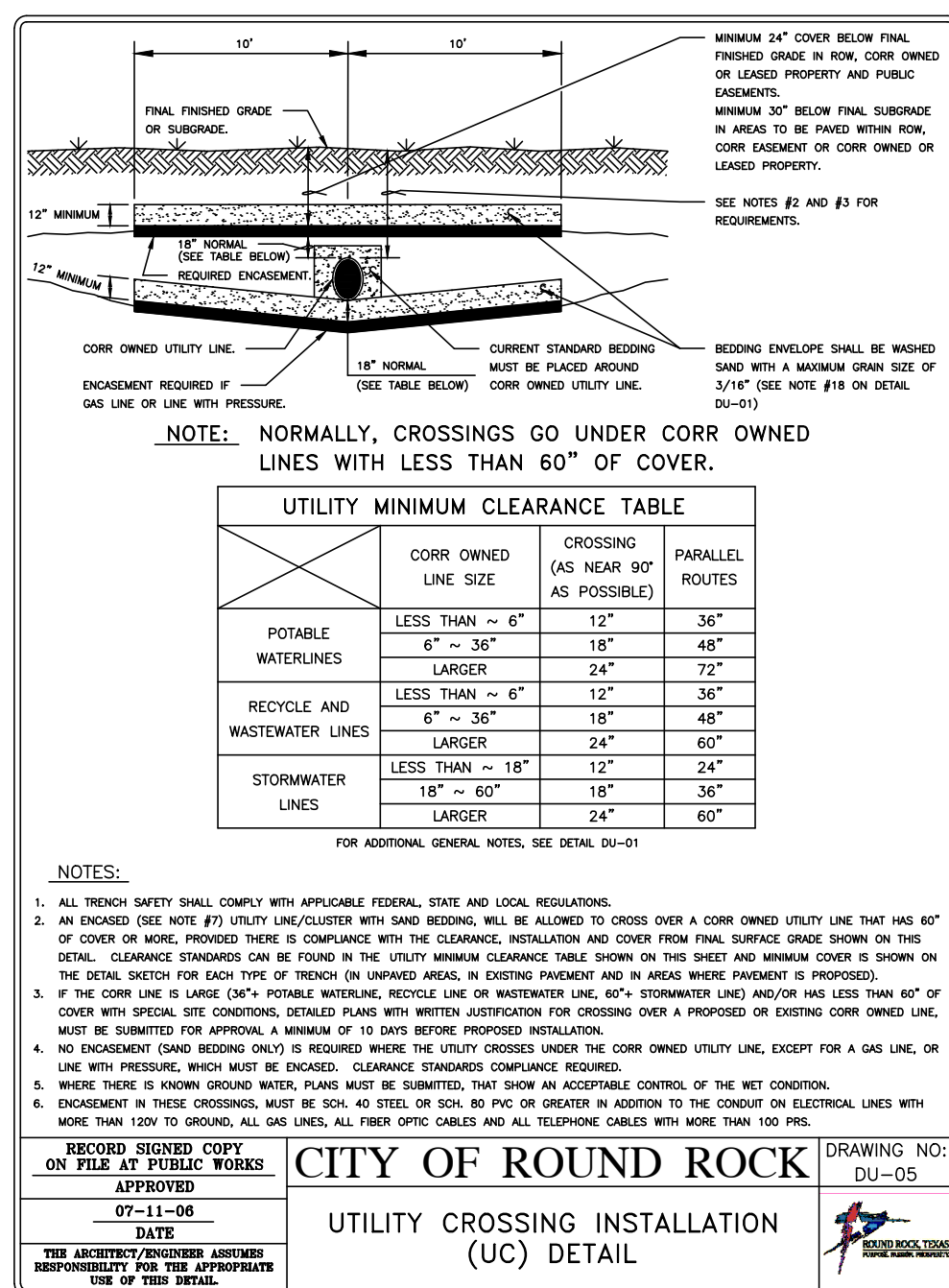
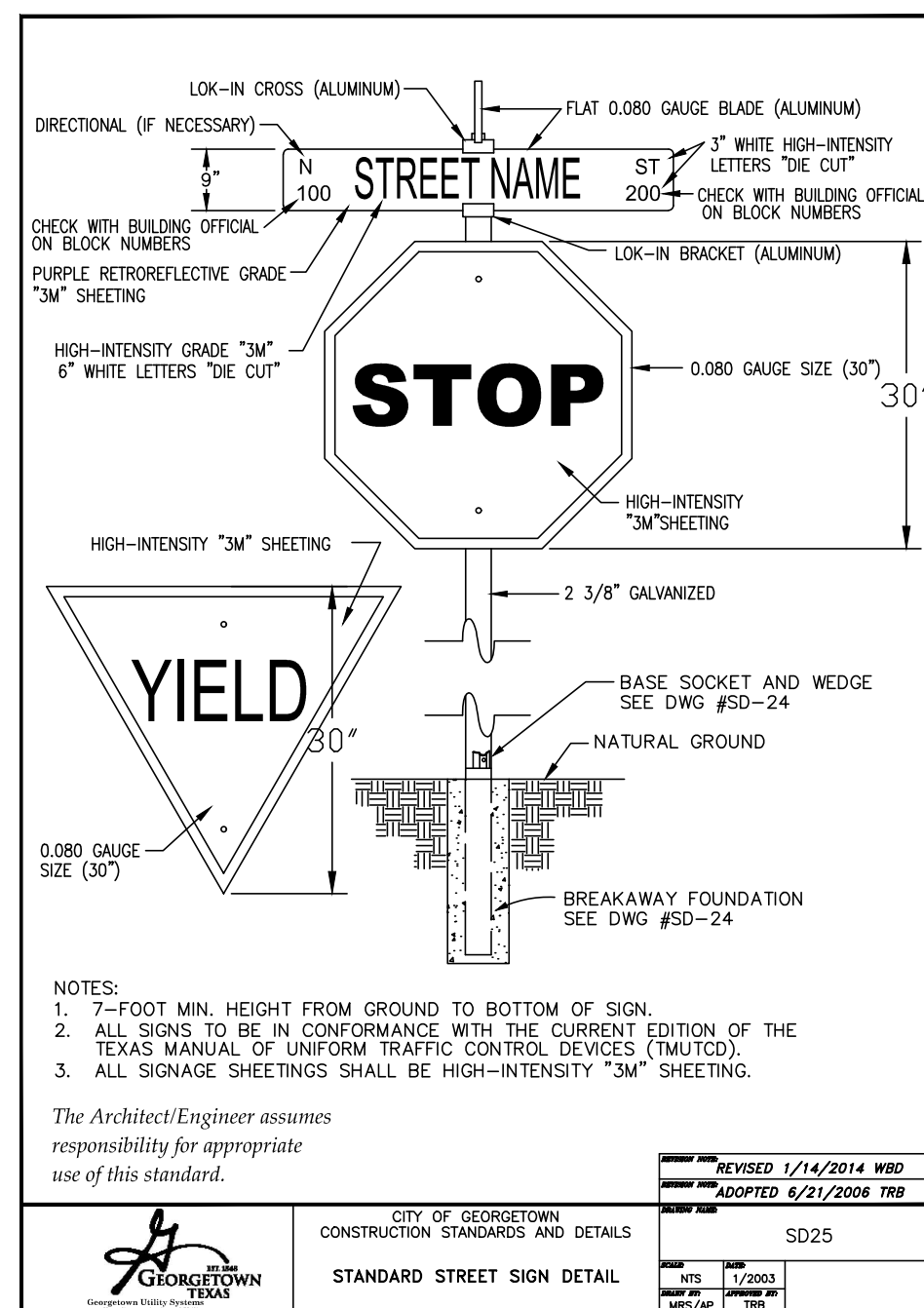
WASTEWATER NOTES
PER THE CITY OF LIBERTY HILL WASTEWATER NOTES
REVISED JUNE 10, 2024

1. ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), SDR26. HIGHER PRESSURE RATED (160 PSI). OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26) AND DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, MINIMUM DEPTH OF COVER FOR ALL LINES OUTSIDE OF THE PAVEMENT SHALL BE 42" BELOW FINISHED GRADE AND 30" BELOW SUBGRADE FOR ALL LINES LOCATED IN PAVED AREAS.
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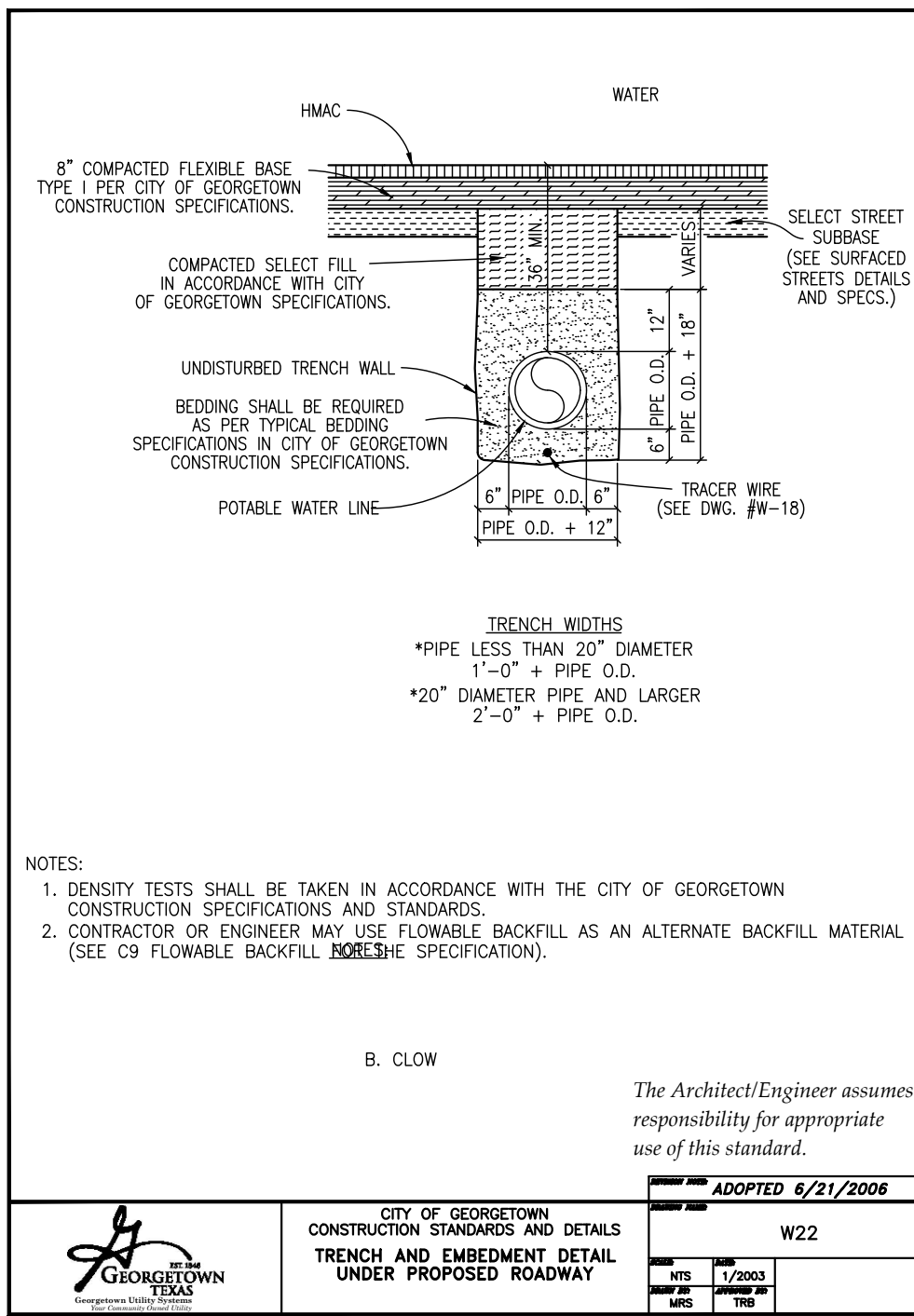
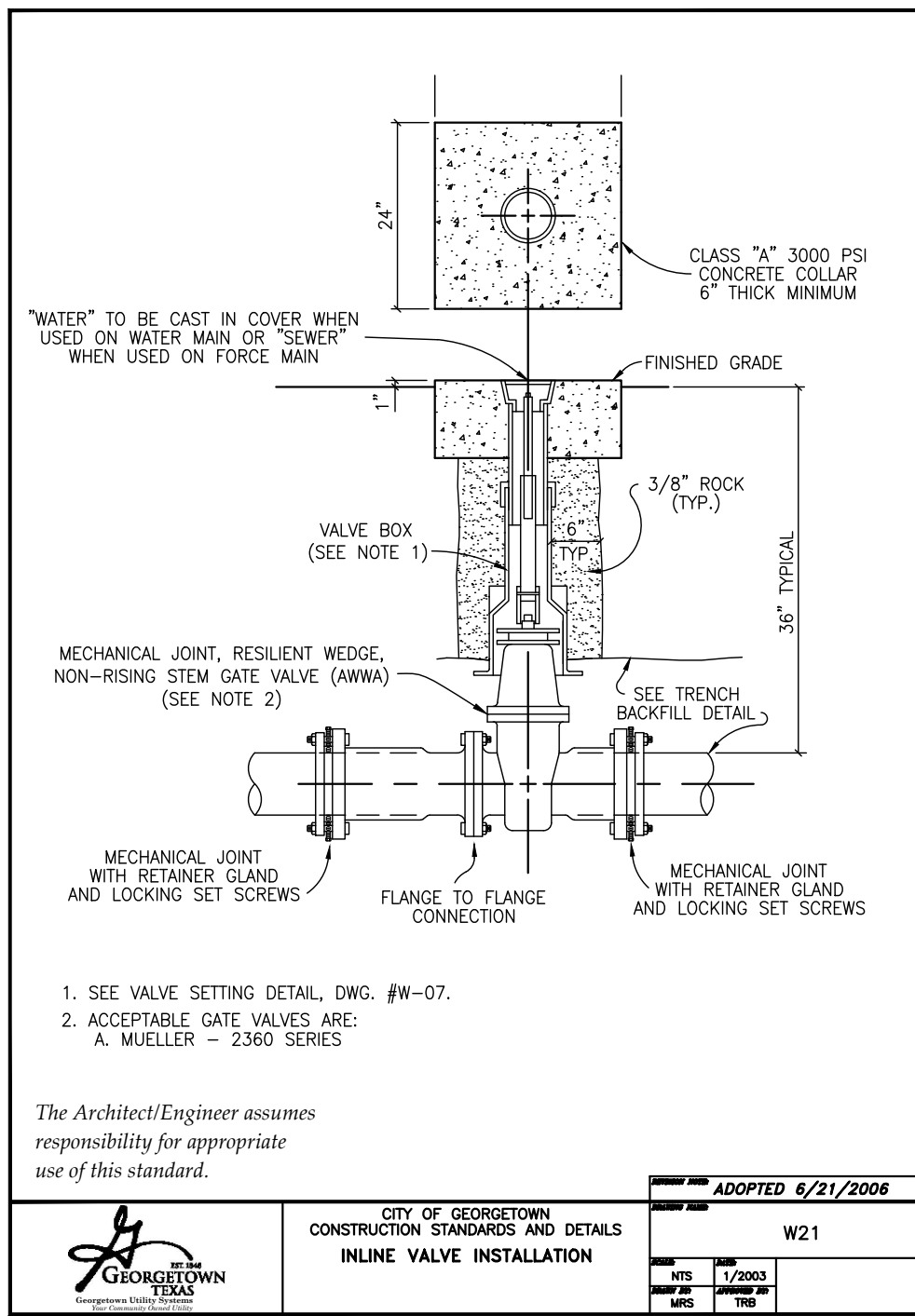
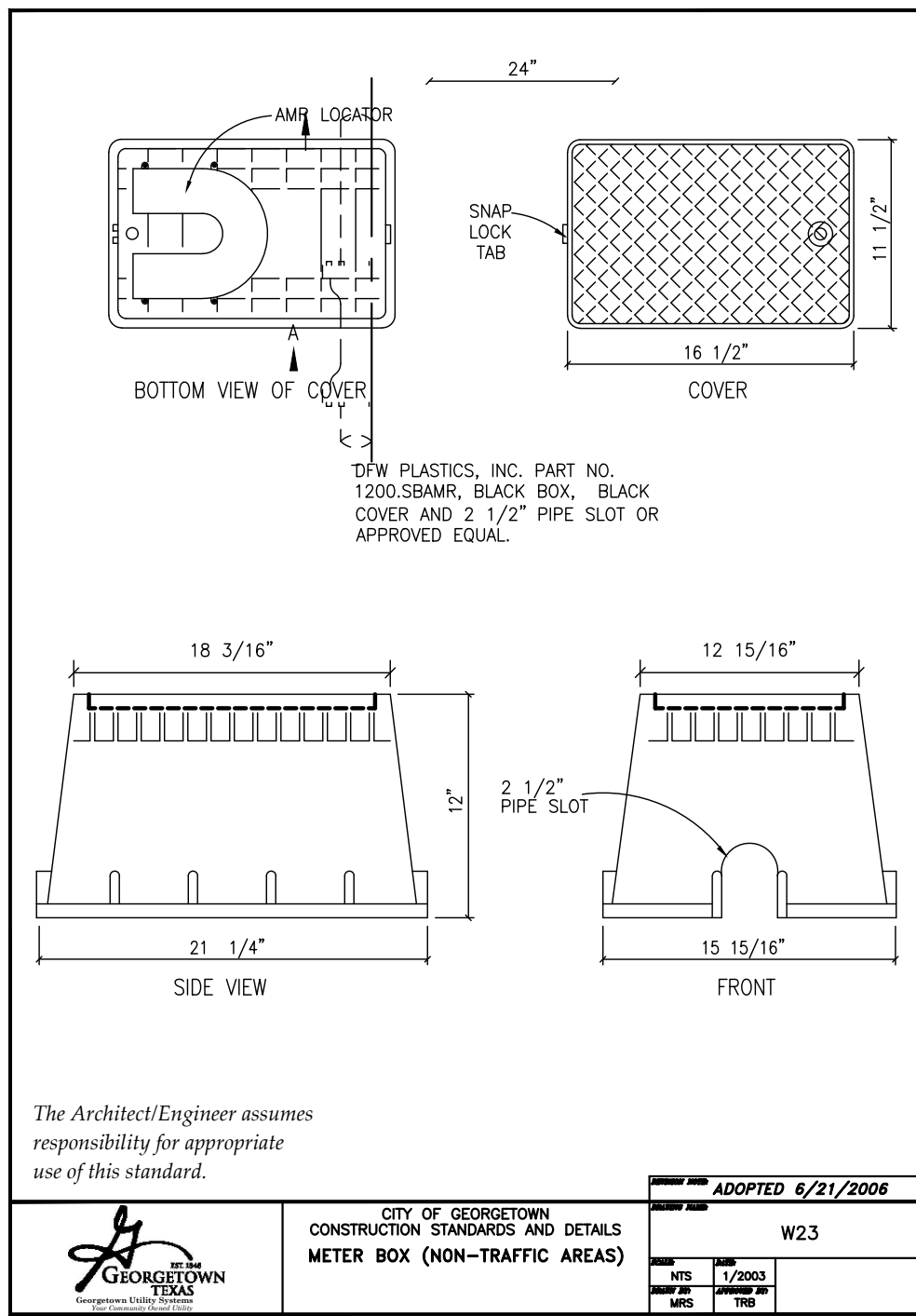
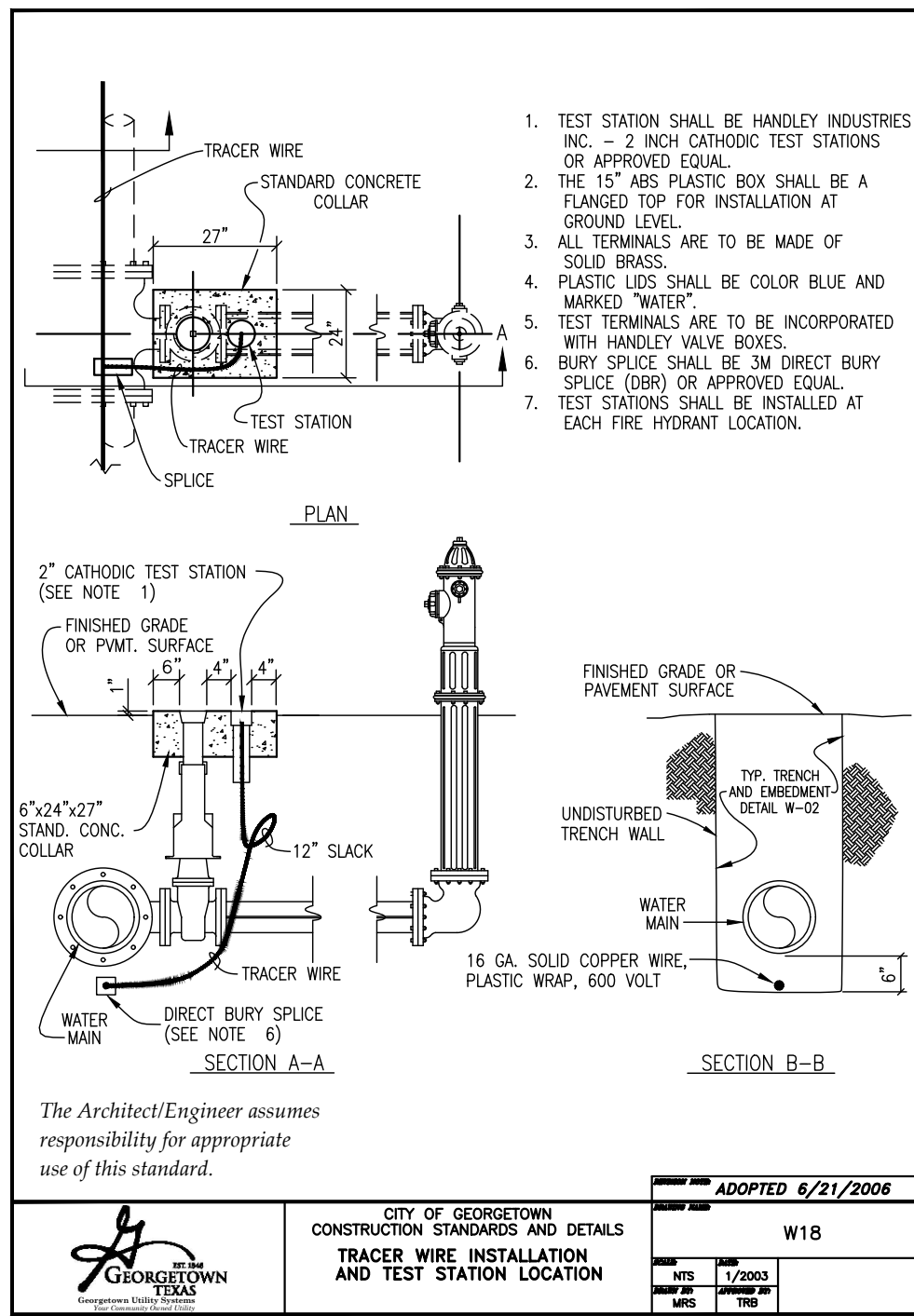
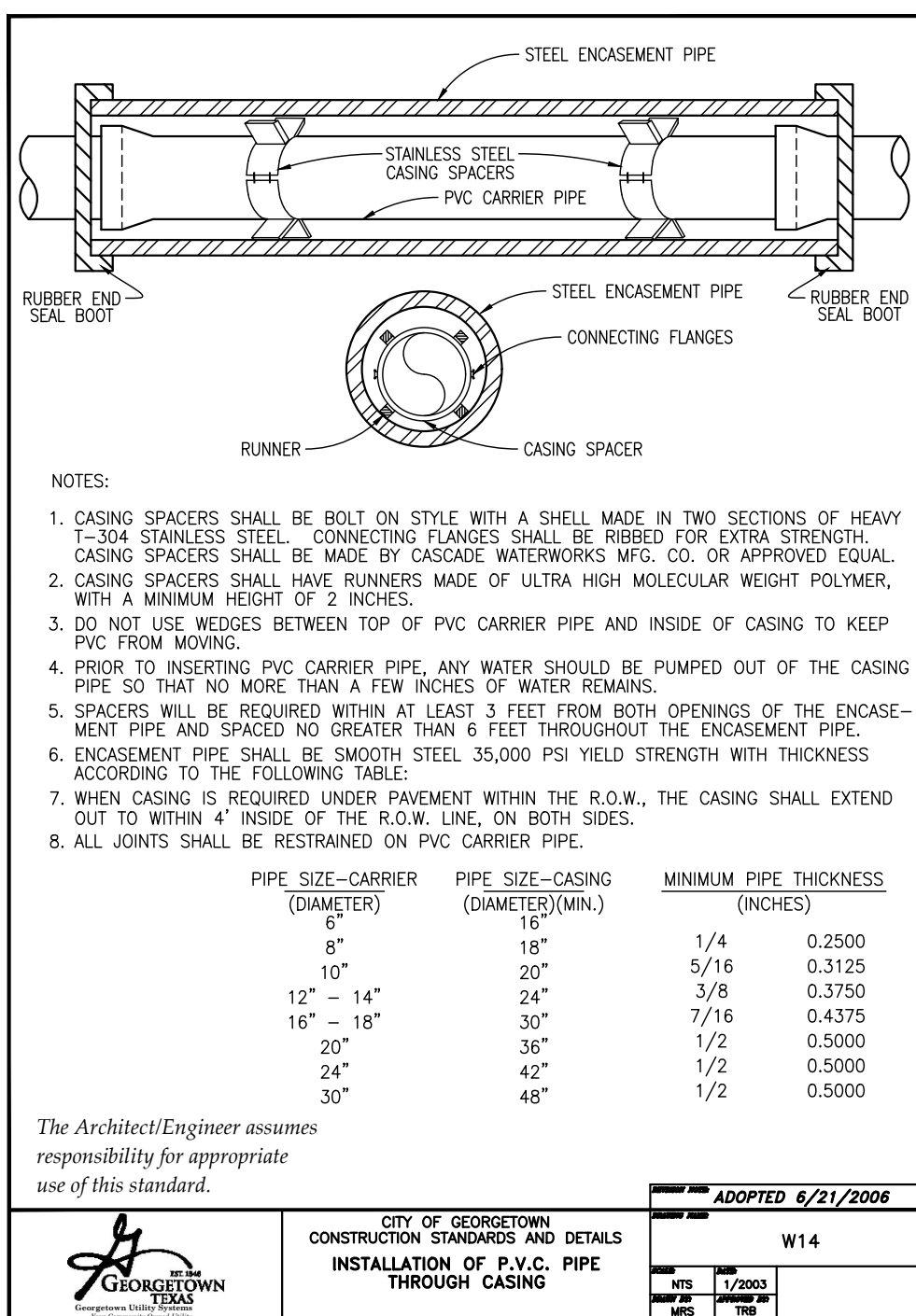
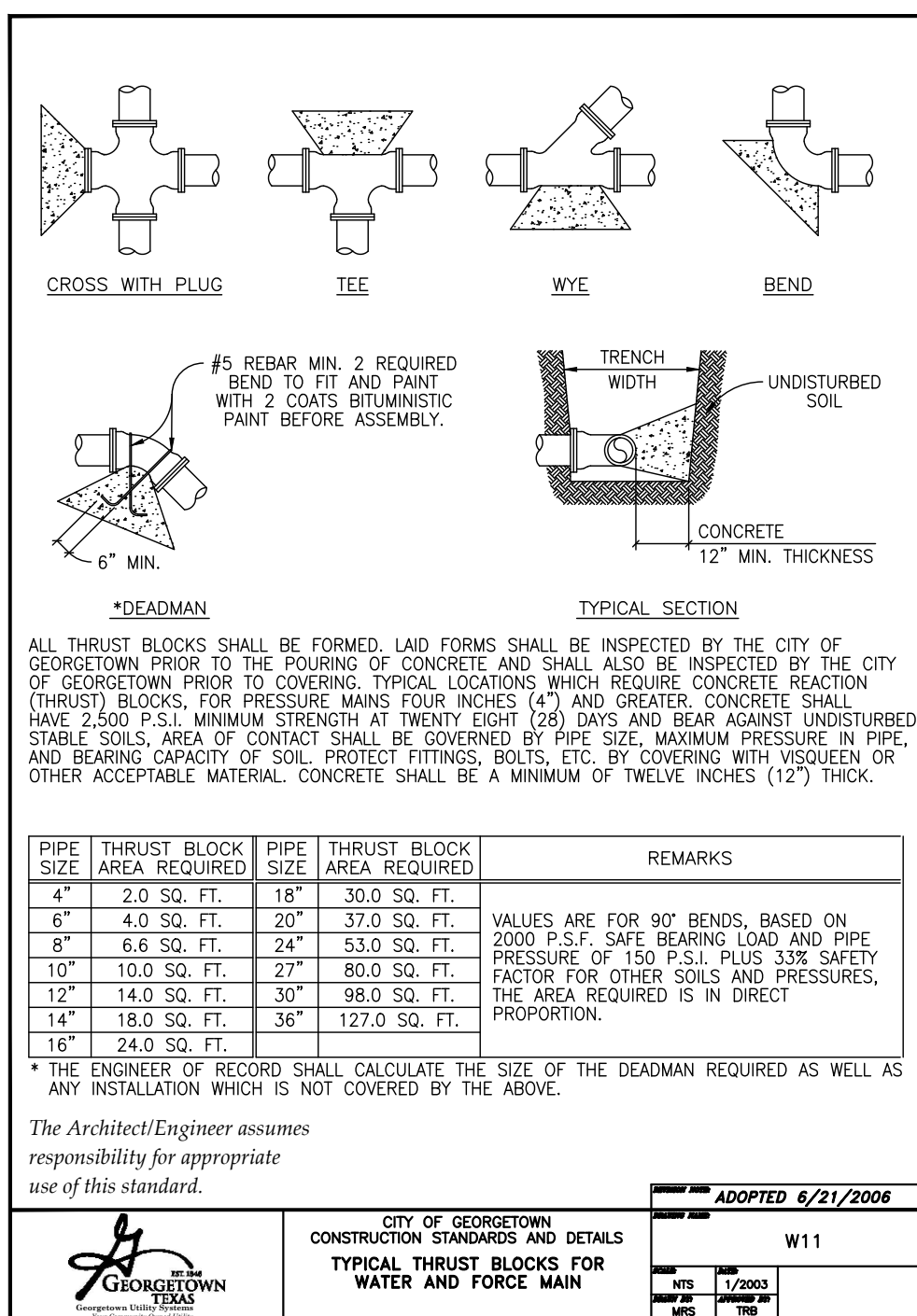
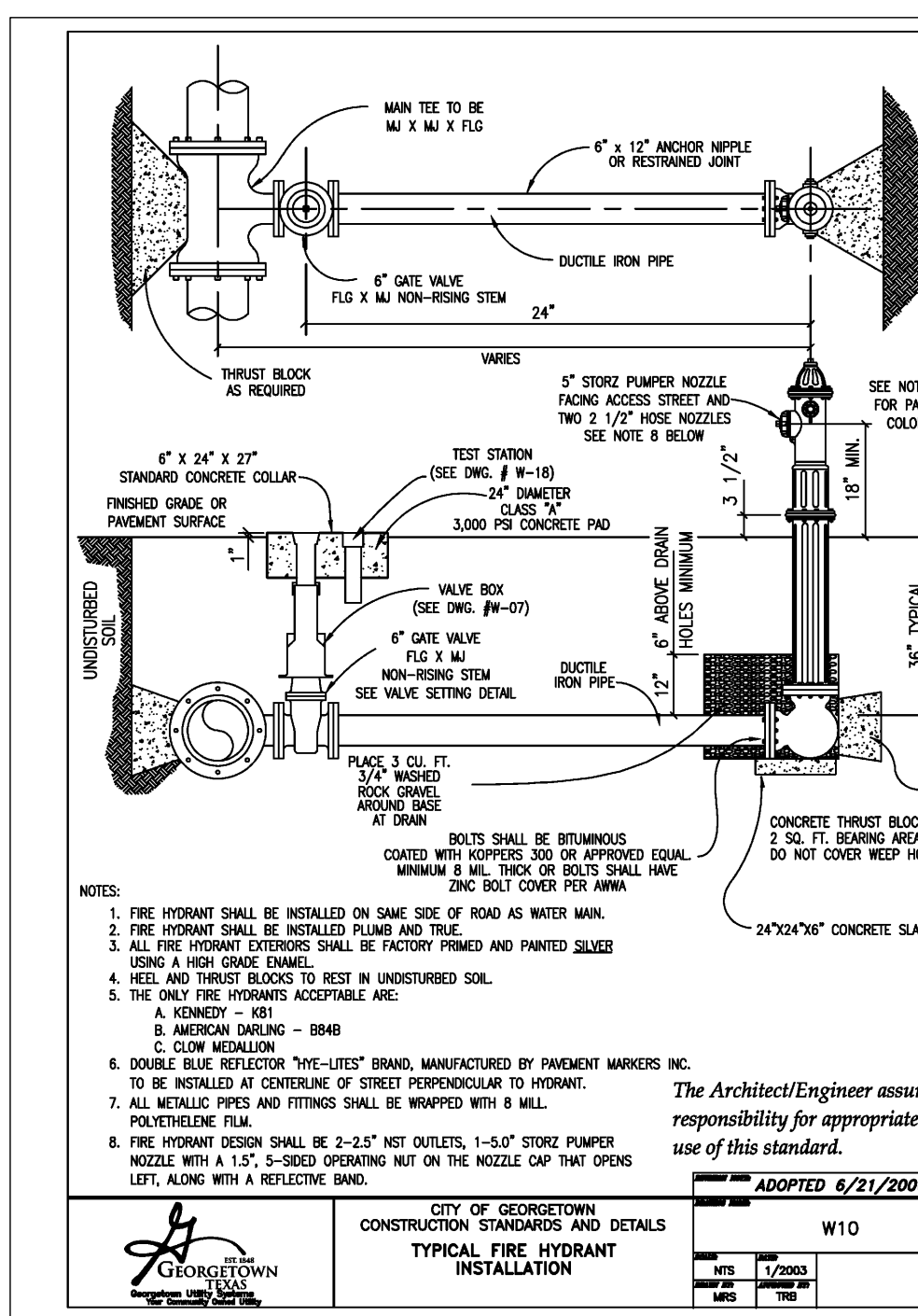
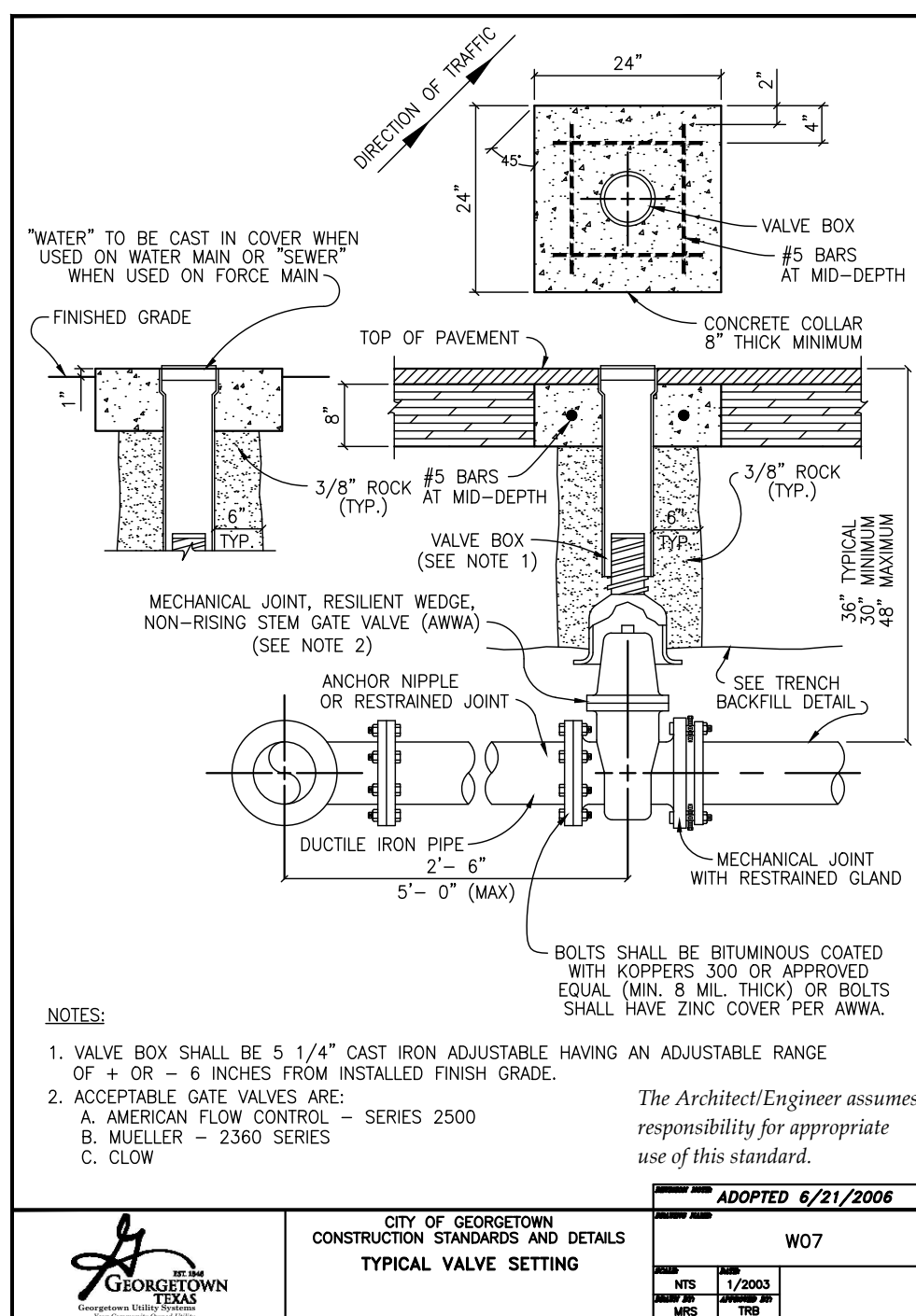
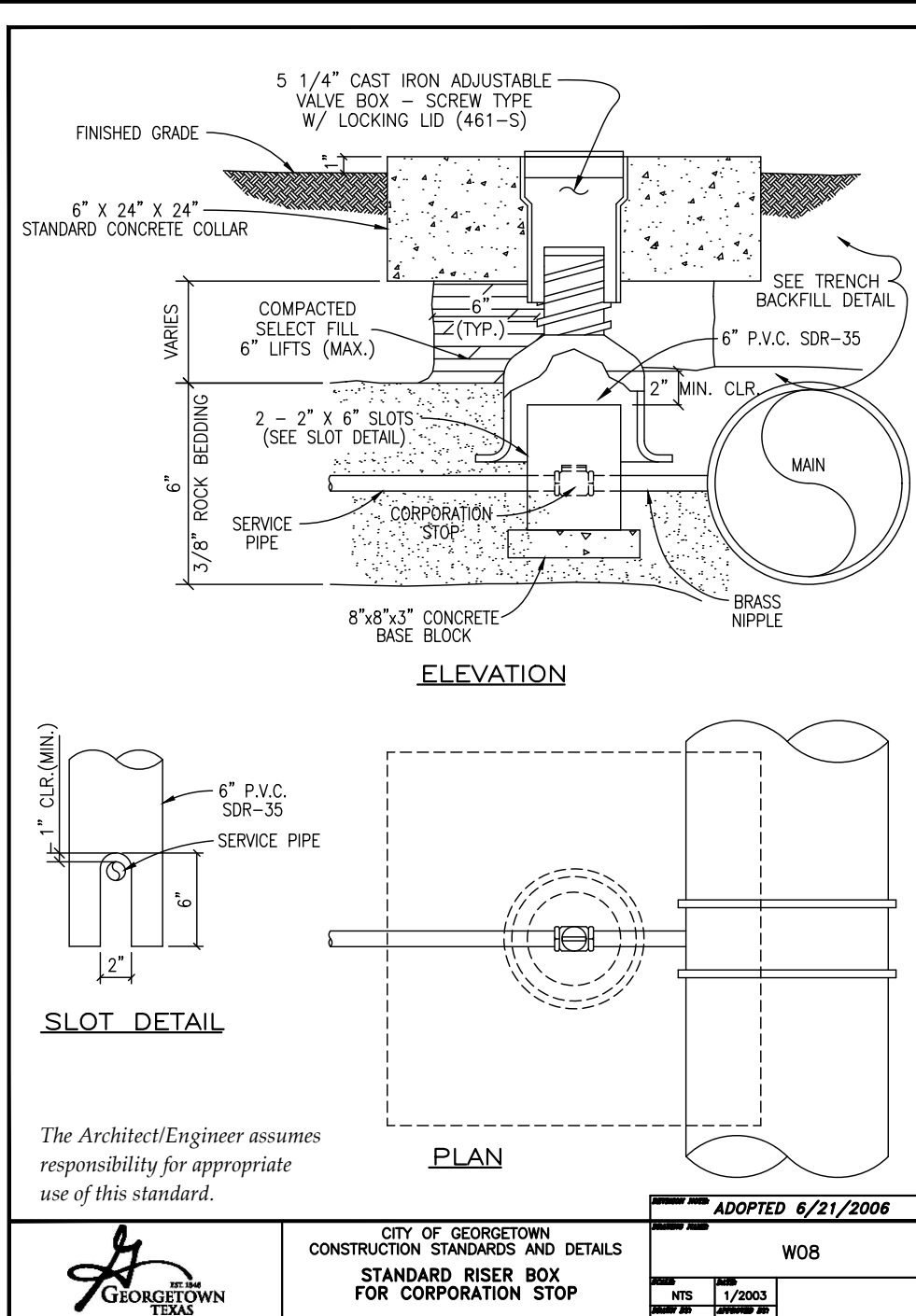
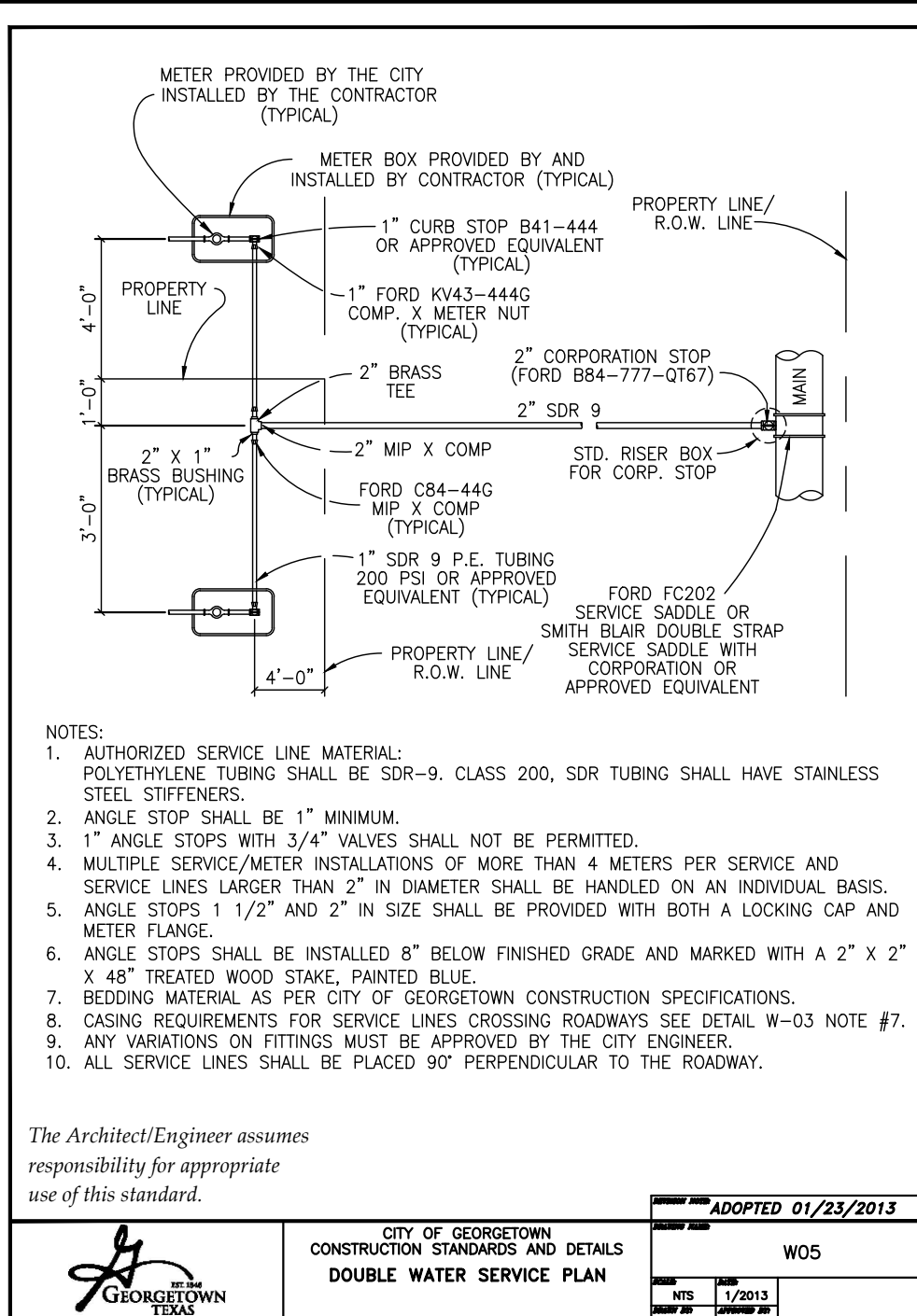
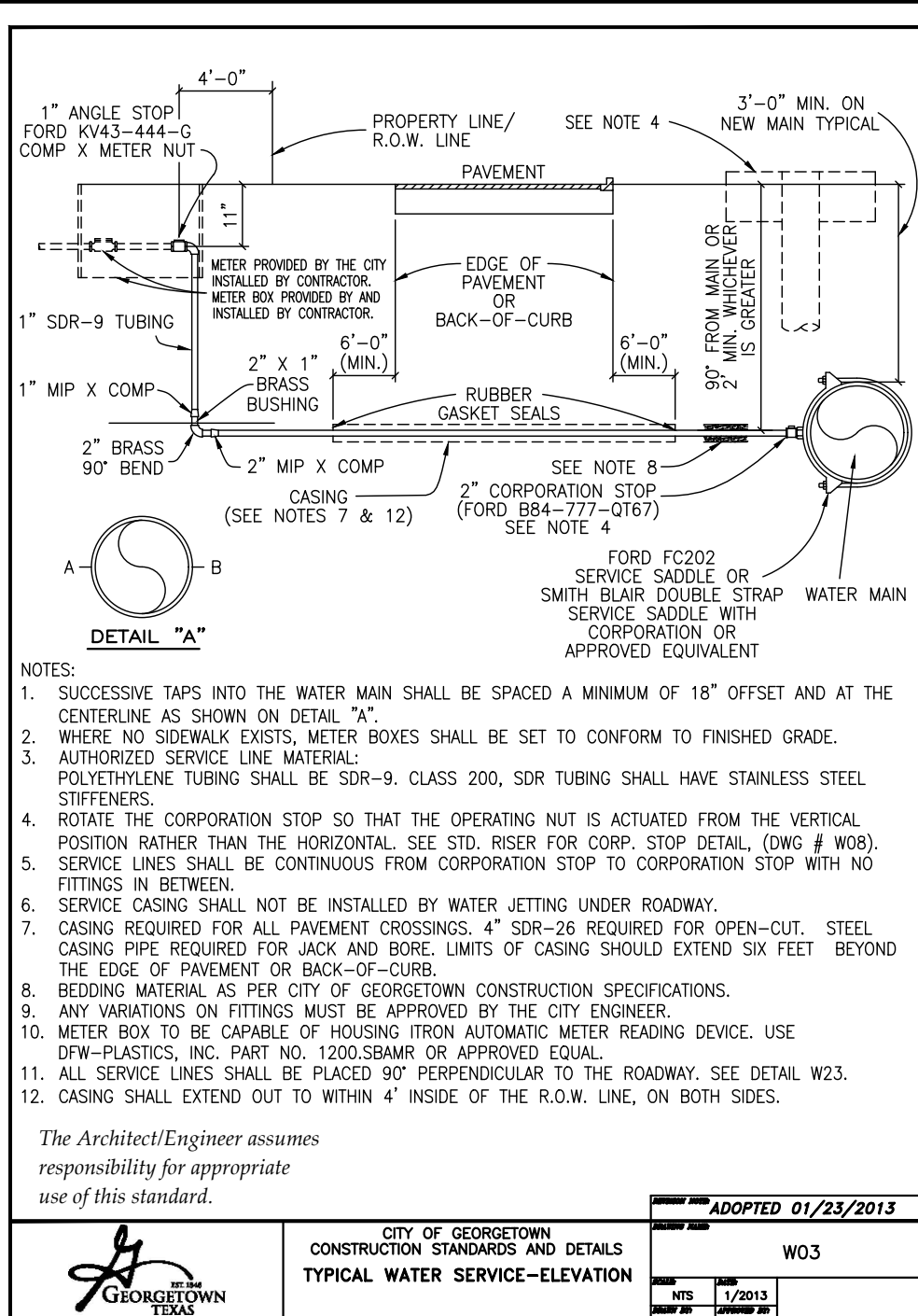
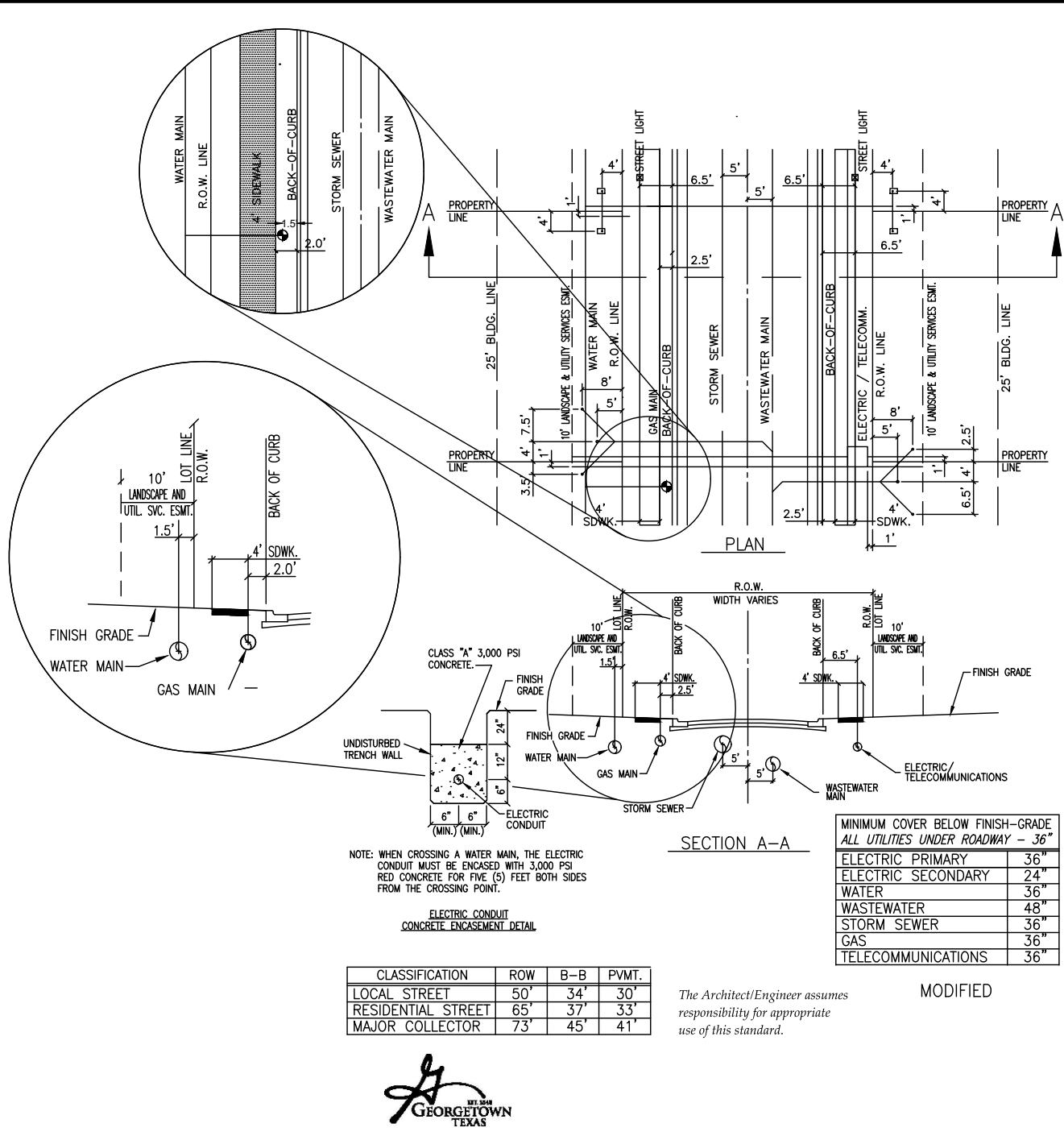
SIEVE SIZE	PERCENT BY WEIGHT	PERCENT RETAINED
1/2"	0	0
3/8"	0	0-2
#4	40-85	95-100
#10	95-100	95-100
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DESIGNED BY: SPC	DRAFTED BY: CFH
DATE	
REVISION	
CBD	
Carlson, Brigrance & Doering, Inc. Civil Engineering ♦ Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (33) N. Ste. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: WASTEWATER LINE C (0+00 TO END)	
JOB NAME: SANTA RITA RANCH PHASE 2B SECTION 3	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: OCT 2025	
JOB NUMBER: 5558	
SHEET: 32 OF 38	
SHEET NO. 32	





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DESIGNED BY:	DRAFTED BY:
SJC	CH
DATE	
REVISION	
CARTLSON, BRIGANCE & DOERING, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 12129 RR (3) N. Ste. 400 Austin, Texas 78749 Fax No. (512) 280-5160	
WATER DETAILS SANTA RITA RANCH PHASE 2B SECTION 3 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
SHEET NAME: 37 OF 38 JOB NUMBER: 5558 SHEET: 37 OF 38 SHEET NO. 37	
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