MODIFICATION OF A PREVIOUSLY APPROVED ORGANIZED SEWAGE COLLECTION SYSTEM

ROUND ROCK COMMERCIAL
ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Prepared For:

AG ROUND ROCK RE HOLDINGS, LLC

120 Jena Marie Way
Austin, TX 78717

Prepared By:

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Firm No. 928
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Revisions related to Regulated Entity ID: RN 105093744

October 2025

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SECTION 1: EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

Technical Review

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

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.
3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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 Travis, 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: Round Rock Commercial						**2. Regulated Entity No.:** RN102670221			
3. Customer Name: AG Round Rock RE Holdings, LLC						**4. Customer No.:** N/A			
5. Project Type: **(Please circle/check one)**	New		**Modification**			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	**SCS**	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		**Non-residential**			**8. Site (acres):**			1.573
9. Application Fee:	$650		**10. Permanent BMP(s):**					Existing regional wet basin	
11. SCS (Linear Ft.):	170 LF		**12. AST/UST (No. Tanks):**					N/A	
13. County:	Williamson		**14. Watershed:**					Lake Creek	

Application Distribution

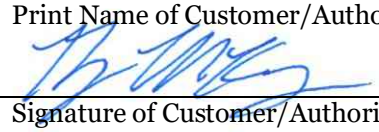
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	_Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___ Austin ___ Cedar Park ___ Florence ___ Georgetown ___ Jerrell ___ Leander ___ Liberty Hill ___ Pflugerville _X_ Round Rock

San Antonio Region					
County:	**Bexar**	**Travis**	**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 ___Austin ___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. Ryan McKay, P.E.
Print Name of Customer/Authorized Agent
 10/15/2025 Signature of Customer/Authorized Agent Date

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

SECTION 2:
GENERAL INFORMATION

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay, P.E.

Date: 10/14/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Round Rock Commercial
2. County: Williamson
3. Stream Basin: Lake Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

Contact Person: Grey Reed
Entity: AG Round Rock RE Holdings, LLC
Mailing Address: 12360 Market Dr
City, State: Oklahoma City, OK Zip: 73114
Telephone: 214-725-4886 Fax: N/A
Email Address: greyreed@ashtongray.com

8. Agent/Representative (If any):

Contact Person: Ryan McKay, P.E.
Entity: Kimley-Horn
Mailing Address: 6800 Burleson Road, Building 312, Suite 150
City, State: Austin, Texas Zip: 78744
Telephone: 512-518-4875 Fax: N/A
Email Address: ryan.mckay@kimley-horn.com

9. Project Location:

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

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

This project is located south of the Great Oaks Dr and N FM 620 intersection.

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

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

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

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

☒ Survey staking will be completed by this date: when advised of TCEQ site visit

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

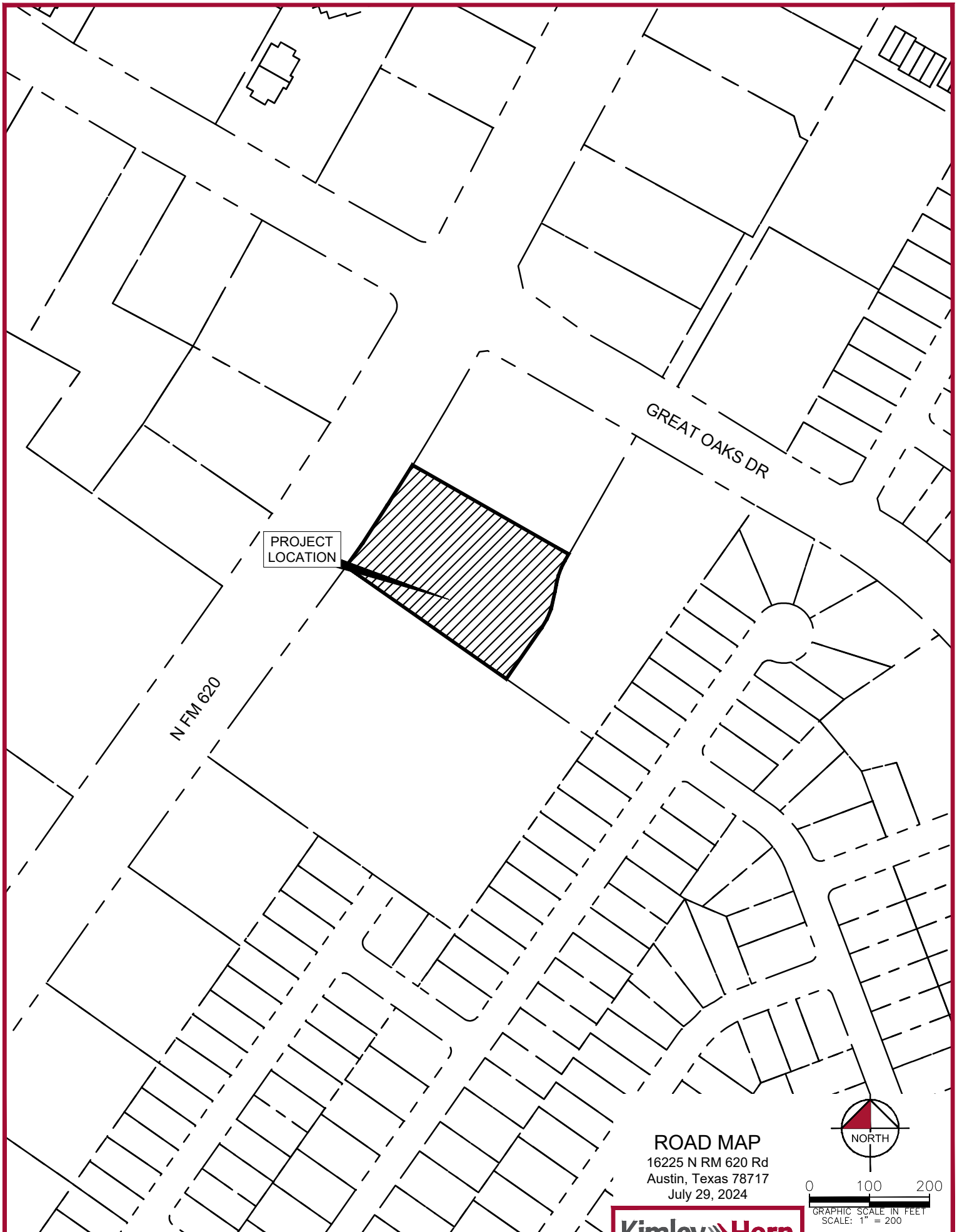
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

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

Attachment A
Road Map



ROAD MAP

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

DWG NAME K:\EAU_CIVIL\064589710-ROUND ROCK COMMERCIAL\CAD\EXHIBITS\20240729 - SITE LOCATION EXHIBIT\20240729 - ROAD MAP.DWG
LAST SAVED 8/13/2024 9:34 AM

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Kimley»Horn

6800 Burleson Road, Building 312, Suite 150
Austin, TX 78744 - Ph: (512) 616-9942
State of Texas Registration No. F-928

Attachment B
USGS/Edwards Recharge Zone Map

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

The National Map US Topo

PFLUGERVILLE WEST QUADRANGLE
TEXAS
7.5-MINUTE SERIES

PROJECT LOCATION

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, October 2014
Roads..... U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2002
Boundaries.....Multiple sources; see metadata file 1972 - 2015

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
PU
Grid Zone Designation
14R

SCALE 1:24 000

1 KILOMETERS 0.5 0 1 2
1000 METERS 500 0 1000 2000
1 MILES 0.5 0 1
1000 FEET 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

TEXAS
QUADRANGLE LOCATION

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

1	2	3
4		5
6	7	8

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

ADJOINING QUADRANGLES

PFLUGERVILLE WEST, TX
2016

NSN 7643016397004
NGA REF NO. USGSX24K34927

Attachment C
Project Description

Project Description

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

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

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

The proposed impervious cover for this project is ±0.93-acres and no areas are to be demolished considering that the site is undeveloped.

Kimley»Horn

SECTION 3: GEOLOGIC ASSESSMENT

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

Williamson County, Texas

August 2024

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

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

aci project #: 22-24-075

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

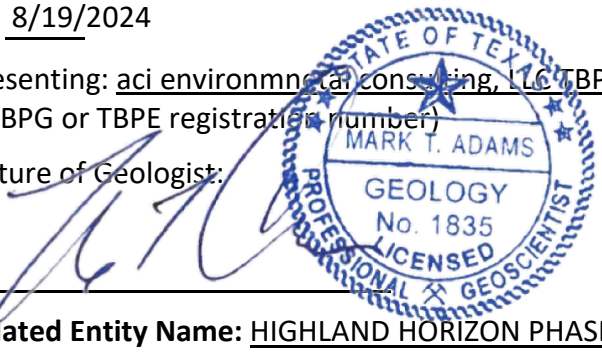
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Mark T. Adams Telephone: (512) 347-9000

Date: 8/19/2024 Fax: (512) 306-0974

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

Signature of Geologist:



Regulated Entity Name: HIGHLAND HORIZON PHASE I SUBDIVISION IMPROVEMENTS

Project Information

1. Date(s) Geologic Assessment was performed: 5/21/2024
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

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

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = 20'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = 80'

9. Method of collecting positional data:

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

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

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

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

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

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

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

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

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

Administrative Information

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

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August 2024

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

1.0 INTRODUCTION

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

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

2.0 PROJECT INFORMATION

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

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

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

3.0 INVESTIGATION METHODS

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

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

4.0 SOILS AND GEOLOGY

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

Soils

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

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

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

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

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

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

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

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

Geologic Stratigraphy

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

- Edwards Limestone (Ked)

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

Site-Specific Stratigraphic Column

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

Geologic Structure

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

Karstic Characteristics

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

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

Review of Historic Aerials

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

5.0 SUMMARY OF FINDINGS

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

6.0 REFERENCES

Barnes, V.E. (project director) et. al., 1981. Geologic Atlas of Texas, Austin Sheet. The University of Texas at Austin, Bureau of Economic Geology. Scale 1:250,000

(CoA) City of Austin. 2024. Jurisdictions Web Map. Accessed on June 5, 2024. Available at: https://maps.austintexas.gov/GIS/JurisdictionsWebMap/

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

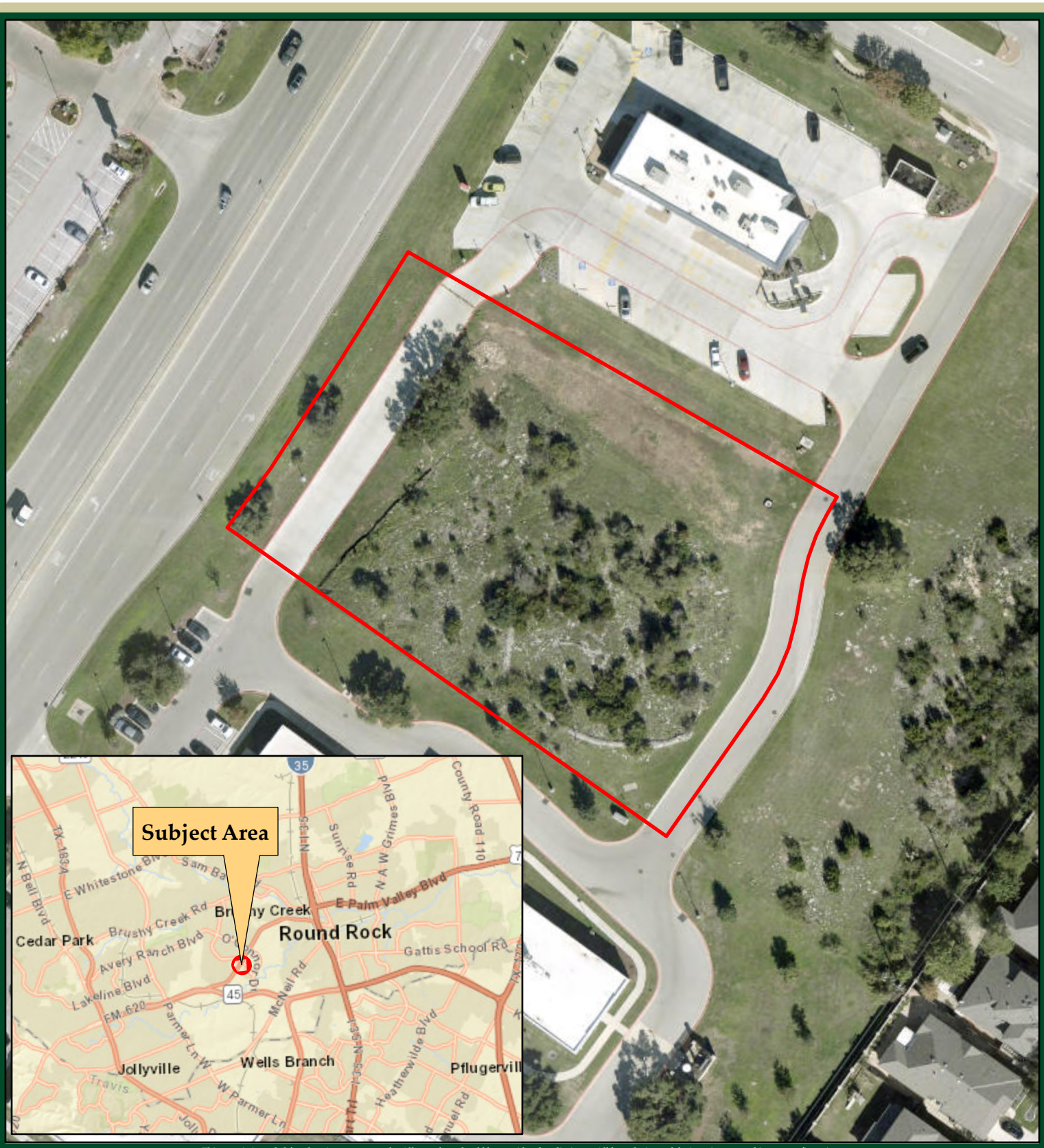
(TWDB) Texas Water Development Board. 2024. Water Data Interactive Groundwater Data Viewer. Accessed on June 5, 2024. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer

(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2024. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: May 23, 2024.

ATTACHMENT A

Site Maps

P:\Project Folders\22-24-075 16225 N RM 620 Geologic Assessment\gis\maps\Fig1_SA\Fig1_SA.aprx



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

N

80 40 0 80 Feet

1:960

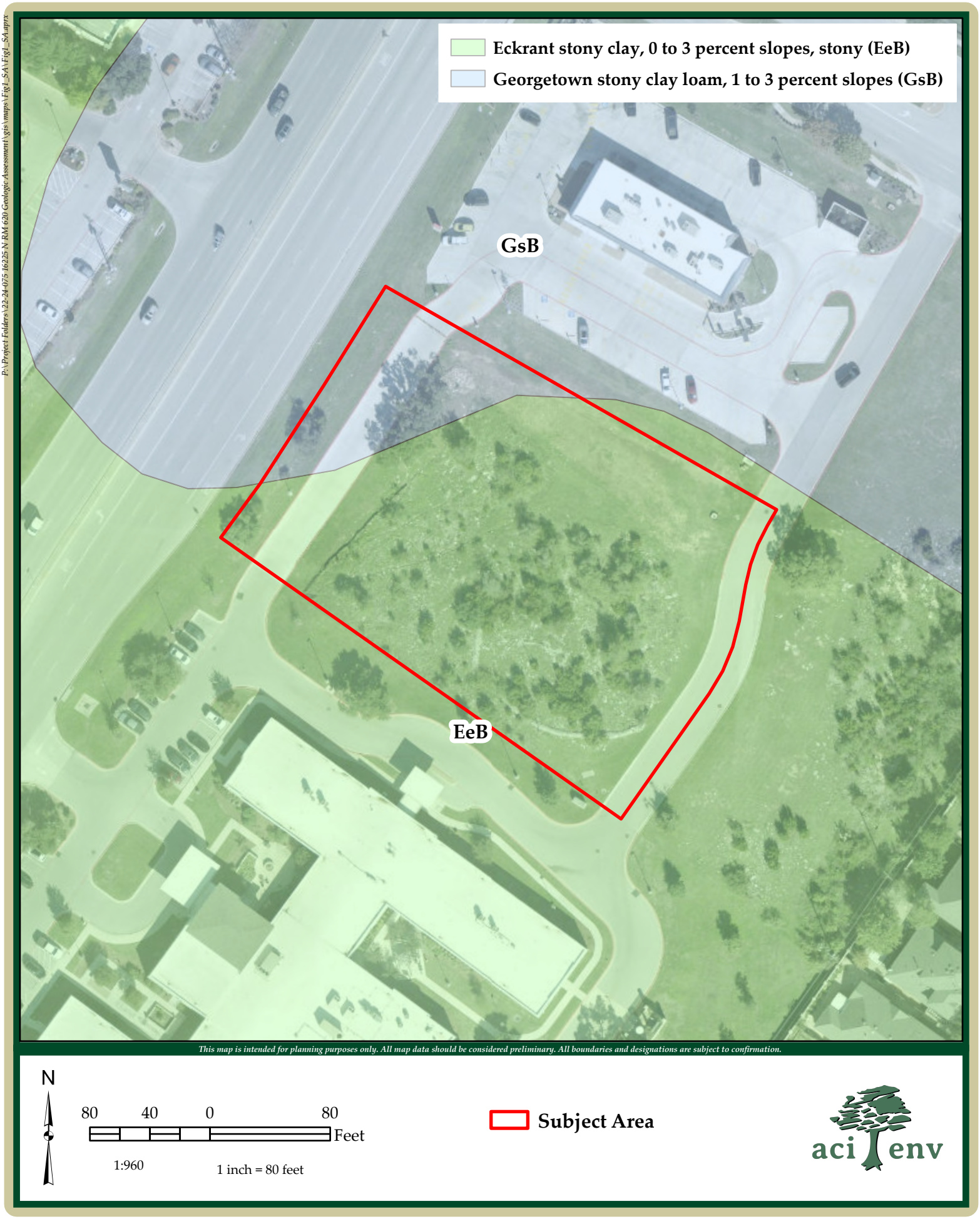
1 inch = 80 feet

Subject Area

aci env

16225 N RM 620 Rd Tract **aci Project No.: 22-24-075**

Figure 1: Site Location Map **August 2024**



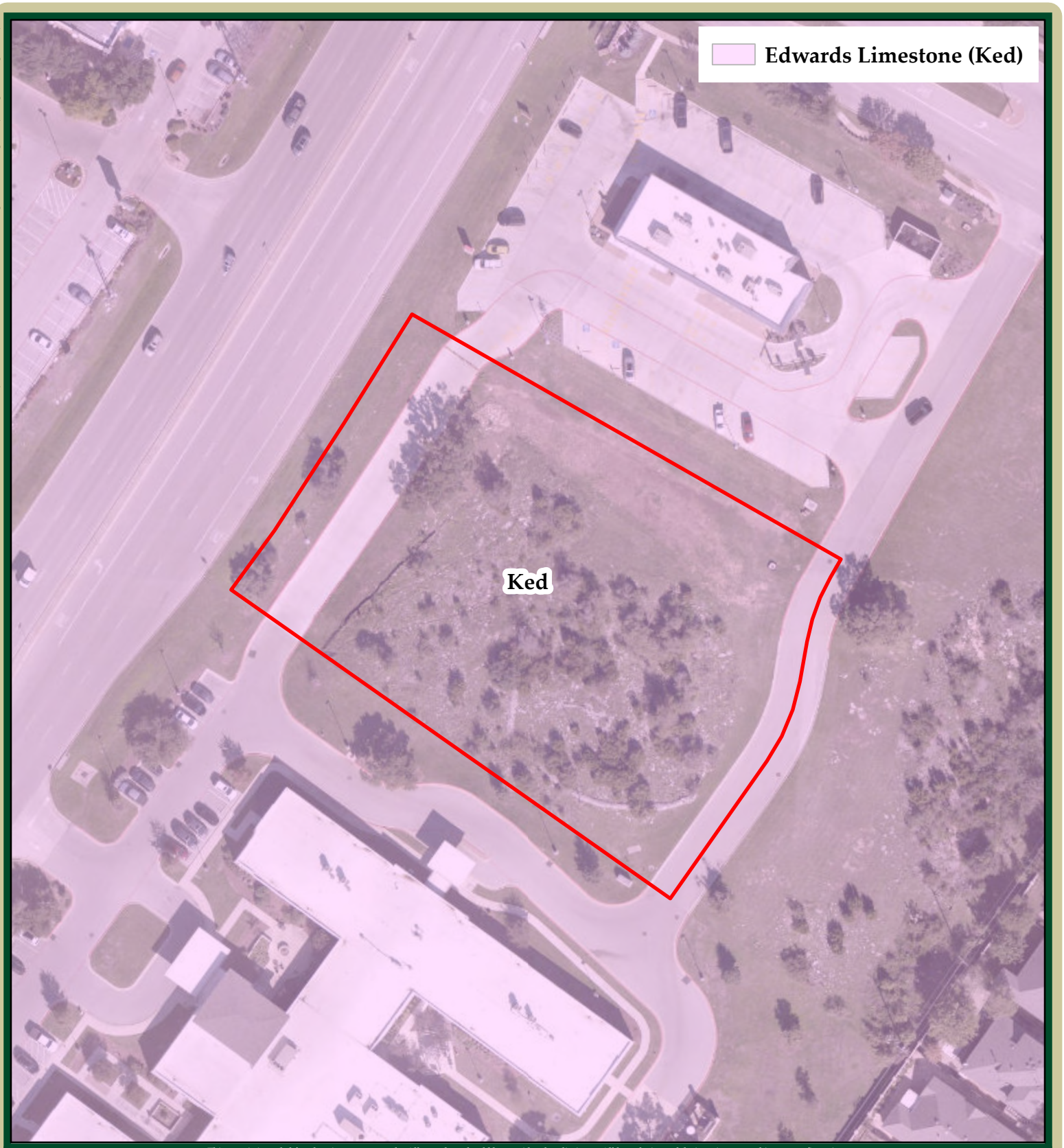
16225 N RM 620 Rd Tract

aci Project No.: 22-24-075

Figure 2: Site Soils Map

August 2024

P:\Project Folders\22-24-075 16225 N RM 620 Geologic Assessment\gis\maps\Fig1_SA\Fig1_SA.aprx



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

N

80 40 0 80 Feet

1:960

1 inch = 80 feet

Subject Area

aci env

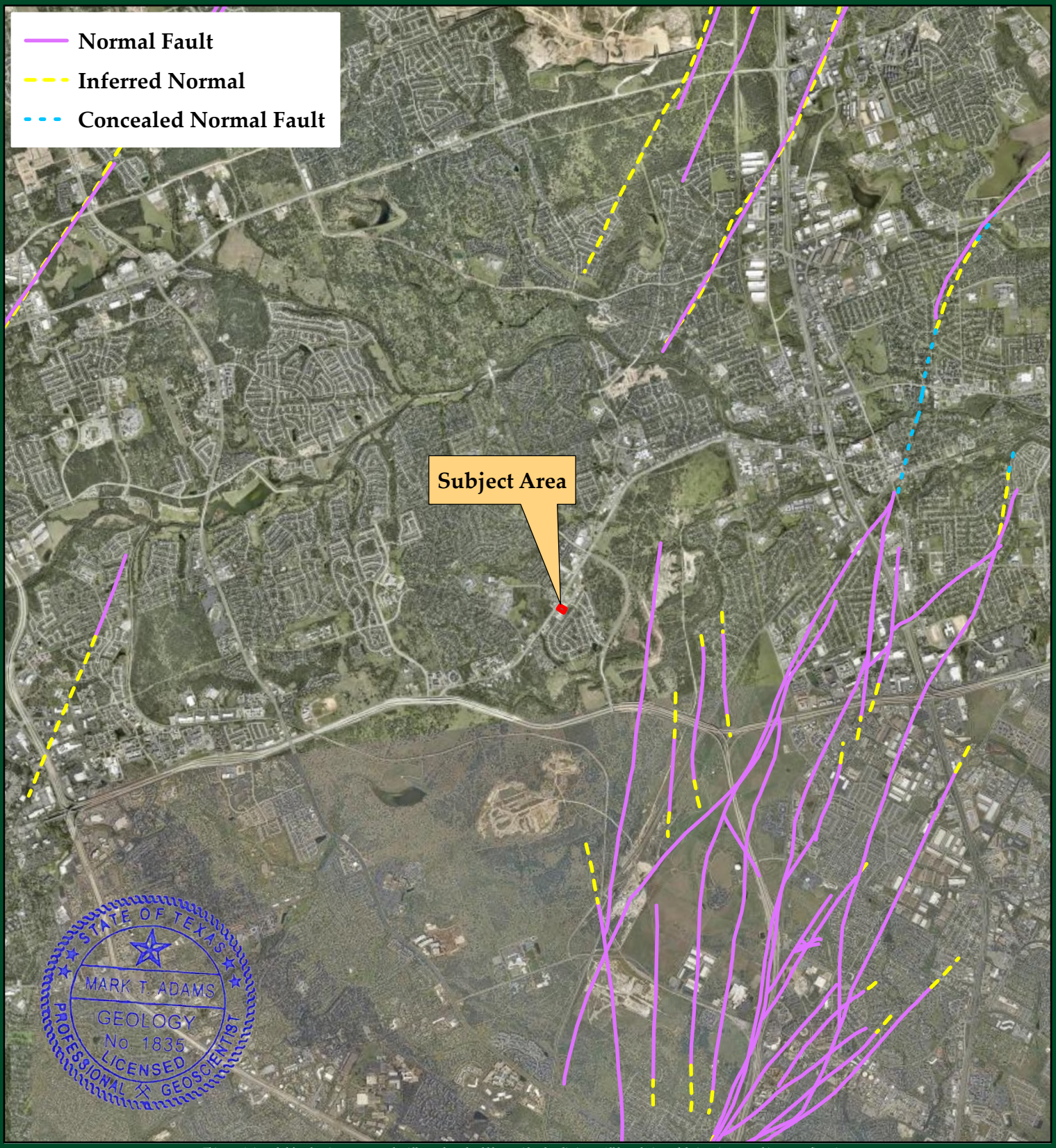
16225 N RM 620 Rd Tract

aci Project No.: 22-24-075

Figure 3: Site Geology Map

August 2024

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

N

6,000 3,000 0 6,000 Feet

1:72,000

1 inch = 6,000 feet

Subject Area

Average Fault Trend: 25°

aci env

16225 N RM 620 Rd Tract

aci Project No.: 22-24-075

Figure 4: Regional Trend Map

August 2024

ATTACHMENT B

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

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: 16225 N RM 620 Rd Tract

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

* DATUM: NAD 1983 State Plane 4203

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

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

STATE OF TEXAS
MARK T. ADAMS
GEOLOGY
No. 1835
LICENSED
PROFESSIONAL GEOSCIENTIST

Date 8/19/2024

Sheet __1___ of __1____

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

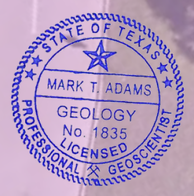
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MB-01

Ked

F-01

MB-02



The entirety of the map extent is located within the Edwards Aquifer Contributing Zone.
There are no NHD mapped water bodies, NHD mapped streams, or NWI mapped wetlands within the map extent.
No FEMA Flood Hazard Zones are present within the map extent.

Williamson County TX, Maxar, Microsoft

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

N

20 10 0 20 Feet

1:240 1 inch = 20 feet

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

aci env

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

aci Project No.: 22-24-075
August 2024

MB-01

GPS: 30.492268, -97.725206

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

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

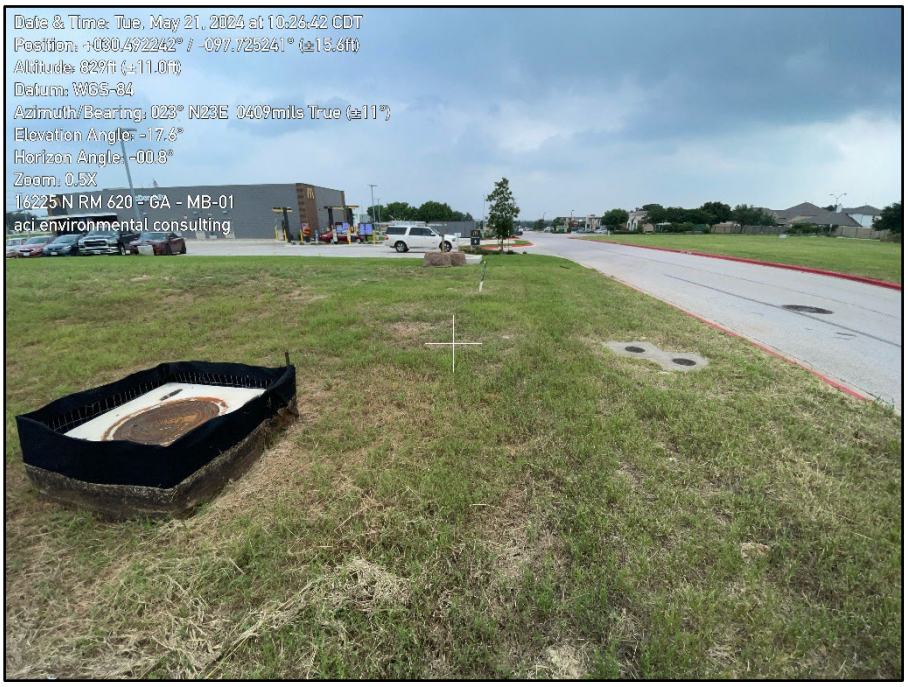


Photo of MB-01

MB-02

GPS: 30.491805, -97.725549

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

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



Photo of MB-02

F-01 ("Underdeveloped Cave")
GPS: 30.492025, -97.725521

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

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



Photo of F-01: Underdeveloped Cave

ATTACHMENT C

Historic Aerial Photographs

Prepared for:

ACI CONSULTING
1001 Mopac Circle
Austin, TX 78746

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

Historical Aerial Photographs

Highland Horizon Lot 8

TX

Williamson County

PO #: 22-21-196

ES-138138

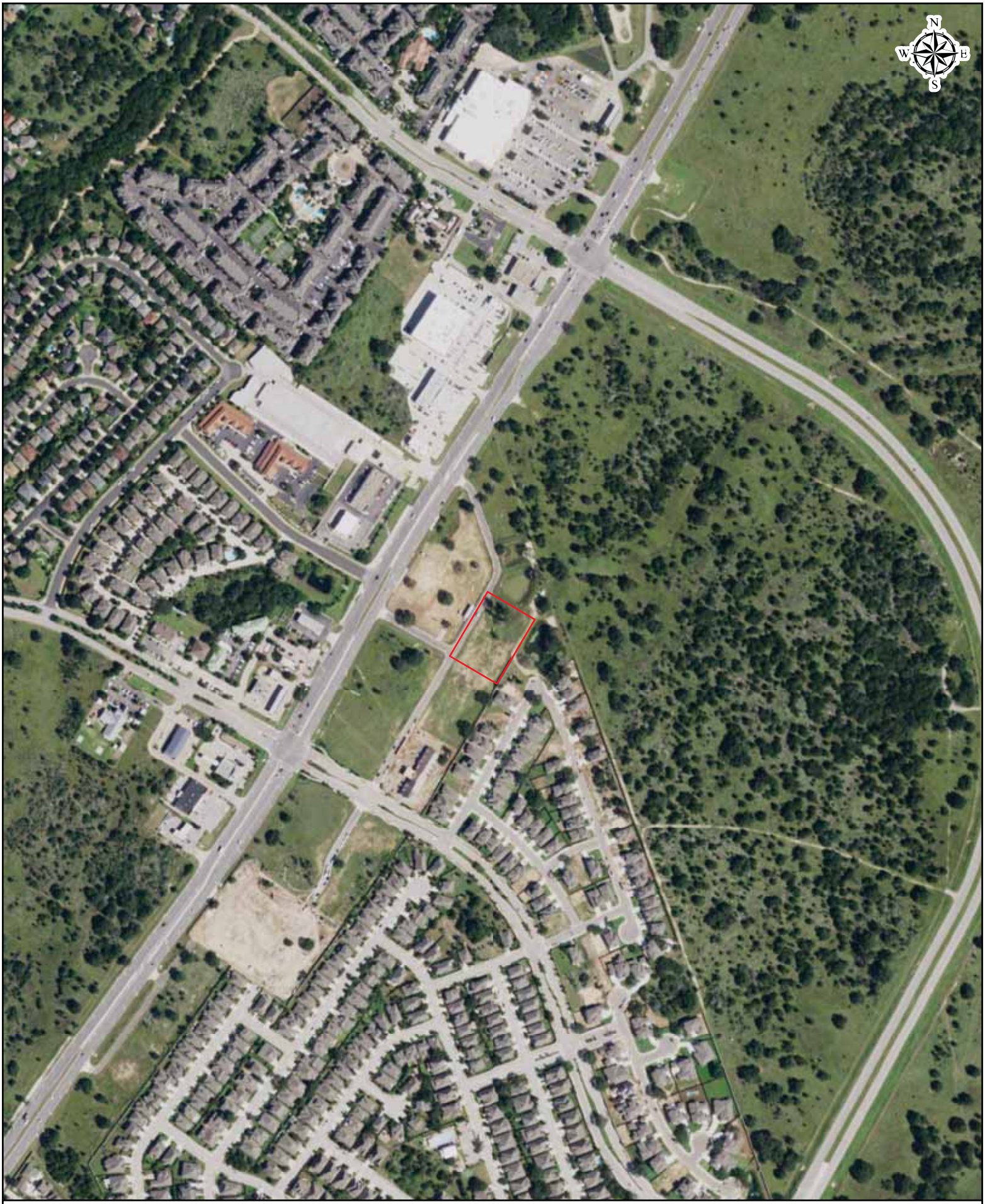
Monday, November 22, 2021



Date: 2020
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2016
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 2010
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
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Date: 2004
Source: USDA

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
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Date: 1995
Source: USGS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1981
Source: USGS

0 250 500 1,000 Feet

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Date: 1973
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
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Date: 1967
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



Date: 1954
Source: USGS

0 250 500 1,000 Feet

BANKS ENVIRONMENTAL DATA
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Date: 1941
Source: ASCS

0 250 500 1,000 Feet

BANKS
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

AERIAL SOURCE DEFINITIONS

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

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Section 4: Modification of a Previously Approved Plan

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

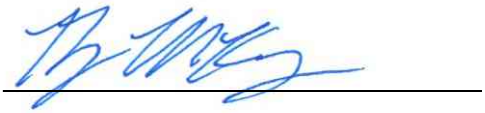
Signature

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

Print Name of Customer/Agent: Ryan McKay, P.E.

Date: 10/14/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Round Rock Commercial
   Original Regulated Entity Name: Highland Horizon Phase I Subdivision Improvements
   Regulated Entity Number(s) (RN): 105093744
   Edwards Aquifer Protection Program ID Number(s): N/A
   ☐ The applicant has not changed and the Customer Number (CN) is:
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	N/A	N/A
Type of Development	N/A	N/A
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	N/A	N/A
Impervious Cover (%)	N/A	N/A
Permanent BMPs	N/A	N/A
Other	N/A	N/A

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	8751 (8”), 3302 (12”), 1327 (15”), 10 (16”)	8776(8”),3302(12”), 1327(15”),10 (16”),170(4”)
Pipe Diameter	8”, 12”, 15”, 16”	8”, 12”, 15”, 16”, 4”
Other	N/A	Grease Interceptor x1

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Volume of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Volume of USTs	N/A	N/A
Other	N/A	N/A

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

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

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

8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county

in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Attachment A

Original Approval Letter and Approved Modification Letters

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 11, 2007

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

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Highland Horizon Phase I Subdivision Improvements; Approximately at 16409 RM 620 (South of RM 620 at the Intersection of Great Oaks Drive), Round Rock, Texas
TYPE OF PLAN: Application for Approval of an Organized Sewage Collection System (SCS) Plan; 30 Texas Administrative Code (TAC) Chapter 213 and Chapter 317
Edwards Aquifer Protection Program ID No. 11-06102402C

Dear Mr. Bodenman:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the organized sewage collection system plans and specifications for the referenced project submitted to this office on behalf of Highland Six Twenty Residential, Ltd. and Highland 620 Land Investment, Ltd. by Baker-Aicklen & Associates, Inc. on July 13, 2007. Final review of the SCS submittal was completed after additional material was received on September 10, 2007. As presented to the TCEQ, the construction documents were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 317. Therefore, based on the Texas Licensed Professional Engineer's concurrence of compliance, the planning materials for construction of the proposed sewage collection system 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 (2) two years from the date of this letter unless, prior to the expiration date, more than 10 percent of construction has commenced, or an extension of time has been requested.*

A site investigation was conducted by a representative of the Austin Regional Office on April 19, 2007, to document the conditions at the site.

PROJECT DESCRIPTION

The proposed sewage collection system consists of 8,751 feet of 8-inch diameter SDR 26 PVC pipe, 3,302 feet of 12-inch diameter SDR 26 PVC pipe, 1,327 feet of 15-inch diameter SDR 26 PVC pipe, 10 feet of 16-inch diameter SDR 26 PVC pipe, pipe for private service lateral stub outs, manholes, and appropriate appurtenances. The proposed sewage collection system will provide disposal service for residential, multi family, and commercial development.

The proposed lift station will consist of a 12-foot diameter by 17- foot tall wet well, submersible pumps, and an emergency power generator. The first phase of the project will have two pumps, each with a pumping capacity of 500 gpm at a TDH of 49 feet with one pump out of service. The second phase of the project will have one additional pump, with a pumping capacity of 975 gpm at a TDH of 70 feet with one pump out of service. Additional equipment will include a control panel, an audio visual alarm, auto-dial telemetry, hoisting equipment, level pump controllers, pump supports and discharge piping with valves, and a security fence with controlled access.

The system will be connected to existing Brushy Creek Municipal Utility District (MUD) wastewater line for conveyance to the Brush Creek Regional Wastewater Treatment Plant for treatment and disposal. The project is located within the Brushy Creek MUD and will conform with all applicable codes, ordinances, and requirements of the Brushy Creek MUD.

SPECIAL CONDITIONS

I. The geologic assessment and/or the TCEQ's site inspection revealed the existence of potentially sensitive features (e.g., voids, solution cavities, openings, fractured rock, and depressions) on the site; therefore, geologic/sensitive features may be encountered during trenching operations for the system. If features are encountered, the applicant/contractor must comply with the requirements of 30 TAC §213.5(f)(2) and Standard Condition 8 below.

II. The lift station must be designed and constructed to ensure that bypassing of any sewage does not occur. All lift stations must be designed to meet the requirements of 30 TAC §317.2(d) and §317.3.

III. **Upon completion of any lift station excavation, a geologist must certify that the excavation has been inspected for the presence of sensitive features. Certification that the excavation has been inspected must be submitted to the Austin Regional Office within 30 days of the inspection date.**

STANDARD CONDITIONS

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

Prior to Construction:

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

3. Any modification to the activities described in the referenced SCS or lift station 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.

4. The applicant must provide written notification of intent to commence construction. 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 and program ID number of the approved organized sewage collection system plan, 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 applicant is eligible for an extension.

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

During Construction:

6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213 and Chapter 317. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and conditions of this approval.

7. 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.

8. If any geologic feature (caves, solution cavities, etc.) is discovered during construction, excavation, or installation of a sewer line, 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 a plan proposed to protect the structural integrity of the pipe, 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.

9. The following records shall be maintained by the applicant and made available to the executive director upon request: the dates trenching 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 and completed.

10. Stabilization measures shall be initiated within 14 days 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. Where construction is initiated and abandoned, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

<u>After Completion of Construction:</u>

12. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 317 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 that were tested and are being certified as complying with the appropriate regulations.

13. 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 317 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines that were tested and are being certified as complying with the appropriate regulations.

14. 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.

15. This 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.

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

Sincerely,

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/hlb

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

Attachment B
Narrative of Proposed Modification

Narrative of Proposed Modification

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

The ±1.573-acre tract proposes a grease interceptor that is not included in the original approved SCS for Highland Horizon Phase I Subdivision Improvements. An additional 25 LF of 8" PVC wastewater pipe and 170 LF of 4" PVC wastewater pipe is being proposed with the Round Rock Commercial utility plans.

Attachment C
Current Site Plan of the Approved Project

LEGEND

DRAINAGE AREA BOUNDARY

A1 0.0 Ac — DRAINAGE AREA LABEL

FLOW DIRECTION

SCALE: 1" = 100'

FUTURE O'CONNOR DRIVE

FUTURE GREAT OAKS BLVD.

SOUTHERN CROSS DRIVE

HIGHLAND HORIZON

MARITIME WAY

NORTHERN AVENUE

NAUTICAL DRIVE

BEARING COVE

KNIGHTSBRIDGE TRAIL

BREAKWATER DRIVE

Block A

Block B

Block C

Block D

Block E

Block F

Block G

Block H

Block J

Block K

Block M

Block O

Block Q

Cave Buffer 0.5 Ac.

Cave Buffer 0.6 Ac.

Cave Buffer 0.7 Ac.

Cave Buffer 1.1 Ac.

Cave Buffer 0.4 Ac.

Culvert Area 0.5 Ac.

Quality Detention Pond 5.84 AC.

70'x70' WWE

15' WWE

10' PUE

20' PUE

50' ACCESS & UTILITY EASEMENT

FUTURE HIGHLAND HORIZON PHASE TWO

BAKER-AICKLEN & ASSOCIATES, INC.
Engineers • Surveyors • GIS • Planning
3027 N. LIBERTY AVE.
RICHARD MICKEL, TX 77566
(713) 344-0800

DESIGNED: HDR
DRAWN: JTC
REVIEWED: HDR
VIEW:

SCALE: 1"=100'
DATE: 31 August 2007
JOB# FILE(S):

HDR ROYE 85008 REGISTERED PROFESSIONAL ENGINEER

CLIENT: HIGHLAND 620 RESIDENTIAL

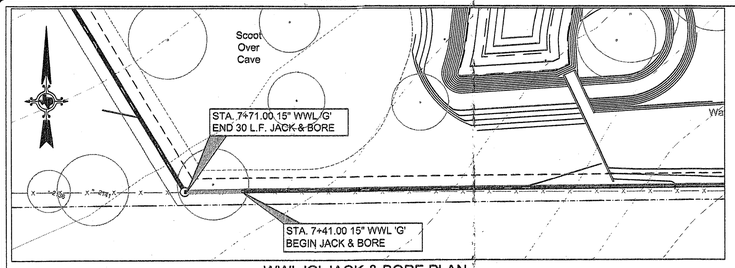
PROJECT: HIGHLAND HORIZON PHASE I SUBDIVISION IMPROVEMENTS

SHEET TITLE: OVERALL DRAINAGE PLAN

PROJECT NO. 1600-2-001-36

SHEET NO. 55 OF 106

DATE	REVISIONS



WWL 'G' JACK & BORE PLAN

SCALE: 1" = 40'

SEE SHEET 76 FOR WWL 'E' PLAN VIEW

SCALE: 1" = 100'

0+90.00 BEGIN 10"FORCEMAIN

PI 1+77.11 10" FORCEMAIN DEFL. 45" LT.

PC 2+92.94 10" FORCEMAIN

PI 1+66.50 10"FORCEMAIN

FUTURE O'CONNOR DRIVE

DROP LIFT STATION MS WWL 'G'

1+00 WW LINE 'G' CONST. MANHOLE # G-1 W/BOLTED AND GASKETED COVER

1+40 WW LINE 'G' CONST. MANHELE # G-2 W/BOLTED AND GASKETED COVER

Cave

Water Quality

3+20.22 WW LINE 'G' CONST MANHOLE # G-3 W/BOLTED AND GASKETED COVER

JACK & BORE PLAN VIEW SEE THIS SHEET

4+95.68 WW LINE 'D' @ MANHOLE # D-4 PI ∠ 0°00'00"

4+35.77 WW LINE 'D' @ MANHOLE # D-3 PI ∠ 18°19'46" LT

7+72.30 WW LINE 'G' CONST. MANHOLE # G-4 W/BOLTED AND GASKETED COVER PI ∠ 59°18'20" RT

2+35.24 WW LINE 'D' @ MANHOLE # D-1 PI ∠ 14°36'43" LT

Scoot

8" WWL 'G'

15' WW ESM'T

7.5' TYP.

PC 16+44.72 10" FORCEMAIN

PT 9+66.49 10" FORCEMAIN

STA 21+08.24 WW LINE 'D' @ MANHOLE #D-10 PI ∠ 14° 48' 13" LT

18+88.05 WW LINE 'D' @ MANHOLE # D-9 PI ∠ 79° 51' 11" LT

STA 23+28.42 WW LINE 'D' @ MANHOLE #D-11 PI ∠ 73° 34' 59" LT

18+56.41 WW LINE 'D' @ MANHOLE # D-8 PI ∠ 20°28'59" RT

12+50.00 WW LINE 'D' @ MANHOLE # D-6 PI ∠ 0°00'00"

7+50.00 WW LINE 'D' @ MANHOLE # D-5 PI ∠ 0°00'00"

FUTURE GREAT OAKS BLVD.

8" WWL 'D'

Block A

Block B

SOUTHERN CROSS DRIVE

NAUTICAL DRIVE

PT 23+49.21 10" FORCEMAIN

17+17.36 WW LINE 'D'= 1+00.00 WW LINE 'D1' @ DROP MH # D-7 PI ∠ 90°00'00" RT

Beck's Besi the Road Ca

5' TYP.

PI 24+75.45 10" FORCEMAIN DEFL. 02" RT.

25+58.32 LINE 'D' @ MANHOLE #D-12 PI ∠ 51°14'38" RT

20' SS & WW ESM'T

1+89.33 WW LINE 'D1' @ MANHOLE # D-1-1

11+50.98 WW LINE 'C' PI ∠ 0°05'10" LT = 1+00.00 WW LINE 'C1' PI ∠ 90°00'00" LT @ MANHOLE # C-3

3+75.91 WW LINE 'D' PI ∠ 4°26'10" LT =1+00 WW LINE 'A' 83°42'44" LT @ MANHOLE # D-2

Block C

Block D

MARITIME WAY

MERIDIAN AVENUE

NAVIGATOR DRIVE

8" WWL 'C'

23+88.32 LINE 'D' @ MANHOLE #D-13 PI ∠ 76°48'27" LT

13+60.53 WW LINE 'C' @ MANHOLE # C-4 PI ∠ 19°40'42" LT

14+29.77 WW LINE 'C' @ MANHOLE # C-5 END CONSTRUCTION

8+00.00 WW LINE 'C' @ MANHOLE # C-2 PI ∠ 0°00'00"

5+00.00 WW LINE 'C' @ MANHOLE # C-1 PI ∠ 0°00'00"

3+90.03 WW LINE 'A' PI ∠ 12°18'02" LT = 1+00.00 WW LINE 'C' PI ∠ 79°26'53" LT @ MANHOLE # A-2

3+12.53 WW LINE 'A' @ MANHOLE # A-1 PI ∠ 23°23'02" LT

29+86.95 15" WW LINE 'J' CONSTRUCT MANHOLE #J-2 W/BOLTED AND GASKETED COVER 35 L.F. 8" WWL @ 1.0% STUB TO FUTURE (NE)

27+05.57'= STA. 1+00 8" WW LINE 'H' END 10" FORCEMAIN CONSTRUCT MANHOLE #J-1 BEGIN 15\ GRAVITY WW LINE 'J'

GREAT CIRCLE COVE

5' TYP

5' TYP.

HIGHLAND HORIZON

8" WWL 'H'

15' WA&WW SEPARATION

5' TYP.

50' PUE & ACCESS ESM'T

4+17.72 END LINE 'H' @ MANHOLE #H-2

2+15.00 WW LINE 'H' CONSTRUCT MANHOLE #H-1 25 L.F. 8" WWL @ 0.50% STUB TO FUT. (N) 35 L.F. 8" WWL @ 0.50% STUB TO FUT. (S)

Block O

3+83.06 WW LINE 'B' @ MANHOLE # B1-1

0.96 AC.

3+55.31 WW LINE 'B' @ MANHOLE # B-1 PI ∠ 16°38'30" LT

4+11.81 WW LINE 'B' @ MANHOLE # B-2 PI ∠ 16°55'59" LT

8" WWL 'B'

Block F

Ensor Cave

CAVE BUFFER

15' WW ESM'T

5' TYP.

2+79.83 WW LINE 'C1' @ MANHOLE # C1-1 PI ∠ 13°35'18" LT

6+80.15 WW LINE 'A' PI ∠ 11°40'44" LT = 1+00.00 WW LINE 'B' PI ∠ 91°02'12" RT @ MANHOLE # A-3

0.71 AC.

Serta Cave

1.14 AC.

14+42.61 WW LINE 'G' @ MANHOLE # G-7 PI ∠ 00°00'00" RT

SOUTHERN CROSSDRIVE

8" WWL 'G'

30+23.44 LINE 'D' @ MANHOLE #D-14 PI ∠ 0°00'00"

3+65.87 WW LINE 'C1' @ MANHOLE # C1-2 PI ∠ 20°41'52" LT

8" WWL 'D'

8" WWL 'C1'

8" WWL 'B1'

BEARING COVE

8+01.58 WW LINE 'B'= 1+00.00 WW LINE 'B1' @ MANHOLE # B-3 PI ∠ 0°00'00" LT

SEE SHEET 76 FOR 620 BORE PLAN, INTERSECTION AS-BUILT,AND TIE-IN DETAIL

EXISTING GREAT OAKS

EXISTING ROW

PHASE I

7.55 AC.

11+78.30 WW LINE 'A' @ MANHOLE # A-6 PI ∠ 17°32'33" LT

9+74.60 WW LINE 'A' @ MANHOLE # A-5 PI ∠ 90°00'00" LT

8" WWL 'A'

Block G

LATITUDE LANE

12+25.94 WW LINE 'A' @ MANHOLE # A-7 PI ∠ 16°44'38" LT

8+43.65 WW LINE 'B' @ MANHOLE # B-4 END CONSTRUCTION

LONGITUDE TRAIL

19+22.41 WW LINE 'G' PI ∠ 90°35'32" LT = 1+00.00 WW LINE 'F' PI ∠ 0°00'00" LT @ DROP MANHOLE # G-9

Block 2

8" WWL 'G'

33+80.44 LINE 'D' @ MANHOLE #D-15

6+15.82 WW LINE 'C1' @ MANHOLE # C1-3 END CONSTRUCTION

1+20.00 WW LINE 'F' @ 8" STUB & PLUG

8" WWL 'F'

20+83.71 WW LINE 'A' @ MANHOLE # A-10 END CONSTRUCTION

14+45.30 WW LINE 'A' PI ∠ 0°00'00" LT = 1+00.00 WW LINE 'A-1' PI ∠ 90°35'32" LT @ MANHOLE # A-8

AZIMUTH DRIVE

8" WWL 'A1'

1+50 WW LINE 'A1' @ 8" STUB END CONSTRUCTION

17+23.77 WW LINE 'A' PI ∠ 90°00'00" RT @ MANHOLE # A-9

19+42.41 WW LINE 'G' MATCH LINE & STA. EQUATION STA. 19+42.41 BAK STA. 1+00.00 FWD SEE SHEET 82A FOR P&P

18+51.52 WW LINE 'G' PI ∠ 90°00'00" LT =1+00 WW LINE 'F-1' PI ∠ 0°00'00" @ MANHOLE # G-6

Block K

1.29 AC.

Block H

CAVE BUFFER

Joker Cave

Wild Card Cave

CONTRACTOR TO FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION

LEGEND

- PROPOSED WASTEWATER DOUBLE SERVICE
- PROPOSED WASTEWATER SINGLE SERVICE
- PROPOSED WASTERWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER DOUBLE SERVICE
- PROPOSED WATER SINGLE SERVICE
- EXISTING OVERHEAD UTILITY LINE

CURVE DATA					
NO.	I	R	T	C	A
1	41°29'47"	930.00'	352.31'	658.93'	673.55'
2	39°34'21"	1020.00'	366.95'	690.56'	704.48'

BAKER-RICKLEN & ASSOCIATES, INC.
Engineering • Surveying • GIS • Planning
5274 N. LIBERTY AVE. RICHLAND SPRGS., TX 76864 915 23-5-5-0520

DESIGNED: HDR
DRAWN: LEF,ATC,JJ
REVIEWED: HDR
VIEW:

SCALE: 1"=100'
DATE: 31 August 2007
XREF FILE(S):

DATE | REVISIONS

CLIENT: HIGHLAND 620 RESIDENTIAL

PROJECT: HIGHLAND HORIZON PHASE I SUBDIVISION IMPROVEMENTS

SHEET TITLE: WASTEWATER COLLECTION PLAN

PROJECT NO. 1600-2-001-36

SHEET NO. 75 OF 106

SECTION 5: ORGANIZED SEWAGE COLLECTION SYSTEM PLAN

kimley-horn.com | 6800 Burleson Road, Building 312, Suite 150, Austin, TX 78744 | 512 616 9942

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: Round Rock Commercial

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: Grey Reed
   Entity: AG Round Rock RE Holdings , LLC
   Mailing Address: 12360 Market Dr
   City, State: Oklahoma City, OK Zip: 73114
   Telephone: (214) 725-4886 Fax: N/A
   Email Address: greyreed@ashtongray.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: Ryan McKay
   Texas Licensed Professional Engineer's Number: 146418
   Entity: Kimley-Horn
   Mailing Address: 6800 Burleson Rd, Bldg 312, Ste 150
   City, State: Austin, Texas Zip: 78745
   Telephone: 512-518-4875 Fax: N/A
   Email Address: ryan.mckay@kimley-horn.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 lots: ___
   ☐ Multi-family: Number of residential units:___
   ☒ Commercial
   ☐ Industrial
   ☐ Off-site system (not associated with any development)
   ☐ Other:_____

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

100 % Domestic	2,811 gallons/day
_____% Industrial	_____ gallons/day
_____% Commingled	_____ gallons/day
	Total gallons/day: 2,811

6. Existing and anticipated infiltration/inflow is 1.70 MGD. This will be addressed by: N/A – Already considered within the City's modeling/master plan and line capacity.

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

   ☒ The WPAP application for this development was approved by letter dated 12/13/2024. A copy of the approval letter is attached.
   ☐ The WPAP application for this development was submitted to the TCEQ on 10/15/2025, but has not been approved.
   ☐ A WPAP application is required for an associated project, but it has not been submitted.
   ☐ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

Pipe Diameter (Inches)	*Linear Feet (1)*	*Pipe Material (2)*	*Specifications (3)*
4" (Private)	170	PVC SDR-26	ASTM D-3034
8" (Private)	25	PVC SDR-26	ASTM D-3034

Total Linear Feet: N/A – All private

(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 Brushy Creek Regional WW Treatment plant. The treatment facility is:

   ☒ Existing
   ☐ Proposed

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

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

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

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

Alignment

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

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

   ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes**. A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
   ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

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

Table 2 - Manholes and Cleanouts

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
A	14 of 24	1+25.07	Cleanout
A	14 of 24	1+54.94	Cleanout
A	14 of 24	2+43.51	Cleanout
A	14 of 24	2+47.75	Cleanout
A	14 of 24	2+91.38	Cleanout
B	14 of 24	1+00.00	Cleanout
B	14 of 24	1+40.89	Cleanout

Line	*Shown on Sheet*	*Station*	*Manhole or Clean-out?*
B	12 of 25	1+62.99	Cleanout

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" = 20'.

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

20. Lateral stub-outs:

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

21. Location of existing and proposed water lines:

☒ The entire water distribution system for this project is shown and labeled.

☐ If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.

☐ There will be no water lines associated with this project.

22. 100-year floodplain:

☒ After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)

☐ After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

Line	*Sheet*	*Station*
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a

23. 5-year floodplain:

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

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

Table 4 - 5-Year Floodplain

Line	*Sheet*	*Station*
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a
n/a	n/a	n/a

24. ☒ Legal boundaries of the site are shown.

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

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

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

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

Table 5 - Water Line Crossings

Line	*Station or Closest Point*	*Crossing or Parallel*	*Horizontal Separation Distance*	*Vertical Separation Distance*
A	2+56.25	Crossing	n/a	1.5’
B	1+16.98	Crossing	9’	1.5’
n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a

27. Vented Manholes:

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

Table 6 - Vented Manholes

Line	*Manhole*	*Station*	*Sheet*
n/a	n/a	n/a	n/a

28. Drop manholes:

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

Table 7 - Drop Manholes

Line	*Manhole*	*Station*	*Sheet*
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a

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

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

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

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

31. Minimum flow velocity (From Appendix A)

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

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

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

Table 8 - Flows Greater Than 10 Feet per Second

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

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

☐ Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.

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

Administrative Information

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

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

Table 9 - Standard Details

Standard Details	***Shown on Sheet***
Lateral stub-out marking **[Required]**	20 of 24
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) **[Required]**	19 of 24
Alternate method of joining lateral to existing SCS line for potential future connections **[Required]**	18 of 24
Typical trench cross-sections **[Required]**	20 of 24
Bolted manholes **[Required]**	18 of 24
Sewer Service lateral standard details **[Required]**	20 of 24
Clean-out at end of line **[Required, if used]**	20 of 24
Baffles or concrete encasement for shock/erosion protection **[Required, if flow velocity of any section of pipe >10 fps]**	n/a
Detail showing Wastewater Line/Water Line Crossing **[Required, if crossings are proposed]**	18 of 24
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) **[Required, if Flexible Pipe is used]**	n/a
Drop manholes **[Required, if a pipe entering a manhole is more than 24 inches above manhole invert]**	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 will be completed on this date: <u>when advised of TCEQ site visit.</u>

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: Ryan McKay

Date: 10/15/2025

Place engineer's seal here:

Signature of Licensed Professional Engineer:



Appendix A-Flow Velocity Table

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

Table 10 - Slope Velocity

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

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

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

Figure 1 - Manning's Formula

Where:

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

Attachment A
SCS Engineering Design Report

Kimley»Horn

Attachment A

Engineer's Design Report

This Engineering Design Report has been prepared to comply with the Texas Commission on Environmental Quality Design Criteria for Domestic Wastewater Systems, 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable. Please note that throughout this application, the more stringent of AWU or TCEQ regulations shall apply.

Project Description

Introduction

The subject property containing the Project is located south of the intersection of N FM 620 and Great Oaks Dr, in Round Rock, Texas. The Project will include a single commercial building intended for medical, office, and restaurant use. Other improvements for the project include parking and utility improvements.

This project is located within the Lake Creek Watershed. The proposed site is not located in the Federal Emergency Management Agency's 100-year floodplain according to the FEMA FIRM map 48491C0630F.

The entire ±1.573-acre site is located within the Edwards Aquifer Recharge Zone. There are no known critical water quality zones. There is an existing karst feature on site which is considered to be an undeveloped cave recorded under 2007082085, 2009061197, and 2015065500.

This site will utilize the existing regional wet basin BMP constructed with the Highland Horizon Phase I Subdivision Improvements plans (EAPP ID No. 1106102402B). The regional wet basin was designed to detain runoff from the site under developed conditions assuming a max impervious cover of 80%.

Pipe Design

Flow Design Basis

The build-out of the ±1.573-acre commercial site will be served by this wastewater system. The City of Round Rock Criteria Manuals were used to determine the parameters for the design of the private wastewater laterals.

Gravity Pipe and Joint Materials

The proposed pipe to be used for the 4-inch wastewater line will be ASTM D3034 SDR-26 PVC pipe (cell class 12454). The joints for this pipe shall meet the requirements of ASTM D3212. The pipe joints shall have an integral bell and rubber gasket seal with the locked-in type gasket.

Kimley»Horn

Separation Distances for Water and Wastewater

A nine-foot minimum horizontal separation is maintained between all proposed wastewater infrastructure and existing and proposed private water supply lines.

Building Laterals and Taps

An existing single service lateral is provided for the commercial development along Jena Marie Way, east of the property.

Boring and Tunneling of Crossings

No boring or tunneling of crossings are proposed for this project.

Corrosion Potential

PVC pipe will be utilized for all proposed wastewater lines. No deterioration of the proposed pipe or its associated components is anticipated in this application.

Odor Control

All flows contributing to the proposed wastewater lines are domestic sewage. No odor control is used.

Active Geologic Faults

Per the Geologic Assessment, no active geologic faults were located within the area of the project.

Capacity Analysis

The capacity of each proposed wastewater segment is calculated below based on Manning's Equation. The calculation for each segment is based on the minimum proposed slope.

Capacity: $Q = \frac{1.49}{n} * A * R^{0.67} * S^{0.5}$

Where:

Qfull = flow rate of fluid in pipe at full flow (ft^3/s) (cfs)

Q90%= flow rate of fluid in pipe at 90% full flow (ft^3/s) (cfs)

A = area of pipe (ft^2) = $\frac{\pi * d^2}{4}$

d = internal pipe diameter (ft) = Do – 2t

Do = outside diameter (in)

t = pipe wall thickness (in)

n = Manning's Roughness coefficient = 0.013

Rfull = hydraulic radius of pipe (full flow) = A/P = D/4 (ft)

R90%= hydraulic radius of pipe (90% full flow) = 0.9*A/P = 0.9*D/4 (ft)

PW = wetted perimeter of pipe = π *D (ft)

S = slope of energy line

PIPE-ID	LENGTH	AVERAGE SLOPE	PIPE DIAMETER		MANNING'S	PW	A	Rfull	R90%	Qfull	Qfull	Q90% (Qcap)	Q90% (Qcap)	Vfull	V90%
	FT	FT/FT	IN	FT		FT	SF	FT	FT	CFS	GPM	CFS	GPM	FPS	FPS
6	25.074	0.0522	8	0.67	0.013	2.09	0.35	0.17	0.15	2.75	1235.03	2.48	1111.53	7.9	7.10
8	29.864	0.0522	4	0.33	0.013	1.05	0.09	0.08	0.08	0.43	194.06	0.39	174.65	5.0	4.46
9(1)	88.574	0.0522	4	0.33	0.013	1.05	0.09	0.08	0.08	0.43	194.06	0.39	174.65	5.0	4.46
10	4.243	0.0522	4	0.33	0.013	1.05	0.09	0.08	0.08	0.43	194.06	0.39	174.65	5.0	4.46
11(2)(1)	36.421	0.0522	4	0.33	0.013	1.05	0.09	0.08	0.08	0.43	194.06	0.39	174.65	5.0	4.46
11(2)	7.2	0.0522	4	0.33	0.013	1.05	0.09	0.08	0.08	0.43	194.06	0.39	174.65	5.0	4.46
19	3.208	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
19(1)	20.573	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
20	3.111	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
21	6.939	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
21(1)	7.061	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
22	16.101	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
23	3	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95
23(1)	3	0.0100	4	0.33	0.013	1.05	0.09	0.08	0.08	0.19	84.94	0.17	76.44	2.2	1.95

Project Flows:

LUE = Living Unit Equivalent = Population of Service

SA = Service Acreage: 1.573-Acres
Existing LUE's: 0
Williams Dr Commercial uses: Restaurant, Retail, Office
Restaurant SF: 1,688
LUE conversion: 200
LUEs: 1,688 / 200 = **8.4**
Retail SF: 3,376
LUE conversion: 1,660
LUEs: 3,373 / 1,660 = **2.11**
Office SF: 3,000
LUE conversion: 3,000
LUEs: 3,000 / 3,000 = **0.83**
Total LUE's: 11

Peak Dry Flows

$$PDWF = Qpd = [(18+(0.0206 \times F)^{0.5})/(4+(0.0206 \times F)^{0.5})] \times F$$

Where:
PDWF = Peak Dry Weather Flow (MGD)
F = 80 gal./person/day x No. of LUEs x 3.5/1440 = average dry weather flow in gpm = 2.14

$$PDWF = [(18+(0.0206 \times 2.40)^{0.5})/(4+(0.0206 \times 2.40)^{0.5})] \times 2.40$$

PDWF =10.36 GPM

Minimum Dry Weather Flows

Infiltration & Inflow

I&I = 1.573 * 750 GPD / 1440 (GPM)

I&I = 0.82 GPM

Peak Wet Flows

PWWF = PDWF + I&I

Where:
PWWF = Peak Wet Weather Flow (GPM)

PWWF = 10.36 + 0.52

PWWF = 11.18 GPM

Minimum and Maximum Velocity

Minimum Velocity occurs during Average Dry Weather Flow. Flow calculations are based on Partial flow velocity calculations for pipe's flowing less than half full as noted in tables above.

Maximum Velocity occurs during Peak Wet Weather Flow. Flow calculations are based on Partial flow velocity calculations for pipe's flowing greater than half full as noted in tables above.

Capacity

The proposed wastewater line will be well below full flow capacity of 1235 GPM, and 90% capacity of 1111 GPM. The maximum capacity proposed by the wastewater lines is 0.9%.

PWWF 11.18 GPM < Q_{90} = 1111

4" & 8" ASTM D3034 SDR-26

The 4" & 8" wastewater lines proposed as part of this project are to serve the tenants of this commercial project only. These are private service laterals for the Round Rock Commercial project and combined serve approximately 11.18 GPM of PWWF. The total ~0.02 MGD for this development is accounted for in the main line calculations for the 8" lateral provided for this development along Jena Marie Way. The 4" & 8" lines are designed at 1% minimum slope to exceed TCEQ minimum requirements for min. velocity of 2.0 feet per second at full capacity.

Structural Analysis

Flexible pipe is proposed on this project. Structural calculations are provided for the flexible pipe to be installed. The proposed collection system piping is designed to have a minimum structural life of 50 years. As previously mentioned, all proposed PVC pipe shall be cell class 12454 with a tensile strength of 7,000 psi.

Live Load Calculations – no significant live loads are anticipated on any segment of this project.

Buckling Pressure - the following equations utilized for the calculation of buckling pressure are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

$$Pcr = \frac{2 * E}{(1 - v^2) * (DR - 1)^3} \qquad \textit{(Equation 7.14)}$$

$$Pb = 1.15 * \sqrt{Pcr * E'} \qquad \textit{(Equation 7.18)}$$

H = (Pb*144)/w (*Equation 6.7)*

Where:

Pcr = critical buckling pressure (psi)

E = modulus of elasticity (psi) = 400,000 psi for PVC

v = Poisson's Ratio = 0.38 for PVC

DR = dimension ratio

Pb = buckling pressure in soil (psi)

E' = modulus of soil reaction (psi) = 2,000 psi for crushed rock compacted to greater than 95% relative density

H = maximum allowable cover height of soil (ft)

w = weight of soil (lbs/ft^3) = 120 lbs/ft^3

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4" ASTM D3034 SDR-26

$$Pcr = \frac{2 * 400{,}000}{(1 - 0.38^2) * (26 - 1)^3}$$

Pcr = 59.84 psi

$$Pb = 1.15 * \sqrt{59.84 * 2{,}000}$$

Pb = 397.84 psi

H = (397.84*144) / 120

H = 477.41 ft height of soil to cause pipe buckling

8" ASTM D3034 SDR-26

$$Pcr = \frac{2 * 400{,}000}{(1 - 0.38^2) * (26 - 1)^3}$$

Pcr = 59.84 psi

$$Pb = 1.15 * \sqrt{59.84 * 2{,}000}$$

Pb = 397.84 psi

H = (397.84*144) / 120

H = 477.41 ft height of soil to cause pipe buckling

Prism Load Calculations - the following equations utilized for the calculation of prism loads are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

P = H*w *(Equation 6.7)*

Where:

P = prism load pressure due to soil weight (lbs/ft^2)

H = depth of pipe (ft)

w = soil density (lbs/ft^3) = 120 lbs/ft^3

4" ASTM D3034 SDR-26

H = 8.5' (Max Depth for System)

P = 8.5 * 120

P = 1020 lbs/ft^2 or 7.08 psi

8" ASTM D3034 SDR-26

H = 8.5' (Max Depth for System)

P = 8.5 * 120

P = 1020 lbs/ft^2 or 7.08 psi

Long Term Deflection Calculations - the following equations utilized for the calculation of long term deflection are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

$$\Delta Y/D = \frac{DL*K*P+K*W_1}{[2E/(3(DR-1)^3)]+0.061*E'}*100 \qquad \textit{(Equation 7.10)}$$

Where:

ΔY/D = long term deflection (%)

DL = Deflection Lag Factor = 1.0 for prism load calculation

K = bedding constant = 0.096 for 90°

P = prism load pressure due to soil weight (lbs/ft^2)

W_1 = live load (psi) = 0 psi

E = modulus of elasticity (psi) = 400,000 psi for PVC

DR = dimension ratio

E' = modulus of soil reaction (psi) = 2,000 psi for crushed rock bedding compacted to greater than 95% relative density

Note: Leonhardt's Zeta factor is assumed to equal 1 and thus is not required in the calculation. This is a conservative assumption that results in a more conservatively calculated value for long term deflection.

4" ASTM D3034 SDR-26

$$\Delta Y/D = \frac{1.0*0.096*7.08+0.096*0}{[2(400{,}000)/(3(26-1)^3)]+0.061*2{,}000}*100$$

ΔY/D = 0.56%

8" ASTM D3034 SDR-26

$$\Delta Y/D = \frac{1.0*0.096*7.08+0.096*0}{[2(400{,}000)/(3(26-1)^3)]+0.061*2{,}000}*100$$

ΔY/D = 0.56%

Wall Crushing Calculations - the following equations utilized for the calculation of wall crushing are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

$$Py = \frac{\Theta c * 2 * A}{D} \qquad \textit{(Equation 7.20)}$$

H = Py / w (*Equation 6.7*

Where:

Py = pressure due to soil weight (psi)

Θc = compressive stress (psi) = 4,000 psi for PVC pipe

A= surface area of the pipe wall (in^2/in)

D = mean pipe diameter (in) = Do – t

t = pipe wall thickness (in)

H = maximum allowable height of cover (ft)

w = soil density (lbs/ft^3) = 120 lbs/ft^3

4" ASTM D3034 SDR-26

D = 4.215 – 0.162 = 4.053 in, A = 1.94 in^2/ft (0.162 in * 12 in/ft)

Py = $\frac{4{,}000*2*(1.94/12)}{4.053}$

Py = 319.11 psi

H = (319.11*144) / 120

H = 382.93 ft height of soil to cause wall crushing

8" ASTM D3034 SDR-26

D = 8.400 – 0.323 = 8.077 in, A = 3.876 in^2/ft (0.323 in * 12 in/ft)

Py = $\frac{4{,}000*2*(3.876/12)}{8.077}$

Py = 319.92 psi

H = (319.92*144) / 120

H = 383.90 ft height of soil to cause wall crushing

Strain Calculations - the following equations utilized for the calculation of strain are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

$$\varepsilon h = \frac{P*D}{2*t*E} \qquad \textit{(Equation 7.22)}$$

$$\varepsilon f = \frac{t}{D}*\frac{[3*\Delta Y/D]}{[1-2*\Delta Y/D]} \qquad \textit{(Equation 7.24)}$$

$$\varepsilon = \varepsilon h + \varepsilon f \qquad \textit{(Equation 7.25)}$$

Where:

εh = maximum strain in the pipe wall due to hoop stress (in/in)

P = prism load pressure due to soil weight (psi)

D = mean pipe diameter (in) = Do – t

t = pipe wall thickness (in)

E = modulus of elasticity (psi) = 400,000 psi for PVC

εf = maximum strain in the pipe due to ring deflection or flexure (in/in)

ΔY/D = long term deflection

ε = maximum combined strain in pipe wall (in/in)

4" ASTM D3034 SDR-26

$\varepsilon h = \frac{7.08 * 4.053}{2 * 0.323 * 400{,}000}$

εh = 0.00022 in/in

$\varepsilon f = \frac{0.162}{4.053} * \frac{[3 * 0.0056]}{[1 - 2 * 0.0056]}$

εf = 0.000679 in/in

ε = 0.00022 + 0.000679

ε = 0.00899 in/in

8" ASTM D3034 SDR-26

$\varepsilon h = \frac{7.08 * 8.077}{2 * 0.323 * 400{,}000}$

εh = 0.00022 in/in

$\varepsilon f = \frac{0.323}{8.077} * \frac{[3 * 0.0056]}{[1 - 2 * 0.0056]}$

εf = 0.000679 in/in

ε = 0.00022 + 0.000679

ε = 0.00899 in/in

Per the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001), deflection test samples have experienced a pipe wall strain of up to 0.025 in/in and have not "showed any failures or cracks". The calculated strains for this project are significantly below this level, so no failure due to strain is anticipated.

Pipe Stiffness Calculation - the following equations utilized for the calculation of pipe stiffness are taken from the *Handbook of PVC Pipe: Design and Construction* (Uni-Bell PVC Pipe Association, 2001).

$$Ps = 4.47 * \frac{E}{(DR - 1)^3} \qquad \textit{(Equation 7.3)}$$

Where:

Ps =	pipe stiffness (psi)
DR =	Dimensional Ration = Do / t
Do =	Outside diameter (in)
t =	pipe wall thickness (in)
E =	modulus of elasticity (psi) = 400,000 psi for PVC

4" ASTM D3034 SDR-26

DR = 26

$$Ps = 4.47 * \frac{400{,}000}{(26 - 1)^3}$$

Ps = 115 psi

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Criteria for Laying Pipe

Pipe Embedment

Bedding and initial backfill material selection and installation will be carried out in accordance with applicable governing procedures contained within the *City of Round Rock Utility Criteria Manual, TCEQ Chapter 217.54(a),* and in accordance with the City of Round Rock Details on Sheet 18, 19, 20 of the Round Rock Commercial site development plans. Brush, debris, and junk shall not be utilized as a backfilling material.

Compaction

Trench compaction will be carried out in accordance with the *City of Round Rock Code of Ordinances* and *TCEQ Chapter 217.54(b)*. Proper placement of the backfill and compaction per City of Round Rock requirements will not negatively impact the structural integrity of the pipe.

Envelope Size

Envelope size will be in accordance with *City of Round Rock Code of Ordinances* and *TCEQ Chapter 217.54(c).* Per the City of Round Rock Detail WW-18 on 20 of the Round Rock Commercial site development plans, a minimum of 6-inch and maximum of 24-inch space shall be allowed between the outside diameter of the pipe and the trench wall and floor. The embedment and initial backfill must be installed to a minimum depth of 12 inches above the crown of the pipe.

Trench Width

Trench width will be in accordance with the *City of Round Rock Code of Ordinances* and *TCEQ Chapter 217.54(d).* Per the City of Round Rock Detail WW-18 on sheet 20 of the Round Rock Commercial site development plans, a minimum of 6-inch and maximum of 24-inch space shall be allowed between the outside diameter of the pipe and the trench wall and floor. These limits shall be maintained to protect the structural integrity of the pipe and will be sufficient for the placement of materials and use of compaction equipment in the pipe zone.

Manholes and Related Structures

Manhole and Appurtenance Placement

Manholes are located at all points of change in alignment or grade and at the intersection of all pipes for this project.

Manhole Stub Outs

No manhole stub outs are proposed in this project.

Cleanouts

Cleanouts are proposed along the wastewater line and all dead ends.

Manhole Material

Monolithic or precast manholes are acceptable for the contractor to utilize and are included in the City of Round Rock Detail WW-01.

Manhole Spacing

Manhole spacing meets the requirements of Table C.2 in TCEQ Chapter 217.55.

Manholes within Waterways

No manholes will be located within flow paths of waterways or in areas where water ponding is probable.

Manhole Covers, Inlets, and Bases

Per the Round Rock detail WW-07, WW-08, and WW-01 on sheet 19 of the Round Rock Commercial site development plans, the manhole covers shall have a 32-inch diameter clear opening. Manhole covers shall be constructed of cast iron and have no openings for water to infiltrate. No proposed manholes are located within the 100-year flood plain. All manholes shall be watertight, with watertight rings and covers, as shown per the Round Rock detail WW-07, WW-08, and WW-01
on sheet 19 of the Round Rock Commercial site development plans.
As shown in the project details, the bottom of the manhole shall have a U-shaped channel to provide smooth continuation between the inlet and outlet pipes. For the proposed pipe, the manhole channel depth shall be equal to at least half the largest pipe diameter. Manholes with different pipe sizes shall have the tops of the pipes at the same elevation and flow channels in the invert sloped evenly from pipe to pipe. A bench will be provided above each manhole channel to slope at a minimum of 0.5 inches per foot.

Manhole Steps

No steps shall be allowed in any proposed manholes.

Manhole Connections

Manhole-pipe connections shall be watertight per City of Round Rock Code of Ordinances. See City of Round Rock detail WW-01.

Manhole Venting

The proposed manholes are spaced at less than 500-foot intervals and none are located within the 100-year flood plain. Therefore, no vented manholes are proposed in this project.

Trenchless Pipe Installation

There will be no trenchless pipe installation.

Testing Requirements for Gravity Pipes

Infiltration/Exfiltration and Low Pressure Air Test

All testing will be in compliance with Texas Administrative Code title 30 Part 1 Chapter 217 Subchapter C 217.57 and 217.58. Infiltration and exfiltration or low-pressure air testing in accordance with ASTM C828, C924 or F1417 are required for all proposed gravity wastewater pipe as specified in the project notes. The requirements specified are in accordance with *TCEQ Chapter 217.57*.

Deflection Testing

For the proposed 4-inch wastewater line, deflection shall be measured with a rigid mandrel. The requirements specified are in accordance with *TCEQ Chapter 217.57*.

Owner Inspection

The Owner shall have an inspector onsite during construction of the project. A professional engineer registered in the state of Texas (Ryan McKay, P.E.) shall be present to witness the testing of the wastewater lines.

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Testing Requirements for Manholes

Manhole testing in accordance with *TCEQ Chapter 217.58* is specified in the project notes. Manholes will be tested after assembly and backfilling for leakage by either a hydrostatic test and/or a vacuum test. For the vacuum test, all lift holes and exterior joints shall be plugged with an approved non-shrink grout and no grout shall be placed in horizontal joints before testing. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole. Stub outs, manhole boots and pipe plugs shall be secured to prevent movement while the vacuum is drawn. A minimum 60-inch/lb torque wrench shall be used to tighten the external clamps that secure the test cover to the top of the manhole. The test head shall be placed at the inside of the top of the cone section and the seal inflated in accordance with the manufacturer's recommendation. A vacuum of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop to 9 inches of mercury. The manhole shall pass if the time is greater than 2 minutes. If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout while the vacuum is still being drawn. If the manhole fails a second time, repairs should again be made and the manhole shall be tested by means of a hydrostatic test. If any manhole fails the hydrostatic test, after failing the vacuum test twice, the contractor should consider replacing that manhole. If the contractor chooses to attempt to repair that manhole, the manhole must be retested by means of the hydrostatic test until it passes.

Inspection will be provided during critical phases of construction by a qualified inspector under the direction of a P.E. (Ryan McKay, P.E.). Critical phases of construction are deemed at a minimum to include testing of pipe and manholes for leakage and testing of flexible pipe for installed deflection. TCEQ approval letters for plans and specifications review contain the requirement that once the project is completed, a P.E. registered in the state of Texas (Ryan McKay, P.E.) much certify that the construction was performed substantially in accordance with the approved plans and specifications.

Notification and Inspection

TCEQ Chapter 213 requires that the applicant must provide written notification to the Austin regional office at least 48 hours prior to commencing construction on the regulated activity. If any sensitive feature is discovered during construction then the work shall be suspended immediately and the Austin regional office shall be notified to then determine the appropriate course of action. All other notification and inspection requirements identified in *TCEQ Chapter 213.5(c)* shall be met. Justification and Calculations for Deviation in Straight Alignment without Manholes.

NOT APPLICABLE

Attachment B

Justification and Calculations for Deviation in Straight Alignment without Manholes

Justification and Calculations for Deviation in Straight Alignment without Manholes

This section is not applicable to the proposed wastewater improvements.

Attachment C

Justification for Variance from Maximum Manhole Spacing

Justification for Variance from Maximum Manhole Spacing

This section is not applicable because there the maximum manhole spacing is not being exceeded.

Attachment D

Calculations for Slopes for Flows Greater than 10.0 Feet Per Second

Calculations for Slopes for Flows Greater than 10.0 Feet Per Second

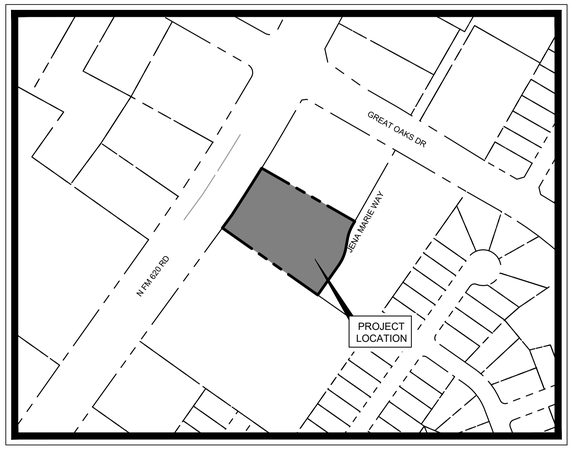
This section is not applicable because there are no proposed flows greater than 10 ft/s.

Attachment E
Site Plan

GENERAL PLAN NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, BRUSHY CREEK MUNICIPAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0630F, WILLIAMSON COUNTY, TEXAS AND UNINCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
3. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY BRUSHY CREEK MUD, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
4. THERE ARE NO NATURAL SLOPES ON THIS SITE IN EXCESS OF 15%.
5. THERE IS AN EXISTING KARST FEATURE ON SITE WHICH IS CONSIDERED TO BE AN UNDEVELOPED CAVE RECORDED UNDER 2007082085, 2009061197, AND 2015065500.
6. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
7. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
8. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
9. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

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



VICINITY MAP
SCALE: 1" = 200'

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

EDWARDS AQUIFER PROTECTION: 11004200
PROGRAM ID NO.

REGULATED ENTITY NO.: RN105093744

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: N/A

ZONING: ETJ

WATERSHED: LAKE CREEK

PRESSURE ZONE: NORTH

SUBMITTAL DATE: AUGUST 2024

PERMIT NUMBER: 2024-1465-COC

SHEET INDEX

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

LEGAL DESCRIPTION
LOT 3 HIGHLAND HORIZON PHASE IV REPLAT

AUGUST 2024

BRUSHY CREEK MUD — 3/13/2025 DATE

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

WILLIAMSON COUNTY — DATE

LISTS OF CONTACTS:

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

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

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

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

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

PREPARED BY:
Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TEXAS 78744
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 616-9942
Fax No. (512) 418-1791

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

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

SAM BASS FIRE DEPT. REVIEWED
Plans must be on site for review at time of inspection
mselby
02/06/2025 11:59:1

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1	TBM: #2
SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10152286.99	NORTHING: 10152232.83
EASTING: 3117680.68	EASTING: 3117882.32
ELEVATION: 852.66'	ELEVATION: 829.33'

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

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No.	REVISIONS	DATE	BY

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

COVER SHEET

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

SHEET NUMBER
1 OF 24

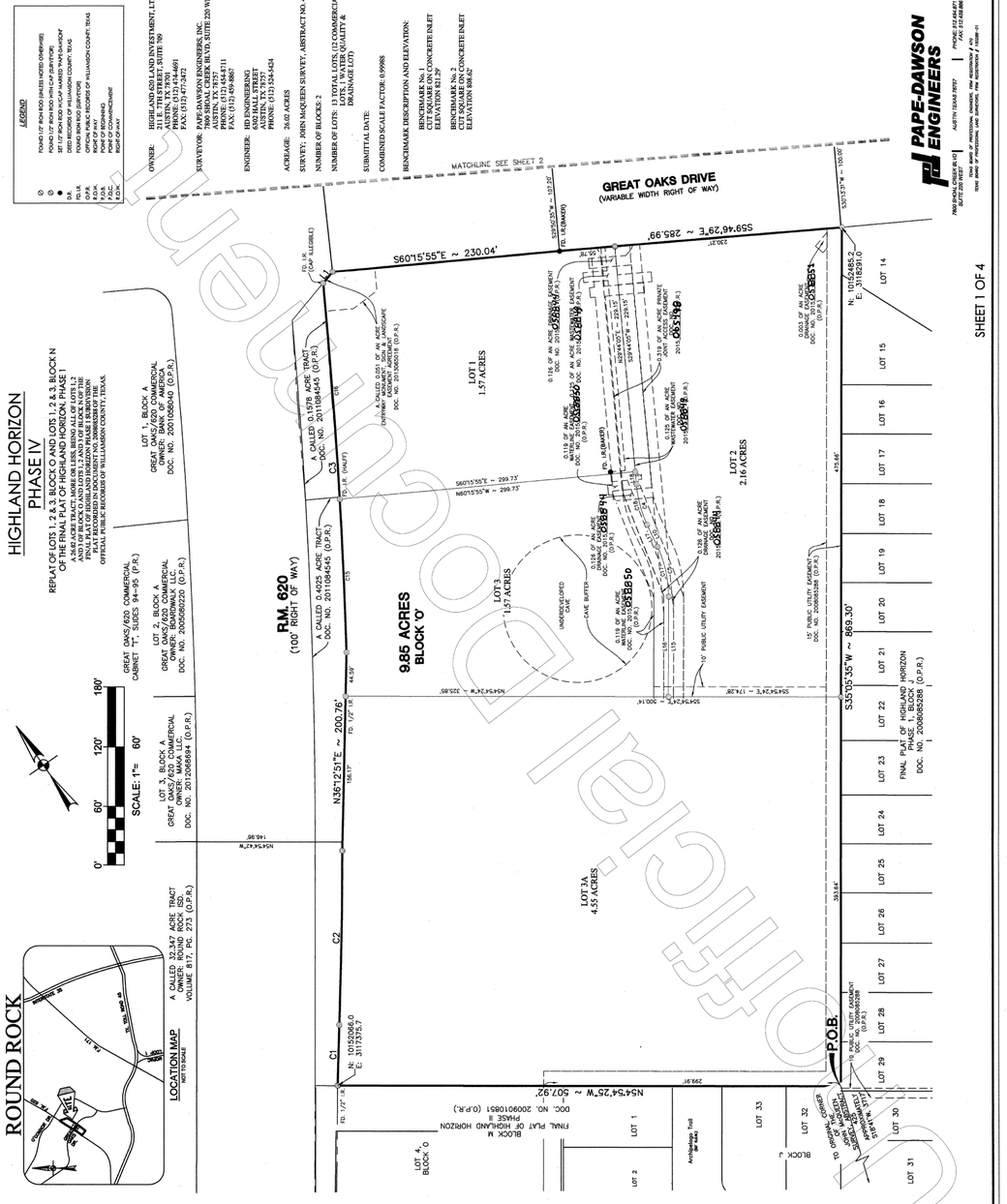
2024-1465-COC

Plotted By:Estrada, Josh Date:December 19, 2024 11:54:06am File Path:K:\AU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C- Cover Sheet.dwg
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Doc# 2015065500

HIGHLAND HORIZON
PHASE IV

REPLAT OF LOTS 1, 2 & 3, BLOCK O AND LOTS 1, 2 & 3, BLOCK N
OF THE FINAL PLAT OF HIGHLAND HORIZON, PHASE I
A 29.62 ACRE TRACT, MORE OR LESS, BEING ALL OF LOTS 1, 2
AND 3 OF BLOCK O AND LOTS 1, 2 AND 3 OF BLOCK N OF THE
FINAL PLAT OF HIGHLAND HORIZON, PHASE I SUBDIVISION
PLAT RECORDED IN DOCUMENT NO. 2008053 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS


R.M. 620
(100' RIGHT OF WAY)
GREAT OAKS DRIVE
(VARIABLE WIDTH RIGHT OF WAY)
MATCHLINE SEE SHEET 2
9.85 ACRES
BLOCK 'O'
16.17 ACRES
BLOCK 'N'
LOT 1
1.57 ACRES
LOT 2
2.16 ACRES
LOT 3
1.57 ACRES
LOT 1
1.86 ACRES
LOT 2
2.69 ACRES
LOT 3
2.24 ACRES
LOT 3A
4.55 ACRES
LOT 7
2.22 ACRES
LOT C
1.12 ACRES
LOT 8
1.79 ACRES
A CALLED 0.4025 ACRE TRACT
DOC. NO. 2011084545 (O.P.R.)
A CALLED 0.6310 ACRE TRACT
DOC. NO. 2011084545 (O.P.R.)
A CALLED 0.1767 ACRE TRACT
DOC. NO. 2011084545 (O.P.R.)
A CALLED 0.1767 ACRE TRACT
DOC. NO. 2011084545 (O.P.R.)
A CALLED 32.347 ACRE TRACT
OWNER: ROUND ROCK ISD.
VOLUME 817, PG. 273 (O.P.R.)
LOT 1, BLOCK A
GREAT OAKS/620 COMMERCIAL
OWNER: BANK OF AMERICA
DOC. NO. 2001080900 (O.P.R.)
LOT 2, BLOCK A
GREAT OAKS/620 COMMERCIAL
OWNER: MAKA LLC.
DOC. NO. 2005092220 (O.P.R.)
LOT 3, BLOCK A
GREAT OAKS/620 COMMERCIAL
OWNER: MAKA LLC.
DOC. NO. 2012068694 (O.P.R.)
GREAT OAKS/620 COMMERCIAL
CABINET "I", SLIDES 94-95 (P.R.)
LOCATION MAP
NOT TO SCALE
ROUND ROCK
CAT HOLLOW SECTION C
COMMERCIAL LOT 1, BLOCK J
CABINET M, SLIDES 342-344
(P.R.)
LOT 5
OWNER: HOMAT TJ & AJ TRUSTEES
DOC. NO. 2002022179 (O.P.R.)
LOT 4
OWNER: 7-ELEVEN INC.
DOC. NO. 2013107768 (O.P.R.)
LOT 6
OWNER: AMES DEVELOPMENT
DOC. NO. 1989034662 & 1989034663 (O.R.)
FINAL PLAT OF HIGHLAND HORIZON
PHASE 1, BLOCK J
DOC. NO. 2006085288 (O.P.R.)
FINAL PLAT OF HIGHLAND HORIZON
PHASE I, BLOCK K
DOC. NO. 2009010851 (O.P.R.)
LOT 4
BLOCK 'O'
LOT 1
LOT 2
LOT 33
LOT 32
BLOCK 'L'
LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 15
WATER QUALITY LOT
P.O.B.
N: 10152086.0
E: 3173970.7
N: 10152672.0
E: 3118340.6
N: 10154585.2
E: 3118291.0
S60°15'55"E ~ 230.04'
S59°46'29"E ~ 285.99'
N36°12'51"E ~ 200.76'
S29°44'05"W ~ 1060.88'
N28°27'11"E ~ 579.11'
S30°05'35"W ~ 869.30'
N54°54'25"W ~ 507.92'
S60°15'55"E ~ 299.73'
N60°15'55"W ~ 299.73'
S29°44'05"W ~ 493.64'
N60°15'55"W ~ 211.54'
N28°41'05"E ~ 227.49'
S61°32'09"E ~ 316.74'
N61°32'09"W ~ 316.74'
S60°15'55"E ~ 226.54'
N60°15'55"W ~ 226.54'
N28°41'05"E ~ 276.86'
S29°44'05"W ~ 276.86'
N28°41'05"E ~ 276.86'
S29°44'05"W ~ 276.86'
N28°41'05"E ~ 227.49'
S29°44'05"W ~ 227.49'
S61°32'09"E ~ 306.32'
N61°32'09"W ~ 306.32'
N59°18'52"W ~ 283.94'
S30°41'08"W ~ 100.00'
S30°23'37"W ~ 100.00'
S30°41'08"W ~ 100.00'
S59°18'52"E ~ 283.94'
S60°15'55"E ~ 299.73'
N60°15'55"W ~ 299.73'
S29°44'05"W ~ 493.64'
N60°15'55"W ~ 211.54'
N28°41'05"E ~ 227.49'
S61°32'09"E ~ 316.74'
N61°32'09"W ~ 316.74'
S60°15'55"E ~ 226.54'
N60°15'55"W ~ 226.54'
N28°41'05"E ~ 276.86'
S29°44'05"W ~ 276.86'
N28°41'05"E ~ 276.86'
S29°44'05"W ~ 276.86'
N28°41'05"E ~ 227.49'
S29°44'05"W ~ 227.49'
S61°32'09"E ~ 306.32'
N61°32'09"W ~ 306.32'
N59°18'52"W ~ 283.94'
S30°41'08"W ~ 100.00'
S30°23'37"W ~ 100.00'
S30°41'08"W ~ 100.00'
S59°18'52"E ~ 283.94'
C1
C2
C3
L1
L2
L3
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Plotted By:Estrada, Jacob Date:December 19, 2024 11:54:25am File Path:K:\EAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C — Final Plat.dwg
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Doc# 2015065500

HIGHLAND HORIZON
PHASE IV

REPLAT OF LOTS 1, 2 & 3, BLOCK O AND LOTS 1, 2 & 3, BLOCK N
OF THE FINAL PLAT OF HIGHLAND HORIZON, PHASE 1
A 26.62 ACRE TRACT, MORE OR LESS, BEING ALL OF LOTS 1, 2
AND 3 OF BLOCK O AND LOTS 1, 2 AND 3 OF BLOCK N OF THE
FINAL PLAT OF HIGHLAND HORIZON PHASE 1 SUBDIVISION PLAT
RECORDED IN DOCUMENT NO. 2008085288 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1"= 60'

SUBDIVISION PLAT OF REPLAT OF HIGHLAND HORIZON

SURVEY JOB NO. 59000-15

LEGEND

Ø	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
Ø	FOUND 1/2" IRON ROD WITH CAP (SURVEYOR)
●	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
D.R.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD (SURVEYOR)
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY

LOT 2-B
OWNER: KEMPLER INVESTMENTS LLC.
DOC. NO. 2014098195
(O.P.R.)

LOT 2-A
OWNER: ROUND ROCK INVESTMENTS LLC.
DOC. NO. 2008042766
(O.P.R.)

LOT 1A
OWNER: ROBERT & MARION MAYFIELD
DOC. NO. 2014054444
(O.P.R.)

LOT 2A
A REPLAT OF BECK 11
DOC. NO. 2013059545
(O.P.R.)

R.M. 620
(100' RIGHT OF WAY)

A CALLED 0.6310 ACRE TRACT
DOC. NO. 2011084545 (O.P.R.)

N32°59'11"E ~ 220.17'

N: 10154147.0
E: 3118618.2'

SEE DETAIL "A" THIS SHEET

16.17 ACRES
BLOCK 'N'

LOT 4
1.53 ACRES

LOT 5
1.28 ACRES

LOT 3
4 ACRES

LOT 9
1.43 ACRES

LOT 8
1.79 ACRES

LOT 15
WATER QUALITY LOT

A CALLED 348.60 ACRE TRACT
OWNER: ROBINSON LAND PARTNERS LTD.
DOC. NO. 2008026760
(O.P.R.)

S20°48'27"E ~ 699.66'

DETAIL "A"
LOT LINE DIMENSIONS

LINE TABLE

LINE #	BEARING	LENGTH
L1	N74°37'12"E	14.87'
L2	S30°06'13"W	12.39'
L3	N7°09'56"E	35.13'
L4	N28°27'11"E	75.00'
L5	N16°32'49"W	35.36'
L6	N28°27'11"E	86.74'
L7	N60°15'35"W	109.11'
L8	N54°42'16"W	123.84'
L9	N12°34'01"W	36.42'
L10	S10°05'52"W	24.73'
L11	S73°00'56"W	35.13'
L12	S73°00'59"W	20.46'
L14	S61°29'30"E	15.00'
L15	S30°05'36"W	102.01'
L16	N30°05'36"E	102.01'
L17	N10°01'52"E	24.73'
L18	N30°06'13"E	12.39'
L24	N60°15'35"W	15.00'
L25	N29°44'05"E	39.49'
L26	N29°44'05"E	56.13'
L27	N57°18'22"W	2.23'
L28	N57°27'05"W	25.00'
L30	S32°59'11"W	13.89'
L31	S57°00'49"E	25.00'
L38	S61°29'30"E	15.00'
L39	S60°15'35"E	15.00'
L40	S29°44'05"W	39.49'
L41	S29°44'05"W	56.13'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	7930.00'	0°26'46"	N36°42'29"E	61.74'	61.74'
C2	5827.03'	1°43'44"	N36°04'00"E	175.82'	175.83'
C3	5834.03'	3°45'48"	N33°53'25"E	374.62'	374.70'
C4	119.99'	20°04'13"	S20°04'08"W	41.82'	42.03'
C5	120.00'	20°03'45"	S22°33'44"W	52.07'	52.49'
C9	85.00'	50°32'35"	S43°27'49"W	55.50'	57.34'
C10	5639.96'	4°33'00"	N30°43'11"E	448.13'	448.25'
C11	50.00'	50°32'35"	N43°27'49"E	42.69'	44.11'
C15	5834.03'	1°31'46"	N32°27'59"E	155.56'	155.57'
C16	5834.03'	2°09'07"	N30°37'35"E	219.13'	219.13'
C17	120.00'	25°53'48"	N23°53'44"E	52.07'	52.49'
C18	119.99'	20°04'13"	N20°04'08"E	41.82'	42.03'
C19	50.00'	50°32'35"	N43°27'49"E	42.69'	44.11'
C21	5614.96'	0°09'07"	S33°37'04"W	14.90'	14.90'
C23	65.00'	50°32'35"	N43°27'49"E	55.50'	57.34'

SHEET 3 OF 4

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

Doc# 2015065500

HIGHLAND HORIZON
PHASE IV

REPLAT OF LOTS 1, 2 & 3, BLOCK O AND LOTS 1, 2 & 3, BLOCK N
OF THE FINAL PLAT OF HIGHLAND HORIZON, PHASE 1
A 26.62 ACRE TRACT, MORE OR LESS, BEING ALL OF LOTS 1, 2
AND 3 OF BLOCK O AND LOTS 1, 2 AND 3 OF BLOCK N OF THE
FINAL PLAT OF HIGHLAND HORIZON PHASE 1 SUBDIVISION
PLAT RECORDED IN DOCUMENT NO. 2008085288 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SUBDIVISION PLAT OF REPLAT OF HIGHLAND HORIZON

SURVEY JOB NO. 59000-15

DESCRIPTION
OF 16.17 ACRES OF LAND

A 16.17 ACRE, TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS. SAID 16.17 ACRE TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK "N", HIGHLAND HORIZON PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2008085288 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 16.17 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING At a set ½" iron rod with yellow cap marked "Pape-Dawson, on the southeast right-of-way line of R.M. 620, a 100-foot right-of-way, the southwest line of said Lot 3, Block O, the south corner of a called 0.1051 acre tract, dedicated for right-of-way recorded in Document No. 2011084545 of the Official Public Records of Williamson County, Texas, the southwest corner of Lot 1, Block N of the Final Plat of Highland Horizon Phase 1 recorded in Cabinet PF, Slides 295-296 of the Plat Records of Williamson County, Texas of the Official Public Records of Williamson County, Texas;

THENCE N 28°27'11" E, Along the southeast right-of-way line of said R.M. 620 and said called 0.1051 acre tract, at a distance of 231.44 feet passing a found iron rod with cap marked "Baker-Aicklen", the north corner of said Lot 1, the southwest corner of Lot 3 of said Final Plat of Highland Horizon, Phase 1, the northwest corner of said called 0.1051 acre tract, the south corner of a called 0.6310 acre tract dedicated for right-of-way recorded in Document No. 2011084545 of the Official Public Records of Williamson County, Texas, continuing with the southeast right-of-way line of said R.M. 620 and said called 0.6310 acre tract for a total distance of 379.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE Continuing with the southeast right-of-way line of said R.M. 620 and said called 0.6310 acre tract, the northwest line of said Lot 2 the following six (6) courses:

1. N 73°00'59" E, a distance of 35.63 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
2. N 28°27'11" E, a distance of 75.00 feet to a found iron rod with cap marked "Shiff";
3. N 16°32'49" W, a distance of 35.38 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
4. N 28°27'11" E, a distance of 86.74 feet to a found ½" iron rod;
5. Northeasterly, along a tangent curve to the right, said curve having radius of 5639.96 feet, a central angle of 04°32'00", a chord bearing and distance of N 30°43'11" E, 446.13 feet, an arc length of 446.25 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
6. N 32°59'11" E a distance of 220.17 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", in the southeast right-of-way line of said R.M. 620 and said called 0.610 acre tract, the north corner of said Lot 3 and the northwest corner of a called 348.60 acre tract recorded in Document No. 2008026760 of the Official Public Records of Williamson County, Texas;

THENCE S 20°48'27" E, with the northeast line of said Lot 3 and a southwest line of said called 348.60 acre tract, a distance of 699.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Lot 3, a point in a southwest line of said called 348.60 acre tract and the north corner of Lot 4, Block N of said Final Plat of Highland Horizon;

THENCE S 29°44'05" W, with the southeast line of said Lot 3 and the northwest line of said Lot 4, at a distance of 750.97 feet passing a found iron rod with cap marked "Baker-Aicklen", the south corner of said Lot 3 and the north corner of Lot 2, Block N of said Final Plat of Highland Horizon, continuing with the southeast line of said Lot 2 and the northwest line of said Lot 4 for a total distance of 1060.88 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the south corner of said Lot 2, the west corner of said Lot 4 and a point in the northeast right-of-way line of Great Oaks Drive, a variable width right-of-way;

THENCE N 58°19'53" W, with the southwest line of said Lot 2 and the northeast line of said Great Oaks Drive, at a distance of 251.69 feet passing a found iron rod with cap marked "Baker-Aicklen", the west corner of said Lot 2, the south corner of said Lot 1 and a point in the northeast right-of-way line of said Great Oaks Drive, continuing with the southwest line of said Lot 1 and the northeast right-of-way line of said Great Oaks Drive a total distance of 285.94 feet to a found iron rod with cap marked "Baker-Aicklen";

THENCE Continuing with the southwest line of said Lot 1 and the northeast right-of-way line of said Great Oaks Drive the following three (3) courses:

1. N 60°15'35" W, a distance of 109.11 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
2. N 54°42'16" W, a distance of 123.84 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
3. N 12°34'01" W, a distance of 36.42 feet to the **POINT OF BEGINNING** hereof and containing 16.17 acres of land.

DESCRIPTION
OF 9.85 ACRES OF LAND

A 9.85 ACRE, TRACT OF LAND SITUATED IN THE JOHN McQUEEN SURVEY, ABSTRACT NO. 425, WILLIAMSON COUNTY, TEXAS, SAID 16.17 ACRE TRACT BEING ALL OF LOTS 1, 2 AND 3, BLOCK "O", HIGHLAND HORIZON PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2008085288 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 9.85 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING at a ½" iron rod with cap stamped "Pape-Dawson" set on a point being the northeast corner of Lot 32, Block "J" of Highland Horizon Phase II, a subdivision according to the plat recorded in Document No. 2009018851 of said Official Records, same being a point in the westerly boundary line of Lot 28, Block "F" of said Highland Horizon Phase II, also being the southeast corner of said Lot 3 for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE with the northerly boundary line of said Highland Horizon Phase II, same being the southerly boundary line of said Lot 3, N 54°39'25" W, for a distance of 507.92 feet to a ½" iron rod found on a point in the easterly right-of-way line of R.M. 620 (variable width right-of-way), said point being the southwest corner of a called 0.4025 acre tract in deed to Williamson County, Texas, recorded in Document No. 2011084545 of said Official Public Records, same being a point in the northerly boundary line of said Highland Horizon Phase II, same being the southerly boundary line of said Lot 3, for the northwest corner hereof;

THENCE departing the northerly boundary line of said Highland Horizon Phase II, through the interior of said Lots 1, 2 and 3, Block "O", Highland Horizon Phase 1, with the easterly right-of-way of said R.M. 620, same being, in part, the easterly boundary line of said 0.4025 acre tract and, in part, with the easterly boundary line of a called 0.1578 acre tract in deed to Williamson County, Texas, recorded in Document No. 2011084545 of said Official Public Records, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 7930.00 feet, an arc length of 61.74 feet, a delta angle of 00°26'46" and a chord which bears N 36°42'29" E for a distance of 61.74 feet to a ½" iron rod with cap stamped "Pape-Dawson" set for a point of compound curvature hereof,
2. With a curve to the left, having a radius of 5827.03 feet, an arc length of 175.82 feet, a delta angle of 01°43'44" and a chord which bears N 36°04'00" E for a distance of 175.83 feet to ½" iron rod found for a point of non-tangency hereof,
3. N 36°12'51" E for a distance of 200.26 feet to a ½" iron rod with cap stamped "Pape-Dawson" set for a point of curvature hereof, and
4. With a curve to the left, having a radius of 5834.03 feet, an arc length of 374.63 feet, a delta angle of 03°40'48" and a chord which bears N 31°22'25" E for a distance of 374.70 feet to ½" iron rod with cap, that has been damaged and is illegible, found on a point being the easternmost corner of said 0.1578 acre tract, same being a point in the west right-of-way line of Great Oaks Drive (variable width right-of-way), same being the east boundary line of said Lot 1, for a point of non-tangency hereof;

THENCE with the southerly right-of-way line of said Great Oaks Drive, same being, in part, the northerly boundary line of said Lots 1 and 2, Block "O", Highland Horizon Phase 1, the following three (3) courses and distances:

1. S 73°00'59" E for a distance of 15.17 feet to a ½" iron rod with cap stamped "Pape-Dawson" set, for an angle point hereof;
2. S 60°15'35" E for a distance of 230.04 feet to a ½" iron rod with cap stamped "Baker-Aicklen" found for an angle point hereof; and
3. S 59°46'29" E for a distance of 285.99 feet to a ½" iron rod with cap stamped "Pape-Dawson" on a point being the northwest corner of Lot 14, Block "J" of said Highland Horizon Phase 1, same being the northeast corner of said Lot 2, for the northeast corner hereof;

THENCE with westerly boundary line of said Block "J", same being, in part the easterly boundary line of said Lot 2 and, in part, the easterly boundary line of said Lot 3, S 35°05'35" W for a distance of 869.30 feet to the **POINT OF BEGINNING** hereof and containing 9.85 acres of land

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Highland 620 Land Investment Ltd. being all of Lots 1, 2 and 3 of Block O and Lots 1, 2 and 3 of Block N of the Final Plat of Highland Horizon Phase 1, a subdivision according to the plat recorded in Document No. 2008085288 of the Official Public Records of Williamson County, Texas, does hereby plat 26.017 acres of land, does hereby join approve and consent to all dedications and plat note requirements shown hereon; does hereby approve the recordation of this subdivision plat; and does hereby dedicate to the public use forever the public easements and all other lands intended for public dedication, as shown hereon. Highland 620 Land Investment, Ltd. acknowledges that it is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable State, Federal and Local laws and regulations relating to the environment, including, but not limited to the Endangered Species Act, State Aquifer regulations and Municipal watershed ordinances.

Witness my hand this 20th day of July, 2015 A.D.

Highland 620 Land Investment, Ltd.
A Texas Limited Partnership
211 E. 7th Street, Suite 709
Austin, Texas 78701

By:HH2-GP No. 2, L.L.C.
A Texas Limited Liability Company,
Its sole General Partner,

By: _____
David C. Bodenman, President

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

The instrument was acknowledged before me on the 20th day of July 2015 by David C. Bodenman, as President of HH2-GP No. 2, L.L.C. A Texas limited liability company, on behalf of said limited liability company as the General Partner of HIGHLAND 620 LAND INVESTMENT, LTD., Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public, State of Texas
Printed Name: Louise M. Armstrong
My Commission Expires: 10-29-2018

LOUISE M. ARMSTRONG
Notary Public, State of Texas
My Commission Expires
October 29, 2018

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That Texas Capital Bank, National Association, lien holder of that certain Lots 1, 2 and 3, Block O and Lots 1, 2 and 3, Block N of the Final Plat of Highland Horizon recorded in Document No. 2008085288 of the Official Public Records of Williamson County, Texas and do hereby join, approve and consent to the recordation of the subdivision as shown hereon.

_____ 7/29/15
Texas Capital Bank, National Association
By Douglas A. Corner, Executive Vice President
Commercial Real Estate
98 San Jacinto Boulevard, Suite 200
Austin, TX 78701

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the 29 day of July, 2015 by Douglas A. Corner, as Executive Vice President of TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, a national banking association, on behalf of said national banking association.

_____
Notary Public, State of Texas
Printed Name: Vera S. Gebert
My Commission Expires: 9-30-18

VERA S. GEBERT
Notary Public, State of Texas
My Commission Expires
September 30, 2018

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Parker J. Graham, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of Williamson County, Texas.

_____ 07/20/2015
Parker J. Graham
Registered Professional Land Surveyor No. 5556
State of Texas
Pape-Dawson Engineers, Inc.
TBPLS, Firm Registration No. 100288-01
7800 Shoal Creek Boulevard, Suite 220 West
Austin, Texas, 78757

STATE OF TEXAS
PARKER GRAHAM
5556
REGISTERED
LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, H.D. Roye, do hereby certify:

1. This tract is within the Edwards Aquifer Recharge Zone.
2. No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved, in writing, the Water Pollution Abatement Plan (WPAP).
3. Water and sewer service for the subdivision will be provided by Brushy Creek Municipal Utility District.

_____ 7.20.15
H.D. Roye
Licensed Professional Engineer No. 68506
State of Texas
Date

STATE OF TEXAS
H. D. ROYE, JR.
68506
REGISTERED
PROFESSIONAL ENGINEER

Approval of Address Coordinator:
Addressing and street names have been approved for this property by the undersigned.

_____ 7/21/15
Williamson County Address Coordinator
Date

Williamson County Commissioners Court Resolution and Approval:

It is the responsibility of the owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the roads in the subdivision have finally been accepted for maintenance by the County.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, Dan A. Gattis, A County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, that a subdivision having been fully presented to the Commissioners' Court of Williamson County, Texas and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

_____ 07-27-2015
Honorable Dan A. Gattis, County Judge
Williamson County, Texas
Date

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Nancy Rister, clerk of the county court of said county, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 28th day of July, A.D., 2015, at 5:10 o'clock P.M. and duly recorded on the 29th day of July, A.D., 2015, at 8:30 o'clock A.M. in the plat records of said county, in Document No. 2015065500 Witness my hand and seal of the county court of said county, at office in Georgetown, Texas, the date last above written.

TO HEREBY WHICH, WITNESS my hand and seal at the County Clerk of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk, County Court Williamson County, Texas

By: _____ Deputy
Connie Phelps

SHEET 4 OF 4

PAPE-DAWSON ENGINEERS
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

SAM BASS FIRE DEPT.
REVIEWED
Plans must be on site for review at time of inspection
mselby
02/06/2025 11:59:18

Unofficial Document

2024-1465-COC

SHEET NUMBER 3 OF 24	ROUND ROCK COMMERCIAL CITY OF ROUND ROCK ETJ WILLIAMSON COUNTY, TEXAS	FINAL PLAT (2 OF 2)	KHA PROJECT 064589710 DATE AUGUST 2024 SCALE: AS SHOWN DESIGNED BY: JUE DRAWN BY: JUE CHECKED BY: RJM	Kimley»Horn 6800 BURLESON ROAD, BUILDING 312, SUITE 150 AUSTIN, TX 78744 PHONE: 512-616-9942 WWW.KIMLEY-HORN.COM © 2024 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	No. REVISIONS DATE BY

WILLIAMSON COUNTY SUBDIVISION REGULATIONS

SECTION B4 - CONSTRUCTION - GENERAL

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 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. 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 PAVEMENTS 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 OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORINGS SHALL BE TO A DEPTH OF TEN FT OR, IF SOLID ROCK IS ENCOUNTERED, ONE FT BELOW NON-FRACTURED ROCK. THE SOILS REPORT AND PAVEMENT DESIGN WILLIAMSON COUNTY, TEXAS - SUBDIVISION REGULATIONS PAGE 38 SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW. THE PAVEMENT DESIGN MUST BE APPROVED BY TE COUNTY ENGINEER PRIOR TO OR 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 ND TESTED SUBGRADE FOR PLASTICITY INDEX.

SECTION B5 - SUBGRADE

B5.1 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 STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. 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.

B5.2 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 PELLETIZED LIME IS NOT APPROVED.

B5.3 PRIOR TO LIME STABILIZATION, A SULFATE TEST OF 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.

B5.4 ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.

B5.5 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.

B5.6 THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF ALL INSPECTION REPORTS FURNISHED TO 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 SUBGRADE TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER.

SECTION B6 - BASE MATERIAL

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 A GRADE 4, OR AS APPROVED BY THE COUNTY ENGINEER. GRADE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TABLE B6.1 BELOW:

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

MASTER GRADATION SIEVE SIZE	CUMULATIVE % RETAINED
2.5"	–
1.75"	0
7/8"	10%–35%
3/8"	30%–65%
#4	45%–75%
#40	70%–90%
#200	87%–95%

B6.2 EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6.3 THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES. THE BASE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL. PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE, THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL.

SECTION B7 - BITUMINOUS PAVEMENT

B7.1 URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAC TYPE D. THE MIX SHALL BE FROM A TXDOT CERTIFIED PLANT AND THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

B7.2 IF PROVIDING MIXTURE TYPE C OR D, USE PERFORMANCE GRADE (PG) BINDER 70-22. PROVIDE PG BINDER THAT DOES NOT CONTAIN RECYCLED ENGINE OIL BOTTOMS (REOBS) OR POLY PHOSPHORIC ACID (PPA). RECYCLED ASPHALT PAVEMENT (RAP) IS NOT PERMITTED FOR USE AS A COMPONENT OF THE HMACP. THE CONTRACTOR IS ALSO NOT PERMITTED THE USE RECYCLED ASPHALT SHINGLES (RAS) AS A COMPONENT OF THE HMACP

B7.3 IF PROVIDING MIXTURE TYPE B, USE PG BINDER 64-22. PROVIDE PG BINDERS THAT DO NOT CONTAIN REOBS OR PPA. FOR SUBSURFACE COURSE TYPE B, THE USE OF TWENTY PERCENT (20%) RAP IS PERMITTED IN THE MIX DESIGN. THE CONTRACTOR IS NOT PERMITTED TO USE RAS AS A COMPONENT OF THE HMACP. WILLIAMSON COUNTY, TEXAS - SUBDIVISION REGULATIONS PAGE 40

B7.4 TARGET LABORATORY MOLDED DENSITY IS 96.5% FOR ALL MIXTURES WITHOUT RAP AND WHEN USING A TEXAS GYRATORY COMPACTOR (TGC) FOR DESIGNING THE MIXTURE. WHEN USING SUPERPAVE GYRATORY COMPACTOR (SGC) TO DESIGN MIXTURES, SUBMIT THE SGC MIX DESIGN TO THE ENGINEER FOR APPROVAL.

B7.5 ALL MIXTURES MUST MEET THE HAMBURG REQUIREMENT AS STATED IN THE TABLE BELOW:

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

** THE COUNTY ENGINEER MAY ACCEPT HAMBURG WHEEL TEST RESULTS FOR PRODUCTION AND PLACEMENT IF NO MORE THAN 1OF THE 5 MOST RECENT TESTS IS BELOW THE SPECIFIED NUMBER OF PASSES AND THE FAILING TEST IS NO MORE THAN 2,000 PASSES BELOW THE SPECIFIED NUMBER OF PASSES.*

B7.6 SUBMIT ANY PROPOSED ADJUSTMENTS OR CHANGES TO A JOB MIX FORMULA TO THE COUNTY ENGINEER BEFORE PRODUCTION OF THE NEW JOB MIX FORMULA.

B7.7 UNLESS OTHERWISE APPROVED, PROVIDE TYPE B MIXTURES THAT HAVE NO LESS THAN 4.5% ASPHALT BINDER, AND TY C AND D MIXTURES WITH NO LESS THAN 4.7% BINDER.

B7.8 FOR MIXTURE DESIGN VERIFICATION, PROVIDE THE ENGINEER WITH TWO 5-GALLON BUCKETS OF EACH AGGREGATE STOCKPILE TO BE USED ON THE PROJECT AND THREE GALLONS OF EACH PG BINDER TO BE USED ON THE PROJECT. ALSO PROVIDE SUFFICIENT QUANTITIES OF ANY OTHER ADDITIVES THAT WILL BE USED IN THE HMA MIXTURE. THIS MUST BE DONE PRIOR TO APPROVAL OF THE MIX DESIGN, UNLESS ALREADY PERFORMED WITHIN A ONE-YEAR TIME PERIOD.

B7.9 PRIOR TO ALLOWING PRODUCTION OF THE TRIAL BATCH, THE ENGINEER WILL USE THE MATERIALS PROVIDED BY THE CONTRACTOR TO PERFORM THE FOLLOWING TESTS TO VERIFY THE HMA MIXTURE DESIGN.

1. INDIRECT TENSILE TEST IN ACCORDANCE WITH TEX-226-F
2. HAMBURG WHEEL TEST IN ACCORDANCE WITH TEX-242-F
3. OVERLAY TEST IN ACCORDANCE WITH TEX-248-F
4. CANTABRO TEST IN ACCORDANCE WITH TEX-245-F

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

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

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

B7.10 CONTRACTOR'S QUALITY CONTROL (CQC) TEST REPORTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER ON A DAILY BASIS. AS A MINIMUM, DAILY CQC TESTING ON THE PRODUCED MIX SHALL INCLUDE: SIEVE ANALYSIS TEX-200-F, ASPHALT CONTENT TEX-236-F, HVEEM STABILITY TEX-208-F, LABORATORY COMPACTED DENSITY TEX-207-F, AND MAXIMUM SPECIFIC GRAVITY TEX-227-F. THE NUMBER AND LOCATION OF ALL HMAC TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER WITH A MINIMUM OF THREE, 6-INCH DIAMETER FIELD CORES SECURED AND TESTED BY THE CONTRACTOR FROM EACH DAY'S PAVING. EACH HMAC COURSE SHALL BE TESTED FOR IN-PLACE DENSITY, BITUMINOUS CONTENT AND AGGREGATE GRADATION, AND SHALL BE MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL HMAC TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B7.11 RURAL ROADS MAY USE EITHER THE SPECIFICATIONS FOUND IN SECTION B7.1 OR A TWO-COURSE SURFACE IN ACCORDANCE WITH ITEM 316, TREATMENT WEARING SURFACE, OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE TYPE AND RATE OF ASPHALT AND AGGREGATE SHALL BE INDICATED ON THE PLANS AS A BASIS OF ESTIMATE AND SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. AGGREGATE USED IN THE MIX SHALL BE ON THE TXDOT QUALITY MONITORING SCHEDULE. AGGREGATE SHALL BE TYPE B GRADE 4. GRADATION TESTS SHALL BE REQUIRED FOR EACH 300 CUBIC YARDS OF MATERIAL PLACED WITH A MINIMUM OF TWO TESTS PER EACH GRADE PER EACH PROJECT. TEST RESULTS SHALL BE REVIEWED BY THE COUNTY ENGINEER PRIOR TO APPLICATION OF THE MATERIAL.

SECTION B9 - CONCRETE - GENERAL

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

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

TCEQ WPAP GENERAL CONSTRUCTION NOTES

TCEQ WPAP GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USE INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN TCEQ-0592 (REV. JULY 15, 2015) PAGE 2 OF 2 WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. 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.
11. 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.
12. THE HOLDER OF ANY APPROVED EDWARD 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:

A. 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;

B. 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.

C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:18

Plotted By:Estrada, Jacob Date:December 19, 2024 11:54:38am File Path:K:\EAU_Civil\064589710-Round Rock Commercial\Civil\PlanSheets\C – General Notes.dwg
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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER

12/19/2024

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

GENERAL NOTES & TCEQ WPAP GENERAL CONSTRUCTION NOTES

ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 24

2024-1465-COC

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND, COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AS MAY BE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THESE BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE, THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND RECORDS AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO DEFLECTION AND/OR PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION AND SERVICE TO THE PROPOSED DEVELOPMENT.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO REMOVE, BRACE, SHORE UP, SUPPORT OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE CITY OR OWNER WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
25. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC...) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC...) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
37. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, MANHOLES, INLETS, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
40. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTOR SHALL INSPECT ALL DISTURBANCES, DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE ACCUMULATED MUD SHALL BE REMOVED FROM THE WASH-DOWN FACILITY BEFORE IT IS TRANSPORTED ONTO THE ROADWAY. THE WASH-DOWN FACILITY SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS SOON AS POSSIBLE.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

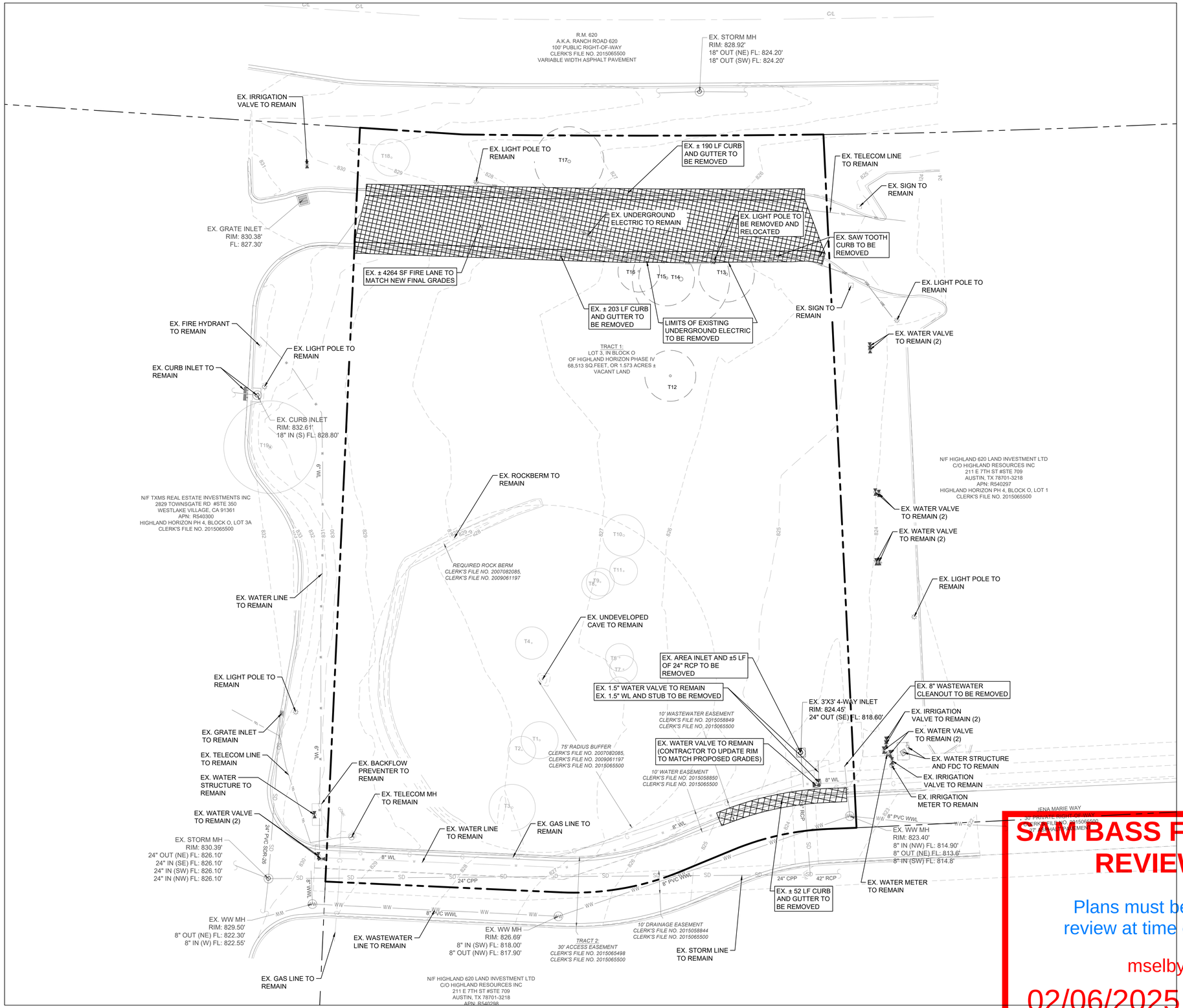
1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND MAINTAINED ON SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS OR EQUIVALENT PROTECTION HAS BEEN PROVIDED. WHEN TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN WILL BE ENCOUNTERED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS NOT INTENDED AS A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
   b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
   c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY DEMOLITION ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE ALL APPLICABLE REGULATIONS, OBTAIN THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB L





LEGEND

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

NOTES

1. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF ALL UTILITY STUBS AND MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

TREE LIST

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

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:1

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1
SET MAG-NAIL
NORTHING: 10152286.99
EASTING: 3117680.68
ELEVATION: 832.66'

TBM: #2
SET MAG-NAIL
NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER

12/19/2024

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

EXISTING CONDITIONS AND DEMO PLAN

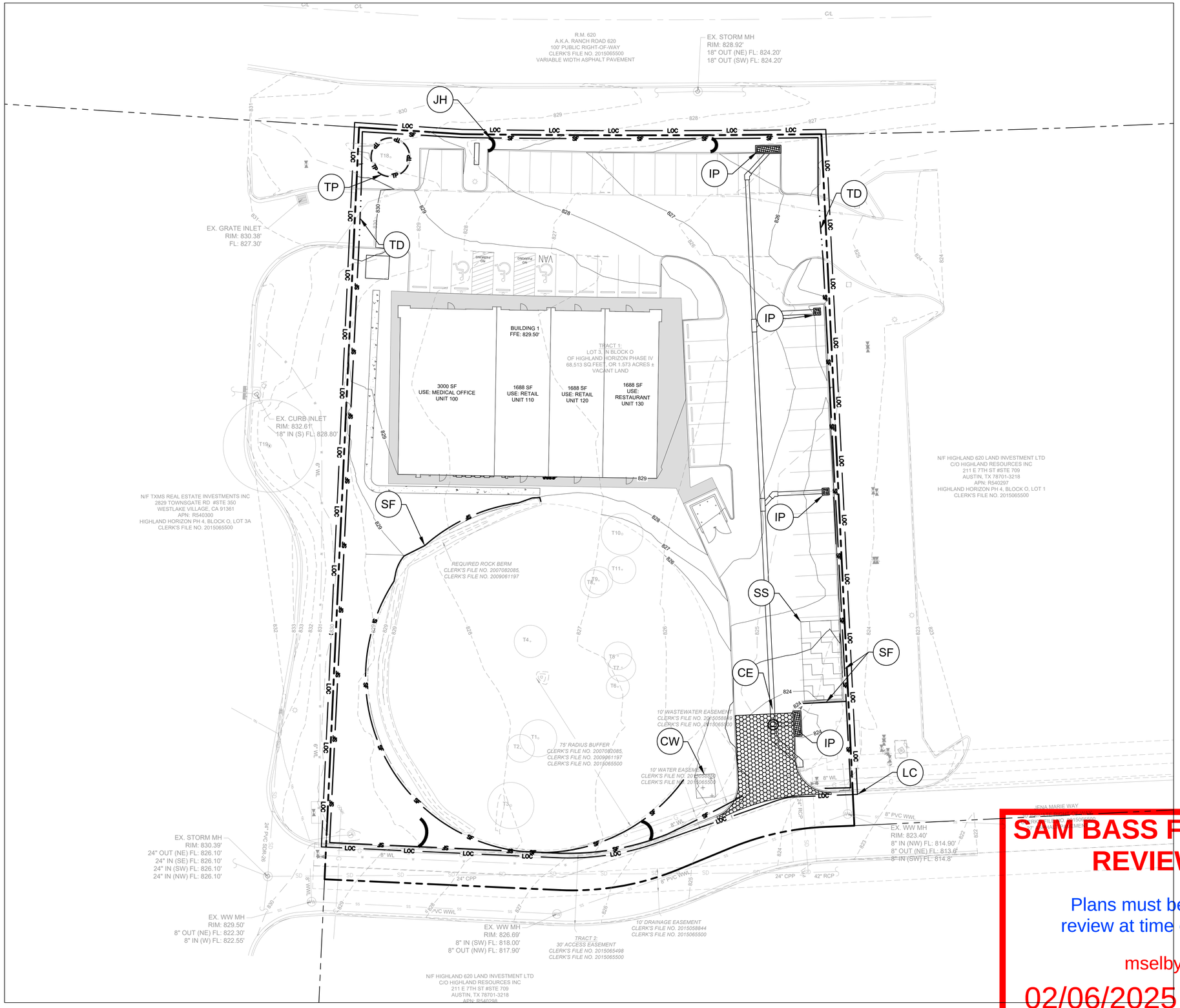
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:54:53am File Path:K:\AU_Civil\064589710-Round Rock Commercial\CAD\FlipSheets\C - Existing Conditions and Demo Plan.dwg
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0 20' 40'

GRAPHIC SCALE 20'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION AREA
- TP — TREE PROTECTION
- TD — TRI DIKE
- IP — PROPOSED INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- SS — STAGING AND SPOILS AREA
- CW — CONCRETE WASHOUT
- 450 — EXISTING CONTOURS
- 450 — PROPOSED CONTOURS
- TREE TO REMAIN
- J-HOOK

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY DURING CONSTRUCTION.
6. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 21.
7. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

SAM BASS FIRE DEPT.
REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:12

Know what's below. Call before you dig.

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BENCHMARKS

TBM: #1	TBM: #2
SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10152286.99	NORTHING: 10152232.83
EASTING: 3117680.68	EASTING: 3117882.32
ELEVATION: 852.66'	ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

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RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

EROSION CONTROL PLAN

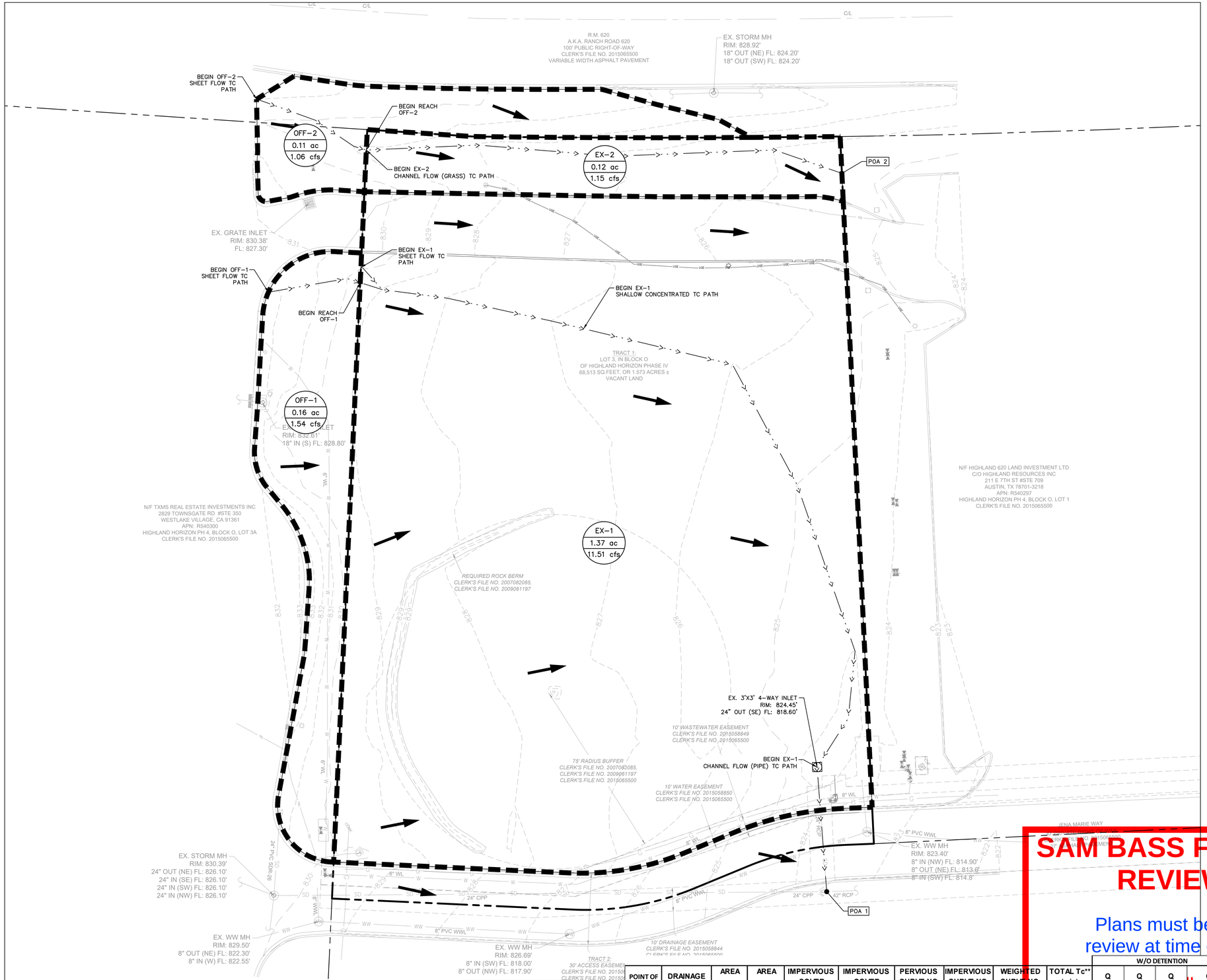
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:07am File Path:K:\EAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C — Erosion Control Plan.dwg
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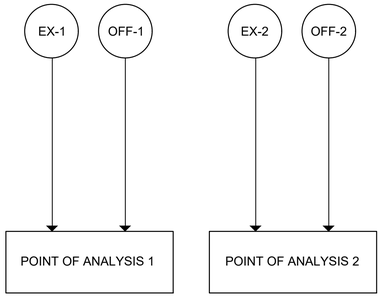
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR

NOTES:

1. EXISTING ON-SITE CONTOURS ARE FROM TOPOGRAPHIC SURVEY
2. ALL CONTOURS ARE AT ONE-FOOT INTERVALS



POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-1	EX-1	59,876	1.37	0.13	0.09	77.00	98.00	78.94	13.28	2.42	5.15	7.25	11.2
	OFF-1	6,970	0.16	0.00	0.00	80.00	98.00	80.00	5.00	0.36	0.73	1.01	1.54
	TOTAL									2.71	5.73	8.05	12.40

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-2	EX-2	5,227	0.12	0.00	0.00	80.00	98.00	80.00	5.00	0.27	0.55	0.76	1.15
	OFF-2	4,792	0.11	0.00	0.00	80.00	98.00	80.00	5.00	0.24	0.50	0.69	1.06
	TOTAL									0.51	1.05	1.45	2.21

CN Assumed

Undeveloped Pervious: Brush-brush-weed-grass mixture with brush the major element, Fair Condition, CN = 77 for D soil group
Developed Pervious: Fully developed urban areas-good condition (grass cover 75%), CN = 80 for D soil group
Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

02/06/2025 11:59:10 mselly

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NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

EXISTING DRAINAGE AREA MAP

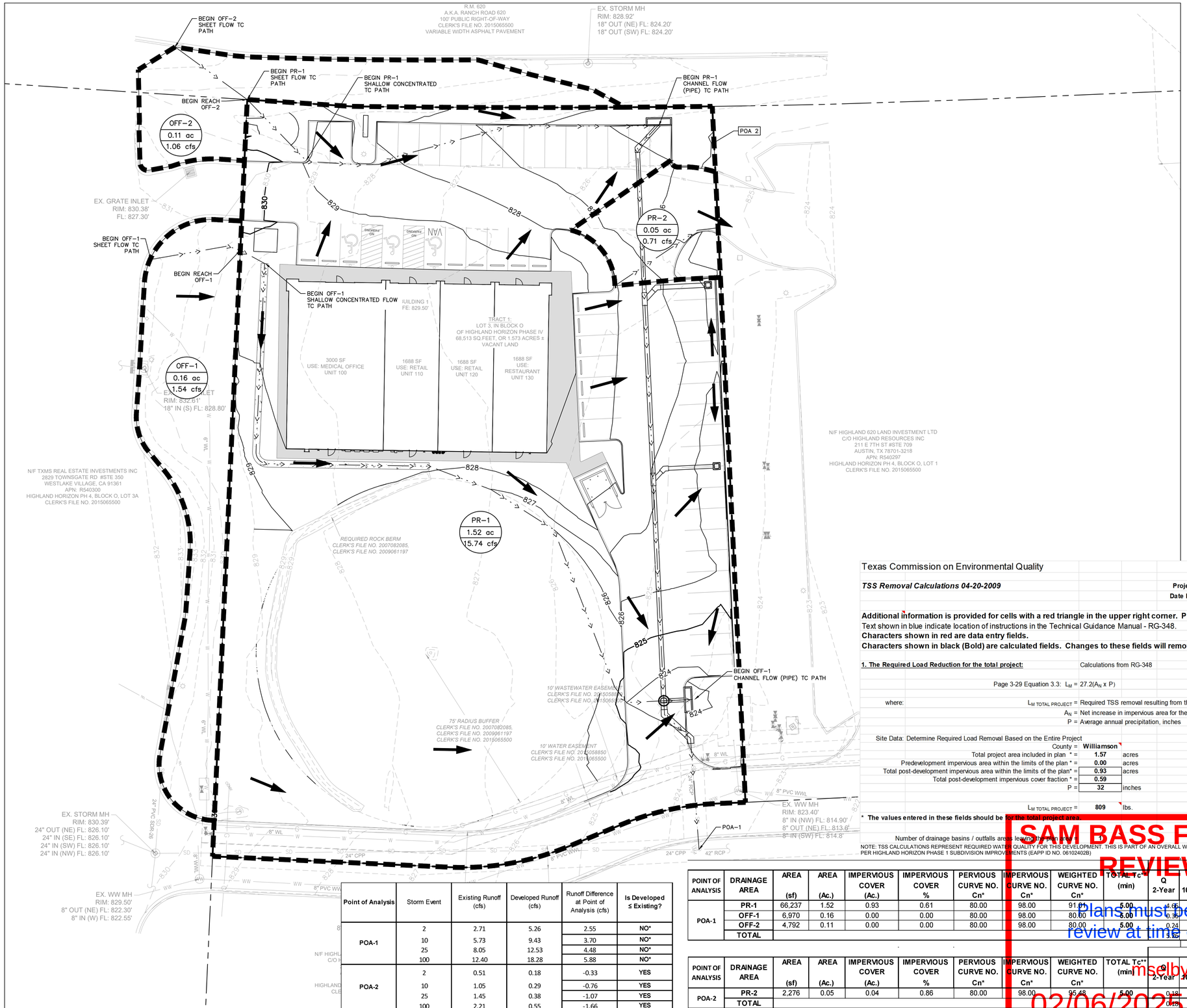
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 24

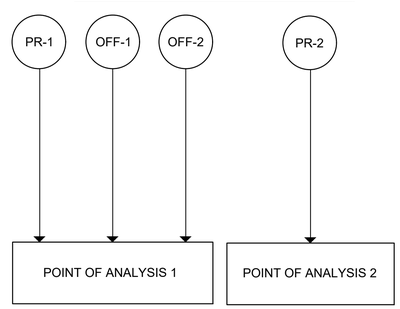
2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:17am File Path:K:\AUS_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C — Existing Drainage Map.dwg
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LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR



Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
POA-1	2	2.71	5.26	2.55	NO*
	10	5.73	9.43	3.70	NO*
	25	8.05	12.53	4.48	NO*
	100	12.40	18.28	5.88	NO*
POA-2	2	0.51	0.18	-0.33	YES
	10	1.05	0.29	-0.76	YES
	25	1.45	0.38	-1.07	YES
	100	2.21	0.55	-1.66	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in *Note: Developed runoff exceeds existing runoff but is accounted for in the Water Qualiy BMP in Highland Horizon Phase I Subdivision Improvements WPAP (EAPP ID No. 11-06102402B)

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Round Rock Commercial
Date Prepared: 12/3/2024

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

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 * =	1.57	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.93	acres
Total post-development impervious cover fraction * =	0.59	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	809	lbs.

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

Number of drainage basins / outfalls areas leaving the plan = 1

NOTE: TSS CALCULATIONS REPRESENT REQUIRED WATER QUALITY FOR THIS DEVELOPMENT. THIS IS PART OF AN OVERALL WPAP PER HIGHLAND HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID NO. 06102402B)

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-1	PR-1	66,237	1.52	0.93	0.61	80.00	98.00	91.01	5.00	4.65	8.20	10.83	15.69
	OFF-1	6,970	0.16	0.00	0.00	80.00	98.00	80.00	5.00	0.30	0.54	0.71	1.54
	OFF-2	4,792	0.11	0.00	0.00	80.00	98.00	80.00	5.00	0.21	0.37	0.49	1.06
	TOTAL									5.16	9.11	12.03	18.28

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-2	PR-2	2,276	0.05	0.04	0.86	80.00	98.00	95.48	5.00	0.18	0.29	0.38	0.55
	TOTAL									0.18	0.29	0.38	0.55

CN Assumed
Undeveloped Pervious: Brush-brush-weed-grass mixture with brush the major element, Fair Condition, CN = 77 for D soil group
Developed Pervious: Fully developed urban areas-good condition (grass cover 75%), CN = 80 for D soil group
Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group

SAM BASS FIRE DEPT.
REVIEWED
plans must be on site for review at time of inspection
msolby
02/06/2025 11:59:1

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1
SET MAG-NAIL
NORTHING: 10152286.99
EASTING: 3117680.68
ELEVATION: 832.66'

TBM: #2
SET MAG-NAIL
NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

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12/19/2024

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

PROPOSED DRAINAGE AREA MAP

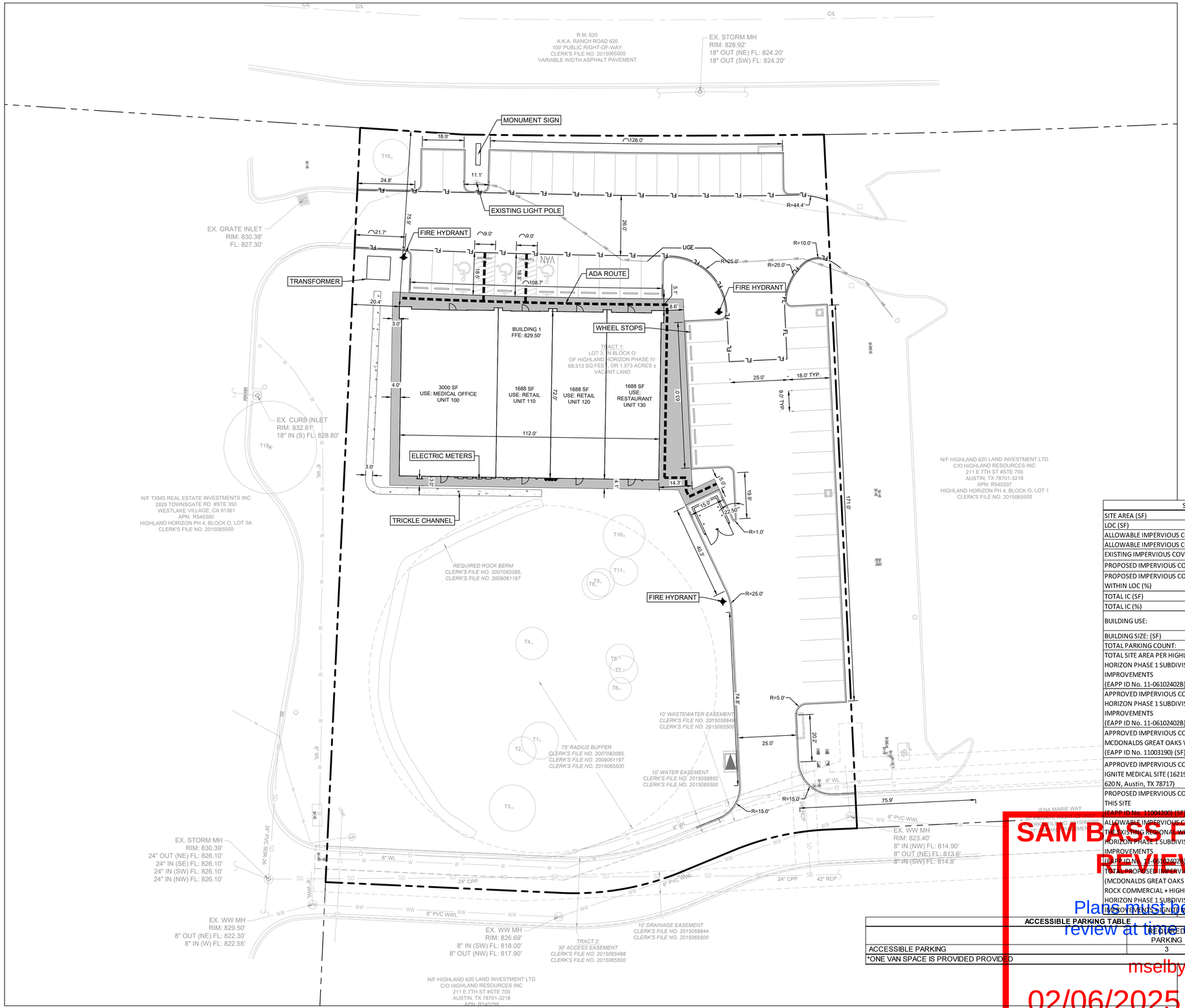
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:30am File Path:K:\CAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\8 PROPOSED DRAINAGE AREA MAP.dwg
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LEGEND

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

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL
2. FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDIGN MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
8. RETAINING WALLS SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC 105.2].
9. ALL STANDARD PARKING STALLS TO BE 9' WIDE BY 18.0' DEEP TO FACE OF CURB. ALL COMPACT PARKING STALLS TO BE 7.5' WIDE BY 15.0' DEEP TO FACE OF CURB.
10. DRIVEWAY SPACING NOTE: PLEASE NOTE THIS PROPERTY CONTAINS A KARST FEATURE WITH A 75' OFFSET THAT DOES NOT ALLOW THE DRIVEWAY ENTRANCE TO BE ANY FURTHER WEST, THUS NOT MEETING THE 100' DRIVEWAY SPACING REQUIREMENT.

SITE TABLE	
SITE AREA (SF)	68,520
LOC (SF)	66,907
ALLOWABLE IMPERVIOUS COVER (SF)	54,816
ALLOWABLE IMPERVIOUS COVER (%)	80%
EXISTING IMPERVIOUS COVER	5,663
PROPOSED IMPERVIOUS COVER	40,511
PROPOSED IMPERVIOUS COVER, WITHIN LOC (%)	60.55%
TOTAL IC (SF)	40,511
TOTAL IC (%)	59.12%
BUILDING USE:	MEDICAL OFFICE, RETAIL, RESTAURANT
BUILDING SIZE: (SF)	8,000
TOTAL PARKING COUNT:	52
TOTAL SITE AREA PER HIGHLAND HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID No. 11-06102402B) (SF)	4,116,420
APPROVED IMPERVIOUS COVER PER HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID No. 11-06102402B) (SF)	1,006,236
APPROVED IMPERVIOUS COVER PER MCDONALDS GREAT OAKS WPAP MOD (EAPP ID No. 11003190) (SF)	47,785
APPROVED IMPERVIOUS COVER AT IGNITE MEDICAL SITE (16219 Ranch Rd 620 N, Austin, TX 78717)	123,275
PROPOSED IMPERVIOUS COVER FOR THIS SITE (EAPP ID No. 11004200) (SF)	40,511
ALLOWABLE IMPERVIOUS COVER FOR THE EXISTING REGIONAL WET BASIN PER HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID No. 11-06102402B) (SF)	1,367,784
TOTAL PROPOSED IMPERVIOUS COVER (MCDONALDS GREAT OAKS + ROUND ROCK COMMERCIAL + HIGHLAND HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS + IGNITE MEDICAL) (SF)	1,217,807

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

SAM BASED FIRE DEPT.
REVIEWED
Plans must be on site for review at time of inspection
mselby
02/06/2025 11:59:13

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1
SET MAG-NAIL
NORTHING: 10152286.99
EASTING: 3117680.68
ELEVATION: 832.66'

TBM: #2
SET MAG-NAIL
NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

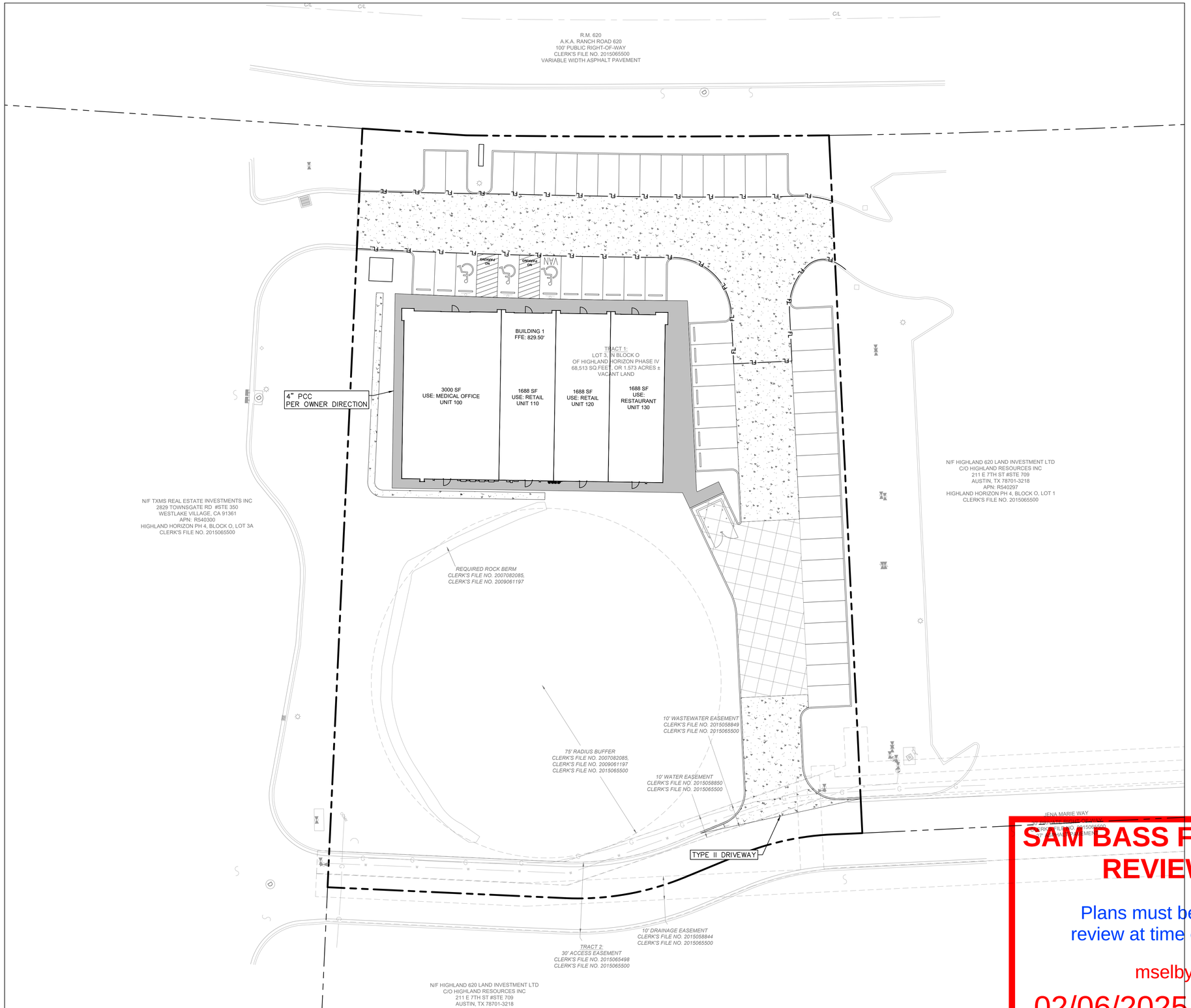
OVERALL SITE PLAN

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

SHEET NUMBER
10 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:59:44am File Path:K:\AU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C – Overall Site Plan.dwg
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0 20' 40'

GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- SIDEWALK PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY DUMPSTER CONCRETE PAVEMENT

NOTES

1. REFERENCE PAVING SECTIONS ON THE PAVING DETAILS (SHEET 17).
2. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

REFER TO GEOTECHNICAL REPORT BY ECS, SOUTHWEST
GEOTECH PROJECT NO. 17.6596
DATED: 06/18/2024

SAM BASS FIRE DEPT.
REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:1

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BENCHMARKS

TBM: #1	TBM: #2
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EASTING: 3117680.68	EASTING: 3117882.32
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RYAN MCKAY
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LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

PAVING PLAN

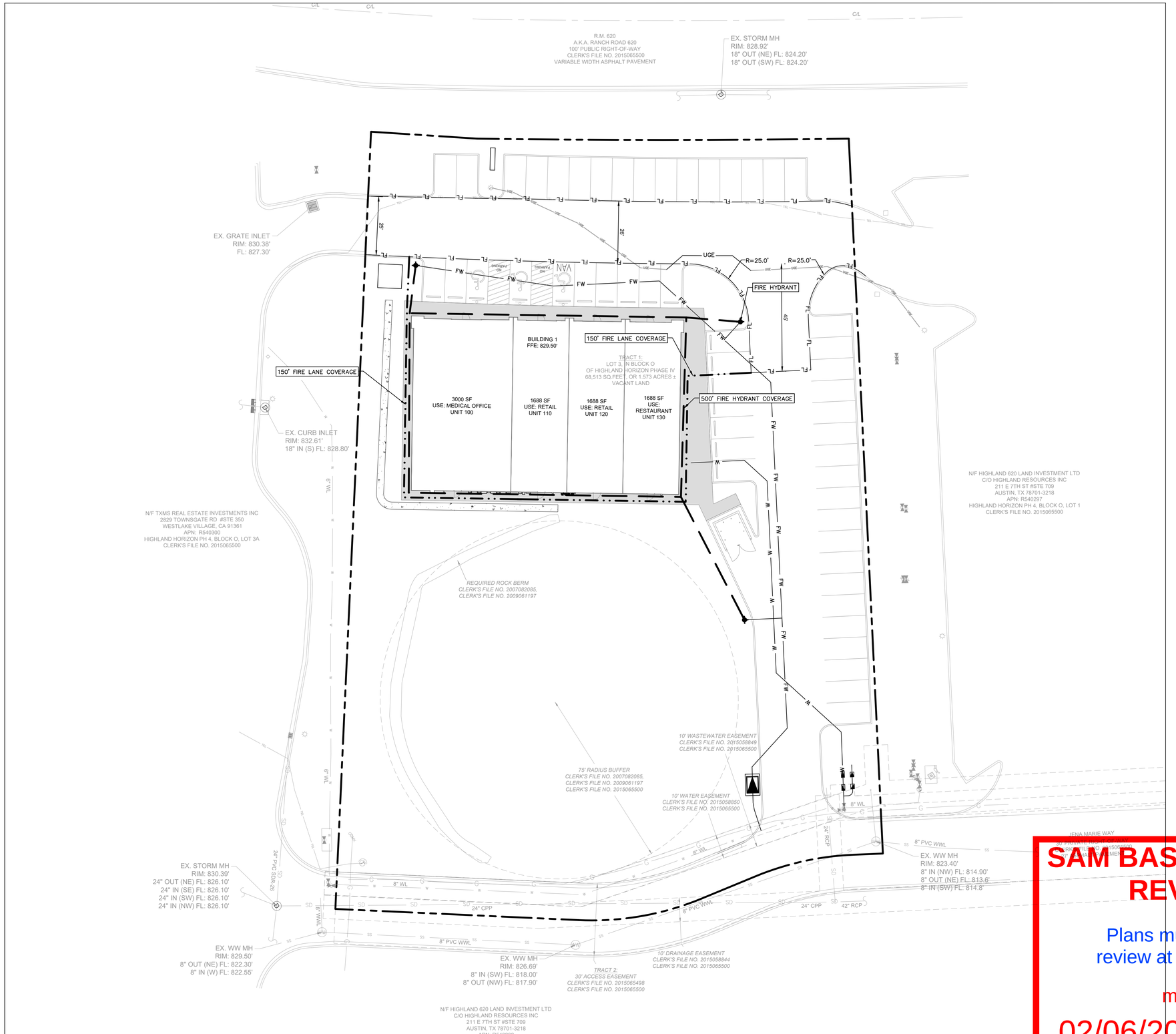
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:58am File Path:K:\FAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Paving Plan.dwg
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0 20' 40'

GRAPHIC SCALE 20'

LEGEND

- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DOMESTIC LINE
- PROPOSED FIRE LINE
- PROPOSED FIRE LANE STRIPING
- 500' FIRE HYDRANT COVERAGE
- 200' FIRE LANE COVERAGE
- FENCE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL
2. FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDIGN MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

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

SAM BASS FIRE DEPT.
REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:1

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

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BENCHMARKS

TBM: #1	TBM: #2
SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10152286.99	NORTHING: 10152232.83
EASTING: 3117680.68	EASTING: 3117882.32
ELEVATION: 852.66'	ELEVATION: 829.33'

NO.	REVISIONS	DATE	BY

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RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER

12/19/2024

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

FIRE PROTECTION PLAN

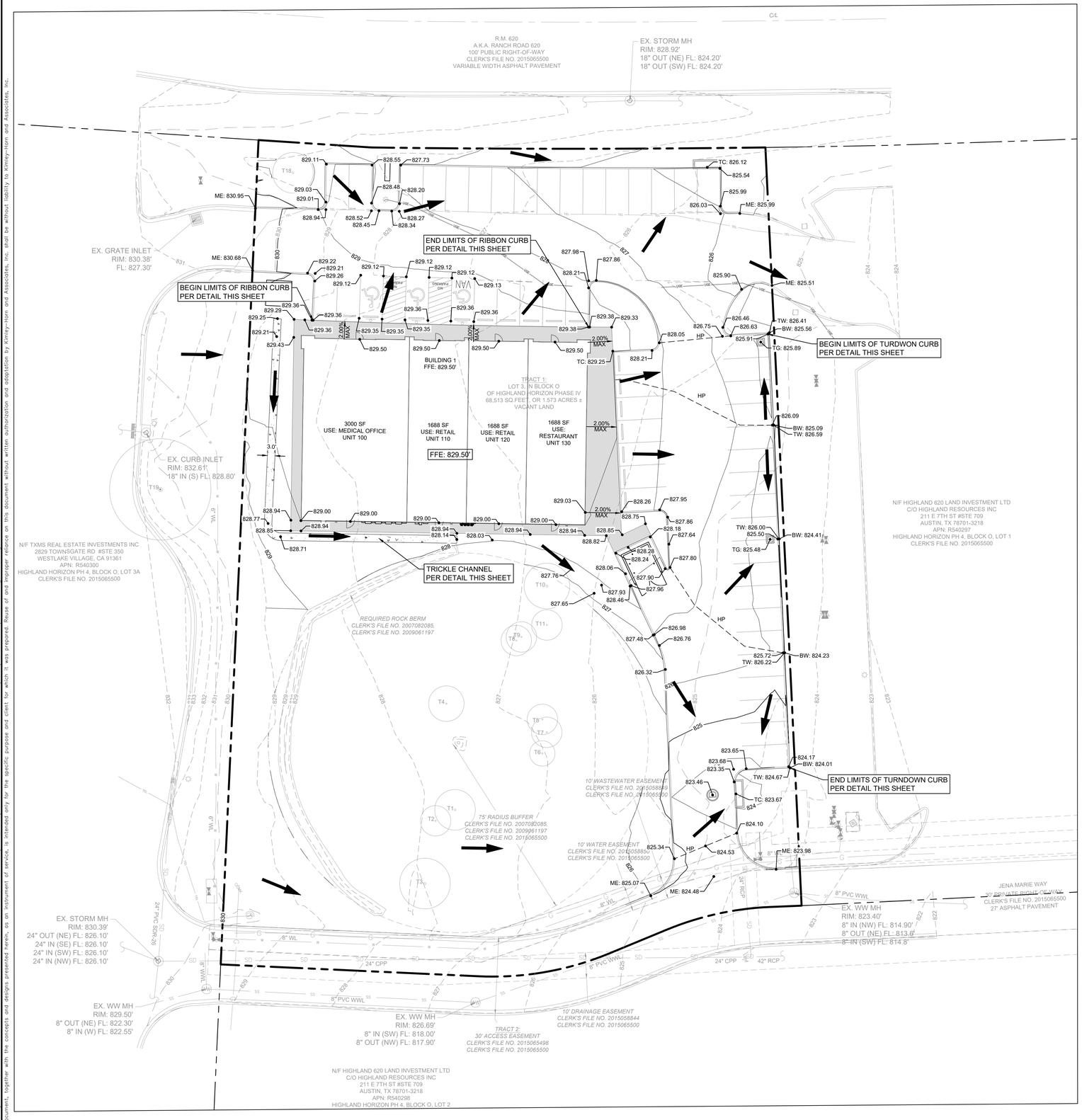
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 24

2024-1465-COC

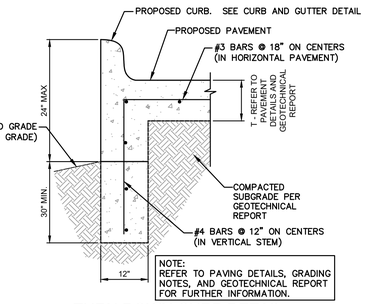
Plotted By:Estrada, Jacob Date:December 19, 2024 11:56:09am File Path:K:\CAL_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Fire Protection Plan.dwg
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0 20' 40'

GRAPHIC SCALE 20'



TURN DOWN CURB DETAIL

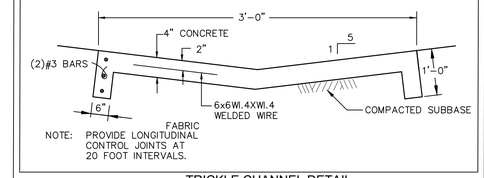
N.T.S.

LEGEND

	PROPERTY LINE
FFE=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X•	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X •	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X •	PROPOSED TOP OF GRATE
TW XXX.X •	PROPOSED GRADE AT TOP OF WALL
BW XXX.X •	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X •	PROPOSED GRADE AT END OF WALL
	PROPOSED SWALE
HP	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SIDEWALKS AND PEDESTRIAN ROUTES DO NOT EXCEED A 5% SLOPE IN THE PATH OF TRAVEL OR A 2% CROSS SLOPE, AND CONTRACTOR SHALL VERIFY THAT ACCESSIBLE PARKING AREAS (INCLUDING THE ADJOINING ACCESS AISLES) DO NOT EXCEED A 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO ENSURE ADA/TAS SLOPE CRITERIA ARE NOT EXCEEDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACING PAVEMENT IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA/TAS SLOPE COMPLIANCE ISSUES.



TRICKLE CHANNEL DETAIL

N.T.S.



SAM BASS FIRE DEPT.
REVIEWED
Plans must be on site for review at time of inspection
mselby
02/06/2025 11:59:1

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BENCHMARKS

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EASTING: 3117080.68	EASTING: 3117882.32
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No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

GRADING PLAN

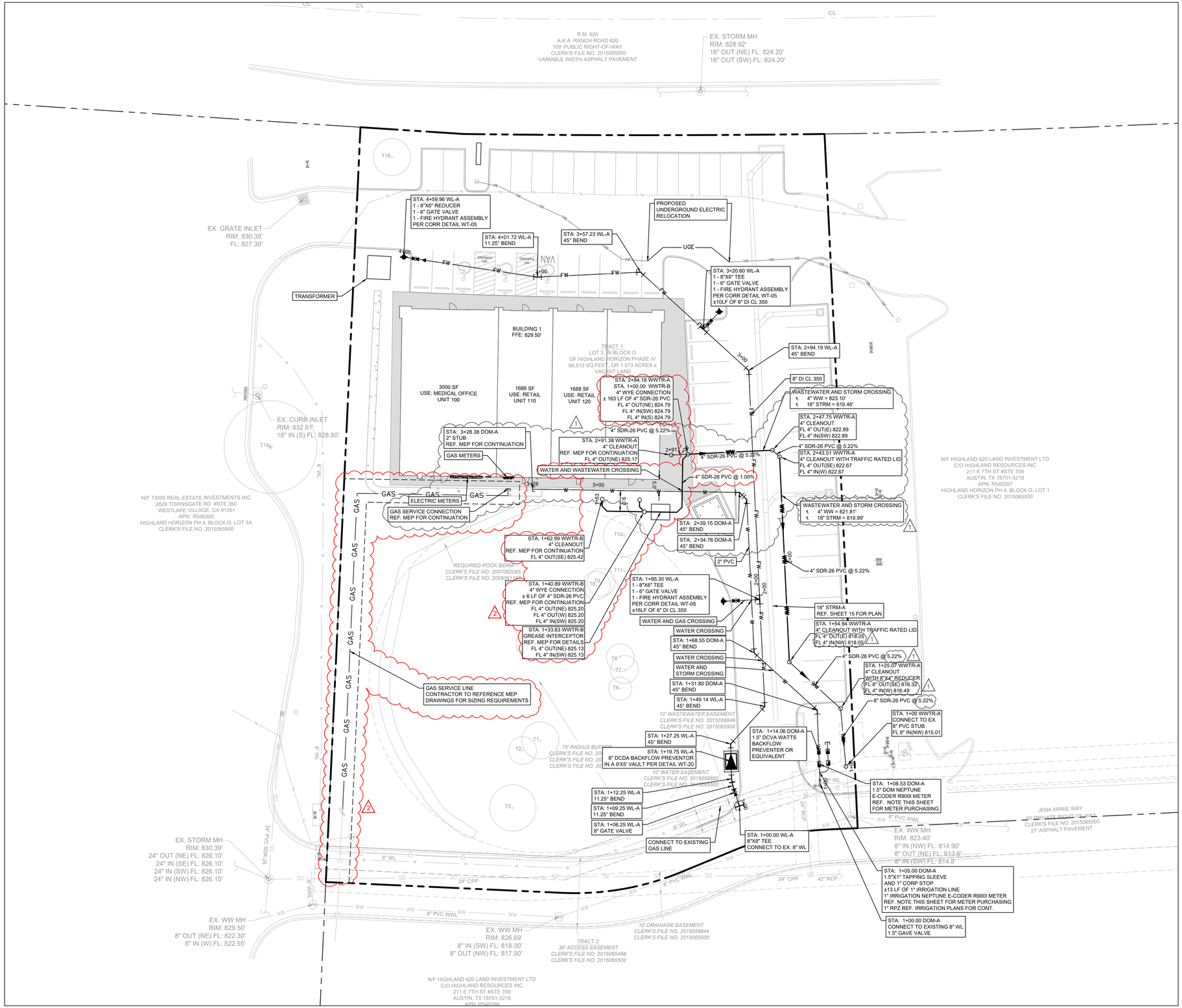
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 24

2024-1465-COC

Plotted By: Estrada, Jacob Date: December 19, 2024 - 11:56:24am File Path: C:\EAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Grading Plan.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED DOMESTIC LINE
- PROPOSED FIRE LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

NOTES

1. CONTRACTOR TO CONTACT BRUSHY CREEK MUD PRIOR TO PURCHASING METERS.
2. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF ALL UTILITY STUBS AND MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. MINIMUM COVER OF DEPTH OF WATERLINES OF 48"
4. ALL DI PIPE IS TO BE FULLY RESTRAINED.
5. UNDERGROUND MAINS SUPPLYING HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 , AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
6. WASTEWATER PIPING TO BE SDR-26 PVC ASTM D3034

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

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

BENCHMARKS

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

No.	REVISIONS	DATE	BY
2	PROVIDED MEP MASTER PLAN/DRAFT FOR PROPOSED GREASE INTERCEPTOR UPDATED SELECTION OF GAS LINE	10/14/2025	
1	PROVIDED MEP MASTER PLAN/DRAFT WATER, WASTEWATER, AND GAS CONNECTIONS TO BUILDING, UPDATED FLOW FOR WASTEWATER AND INVERTS	04/03/2025	

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
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TX REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

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RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/12/2025

KHA PROJECT 064589710
DATE AUGUST 2024
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
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OVERALL UTILITY PLAN

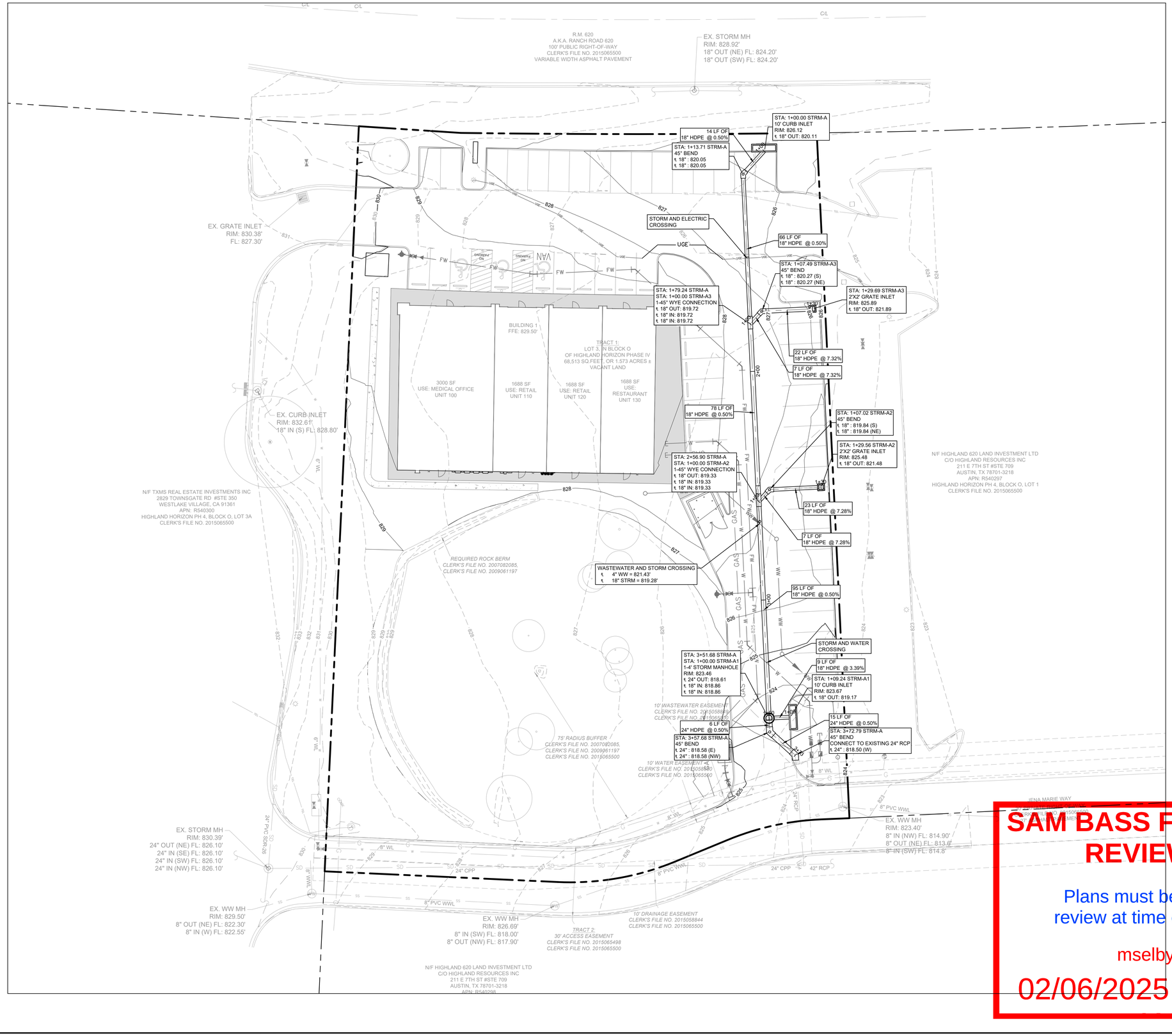
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:October 15, 2025 02:35:44pm File Path:K:\AUS_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Overall Utility Plan.dwg
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0 20' 40'
GRAPHIC SCALE 20'

LEGEND

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

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:1

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1
SET MAG-NAIL
NORTHING: 10152286.99
EASTING: 3117680.68
ELEVATION: 832.66'

TBM: #2
SET MAG-NAIL
NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

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RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

OVERALL STORM PLAN

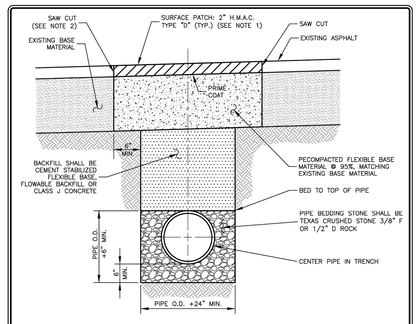
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLAMSON COUNTY, TEXAS

SHEET NUMBER
15 OF 24

2024-1465-COC

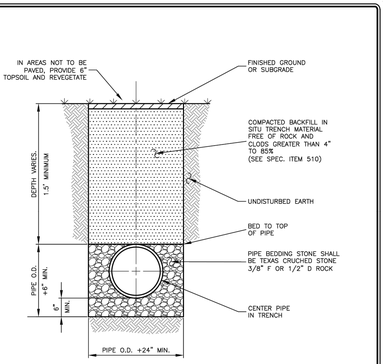
Plotted By:Estrada, Jacob Date:December 19, 2024 05:07:16pm File Path:K:\AUS_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Overall Storm Plan.dwg
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NOTES:

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

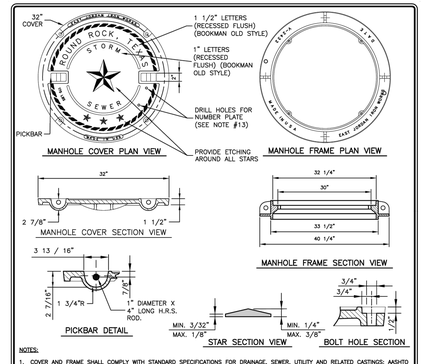
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 04-01-10 DATE	STORM SEWER LINE BEDDING DETAIL (EXISTING PAVED SURFACE)	DR-01
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTE:

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

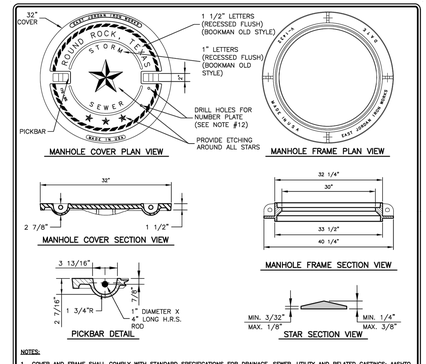
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 04-01-10 DATE	STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	DR-02
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V=2432-3 (PRODUCT NUMBER: 42432032), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V=2432 (PRODUCT NUMBER: 42432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432072), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"–11NC X 3" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL 2–3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

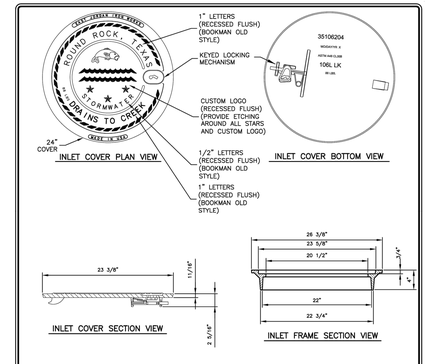
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 04-01-10 DATE	BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	DR-05
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V=1432-3 (PRODUCT NUMBER: 41432058), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V=1432 (PRODUCT NUMBER: 41432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V=1432 (PRODUCT NUMBER: 41432080), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2–3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 04-01-10 DATE	NON-BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	DR-06
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. INLET COVER SHALL BE MODEL NUMBER: 106L LK (PRODUCT NUMBER: 35106204), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. INLET FRAME SHALL BE MODEL NUMBER: 106L LK (PRODUCT NUMBER: 35206004), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. INLET COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: 106L–4L LK (PRODUCT NUMBER: 3500620041), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. INLET COVER WEIGHT SHALL BE 185 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
7. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
8. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
9. INLET COVER SHALL BE DIPPED IN A WATER–BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 04-01-10 DATE	STORM SEWER INLET COVER AND FRAME DETAIL	DR-07
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

NOTES:

1. ALL CONCRETE SHALL BE CLASS "C".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE–HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
7. CHAMFER ALL EXPOSED EDGES 3/4".
8. MANHOLE FRAME AND COVERS SHALL BE FURNISHED IN ACCORDANCE WITH STANDARD DRAWING DR–07, STORM SEWER INLET COVER AND FRAME DETAIL.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES, THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLETS AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST–29
APPROVED 01–28–21 DATE	STANDARD 10' AND 15' CURB INLET DETAIL	SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS

Oldcastle Precast	DI-2424	2'-0" X 2'-0" X VARIES (I.D.) DRAINAGE INLET STORM DRAIN
Northern California Modesto • Morgan Hill • Pleasanton • Santa Rosa• Stockton • Tulare Phone: 925-750-6650 Fax: 925-750-6660	FILE NAME: SD–3.DWG REVISED: MARCH 2016 www.oldcastleprecast.com	Copyright © 2016 Oldcastle Precast, Inc.

Oldcastle Precast	VARIOUS TOPS	VARIOUS TOPS OPTIONS DRAINAGE INLET STORM DRAIN
Northern California Modesto • Morgan Hill • Pleasanton • Santa Rosa• Stockton • Tulare Phone: 925-750-6650 Fax: 925-750-6660	FILE NAME: SD–11.DWG REVISED: MARCH 2016 www.oldcastleprecast.com	Copyright © 2016 Oldcastle Precast, Inc.

Oldcastle Precast	PEDESTRIAN & TRAFFIC	TYPICAL FRAME & GRATES DRAINAGE INLET STORM DRAIN
Northern California Modesto • Morgan Hill • Pleasanton • Santa Rosa• Stockton • Tulare Phone: 925-750-6650 Fax: 925-750-6660	FILE NAME: SD–12.DWG REVISED: MARCH 2016 www.oldcastleprecast.com	Copyright © 2016 Oldcastle Precast, Inc.

Oldcastle Precast	48-STM-MH	48" DIA. STORM MANHOLE FOR 24" RCP & SMALLER STANDARD DRAWING
2120 IH 35N S Brookshire, TX 77423 Phone: 713-934-7900 Fax: 713-934-7901	FILE NAME:266–48–STM–DMM ISSUE DATE: JANUARY, 2006 www.oldcastlebrookshire.com	Copyright © 2006 Oldcastle Precast, Inc.

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:19

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12/19/2024

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DATE: AUGUST 2024
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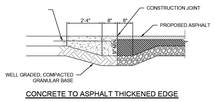
STORM DRAIN DETAILS

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

SHEET NUMBER
16 OF 24

2024-1465-COC

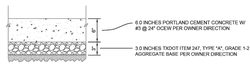
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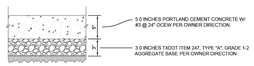
CONCRETE TO ASPHALT THICKENED EDGE

PAVING LEGEND

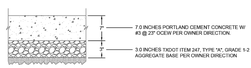
- SIDEWALK PAVEMENT
- HEAVY DUTY DUMPSTER CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- ASPHALT TO CONCRETE THICKENED EDGE



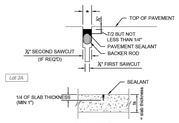
HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



LIGHT DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY DUMPSTER CONCRETE PAVEMENT SECTION
NOT TO SCALE



SAW JOINT

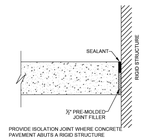
* = WAIT AS LONG AS FEASIBLE TO SEAL JOINTS TO ALLOW CONCRETE SHRINKAGE TO OCCUR. IF REQUIRED, RE-SAW JOINT IMMEDIATELY PRIOR TO INSTALLING SEALANT TO ACHIEVE A "V" JOINT WIDTH. ENSURE JOINT IS CLEAN, DRY AND SIDE PREPARED PER MFR'S RECOMMENDATIONS



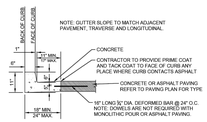
CONCRETE PAVEMENT
Plan View



CONSTRUCTION JOINT



ISOLATION JOINT
NOT TO SCALE

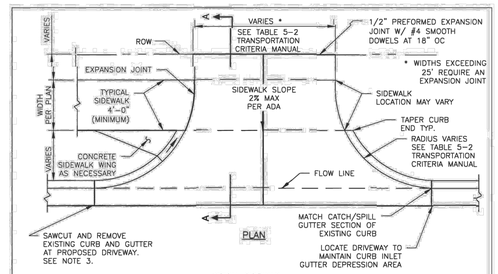


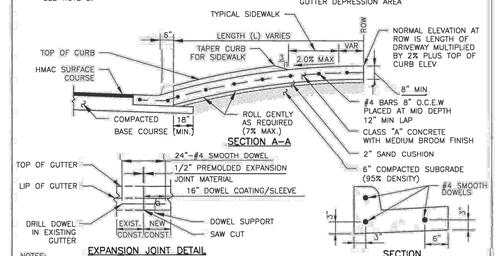
CURB & GUTTER DETAIL
NOT TO SCALE

ASHTON GRAY STANDARD

TYPICAL PAVING DETAILS

ASHTONGRAY





SECTION A–A

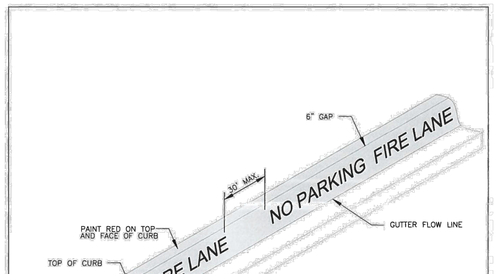
SECTION

EXPANSION JOINT DETAIL

NOTES:
1. PLACE 1/2 INCH EXPANSION JOINTS AT LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER.
2. FORM CONTROL JOINTS 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10'. ROUND JOINT EDGES TO A MINIMUM 1/4" RADIUS.
3. IF THE NEAREST EXISTING EXPANSION JOINT IS 5 FEET OR LESS FROM THE DRIVEWAY RADIUS, THEN REMOVE AND REPLACE CURB AND GUTTER TO THE NEAREST EXPANSION JOINT. SAWCUT BETWEEN EXISTING CURB/ASPHALT SO THAT NO DAMAGE OCCURS TO EXISTING ROADWAY.
4. PROPER CHAIRS SHALL BE USED TO SUPPORT STEEL REINFORCEMENT.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-03.1 SHEET 1 of 2
APPROVED 01-28-21 DATE	CONCRETE DRIVEWAY DETAIL TYPE II COMMERCIAL OR MULTIFAMILY	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTES:

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

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-16 SHEET 1 of 1
APPROVED 01-28-21 DATE	FIRE LANE MARKING DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:19

No.	REVISIONS	DATE	BY

Kimley»Horn
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AUSTIN, TX 78744
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TBPE Firm No. 928

RYAN MCKAY 146418 LICENSED PROFESSIONAL ENGINEER

12/19/2024

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

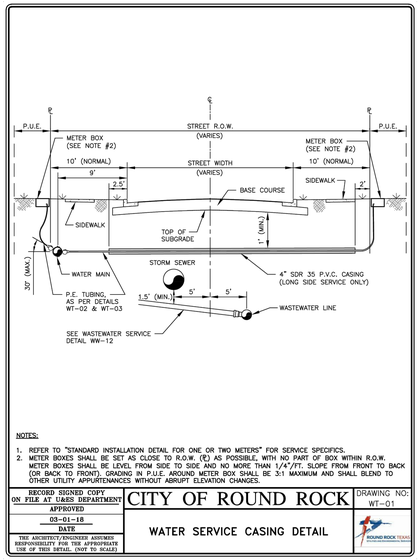
PAVING DETAILS

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

SHEET NUMBER
17 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:57:19am File Path:K:\CAL_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Site Details.dwg
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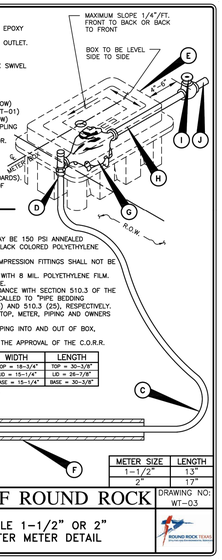
NOTES:

1. REFER TO "STANDARD INSTALLATION DETAIL FOR ONE OR TWO METERS" FOR SERVICE SPECIFICS.
2. METER BOXES SHALL BE SET AS CLOSE TO R.O.W. (℄) AS POSSIBLE, WITH NO PART OF BOX WITHIN R.O.W. METER BOXES SHALL BE LEVEL FROM SIDE TO SIDE AND NO MORE THAN 1/4"/FT. SLOPE FROM FRONT TO BACK (OR BACK TO FRONT). GRADING IN P.U.E. AROUND METER BOX SHALL BE 3:1 MAXIMUM AND SHALL BLEND TO OTHER UTILITY APPURTENANCES WITHOUT ABRUPT ELEVATION CHANGES.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT-01
APPROVED 03-01-18 DATE	WATER SERVICE CASING DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COATED WITH DUAL STAINLESS STEEL BANDS.
B. 1 1/2" OR 2" CORPORATION STOP – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1 1/2" OR 2" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET;
   - FOR 1 1/2" METERS: 1 1/2" X 1 1/2"
   - FOR 2" METERS: 2" X 2"
   SEE NOTE #2
E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
   - LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
   - EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.
I. BRONZE GATE VALVE; NON–RISING STEM (1 1/2" OR 2") FEMALE I.P.T. (PROPERTY OWNERS CUT–OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF ROUND ROCK STANDARDS).
J. BUSHING (IF NECESSARY) AND PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.

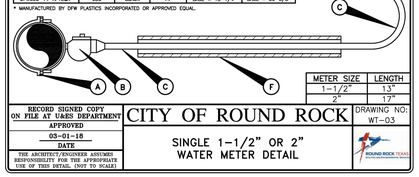


NOTES:

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

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW50C-14-0507P*	65C	BLACK	14"	TOP = 18–3/4"	TOP = 30–3/8"
DFW65C–AF150A–LG*	65C	BLACK	1–7/8"	LID = 15–1/4"	LID = 26–7/8"
DFW65C–14–AF150A*	65C	BLACK	14"	BASE = 15–1/4"	BASE = 30–3/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

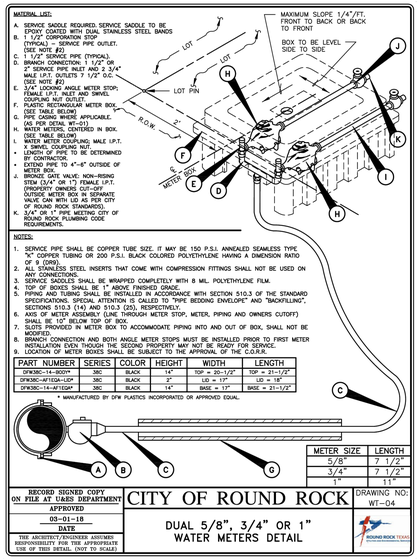


METER SIZE	LENGTH
1–1/2"	13"
2"	17"

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–03
APPROVED 03–01–18 DATE	SINGLE 1–1/2" OR 2" WATER METER DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COATED WITH DUAL STAINLESS STEEL BANDS
B. 1 1/2" CORPORATION STOP (TYPICAL) – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1 1/2" SERVICE PIPE (TYPICAL).
D. BRANCH CONNECTION: 1 1/2" OR 2" SERVICE PIPE INLET AND 3 3/4" MALE I.P.T. OUTLETS 7 1/2" O.C. (SEE NOTE #2)
E. 1"–4" LOCKING ANGLE METER STOP; FEMALE I.P.T. INLET AND SWIVEL COUPLING NUT OUTLET.
F. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
G. PIPE CASING WHERE APPLICABLE.
H. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
I. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT.
J. LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
K. EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.
A. BRONZE GATE VALVE; NON–RISING STEM (3/4" OR 1") FEMALE I.P.T. (PROPERTY OWNERS CUT–OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF ROUND ROCK STANDARDS).
K. 3/4" OR 1" PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.



NOTES:

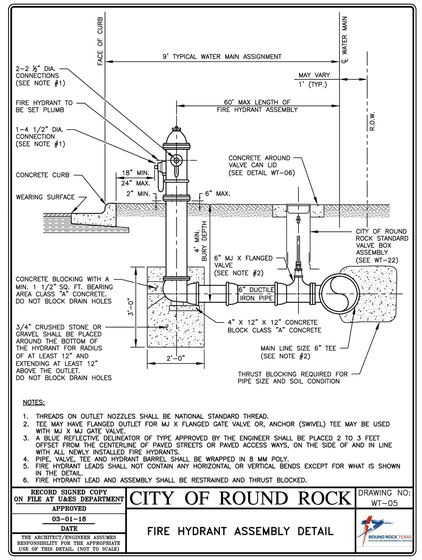
1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 P.S.I. ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 P.S.I. BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES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

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW38C–14–0507P*	38C	BLACK	14"	TOP = 20–1/2"	TOP = 21–1/2"
DFW38C–AF152A–LG*	38C	BLACK	2"	LID = 17"	LID = 18"
DFW38C–14–AF152A*	38C	BLACK	14"	BASE = 17"	BASE = 21–1/2"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
5/8"	7 1/2"
3/4"	7 1/2"
1"	11"

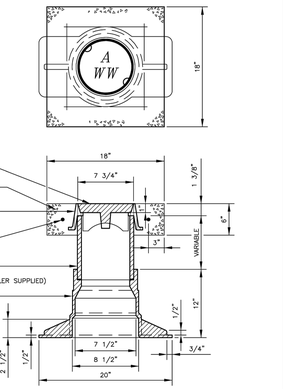
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–04
APPROVED 03–01–18 DATE	DUAL 5/8", 3/4" OR 1" WATER METERS DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTES:

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

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–05
APPROVED 03–01–18 DATE	FIRE HYDRANT ASSEMBLY DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTES:

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

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–06
APPROVED 03–01–18 DATE	VALVE BOX ASSEMBLY DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

NOTE:

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

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–08
APPROVED 03–01–18 DATE	WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

NOTES:

1. THIS DETAIL IS TO BE USED FOR THE LOWERING OF PROPOSED WATERLINES ONLY.
2. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8 MIL POLYETHYLENE (BLACK POLY) AND OPEN ENDS/SEAMS SEALED WITH DUCT TAPE.
3. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS AND BLOCKED WITH CONCRETE BLOCKING.
4. CASING PIPE SHALL BE PROVIDED FOR ALL PROPOSED WATERLINES INSTALLED UNDER STORM SEWER LINES 36" DIAMETER AND LARGER.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–09
APPROVED 03–01–18 DATE	WATERLINE AND STORM SEWER LINE CROSSING DETAIL (TYPE 1)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

NOTES:

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

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–11
APPROVED 03–01–18 DATE	VERTICAL VALVE INSTALLATION DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–22
APPROVED 03–01–18 DATE	GATE VALVE DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

NOTES:

1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. EXCAVATE AROUND EXISTING WASTEWATER PIPE, EXPOSING SUFFICIENT ROOM FOR STAINLESS STEEL CLAMPS.
3. THOROUGHLY CLEAN AND DRY THE MATING SURFACE.
4. MARK THE SIZE OF THE HOLE TO BE CUT USING THE SADDLE ITSELF AS A TEMPLATE.
5. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW. PIPE COUPONS SHALL BE REMOVED FROM EXISTING MAIN AND DISCARDED. PIPE CUTTINGS IN EXCESS OF 1" IN DIAMETER SHALL NOT BE LEFT IN EXISTING MAIN.
6. ENSURE SADDLE FITS HOLE PROPERLY.
7. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN AND DO NOT STRIP THREAD.
8. SERVICE PIPE SHALL BE INSERTED FULLY TO CONTACT SEAT FORMED IN FITTING.
9. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW–16
APPROVED 03–01–18 DATE	WASTEWATER LATERAL CONNECTION TO EXISTING WASTEWATER MAIN DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

2

No.	REVISIONS	DATE	BY
2	PROVIDED ADDITIONAL WASTEWATER STANDARD DETAILS	06/12/2025	RJM

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TBPELS Firm No. 10194644

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RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
06/12/2025

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

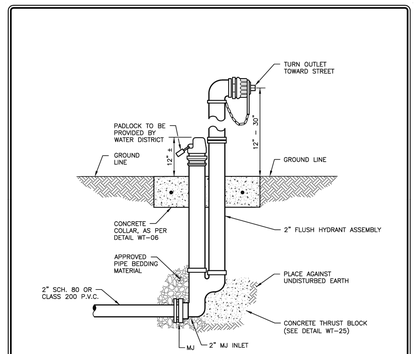
UTILITY DETAILS (1 OF 3)

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

SHEET NUMBER
18 OF 24

2024-1465-COC

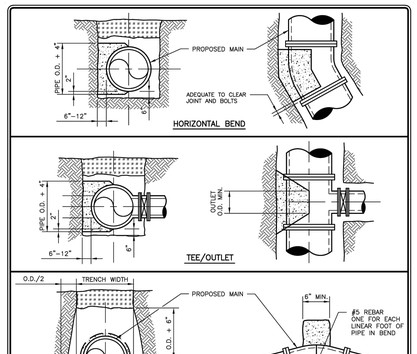
Plotted By:Estrada, Jacob Date:October 15, 2025 08:32:45am File Path:K:\EAU_Civil\064589710–Round Rock Commercial\CAD\PlanSheets\UC – Utility Details.dwg
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NOTES:

1. FLUSH HYDRANTS SHALL BE MAINGUARD NO. 77 AS MANUFACTURED BY KUPFERLE FOUNDRY CO., ST. LOUIS, MO., OR APPROVED EQUAL.
2. HYDRANT SHALL BE NON-FREEZING, SELF DRAINING TYPE WITH 30" MINIMUM COVER IN UNPAVED AREAS AND 18" MINIMUM BELOW SUBGRADE IN PAVED AREAS.
3. HYDRANTS SHALL BE FURNISHED WITH A 2" MJ INLET, A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT.
4. THE OUTLET SHALL BE 2 1/2" NST BRONZE.
5. ALL WORKING PARTS SHALL BE OF BRONZE-TO-BRONZE DESIGN, AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. HYDRANTS SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE.

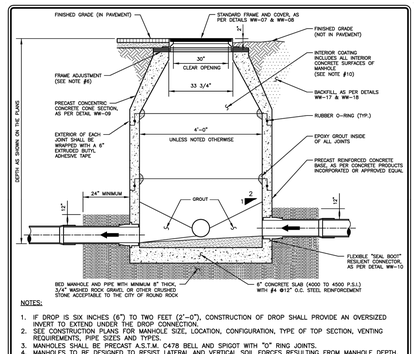
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	DEAD END LINE BLOW-OFF VALVE DETAIL	WT-24
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



THRUST BLOCK DESIGN AS FOLLOWS:

		SOIL TYPE	PRESSURE
A.	PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE		
B.	MAXIMUM SOIL BEARING:	LIMESTONE	4000 LBS./SQ. FT.
		UNDISTURBED SOIL, CALICHE	2000 LBS./SQ. FT.
C.	ALL PIPE & FITTING TO BE WRAPPED WITH 4O PLASTIC MIL	LOOSE OR SPONGY SOIL	1500 LBS./SQ. FT.

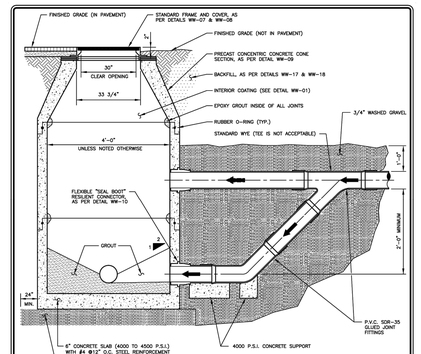
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	THRUST BLOCK DETAIL	WT-25
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. IF DROP IS SIX INCHES (6") TO TWO FEET (2'-0"), CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED INVERT TO EXTEND UNDER THE DROP CONNECTION.
2. SEE CONSTRUCTION PLANS FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZES AND TYPES.
3. MANHOLES SHALL BE PRECAST A.S.T.M. C478 BELL AND SPIGOT WITH "O" RING JOINTS.
4. MANHOLES TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR H20 TRAFFIC LOADING.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED, WHEN MANHOLES ARE LOCATED OUTSIDE OF PAVEMENT.
6. FRAME ADJUSTMENT HEIGHT SHALL CONSIST OF FIVE INCHES (5") MINIMUM TO EIGHTEEN INCHES (18") MAXIMUM. GRADE RINGS SHALL BE GROUTED WITH A NON-SHRINK GROUT INSIDE AND OUTSIDE. HDPE GRADE RINGS, MAY NOT BE USED.
7. FOR MANHOLES TO BE VENTED, SEE DETAILS WW-05 AND WW-06.
8. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO THE FLOW STREAM. ALL P.V.C. PIPE SHALL BE REMOVED FROM INVERT.
9. BASE SECTION SHALL BE DESIGNED FOR H20 LOADING, PLUS EARTH LOAD AT 130 PCF.
10. ENTIRE INTERIOR CONCRETE SURFACES OF WASTEWATER MANHOLES TO BE COATED WITH RAVEN 405, SPRAYWALL OR APPROVED EQUAL, (WITH A UNIFORM THICKNESS OF 124 MILS AND A MINIMUM THICKNESS OF 100 MILS, APPLIED AFTER MANHOLE HAS PASSED THE VACUUM TEST). FOR REHABILITATING MANHOLES 1/2" MINIMUM THICKNESS CALCIUM ALUMINATE CEMENTITIOUS COATING AND OTHER INTERIOR SURFACES MAY BE COATED IF RECOMMENDED BY COATING MANUFACTURER. (IN LIEU OF INTERIOR COATINGS NEW PRECAST MANHOLES CONTAINING CONSHIELD WILL BE ACCEPTED PROVIDING THE MANUFACTURER STENCILS "CONSHIELD" ON THE INSIDE AND OUTSIDE OF ALL MANHOLE SECTIONS.)

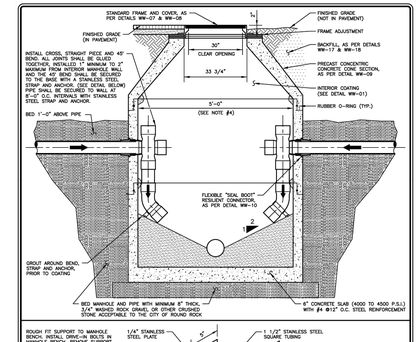
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	PRECAST CONCRETE WASTEWATER MANHOLE DETAIL	WW-01
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. SEE NOTES #2 THROUGH #10 ON DETAIL WW-01.
2. DROP CONNECTION SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED MORE THAN TWO FEET (2'-0") ABOVE THE MAIN INVERT CHANNEL.
3. WHEN P.V.C. PIPE IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY. FITTINGS TO BE P.V.C. SDR-35 WITH TWO PART WATER RESISTANT GLUE AT ALL JOINTS.

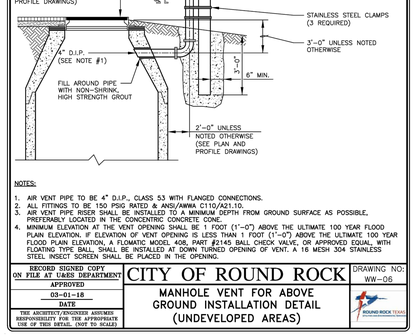
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	PRECAST CONCRETE WASTEWATER MANHOLE WITH DROP CONNECTION DETAIL	WW-02
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. SEE NOTES #2 THROUGH #10 ON DETAIL WW-01.
2. DROP SERVICES SHALL BE REQUIRED WHENEVER AN INFLUENT SEWER SERVICE IS LOCATED MORE THAN TWO FEET (2'-0") ABOVE THE MAIN INVERT CHANNEL.
3. WHEN P.V.C. PIPE IS USED IN SANITARY SEWER LINES, SOLVENT TYPE JOINT P.V.C. FITTINGS TO BE UTILIZED IN THE DROP ASSEMBLY ONLY. FITTINGS TO BE P.V.C. SDR-35 WITH TWO PART WATER RESISTANT GLUE AT ALL JOINTS.
4. A 5'-0" MANHOLE IS REQUIRED FOR 1 OR 2 DROP SERVICES. IF THERE ARE MORE THAN 2 DROP SERVICES, A 6'-0" DIAMETER MANHOLE IS REQUIRED.

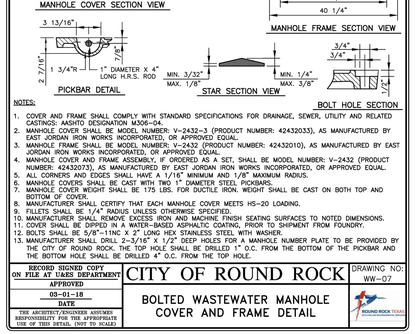
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	PRECAST CONCRETE WASTEWATER MANHOLE WITH DROP SERVICE DETAIL	WW-03
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. AIR VENT PIPE TO BE 4" D.I.P., CLASS 53 WITH FLANGED CONNECTIONS.
2. ALL FITTINGS TO BE 150 PSIG RATED & ANSI/AWWA C110/A21.10.
3. AIR VENT PIPE RISER SHALL BE INSTALLED TO A MINIMUM DEPTH FROM GROUND SURFACE AS POSSIBLE, PREFERABLY LOCATED IN THE CONCENTRIC CONCRETE CONE.
4. MINIMUM ELEVATION AT THE VENT OPENING SHALL BE 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION. IF ELEVATION OF VENT OPENING IS LESS THAN 1 FOOT (1'-0") ABOVE THE ULTIMATE 100 YEAR FLOOD PLAIN ELEVATION, A FLOMATIC MODEL 408, PART #2145 BALL CHECK VALVE, OR APPROVED EQUAL, WITH FLOATING TYPE BALL, SHALL BE INSTALLED AT DOWN TURNED OPENING OF VENT. A 16 MESH 304 STAINLESS STEEL INSECT SCREEN SHALL BE PLACED IN THE OPENING.

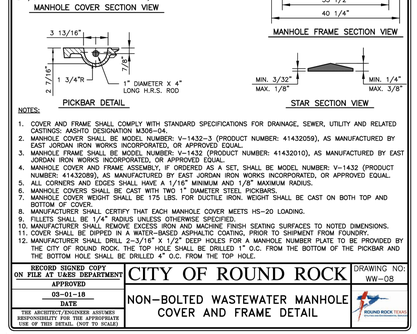
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	MANHOLE VENT FOR ABOVE GROUND INSTALLATION DETAIL (UNDEVELOPED AREAS)	WW-06
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-2432-3 (PRODUCT NUMBER: 42432033), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432073), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"-11NC X 2" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL 2-3/16" X 1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

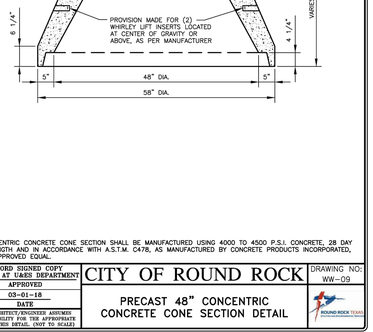
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	BOLTED WASTEWATER MANHOLE COVER AND FRAME DETAIL	WW-07
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-1432-3 (PRODUCT NUMBER: 41432059), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432089), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2-3/16" X 1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

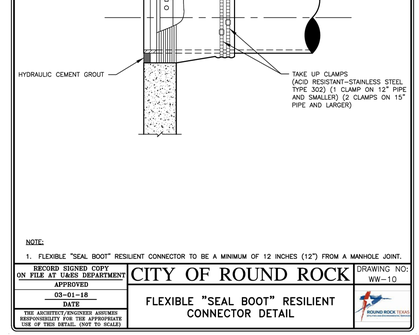
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	NON-BOLTED WASTEWATER MANHOLE COVER AND FRAME DETAIL	WW-08
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTE:

CONCENTRIC CONCRETE CONE SECTION SHALL BE MANUFACTURED USING 4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH AND IN ACCORDANCE WITH A.S.T.M. C478, AS MANUFACTURED BY CONCRETE PRODUCTS INCORPORATED, OR APPROVED EQUAL.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	PRECAST 48" CONCENTRIC CONCRETE CONE SECTION DETAIL	WW-09
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTE:

1. FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR TO BE A MINIMUM OF 12 INCHES (12") FROM A MANHOLE JOINT.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR DETAIL	WW-10
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:19

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

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No.	REVISIONS	DATE	BY

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

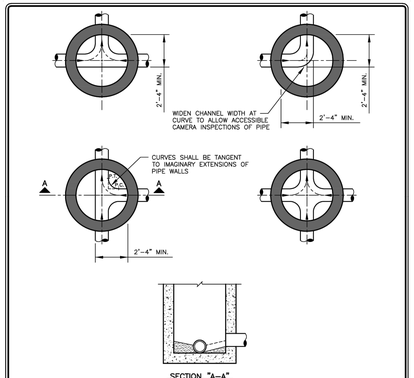
UTILITY DETAILS (2 OF 3)

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

SHEET NUMBER
19 OF 24

2024-1465-COC

Plotted By:Elizondo, Jacob Date:December 19, 2024 11:58:40am File Path:K:\CAL_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C# - Utility Details.dwg
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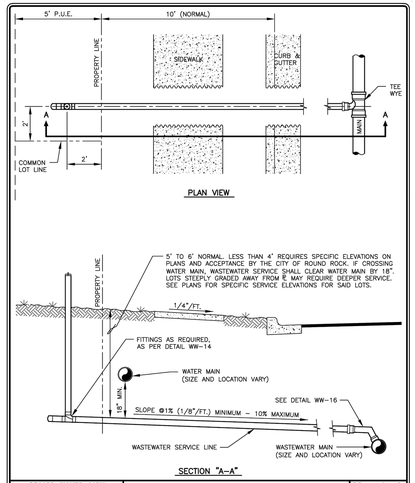


SECTION "A–A"

NOTES:

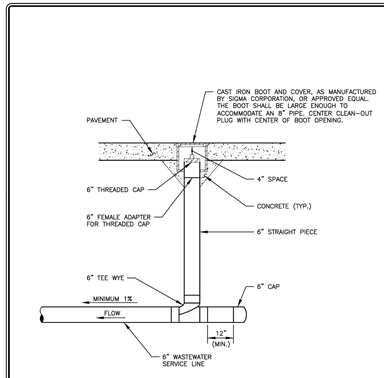
1. MINIMUM DROP FROM INLET TO OUTLET OF MANHOLE IS 0.1 FEET AND MAXIMUM DROP IS 2 FEET, UNLESS SPECIAL APPROVAL IS OBTAINED FROM THE CITY OF ROUND ROCK.
2. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
3. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
4. CHANNELS FOR FUTURE CONSTRUCTIONS, SHALL BE CONSTRUCTED WITH PIPE EXTENDING 3' BEYOND EXTERIOR OF MANHOLE WALL, WITH GLUED PLUG.
5. SLOPE MANHOLE BENCH AT 2:1 SLOPE FROM MANHOLE WALL TO CHANNEL.
6. INVERT CHANNEL SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR FOUR INCHES (4") DEEP.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER FLOW PATTERNS FOR INVERT CHANNELS DETAIL	WW-11
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



SECTION "A–A"

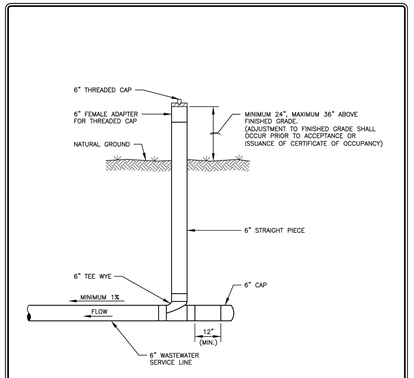
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE DETAIL	WW-12
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

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

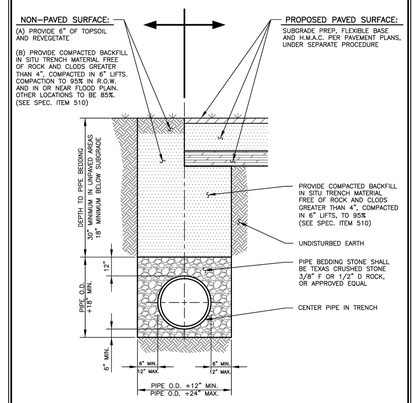
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE CLEAN–OUT DETAIL (PAVED SURFACE)	WW-13
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

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

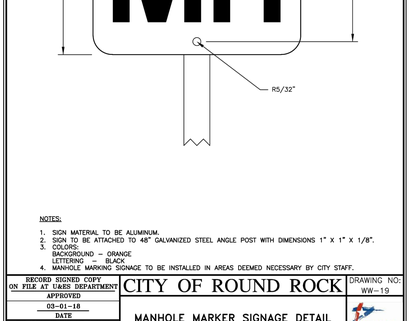
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE CLEAN–OUT DETAIL (NON–PAVED SURFACE)	WW-14
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTE:

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

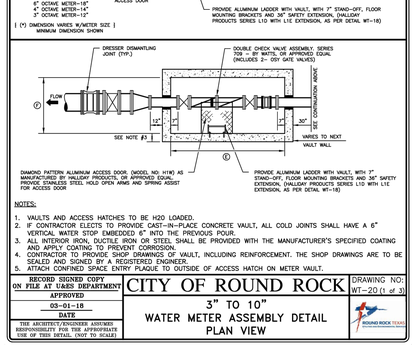
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)	WW-18
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. SIGN MATERIAL TO BE ALUMINUM.
2. SIGN TO BE ATTACHED TO 48" GALVANIZED STEEL ANGLE POST WITH DIMENSIONS 1" X 1" X 1/8".
3. COLORS:
   BACKGROUND – ORANGE
   LETTERING – BLACK
4. MANHOLE MARKING SIGNAGE TO BE INSTALLED IN AREAS DEEMED NECESSARY BY CITY STAFF.

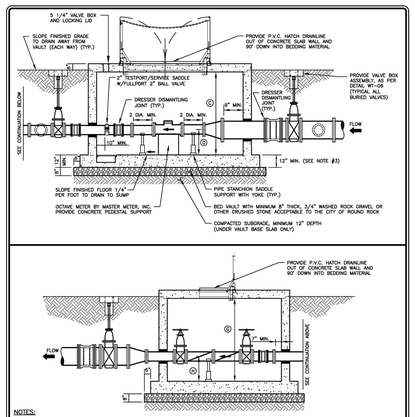
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	MANHOLE MARKER SIGNAGE DETAIL	WW-19
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. VAULTS AND ACCESS HATCHES TO BE H20 LOADED.
2. IF CONTRACTOR ELECTS TO PROVIDE CAST–IN–PLACE CONCRETE VAULT, ALL COLD JOINTS SHALL HAVE A 6" VERTICAL WATER STOP EMBEDDED 6" INTO THE PREVIOUS POUR.
3. ALL INTERIOR IRON, DUCTILE IRON OR STEEL SHALL BE PROVIDED WITH THE MANUFACTURER'S SPECIFIED COATING AND APPLY COATING TO PREVENT CORROSION.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF VAULT, INCLUDING REINFORCEMENT. THE SHOP DRAWINGS ARE TO BE SEALED AND SIGNED BY A REGISTERED ENGINEER.
5. ATTACH CONFINED SPACE ENTRY PLAQUE TO OUTSIDE OF ACCESS HATCH ON METER VAULT.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	3" TO 10" WATER METER ASSEMBLY DETAIL PLAN VIEW	WT–20 (1 of 3)
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. VAULTS AND ACCESS HATCHES TO BE H20 LOADED.
2. IF CONTRACTOR ELECTS TO PROVIDE CAST–IN–PLACE CONCRETE VAULT, ALL COLD JOINTS SHALL HAVE A 6" VERTICAL WATER STOP EMBEDDED 6" INTO THE PREVIOUS POUR.
3. ALL INTERIOR IRON, DUCTILE IRON OR STEEL SHALL BE PROVIDED WITH THE MANUFACTURER'S SPECIFIED COATING AND APPLY COATING TO PREVENT CORROSION.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF VAULT, INCLUDING REINFORCEMENT. THE SHOP DRAWINGS ARE TO BE SEALED AND SIGNED BY A REGISTERED ENGINEER.
5. ATTACH CONFINED SPACE ENTRY PLAQUE TO OUTSIDE OF ACCESS HATCH ON METER VAULT.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	3" TO 10" WATER METER ASSEMBLY DETAIL ELEVATION VIEW	WT–20 (2 of 3)
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

WATER METER VAULT SCHEDULE

TAG NO.	DESCRIPTION	VAULT NO. 1 (3" METER)	VAULT NO. 2 (4" METER)	VAULT NO. 3 (6" METER)	VAULT NO. 4 (8" METER)	VAULT NO. 5 (10" METER)
A	MINIMUM VAULT LENGTH	6'–0"	6'–0"	8'–0"	9'–0"	12'–0"
B	MINIMUM VAULT WIDTH	4'–0"	4'–0"	6'–0"	6'–0"	6'–0"
C	MINIMUM VAULT HEIGHT	4'–0"	4'–0"	6'–6"	6'–6"	6'–6"
D	MINIMUM PIPE HEIGHT	18"	18"	24"	24"	24"
–	OCTAVE METER SIZE	3"	4"	6"	8"	10"
–	METER LAY LENGTH	12"	14"	18"	20"	17.75"
–	DOUBLE–LEAF ACCESS DOOR	42" x 42"	42" x 42"	42" x 42"	60" x 60"	60" x 60"

BACKFLOW PREVENTOR VAULT SCHEDULE

TAG NO.	DESCRIPTION	VAULT NO. 1 (3" BACKFLOW)	VAULT NO. 2 (4" BACKFLOW)	VAULT NO. 3 (6" BACKFLOW)	VAULT NO. 4 (8" BACKFLOW)	VAULT NO. 5 (10" BACKFLOW)
E	MINIMUM VAULT LENGTH	6'–0"	7'–0"	8'–0"	9'–0"	10'–0"
F	MINIMUM VAULT WIDTH	4'–0"	5'–0"	5'–0"	5'–0"	5'–0"
G	MINIMUM VAULT HEIGHT	4'–0"	4'–0"	6'–6"	6'–6"	6'–6"
H	MINIMUM PIPE HEIGHT	18"	18"	24"	24"	24"
–	BACKFLOW PREVENTOR SIZE	3"	4"	6"	8"	10"
–	DOUBLE–LEAF ACCESS DOOR	42" x 42"	42" x 42"	42" x 42"	42" x 42"	42" x 42"

VAULT DIMENSIONS NOTE:

VAULT DIMENSIONS SHOWN ARE MINIMUM AND MUST BE VERIFIED FOR EQUIPMENT AND PIPING MATERIALS ACTUALLY FURNISHED FOR THE WATER METER AND BACKFLOW VAULT TO BE CONSTRUCTED.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	3" TO 10" WATER METER ASSEMBLY DETAIL VAULT SCHEDULE	WT–20 (3 of 3)
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:19

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RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

No.	REVISIONS	DATE	BY

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

UTILITY DETAILS (3 OF 3)

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

SHEET NUMBER
20 OF 24

2024-1465-COC

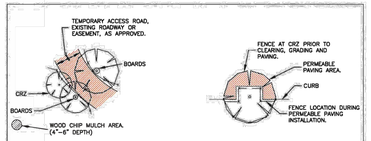
Plotted By:Estrada, Jacob Date:December 19, 2024 11:59:03am File Path:K:\EAU_Civil\064589710–Round Rock Commercial\CAD\PlanSheets\C – Utility Details.dwg
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1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING. SEE: TREE PROTECTION TREE WELLS (EC-02), TREE PROTECTION TREE LOCATION (EC-03) AND TREE PROTECTION FENCE-CHAIN LINK (EC-04).
3. TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SIGNAGE.
4. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
5. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
6. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT UNLESS APPROVED IN WRITING.
   6A. SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
   6B. CRZ DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
   6C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
   6D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
7. EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
   7A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL.
   7B. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   7C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE TRUNK.
   7D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
8. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
9. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
10. ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
11. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO HOURS. UNTIL BACKFILLED, EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 HOURS, AN ORGANIC MULCH SHALL BE PLACED TO REDUCE SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION. SHALL BE PLACED TO COVER THE ROOTS UNDER BACKFILL CAN OCCUR.
12. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, IN A LOCATION AND TO A DEPTH APPROVED BY THE FORESTRY MANAGER, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
13. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
14. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
15. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
16. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ (WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
17. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE ACCORDING TO CITY STANDARDS AND AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
18. ALL OAK TREE CUTS, INTENTIONAL OR UNINTENTIONAL, SHALL BE SEALED WITH AN APPROVED PRUNING SEALER IMMEDIATELY (WITHIN 10 MINUTES). PRUNING SEAL OR TREE PAINT MUST BE KEPT ON SITE AT ALL TIMES.
19. THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND ROUND ROCK TREE TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
21. PRIOR TO CONSTRUCTION, ALL LOWER TREE LIMBS OVER ROADWAYS MUST BE PRUNED TO A HEIGHT OF 14 FEET USING THE TECHNIQUES DESCRIBED IN THE CITY OF ROUND ROCK TREE TECHNICAL MANUAL.
22. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS NON COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

SCALE: NTS

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-01 SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION NOTES	ROUND ROCK TEXAS

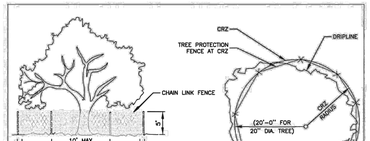


NOTE:
LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

SCALE: NTS

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-03 SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION FENCE LOCATIONS	ROUND ROCK TEXAS



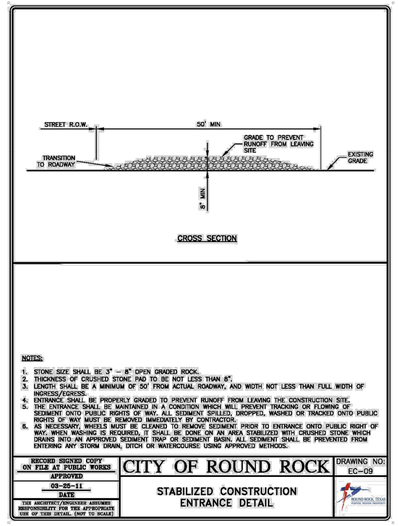
NOTE:
LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

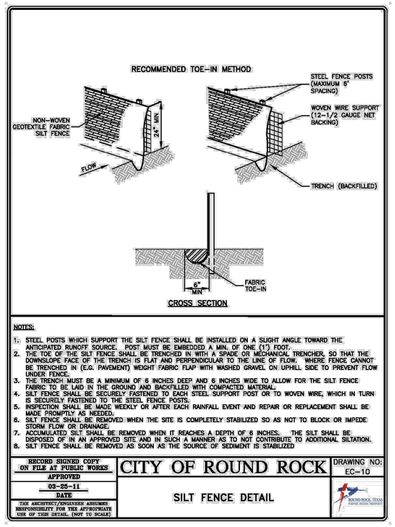
SCALE: NTS

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-04 SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	TREE PROTECTION FENCE CHAIN LINK	ROUND ROCK TEXAS



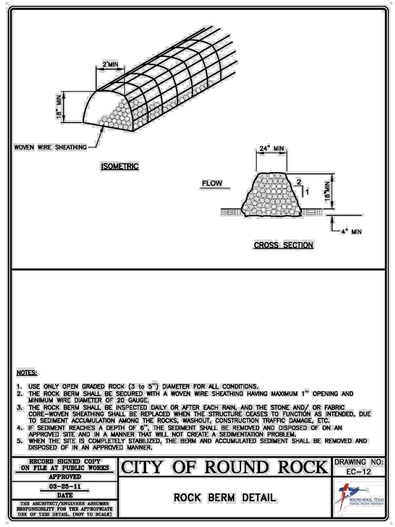
NOTES:
1. STONE SIZE SHALL BE 3" – 5" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION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

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



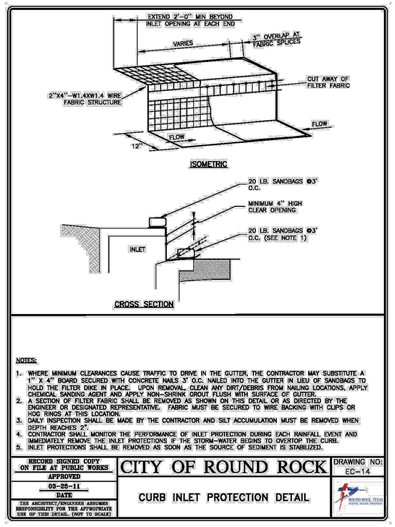
NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1) FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS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

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



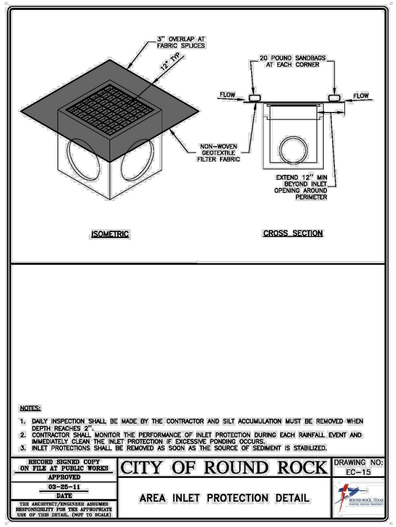
NOTES:
1. USE ONLY OPEN GRADED ROCK (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1" OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE.
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/ OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH OF 6", THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTATION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-12
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	ROCK BERM DETAIL	ROUND ROCK TEXAS



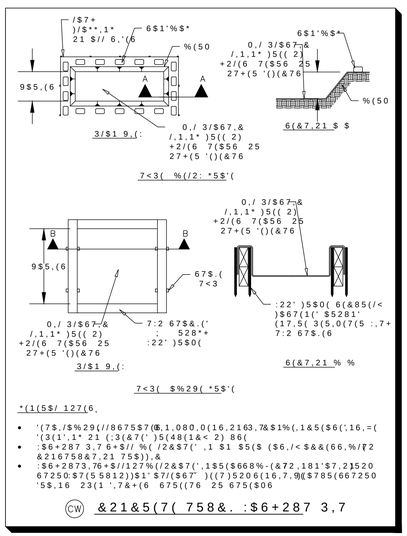
NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS. APPLY CHEMICAL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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-14
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CURB INLET PROTECTION DETAIL	ROUND ROCK TEXAS



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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-15
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	AREA INLET PROTECTION DETAIL	ROUND ROCK TEXAS



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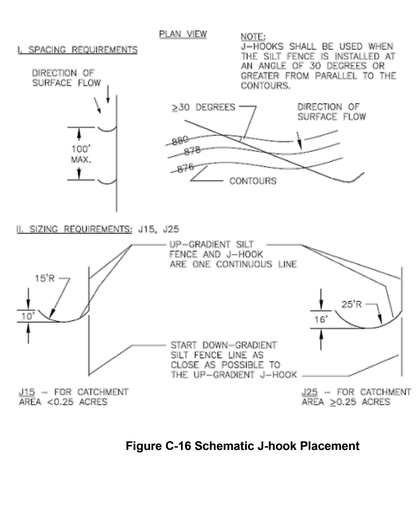


Figure C-16 Schematic J-hook Placement

SAM BASS FIRE DEPT.
REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:19

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RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER

No.	REVISIONS	DATE	BY

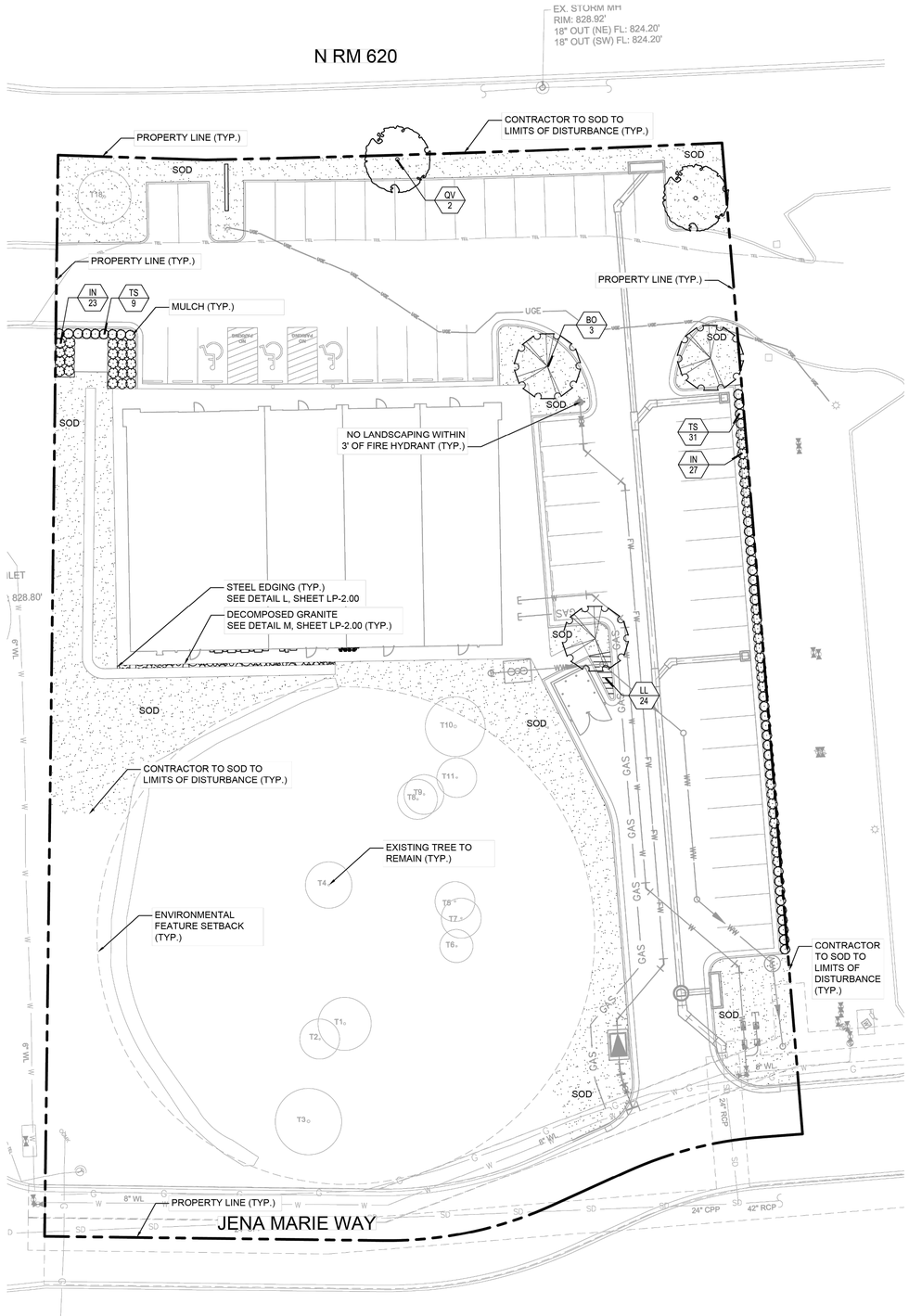
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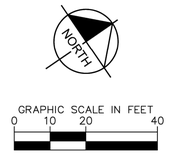
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
SHADE TREES								
	BO	3	QUERCUS MACROCARPA	BUR OAK	B & B	3" CAL	12`-14` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	QV	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B & B	3" CAL	12`-14` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS								
	IN	50	ILEX VOMITORIA `NANA`	DWARF YAUPON	5 GAL	18" H X 24" W	24" O.C.	FULL AND MATCHING
	TS	40	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	24" H X 24" W	48" O.C.	FULL AND MATCHING
GROUND COVERS								
	LL	24	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL	12" H X 12" W	18" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
MULCH / AGGREGATES								
	DG	59 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	ROCK			COLOR TO BE TAN OR COMPLIMENT BUILDING. CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT APPROVAL.
SOD / SEED								
	SOD	10,027 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE

City of Round Rock, Texas - Landscape Data Table

Site Area: 1.57 acres (68,513 SF) ETJ

	REQUIRED	PROVIDED
Landscaping (Development Agreement 5.11)		
General Requirements		
All areas disturbed by construction on the lot shall be landscaped.	Yes	Yes
Yard area between the buildings and the adjacent street shall be landscaped	Yes	Yes
Back and side yards withing 10 feet of building shall be landscaped, and adjacent to the foundations of all buildings and structures on the lot	Yes	Yes

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

mselby

02/06/2025 11:59:2

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

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

BENCHMARKS

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

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS

11/07/2024

KHA PROJECT 064598710
DATE NOVEMBER 2024
SCALE: AS SHOWN
DESIGNED BY: CJH
DRAWN BY: CJH
CHECKED BY: MKD

LANDSCAPE PLAN

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

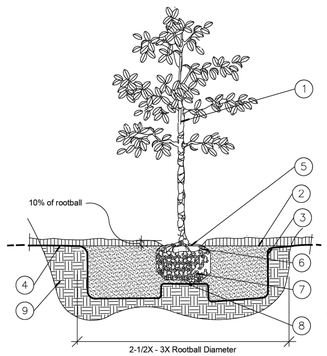
SHEET NUMBER
LP-1.00

SHEET NUMBER
22 OF 24

2024-1465-coc

Plotted By: Horton, Cy Date: October 30, 2024 02:21:57pm File Path: K:\SAU_Alp\Austin East LD Support\064598710 - Round Rock Commercial\Dwg\Sheets\LP-1_ANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:rtorrison, On Date:October 30, 2024 - 02:21:57pm File Path:C:\SAU_ALL\Austin East HS Support\085459710 - Round Rock Commercial\Dwg\Sheets\LP-2.00_LANDSCAPE PLAN.dwg
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1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL).
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

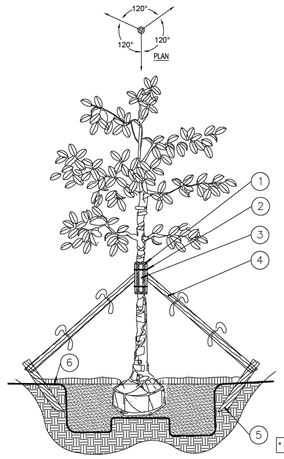
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET.

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

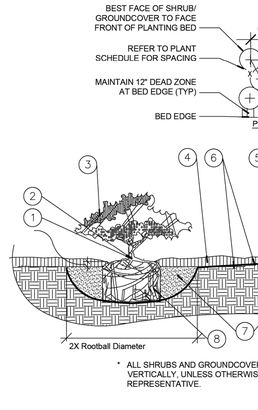
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal.+ or B&B 4" Cal.+
SECTION — N.T.S.

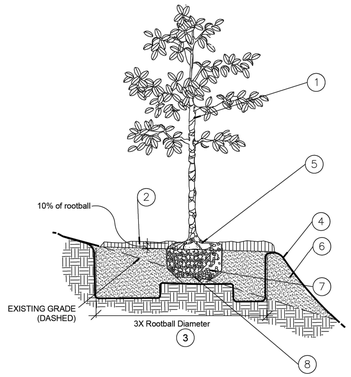


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASSHEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED -DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER.
2. 3" MINIMUM OF MULCH AS SPECIFIED WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES, NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOP SHALL NOT EXCEED 3:1 SLOPE.
7. B&B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOTBALL REQUIREMENTS).
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

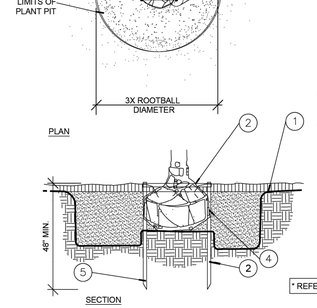
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope
PLAN / SECTION — N.T.S.



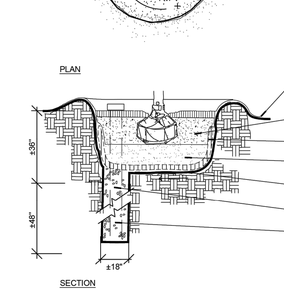
1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL.
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - Up to 65 Gal. or B&B to 3-1/2" Cal.
SECTION — N.T.S.



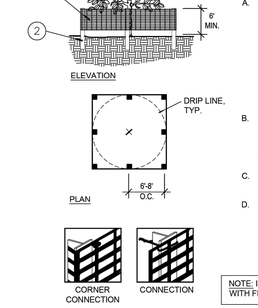
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2"-3/4" GRAVEL.

NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition
PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" X 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

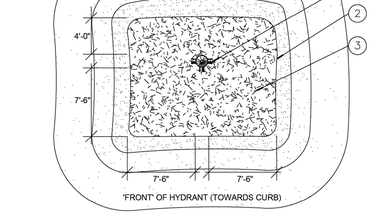
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

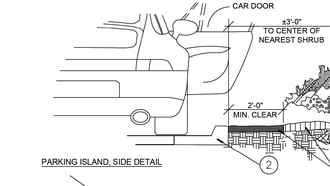
NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree / Shrub Protector
SECTION — N.T.S.



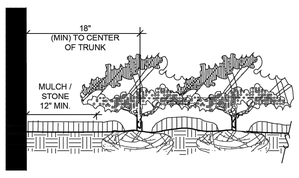
1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

H Fire Hydrant Clear Zone
PLAN — N.T.S.



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
3. CURB OR PARKING LOT EDGE, BY OTHERS.
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space / Curb Planting
SECTION — N.T.S.

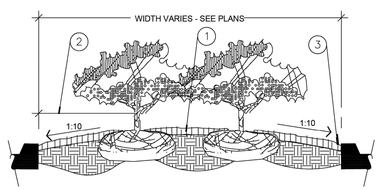


NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

J Plantings Adjacent to Buildings / Walls
SECTION — N.T.S.

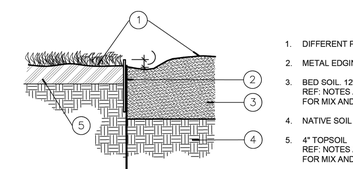


PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL I FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN. VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND AND BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.)
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WITH PERCOLATION RATES ARE 2" PER HOUR OR LESS.

K Planting Parking Lot Islands / Medians
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH
4. NATIVE SOIL
5. 4" TOPSOIL REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH

L Steel Edging
SECTION — N.T.S.



1. STEEL EDGING
2. DECOMPOSED GRANITE, 4-1/4" OF LOOSE MATERIAL. COMPACT TO 4".
3. WEED BLOCK / FILTER FABRIC.
4. CRUSHED LIMESTONE BASE MATERIAL, 3" LOOSE MATERIAL, COMPACT TO 2"
5. SUBGRADE COMPACTED TO 95% DENSITY.
6. GRADE LEVEL WITH TOP OF STEEL EDGING.

ADD ORGANIC STABILIZER BINDER TO DECOMPOSED GRANITE AS PROVIDED BY STABILIZER SOLUTIONS (800) 336-2468, OR APPROVED EQUAL.

M Decomposed Granite
SECTION — NTS

SAM BASS FIRE DEPT.
REVIEWED
Plans must be on site for review at time of inspection.
mselby
02/06/2025 11:59:20

No.	REVISIONS	DATE	BY

Kimley»Horn
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TBPE Firm No. 928

REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS
11/07/2024

KHA PROJECT	085598710
DATE	NOVEMBER 2024
SCALE:	AS SHOWN
DESIGNED BY:	CJH
DRAWN BY:	CJH
CHECKED BY:	MKD

LANDSCAPE DETAILS

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

SHEET NUMBER
LP-2.00

SHEET NUMBER
23 OF 24

2024-1465-coc

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/PRODUCT DATA/TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

2.a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

2.b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

2.c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

4.a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

4.b. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

4.c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

4.d. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

4.e. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

4.f. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. LAWN MAINTENANCE:

5.a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

5.b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

5.c. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

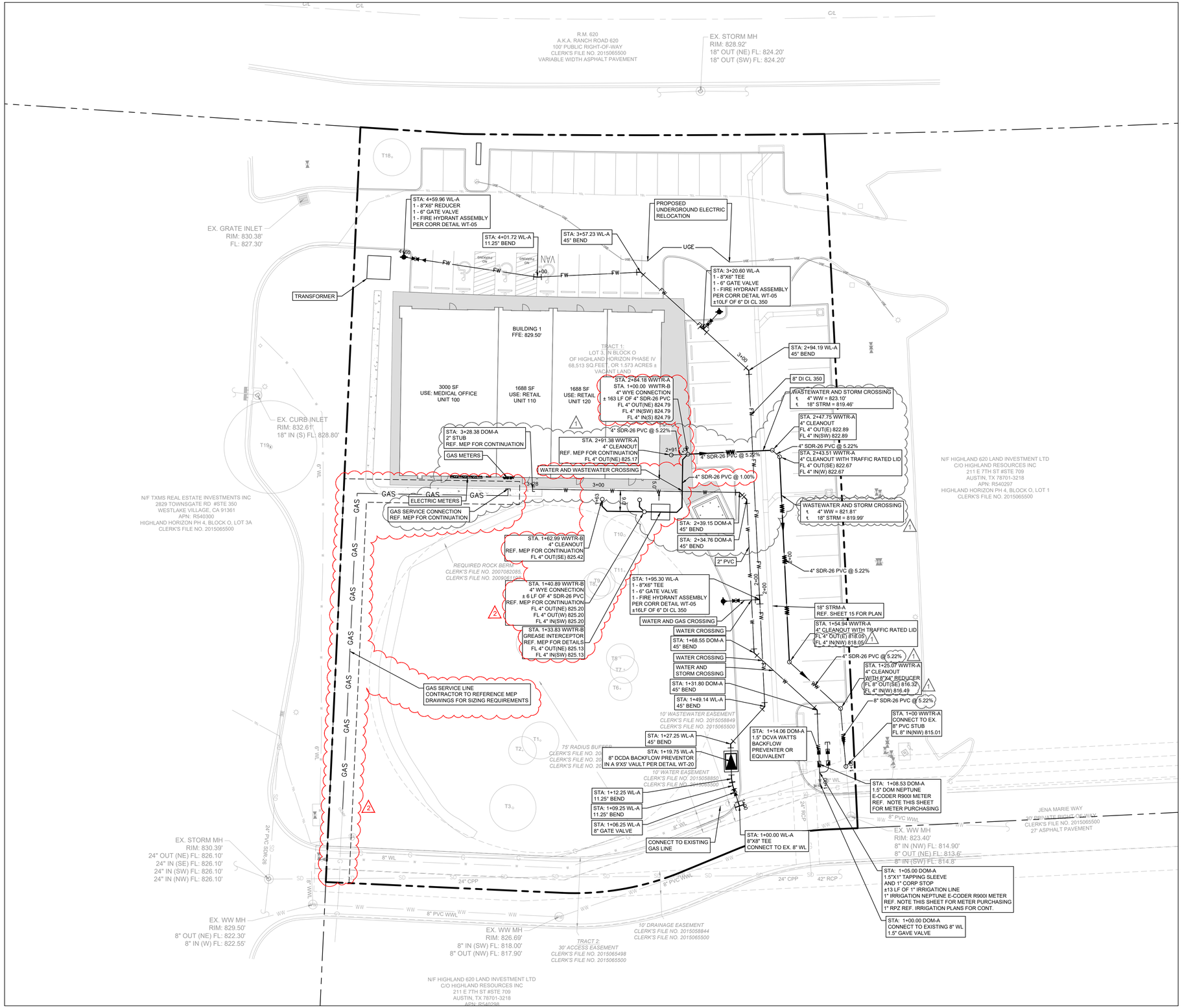
Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATI

Attachment F
Final Plan and Profile Sheets





LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED DOMESTIC LINE
- PROPOSED FIRE LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

NOTES

1. CONTRACTOR TO CONTACT BRUSHY CREEK MUD PRIOR TO PURCHASING METERS.
2. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF ALL UTILITY STUBS AND MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. MINIMUM COVER OF DEPTH OF WATERLINES OF 48"
4. ALL DI PIPE IS TO BE FULLY RESTRAINED.
5. UNDERGROUND MAINS SUPPLYING HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 , AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
6. WASTEWATER PIPING TO BE SDR-26 PVC ASTM D3034

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

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

BENCHMARKS

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

No.	REVISIONS	DATE	BY
2	PROVIDED MEP MASTER PLAN/DRAFT FOR PROPOSED GREASE INTERCEPTOR UPDATED SELECTION OF GAS LINE	10/14/2025	
1	PROVIDED MEP MASTER PLAN/DRAFT WATER, WASTEWATER, AND GAS CONNECTIONS TO BUILDING, UPDATED FLOW FOR WASTEWATER AND INVERTS	04/03/2025	

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-646-9942
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

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RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
06/12/2025

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

OVERALL UTILITY PLAN

ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:October 15, 2025 02:35:44pm File Path:K:\AUS_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C - Overall Utility Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SECTION 6: TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay, P.E.

Date: 10/14/2025

Signature of Customer/Agent:



Regulated Entity Name: Round Rock Commercial

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

3. ☒ 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: Lake Creek

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 TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

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

Attachment A
Spill Response Actions

Spill Response Actions

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, 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.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or 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.

- 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.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

TCEQ Reportable Quantities Link:

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

Attachment B
Potential Sources of Contamination

Potential Sources of Contamination

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

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

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

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

Potential Source: Construction Debris.

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

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

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

Potential Source: Silt leaving the site; Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials.. Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Attachment C
Sequence of Major Activities

Sequence of Major Activities

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

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.02 acres).
2. Installation of Temporary BMPs (1.54 acres)
3. Initial Grubbing and Topsoil Stripping of Site (0.99 acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (0.99 acres)
5. Wet and Dry Utility Construction (0.18 acres)
6. Final Subgrade Preparation (0.99 acres)
7. Installation of Base Materials (0.18 acres)
8. Paving activities (0.51 acres)
9. Site Cleanup and Removal of Temporary BMPs (1.54 acres)

The maximum total construction time is not expected to exceed 12 months.

Note that all disturbed areas will be revegetated/stabilized.

Attachment D

Temporary Best Management Practices and Measures

Temporary Best Management Practices and Measures

Temporary BMPs will be installed prior to soil distributing and construction activity:

- **A.** Sediment Control Fence – This BMP prevents the transport of sediment from going off-site during storm events. This BMP is used in grass areas and will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area.
- **B.** Triangular Filter Dike – This BMP prevents the transport of sediment from going off-site during storm events. This BMP is used on paved areas and will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area.
- **C.** Temporary Seeding – This BMP stabilizes the soil from being washed away in a storm event
- **D.** Offsite Vehicle Tracking Controls – This BMP removes excess dirt/mud on road daily, haul roads dampened for dust control, loaded haul trucks to be covered with tarpaulin, stabilized construction entrance.
- **E.** Concrete Washout Pit – This BMP will be used to collect all excess concrete during construction.
- **F.** Inlet Protection - This BMP involves installing barriers or filters around storm drain inlets to prevent sediment and debris from entering the drainage system during construction or land-disturbing activities.
- **G.** Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, and other similar measures.

Attachment E
Request to Temporarily Seal a Feature

Request to Temporarily Seal a Feature

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

Attachment F
Structural Practices

Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 9.

Description of Temporary BMPs

Sediment Removal Mat Construction Entrance/Exit

A sediment removal mat is an alternative to a temporary gravel construction entrance. The purpose of sediment removal mat construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A sediment removal mat has pyramid-like shapes jutting out of the mat that causes loose sediment to fall off the tires. A sediment removal mat is ideal for laying on existing concrete because the bottom of the mat is flat. Stabilized construction entrances should be 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. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A mat stabilized construction entrance should be used at all designated access points.

Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment on pervious areas from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Triangular Filter Dike

The purpose of a triangular filter dike is to intercept and detain water-borne sediment on impervious areas from unprotected areas of a limited extent. Triangular filter dike is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Triangular filter dike should not be used where there is a concentration of water in a channel or drainage way.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.
The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. 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.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

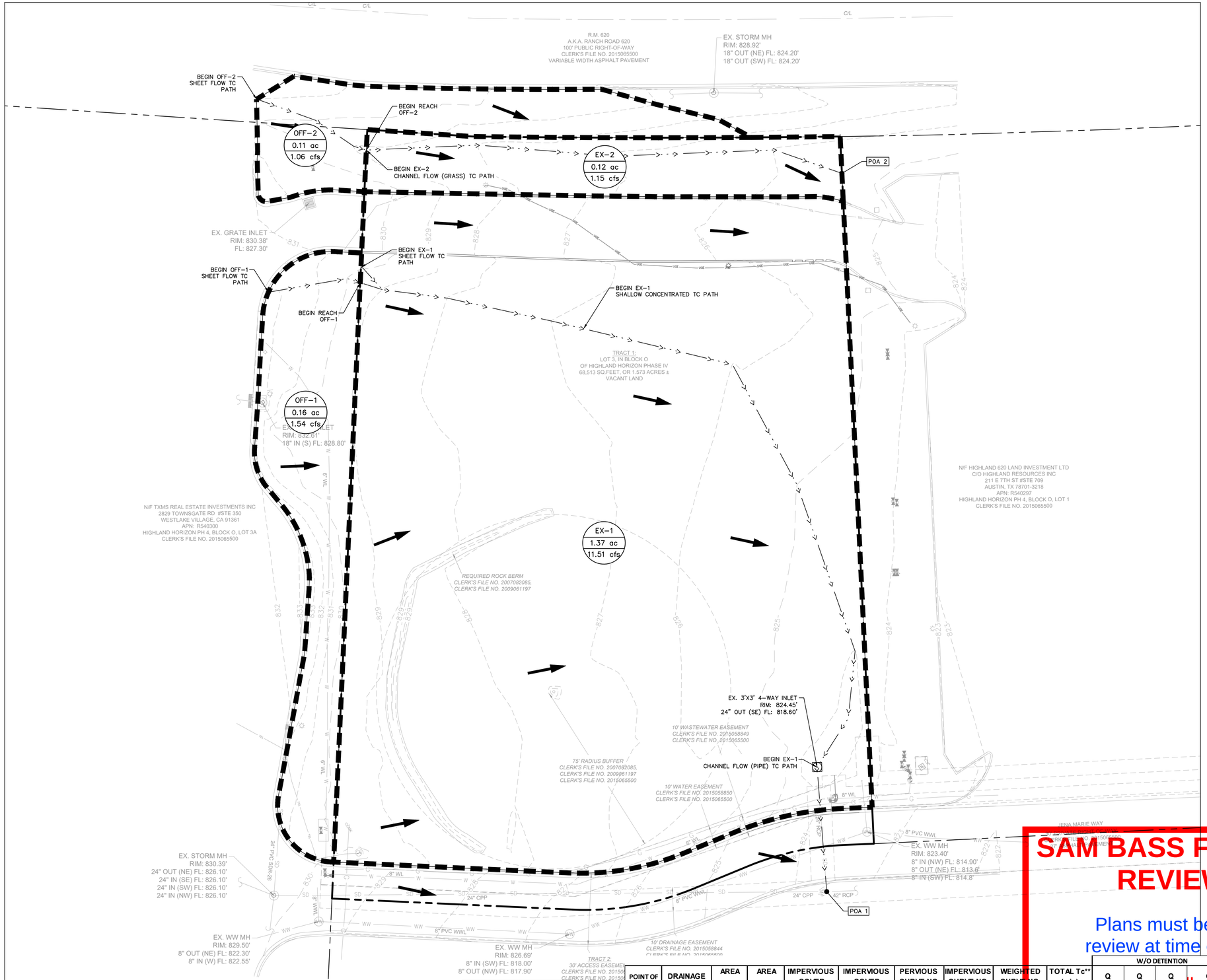
Inlet Protection

Inlet protection should be installed at the beginning of construction activities, particularly before any land-disturbing activities commence. This ensures that sediment and debris are captured from the start, preventing them from entering the storm drain system.

Throughout the construction process, inlet protection devices should be regularly inspected and maintained. They typically need to be cleaned and checked at least once a week and after any significant rainfall event. If sediment and debris build-up is noticeable, the protection devices should be cleaned immediately to maintain their effectiveness.

Inlet protection should remain in place until the construction site is fully stabilized, which typically means that all soil disturbance has ceased, and permanent soil stabilization practices such as sod, mulch, or seeding have been successfully implemented. Once the site is stable and there is no risk of sediment moving off-site, the protection devices can be safely removed.

Attachment G
Drainage Area Map





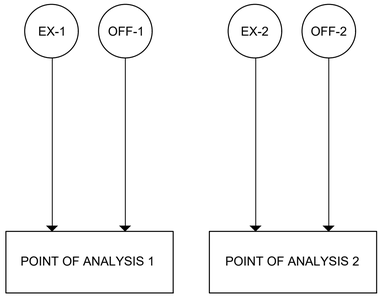
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- 555 — EXISTING CONTOUR

NOTES:

1. EXISTING ON-SITE CONTOURS ARE FROM TOPOGRAPHIC SURVEY
2. ALL CONTOURS ARE AT ONE-FOOT INTERVALS



POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-1	EX-1	59,876	1.37	0.13	0.09	77.00	98.00	78.94	13.28	2.42	5.15	7.25	11.2
	OFF-1	6,970	0.16	0.00	0.00	80.00	98.00	80.00	5.00	0.36	0.73	1.01	1.54
	TOTAL									2.71	5.73	8.05	12.40

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-2	EX-2	5,227	0.12	0.00	0.00	80.00	98.00	80.00	5.00	0.27	0.55	0.76	1.15
	OFF-2	4,792	0.11	0.00	0.00	80.00	98.00	80.00	5.00	0.24	0.50	0.69	1.06
	TOTAL									0.51	1.05	1.45	2.21

CN Assumed

Undeveloped Pervious: Brush-brush-weed-grass mixture with brush the major element, Fair Condition, CN = 77 for D soil group
Developed Pervious: Fully developed urban areas-good condition (grass cover 75%), CN = 80 for D soil group
Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group

SAM BASS FIRE DEPT. REVIEWED

Plans must be on site for review at time of inspection

02/06/2025 11:59:10 mselly

Know what's below. Call before you dig.

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

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No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

EXISTING DRAINAGE AREA MAP

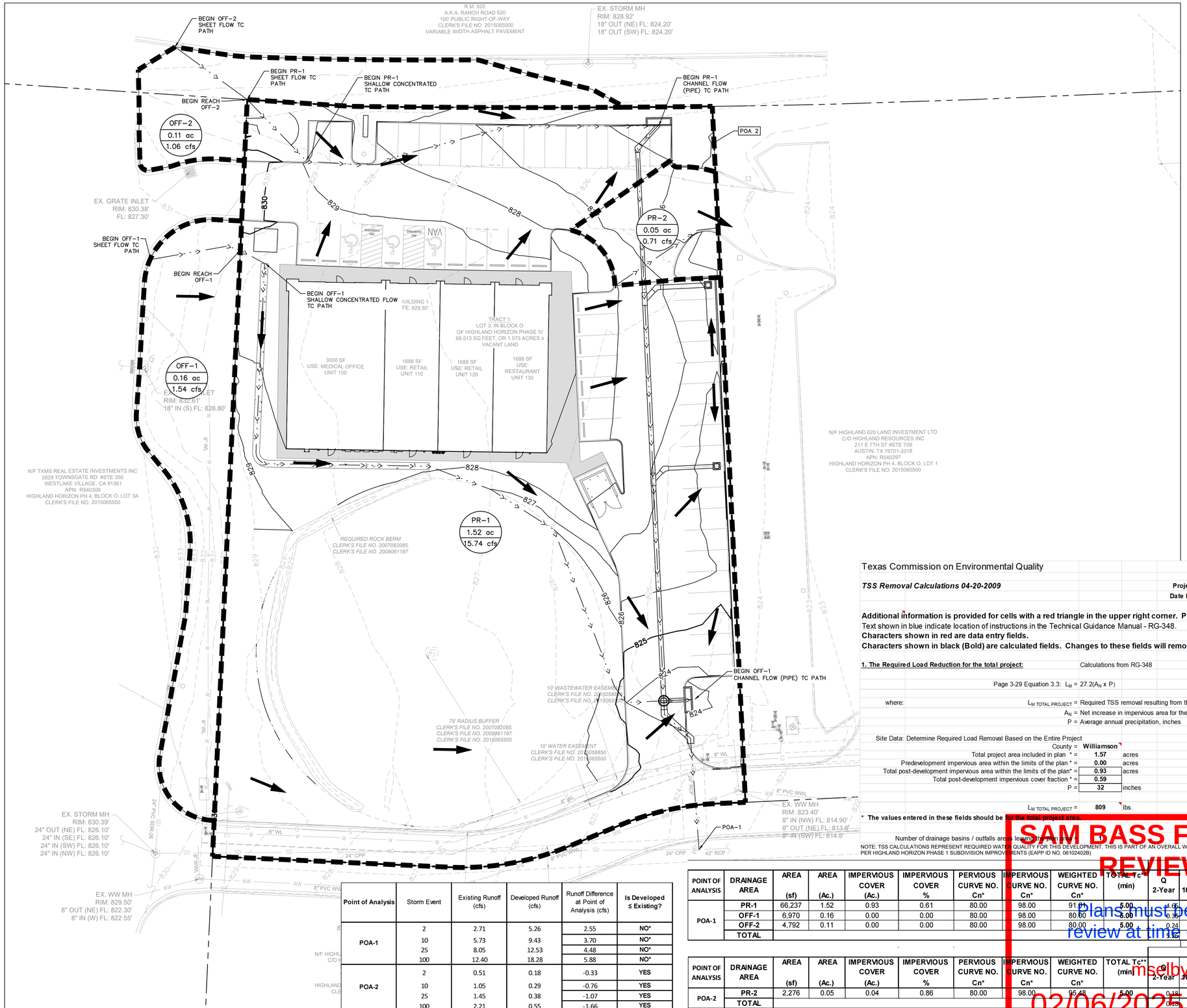
ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
8 OF 24

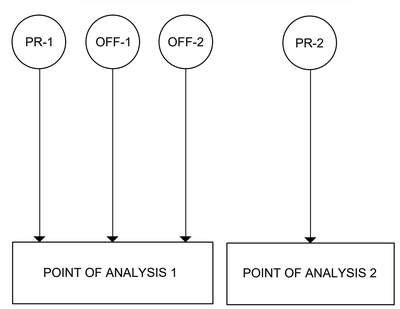
2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:17am File Path:K:\AUS_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\C — Existing Drainage Map.dwg
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LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR



Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?
POA-1	2	2.71	5.26	2.55	NO*
	10	5.73	9.43	3.70	NO*
	25	8.05	12.53	4.48	NO*
	100	12.40	18.28	5.88	NO*
POA-2	2	0.51	0.18	-0.33	YES
	10	1.05	0.29	-0.76	YES
	25	1.45	0.38	-1.07	YES
	100	2.21	0.55	-1.66	YES

Note: All detention runoff calculations were analyzed using the Soil Conservation Services Method as documented in *Note: Developed runoff exceeds existing runoff but is accounted for in the Water Qualiy BMP in Highland Horizon Phase I Subdivision Improvements WPAP (EAPP ID No. 11-06102402B)

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Round Rock Commercial
Date Prepared: 12/3/2024

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

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 * =	1.57	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.93	acres
Total post-development impervious cover fraction * =	0.59	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	809	lbs.

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

Number of drainage basins / outfalls areas leaving the plan = 1

NOTE: TSS CALCULATIONS REPRESENT REQUIRED WATER QUALITY FOR THIS DEVELOPMENT. THIS IS PART OF AN OVERALL WPAP PER HIGHLAND HORIZON PHASE 1 SUBDIVISION IMPROVEMENTS (EAPP ID NO. 06102402B)

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-1	PR-1	66,237	1.52	0.93	0.61	80.00	98.00	91.01	5.00	4.65	8.20	10.83	15.69
	OFF-1	6,970	0.16	0.00	0.00	80.00	98.00	80.00	5.00	0.30	0.54	0.71	1.54
	OFF-2	4,792	0.11	0.00	0.00	80.00	98.00	80.00	5.00	0.21	0.37	0.49	1.06
	TOTAL									5.16	9.11	12.03	18.28

POINT OF ANALYSIS	DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*	TOTAL Tc** (min)	W/O DETENTION Q 2-Year	Q 10-Year	Q 25-Year	Q 100-Year
POA-2	PR-2	2,276	0.05	0.04	0.86	80.00	98.00	95.48	5.00	0.18	0.29	0.38	0.55
	TOTAL									0.18	0.29	0.38	0.55

CN Assumed
Undeveloped Pervious: Brush-brush-weed-grass mixture with brush the major element, Fair Condition, CN = 77 for D soil group
Developed Pervious: Fully developed urban areas-good condition (grass cover 75%), CN = 80 for D soil group
Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group

SAM BASS FIRE DEPT.
REVIEWED
plans must be on site for review at time of inspection
msolby
02/06/2025 11:59:1

Know what's below. Call before you dig.

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

BENCHMARKS

TBM: #1
SET MAG-NAIL
NORTHING: 10152286.99
EASTING: 3117680.68
ELEVATION: 832.66'

TBM: #2
SET MAG-NAIL
NORTHING: 10152232.83
EASTING: 3117882.32
ELEVATION: 829.33'

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM

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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
12/19/2024

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

PROPOSED DRAINAGE AREA MAP

ROUND ROCK COMMERCIAL

CITY OF ROUND ROCK ETJ
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 24

2024-1465-COC

Plotted By:Estrada, Jacob Date:December 19, 2024 11:55:30am File Path:K:\CAU_Civil\064589710-Round Rock Commercial\CAD\PlanSheets\8 PROPOSED DRAINAGE AREA MAP.dwg
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Attachment H

Temporary Sediment Pond(s) Plans and Calculations

Temporary Sediment Pond(s) Plans and Calculations

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

Attachment I
Inspection and Maintenance for BMPs

Inspection and Maintenance for BMPs

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.
Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Maintenance

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

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- 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). See Attachment A: Spill Response Actions.
- BMP Maintenance (as applicable)
- For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate

the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.

- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

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

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

BMP-Specific Inspection and Maintenance Schedules

Temporary Seeding

- Temporary Seeding should be inspected weekly and after each rain event to locate and repair any erosion.
- Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
- If the vegetated cover is less than 80%, the area should be reseeded.

Offsite Vehicle Tracking Controls

- The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Sediment Control Fence

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

Concrete Washout

- Inspect all washout facilities daily and after significant rainfall event to check for leaks and assess the condition of plastic linings and sidewalls.
- Any damage to the washout container should be repaired promptly to ensure its effectiveness.

Inlet Protection

- Inspection Schedule:
    - Inspect inlet protection devices at least once a week.
    - Inspect after every significant rainfall event (0.5 inches or more).
- Maintenance Tasks:
    - Remove accumulated sediment and debris from the inlet protection devices.
    - Repair or replace damaged barrier materials promptly.
    - Ensure that the protection devices are securely in place and functioning effectively.
    - Check for any signs of bypassing or undermining at the inlet protection locations.
- Additional Inspections:
    - Before and after any major construction phase changes or project milestones.
    - When sediment build-up reaches approximately one-third of the height of the inlet protection device.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

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Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
□ Training Course _____
□ Supervised Experience _____
□ Other _____

** The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.*

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Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

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Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

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Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

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Stabilization Activities Log

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

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

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Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

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Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information					
Name of Project		**Tracking No.**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

- ☐ Once per month (for stabilized areas)
- ☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)
- ☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance or Corrective Action First Identified?**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐Yes ☐No	☐Yes ☐No		
2.	☐Yes ☐No	☐Yes ☐No		
3.	☐Yes ☐No	☐Yes ☐No		
4.	☐Yes ☐No	☐Yes ☐No		
5.	☐Yes ☐No	☐Yes ☐No		
6.	☐Yes ☐No	☐Yes ☐No		
7.	☐Yes ☐No	☐Yes ☐No		
8.	☐Yes ☐No	☐Yes ☐No		
9.	☐Yes ☐No	☐Yes ☐No		
10.	☐Yes ☐No	☐Yes ☐No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No **If "yes", provide the following information for each point of discharge:**	
Discharge Location	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

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

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Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:
☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

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Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:
☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress (Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)	
Section B.1 – Why the Problem Occurred	
Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

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

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

Schedule of Interim and Permanent Soil Stabilization

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

Records of the following shall be maintained:

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

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

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

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

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

During construction, the site will implement the following soil stabilization methods in compliance with the City of Austin code:

a) Hydro-mulch: This will be used for temporary soil stabilization. This is a combination of mulch, tackifier, seed, and water sprayed over the soil for quick and effective vegetation establishment until permanent stabilization is achieved.

b) Mulch: This will be used for temporary and permanent soil stabilization. This is done by applying a layer of organic or inorganic material spread on the surface of the soil.

c) Seeding: Planting seeds will be used for permanent soil stabilization.

Section 7: Additional Forms

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

I Denver Green, Print Name

Manger, Title - Owner/President/Other

of AG Round Rock RE Holdings, LLC, Corporation/Partnership/Entity Name

have authorized Ryan McKay, Print Name of Agent/Engineer

of Kimley-Horn & Associates Inc, Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

10/15/25
Date

THE STATE OF OK §

County of Oklahoma §

BEFORE ME, the undersigned authority, on this day personally appeared Denver Green known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 16 day of October, 2025.

MICHAEL FEIGHNY NOTARY # 25009643 EXP. 08/14/29 PUBLIC STATE OF OKLAHOMA

NOTARY PUBLIC

Michael Feighny
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8/14/2029

Kimley»Horn

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Round Rock Commercial

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

Name of Customer: AG Round Rock RE Holdings, LLC

Contact Person: Grey Reed Phone: 512-725-4886

Customer Reference Number (if issued): N/A

Regulated Entity Reference Number (if issued): RN105093744

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Travis ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	170 L.F.	$ 650
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature:  Date: 10/15/2025

Kimley»Horn

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number (*if issued*)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (*if issued*)
CN N/A		RN 105093744

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy) 8/3/24

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

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

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

AG Round Rock RE Holdings, 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*)
805663717	32096327955	99-4430110	

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

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

13. Independently Owned and Operated?
☑ **Yes** ☐ **No**

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

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

15. Mailing Address:							
	12360 Market Dr						
	City: Oklahoma City	State: OK	ZIP: 73114	ZIP + 4:			

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

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(214)725-4886		

( ) -		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Round Rock Commercial

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	16225 N RM 620							
	City	Austin	**State**	TX	**ZIP**	78717	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	South of the Great Oaks Dr and N FM 620 intersection				
26. Nearest City			**State**	**Nearest ZIP Code**	
Round Rock			TX	78717	

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

27. Latitude (N) In Decimal:	30.492304		**28. Longitude (W) In Decimal:**	-97.725845	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	29	32.29	97	43	33.04

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)
6552		237210	

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

Land development

34. Mailing Address:	12360 Market dr							
	City	Oklahoma City	**State**	OK	**ZIP**	73114	**ZIP + 4**	
35. E-Mail Address:	Greyreed@ashtongray.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
( ) - 214-725-4886		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Ryan McKay	41. Title:	Civil Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512)518- 4875		( ) -	ryan.mckay@kimley-horn.com

SECTION V: Authorized Signature

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

Company:	AG Round Rock RE Holdings, LLC	Job Title:	Development Director
Name *(In Print)*:	Grey Reed	Phone:	(214) 725-4886
Signature:	Grey Reed Digitally signed by Grey Reed DN: C=US, E=greyreed@ashtongray.com, CN=Grey Reed Date: 2024.08.16 14:19:19-05'00'	Date:	8/16/24