

Casa Masa

Water Pollution Abatement Plan

December 2025

Prepared For:

N Mays LLC
1405 Inspiration Dr
La Jolla, CA 92037

Prepared By:

2P Consultants, LLC
411 W Main St Suite 310
Round Rock, Texas 78664



12/04/2025

Michael Easton Mundine, P.E.
Project Manager



TBPE FIRM #F-19351



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Section i
TCEQ Edwards Aquifer Application Cover Page

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

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

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Casa Masa					2. Regulated Entity No.:				
3. Customer Name: N Mays LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		0.385	
9. Application Fee:	\$3,000		10. Permanent BMP(s):			Rainwater Harvesting			
11. SCS (Linear Ft.):	0 ft		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			Turkey Creek – Brushy 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)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input checked="" type="checkbox"/> Round Rock

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

Michael Easton Mundine, P.E.

Print Name of Customer/Authorized Agent



12/04/2025

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 I
General Information Form (TCEQ-0585)

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Easton Mundine, P.E.

Date: 12/04/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Casa Masa
2. County: Williamson
3. Stream Basin: Brazos River Basin
4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

- Recharge Zone
 Transition Zone

6. Plan Type:

- | | |
|--|--|
| <input checked="" type="checkbox"/> WPAP | <input type="checkbox"/> AST |
| <input type="checkbox"/> SCS | <input type="checkbox"/> UST |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Exception Request |

7. Customer (Applicant):

Contact Person: Fernando Palacios

Entity: N Mays LLC

Mailing Address: 409 N Mays St

City, State: Round Rock, TX

Zip: 78664

Telephone: 210-636-9741

FAX: _____

Email Address: fernando@casamasatx.com

8. Agent/Representative (If any):

Contact Person: Michael Easton Mundine, P.E.

Entity: 2P Consultants, LLC

Mailing Address: 411 W Main St Suite 310

City, State: Round Rock, TX

Zip: 78664

Telephone: 512-344-9664

FAX: _____

Email Address: emundine@2pconsultants.com

9. Project Location:

The project site is located inside the city limits of Round Rock.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

The project site is not located within any city's limits or ETJ.

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

409 N Mays St Round Rock, TX 78664

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: 12/11/2025

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

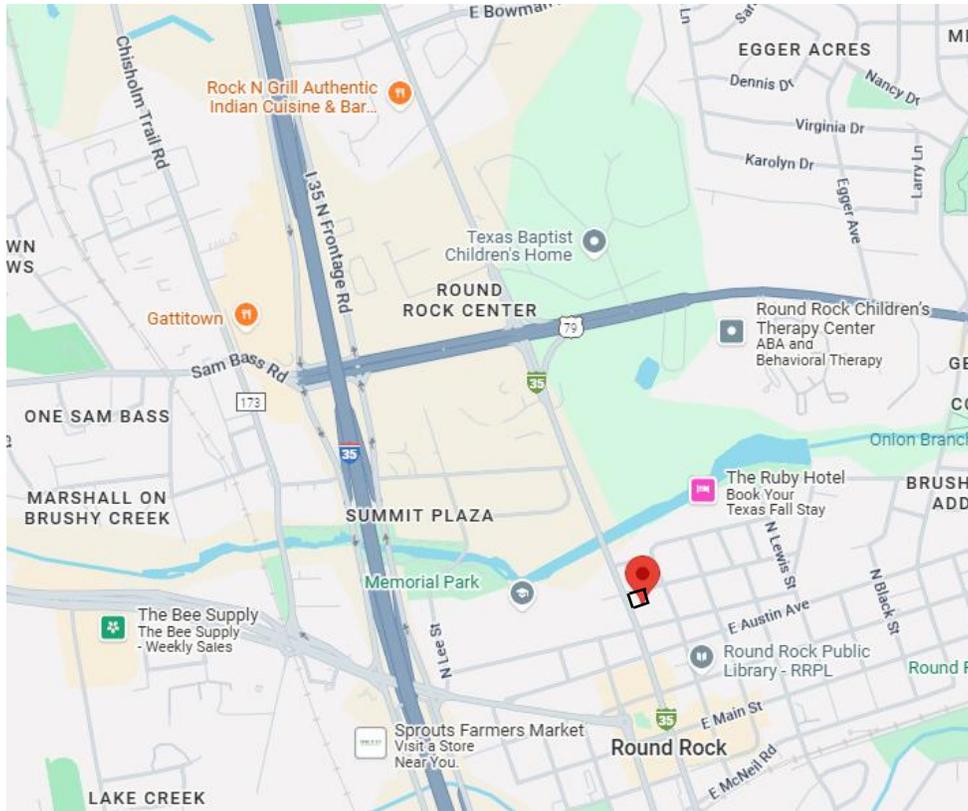
Administrative Information

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

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



Attachment 1A – Road Map

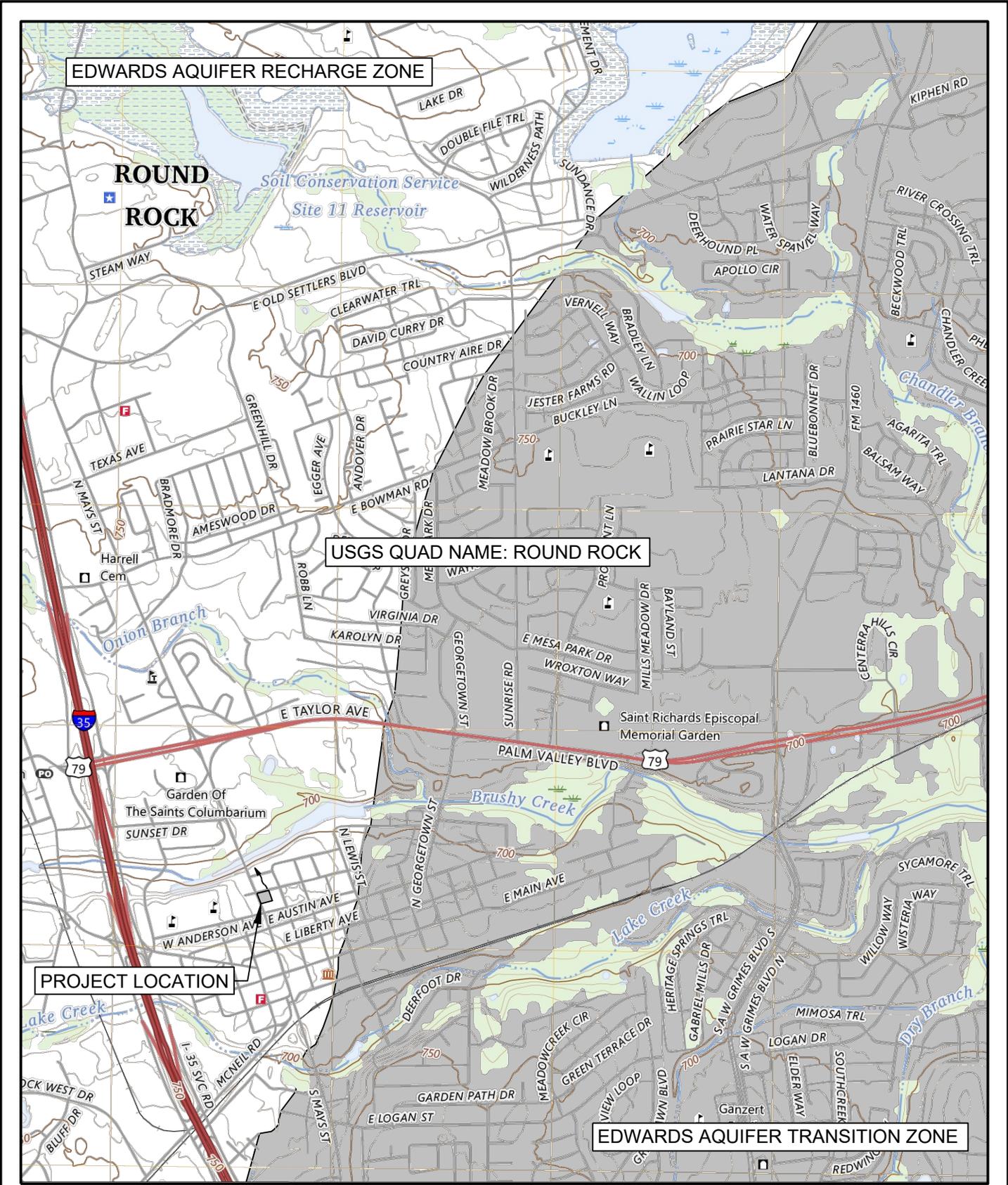


Not To Scale

Site Address: 409 N Mays St Round Rock, TX 78664

Directions from 2P Consultants:

- Head north towards W Main St
- Turn left towards W Main St
- Turn right onto W Main St
- Turn left onto N Mays St
- Site will be on the right



2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351

1B: USGS QUADRANGLE MAP
 CASA MASA
 December 3, 2025



Attachment 1C – Project Description

The proposed restaurant improvements are located at 409 MAYS ST N, ROUND ROCK, TX 78664. The existing site is located in Williamson County inside the city limits of the City of Round Rock. The legal description for this lot is "S3025 - Anderson, BLOCK 1, Lot 6-7, & LOT 8 N 1/2.". The proposed improvements consist of a 230.23-square-foot and a 745.35-square-foot building addition with an additional sidewalk expansion. This lot is 0.38 acres and is located on North Mays Street in the southeastern corner of the intersection with East Milam Avenue.

The site is a former restaurant consisting of one building, a shed, a patio, a driveway, and several gravel walkways to connect the site together. This gives the existing project area 6,571.45 square feet of impervious cover, or 39.29% of the 0.38-acre project. There are many existing trees on the lot with all to remain in the proposed plans.

The improvements proposed by this development consist of a 230.23-square-foot and a 745.35-square-foot building addition with an additional sidewalk expansion. These improvements bring the impervious cover of the lot to 7,539.46 square feet of impervious cover or 45.07% of the 0.38-acre project.

A rainwater harvesting system has been proposed as a water quality treatment Best Management Practices (BMPs) as the site's improvements present a negligible increase in impervious cover and the increased stormwater runoff will not affect the neighboring sites. No Wastewater mains are proposed with this development, so an Organized Sewage Collection System Plan (SCS) is not included with this application.

Section II
Geologic Assessment Form (TCEQ-0585)



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

Attachment 2 – Geologic Assessment

An exception is requested on the basis that the project is located on a small property that has already been developed with the development existing prior to 1985. The proposed improvements only add approximately 1,000 sf of building space and some additional sidewalk. Refer to the next page for approval of the Geologic Assessment Exception per James Slone.

RE: Casa Masa Geologic Assessment Exception

From James Slone <james.slone@tceq.texas.gov>
Date Tue 12/30/2025 2:00 PM
To Katherine Allen <kallen@2pconsultants.com>
Cc Easton Mundine <emundine@2pconsultants.com>

Katherine,
You can submit the application without a Geologic Assessment (GA). Please note, if the TCEQ locates any features on the property during our site assessment, a GA may be required. I doubt this will be the case, I but wanted to make you aware.

Please retain this email for your records.
Bo

James "Bo" Slone, P.G.
Team Leader
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-6994

From: Katherine Allen <kallen@2pconsultants.com>
Sent: Tuesday, December 30, 2025 1:07 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Easton Mundine <emundine@2pconsultants.com>
Subject: RE: Casa Masa Geologic Assessment Exception

Good afternoon Bo,

I just wanted to follow up and see if you've had a chance to look into this project, please let me know if you need anything further to help.

Thank you,
Katherine Allen

From: Easton Mundine <emundine@2pconsultants.com>
Sent: Thursday, December 18, 2025 3:21 PM
To: james.slone@tceq.texas.gov
Cc: Katherine Allen <kallen@2pconsultants.com>
Subject: Casa Masa Geologic Assessment Exception

Good afternoon Bo,

Hope you are doing well! I was informed to reach out to you in regards to requesting an exception for the Casa Masa project located at 409 N. Mays Street, Round Rock, Texas 78664. The site currently has an existing building and parking lot that were there pre-1985. I have attached an aerial image from 1985 for your reference. The proposed project just expands the building by approximately 1,000sf and adds a little bit of sidewalk for access. We are requesting an exception on the grounds that it is already an existing site with only minor additions proposed at this time. Do you think this site qualifies for an exception to the Geologic Assessment? If so, what do we need to do at this time.

Thanks for your time and have a great rest of your week!

Easton Mundine, P.E.



2P CONSULTANTS, LLC

411 W. Main Street, Suite 310

Round Rock, Texas 78664

P: 512.344.9664

TBPE FIRM #F-19351

www.2PConsultants.com

www.linkedin.com/company/2P-Consultants-llc

Section III
Water Pollution Abatement Plan (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Michael Easton Mundine, P.E.

Date: 12/04/2025

Signature of Customer/Agent:



Regulated Entity Name: Casa Masa

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 0.38

3. Estimated projected population: 49.0

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	2,797.84	÷ 43,560 =	0.06
Parking	2,692.12	÷ 43,560 =	0.06
Other paved surfaces	2,045.50	÷ 43,560 =	0.05
Total Impervious Cover	7,539.46	÷ 43,560 =	0.17

Total Impervious Cover 0.17 ÷ Total Acreage 0.38 X 100 = 45.07% Impervious Cover

5. **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____ % impervious cover.

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

12. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

13. **Attachment B - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

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

<u>100%</u> Domestic	<u>15,078.88</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>15,078.88</u>	

15. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

Attachment C - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

The SCS was previously submitted on _____.

The SCS was submitted with this application.

The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 10'.

18. 100-year floodplain boundaries:

Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

No part of the project site is located within the 100-year floodplain.

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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



Attachment 3A – Factors Affecting Surface Water Quality

The factors affecting water quality as a result of proposed site improvements are as follows:

The proposed site improvements for the Casa Masa Restaurant on 409 N Mays St include the construction of a 230.23 square foot and 745.35 square foot building additions along with a new sidewalk expansion on the northern edge of the property. In the table below is a summary of the impervious cover,

Site Area Calculations			
	Area (SF)	Area (AC)	Area (%)
Site Area	16,726.75	0.38	100.00%
Building Area	2,797.84	0.06	15.79%
Sidewalk, Pavement, and other Impervious Cover	4,741.62	0.11	29.28%
Total Impervious Cover	7,539.46	0.17	45.07%

The proposed improvements will facilitate large, industrial vehicular traffic to the site and will cause an increase in Total Suspended Solids (TSS). The vehicular traffic which will be visiting the site will naturally cause an increase in TSS due to unforeseen leaks in vehicles which can include, but are not limited to: brake fluid, hydraulic fluid, antifreeze, oil, gasoline, and diesel fuel. The surface water quality will be affected negatively by this increase in TSS, however, this water quality will be restored to abide by TCEQ (80% TSS Removal) requirements with the proposed rainwater harvesting.



Attachment 3B – Volume and Character of Stormwater

The volume and character of stormwater at the project site for both existing and post-development conditions are as follows:

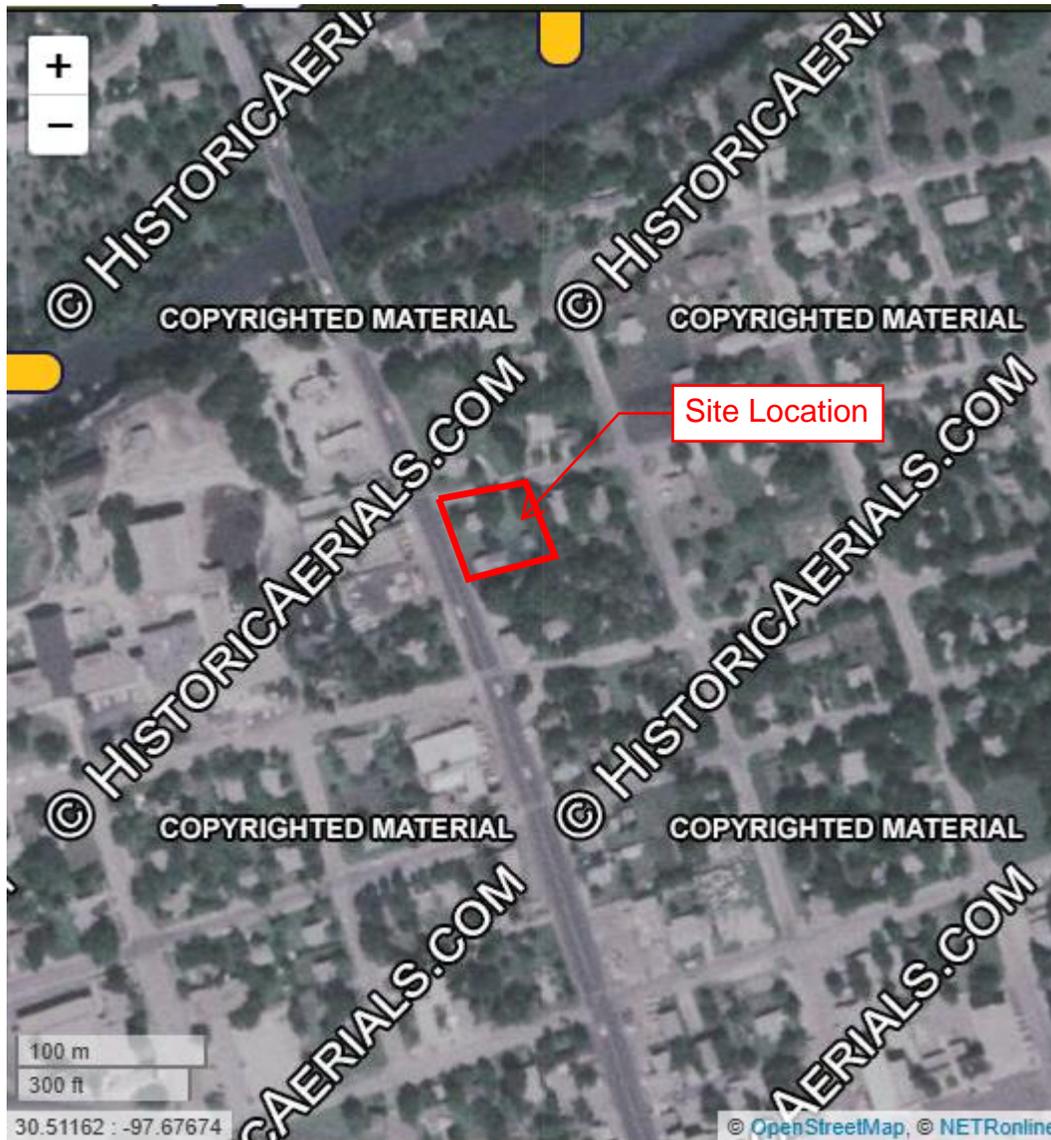
The existing site consists of a former restaurant consisting of one building, a shed, a patio, a driveway, and several gravel walkways to connect the site together all of which was existing before 1985 as shown in the included photo below. This gives the existing project area 6,571.45 square feet of impervious cover, or 39.29% of the 0.38-acre project. The existing site information is based on a combination of a survey provided by Baird, Hampton, and Brown, Inc. and satellite data for offsite areas. The site slopes down from the high point along the western border of the property on the N Mays St side with an approximate elevation of 714' to the low point located on the northwestern corner of the project area with an elevation of approximately 712'. Based on a soils report provided by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the soil for the site consists of Sunev silty clay loam. This soil is categorized by a hydrologic soil group of B, with the offsite soils being Branyon clay and Queeny clay loam both being hydraulic soil group Ds. The pervious areas of the site consist of short-grass prairie in good condition. These two elements give the proposed development a Base Curve Number of 80.

The existing site is one drainage basin. See below for information about the existing drainage basin.

- Existing Drainage Basin 1 consists of the whole project site and remainder of the block hemmed in by E Milam Ave, N Lampasas St, E Anderson Ave, and N Mays St. This area drains to the northwestern side of the site to an offsite location- an existing inlet. The basin has 66,261.95 square feet of impervious cover, or 59.57% of the 111,234.71 square foot drainage basin.

The proposed site improvements consist of the construction of a 230.23-square-foot and a 745.35-square-foot building addition with an additional sidewalk expansion. These improvements try to maintain the existing flow patterns and maintain the one singular drainage basin flow pattern excluding the building which shall be a separate drainage basin to account for the rainwater harvesting tank. This system will provide water quality and detention and shall be used to irrigate the property.

- Developed Drainage Basin 1 contains the same area as Existing Drainage Basin 1 excluding the building. The existing and proposed improvements combine for 63,464.11 square feet of impervious cover, or 58.52% of the 108,446.87 square foot drainage basin.
- Developed Drainage Basin 2 contains exclusively the building where all stormwater generated on the roof shall be collected into gutters and conveyed to a rainwater harvesting tank for detention and use as irrigation. The overflow shall be released into the natural flow path of the system ending in the offsite existing inlet. The building has 2,797.84 square feet of impervious cover, or 100% of the basin.



The above image is an arial from 1981 showing the project site with the existing building.



2P CONSULTANTS, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 3C – Suitability Letter from an Authorized Agent

No on-site sewage facilities site are proposed.

This section is not applicable to this project.



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Attachment 3D – Exception to the Required Geologic Assessment

We are requesting an exemption to the required Geologic Assessment as this project is a 0.38-acre plot that has already been developed since before 1985. The proposed improvements shall create a total of 0.17 acres (or 45.07% of the total site) of impervious area increasing from the existing 0.15 acres (or 39.29%). With minimal changes on a small site that has already been developed a geologic assessment will not be necessary for this project to proceed.

Section IV
Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Easton Mundine, P.E.

Date: 12/04/2025

Signature of Customer/Agent:



Regulated Entity Name: Casa Masa

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: Brushy 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 the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.



Attachment 4A – Spill Response Actions

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

Cleanup:

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

Minor Spills:

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

Semi-Significant Spills:

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

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

Significant/Hazardous Spills:

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

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 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. Additionally, in the event of a hazardous material spill, local Williamson county and/or city of Georgetown police, fire and potentially EMS should be contacted in order to initiate the hazardous material response team.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notifications should first be made by telephone and followed up with a written report of which one copy is to be kept onsite in the report binder and one copy provided to the TCEQ.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

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

<http://www.tceq.state.tx.us/response/spills.html>



Attachment 4B – Potential Sources of Contamination

No particular activity or process during construction is anticipated to present a significant risk of being a potential source of contamination. However, during regular construction operations, several common and minor risks of contamination are anticipated. Should the unforeseeable mishap occur during construction or regular operation of the facility, the contractor shall follow the guidelines set forth in “Attachment 4A – Spill Response Actions.”

Potential sources of sediment to stormwater runoff:

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

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

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

Potential Onsite Pollutants:

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



Attachment 4C – Sequence of Major Activities

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan and in accordance with the stormwater pollution prevention plan (SWPPP) that is required to be posted on the site. Approximately 0.38 acres will be disturbed during this activity.
2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the storm water pollution prevention plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion and sedimentation control plan.
3. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the stormwater pollution plan (SWPPP) posted on the site.
4. Begin site clearing and demolition activities. Approximately 0.38 acres will be disturbed during this activity.
5. Complete construction and begin re-vegetation of the site.
6. Upon completion of the site construction and re-vegetation of a project site, the design engineer shall submit an engineer's letter of concurrence to the City of Georgetown indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
7. After construction is complete and all disturbed areas have been re-vegetated per plan to at least 90% established, remove the temporary erosion and sedimentation controls, and complete any necessary final re-vegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation that is needed.



Attachment 4D – Temporary Best Management Practices and Measures

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

- A.) The areas around the property drain away from the site except for from the south. Any offsite stormwater that crosses the new impervious cover will be treated by a silt fence prior to leaving the site.
- B.) The temporary BMPs proposed during construction activities will prevent sediment-laden runoff from pollutant sources listed in 'Attachment 4B – Potential Sources of Contamination' from leaving the proposed site. The primary method of controlling sediment-laden stormwater runoff is through silt fencing. The erosion controls will be placed per plan along the downslope edges of the project area.
- C.) With the temporary silt fences in place, no unfiltered stormwater runoff will enter any surface streams or sensitive features.
- D.) The proposed project seeks to honor the natural drainage patterns that currently exist in the proposed project area. There are no known sensitive geologic features on the site. After construction is completed, the site will maintain its current drainage patterns with the stormwater runoff draining towards the northeast.



2P CONSULTANTS, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 4E – Request to Temporarily Seal a Feature

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

This section is not applicable to this project.



Attachment 4F – Structural Practices

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

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

The placement of structural practices in the floodplain has been avoided.



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203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 4G – Drainage Area Map

See attached Construction Plans for the Existing and Proposed Drainage Area Maps.



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203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 4H – Temporary Sediment Pond(s) Plan and Calculations

There are no temporary sediment ponds or basins proposed as a temporary BMP for stormwater management on this project.

This section is not applicable to this project.



Attachment 4I – Inspection and Maintenance for BMPs

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

Inspection Personnel:

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

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

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

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

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

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

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

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

- A.) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- B.) All sediments spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
- C.) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public rights-of-way.
- D.) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- E.) All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

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

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



Attachment 4J – Schedule of Interim and Permanent Soil Stabilization Practices

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

During Construction – Inspect and maintain all temporary erosion and sedimentation control structures per TCEQ regulations.

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

Section V
Permanent Stormwater Section (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Michael Easton Mundine, P.E.

Date: 12/04/2025

Signature of Customer/Agent



Regulated Entity Name: Casa Masa

Permanent Best Management Practices (BMPs)

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

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

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

N/A

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

N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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



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Round Rock, Texas 78664
512-344-9664
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Attachment 5A – 20% or Less Impervious Cover Waiver

The site will not be used for multi-family residential developments, schools, or small business sites. This project will also have more than 20% impervious cover.

This section is not applicable to this project.



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203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 5B – BMPs for Upgradient Stormwater

The proposed development receives no upgradient stormwater runoff from off the proposed site except from the south. The site has a general slope downstream from west to northeast, however none of the stormwater flow arriving from the south shall flow across any proposed impervious cover, thus, it does not need to be treated. The western and northern boundaries are defined by two roads with curbs and gutters making it impossible for stormwater runoff to come from these directions. The eastern border of the project is downhill from the rest of the site so any stormwater being generated here will flow away from the project.

This section is not applicable to this project.



Attachment 5C – BMPs for On-Site Stormwater

In general accordance with the TCEQ Technical Guidance Manual, onsite stormwater BMP’s must be designed to remove at least 80% of the increased total suspended solids (TSS) from the proposed project. A proposed retention/irrigation system will be used for this WPAP, harvesting from the main building’s rooftop.

As described in the Addendum Sheet of “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices” (TCEQ Approval of Innovative Technology, Section 3.2.2),

“Retention/irrigation refers to the capture of stormwater runoff in a holding pond, then use of the captured water quality volume for irrigation of appropriate landscape areas. Collection of roof runoff for subsequent use (rainwater harvesting) also qualifies as a retention/irrigation practice, but should be operated and sized to provide adequate capture volume.... The goal of this technology is to roughly simulate the natural (undeveloped) hydrologic regime in which the large majority of rainfall is ultimately infiltrated and/or lost to evapotranspiration. Pollutant removal effectiveness is high, accomplished through physical filtration of solids in the soil profile and uptake of nutrients by vegetation.”

The proposed site layout and grading maintain the block as 1 detention basin however the building with the new additions shall form an additional basin. The greater basin is bordered by E Milam Ave, E Anderson Ave, N Lampassas St, and N Mays St to the north, south, east, and west respectively. This all drains from the southwest to the northeast to an existing inlet near the E Milam Ave and N Lampassas St intersection. The building’s basin is made up of the main building with the two proposed extensions and shall be captured with a gutter system and conveyed to a rainwater harvesting system which shall provide both water detention and treatment before releasing the water as an irrigation system.

The site has an area of 0.38 acres, and the existing impervious cover of 0.15 acres which existed in 1985. The proposed improvements will bring the impervious cover up to 0.17 acres. The total area draining to the inlet is 2.55 acres with an existing impervious cover of 66,261.95 square feet and a proposed of 67,229.96 square feet. Information for just the proposed site was plugged into the TCEQ TSS Removal Calculation Spreadsheet. Using the TCEQ Calculation Spreadsheet, this information gives us a required TSS load to be removed of 17 lbs, water quality volume of 25 cubic feet, and an irrigation area of 101 square feet. See the following pages for the TCEQ TSS calculations for this development. Additional TSS calculations were performed for the total project site and can be seen in the table.

TSS Removal Calculations		
	Existing Conditions	Proposed Conditions
Site Area	0.38 ac	0.38 ac
Impervious Cover	0.15 ac	0.17 ac
TSS Required to be Removed (Lm)	0 lbs	17 lbs
TSS Removal by Retention/Irrigation	0 lbs	17 lbs
Total TSS Removal	0 lbs	17 lbs

The retention/irrigation system has been sized to treat all of the added impervious cover with these plans as well as the existing impervious cover. Using the TCEQ Calculation Spreadsheet, the required water volume for this retention/irrigation basin is 21 cubic feet. An additional 4 cubic feet are required for sediment storage for a total capture volume of 25 cubic feet. The roof runoff system shall have a tank with a water quality volume of 1,500 gallons or 200.52 cubic feet which exceeds the required volume. Retention/ irrigation has a 100% TSS removal efficiency allowing it to meet the required 80% removal as per TCEQ's Technical Guidance Manual.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Casa Masa

Date Prepared: 10/14/2025

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

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

Characters shown in red are data entry fields.

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

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = 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 * = 0.39 acres
Predevelopment impervious area within the limits of the plan * = 0.15 acres
Total post-development impervious area within the limits of the plan * = 0.17 acres
Total post-development impervious cover fraction * = 0.44
 P = 32 inches

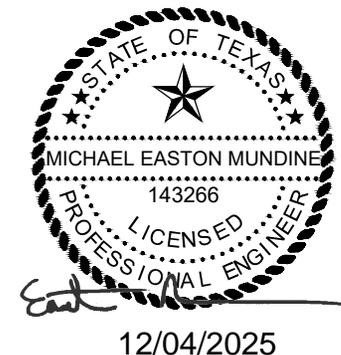
$L_{M \text{ TOTAL PROJECT}}$ = 17 lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1
Total drainage basin/outfall area = 0.39 acres
Predevelopment impervious area within drainage basin/outfall area = 0.15 acres



Post-development impervious area within drainage basin/outfall area = **0.17** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.44**
 $L_{M \text{ THIS BASIN}} = 17$ lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Retention / Irrigation**
 Removal efficiency = **100** percent

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

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

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

where:

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

$A_C = 0.39$ acres
 $A_I = 0.17$ acres
 $A_P = 0.22$ acres
 $L_R = 192$ lbs

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

Desired $L_{M \text{ THIS BASIN}} = 17$ lbs.

F = 0.09

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

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = 0.05 inches
Post Development Runoff Coefficient = 0.32
On-site Water Quality Volume = 21 cubic feet

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

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

Storage for Sediment = 4

Total Capture Volume (required water quality volume(s) x 1.20) = 25.34 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System

Designed as Required in RG-348

Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = 25 cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = 0.1 in/hr Enter determined permeability rate or assumed value of 0.1
Irrigation area = 101 square feet
0.00 acres



Attachment 5D – BMPs for Surface Streams

No BMPs are proposed to specifically affect surface streams.

The function of the proposed onsite BMPs is to remove TSS from stormwater runoff while retaining natural flow patterns downstream of the site. Therefore, the BMPs proposed for reducing pollutant loads in surface stream are the onsite BMPs and are described in the previous section: “Attachment 5C – BMPs for On-site Stormwater”.



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203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
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Attachment 5E – Request to Seal Features

The permanent sealing of or diversion of flow from a naturally occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any features on this site.

This section is not applicable to this project.



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Attachment 5F – Construction Plans

An electronic copy of the design plans is included with this submittal.



Attachment 5G – Inspection, Maintenance, Repair, and Retrofit Plan

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

Retention/Irrigation System

Retention/irrigation systems may have somewhat higher maintenance requirements than other methods since they have an accompanying irrigation system which must remain operational for the treatment system to function effectively.

Inspections: The irrigation system, including pumps, should be inspected and tested (or observed while in operation) to assure proper operation at least 6 times annually. Two of these inspections should occur during or immediately following wet weather. Any leaks, broken spray heads, or other malfunctions with the irrigation system should be repaired immediately. In particular, sprinkler heads must be checked to determine if any are broken, clogged, or not spraying properly. All inspection and testing reports should be kept on site and accessible to inspectors.

Sediment Removal: Remove sediment from splitter box, basin, and wet wells at least two times per year or when the depth reaches 3 inches.

Irrigation Areas: To the greatest extent practicable, irrigation areas are to remain in their natural state. However, vegetation must be maintained in the irrigation area such that it does not impede the spray of water from the irrigation heads. Tree and shrub trimmings and other large debris should be removed from the irrigation area.

Mowing: The upper stage, side slopes, and embankment of a retention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Debris and Litter Removal: Debris and litter will accumulate near the basin pump and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the irrigation system.

Erosion Control: The pond side slopes and embankment may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems.

Nuisance Control: Standing water or soggy conditions in the retention basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

Record Keeping: Records of all inspections and maintenance for the facility shall be recorded and maintained for the water quality facility beginning at startup of the facility. Record keeping shall be detailed to provide type of maintenance or repair made, date of the service, and detail of the extent of the maintenance or repair. The owner or responsible party of the facility is responsible for maintaining the facility as outlined in this plan until such time as another entity assumes responsibility in writing or ownership of the property is transferred. A copy of the transfer of ownership or responsibility must be filed with the Executive Director of TCEQ within 30 days of the transfer.

Signed by:

F702142270CE4DB...
Owner's Signature

12/1/2025
Date


Engineer's Signature

12/04/2025
Date



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

Attachment 5H – Pilot-Scale Field Testing Plan

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

This section is not applicable to this project.



Attachment 5I – Measures for Minimizing Surface Stream Contamination

The BMP proposed to reduce pollutants in surface streams is discussed in Attachment 5C: “BMPs for Onsite Stormwater.” Peak runoff rates for the existing and proposed drainage areas were determined using HEC-HMS 4.13. Atlas 14 rainfall precipitation data was taken from the City of Round Rock depth duration frequency values. This rainfall data was plugged into HEC-HMS as a 24-hour frequency storm for the 2, 10, 25, 50, and 100-year storm events. The Atlas 14 rainfall precipitation data can be found in the table below.

City of Round Rock Depth-Duration-Frequency Values					
Duration	2-Year (in)	10-Year (in)	25-Year (in)	50-Year (in)	100-Year(in)
5-Minute	0.52	0.79	0.92	1.05	1.18
10-Minute	0.83	1.22	1.47	1.68	1.90
15-Minute	0.14	1.52	1.83	2.09	2.35
30-Minute	1.47	2.12	2.55	2.90	3.25
1-Hour	1.91	2.80	3.39	3.85	4.35
2-Hour	2.35	3.57	4.41	5.11	5.87
3-Hour	2.61	4.05	5.08	5.94	6.91
6-Hour	3.05	4.86	6.19	7.32	8.62
12-Hour	3.49	5.61	7.18	8.53	10.10
24-Hour	3.97	6.38	8.17	9.70	11.50

The existing site consists of a former restaurant consisting of one building, a shed, a patio, a driveway, and several gravel walkways to connect the site together. This gives the existing project area 6,571.45 square feet of impervious cover, or 39.29% of the 0.38-acre project. The existing site information is based on a combination of a survey provided by Baird, Hampton, and Brown, Inc. and satellite data for offsite areas. The site slopes down from the high point along the western border of the property on the N Mays St side with an approximate elevation of 714’ to the low point located on the northwestern corner of the project area with an elevation of approximately 712’. The existing site is one drainage basin. See below for information about the existing drainage basin.

- Existing Drainage Basin 1 consists of the whole project site and remainder of the block hemmed in by E Milam Ave, N Lampasas St, E Anderson Ave, and N Mays St. This area drains to the northwestern side of the site to an offsite location- an existing inlet. The basin has 66,261.95 square feet of impervious cover, or 59.57% of the 111,234.71 square foot drainage basin.

A summary of the existing conditions drainage basin information and the drainage calculations from the HEC-HMS model for the existing conditions can be found at the bottom of this page and the top of the next page.

EXISTING CONDITIONS DRAINAGE BASIN INFORMATION								
BASIN	TOTAL BASIN AREA			IMPERVIOUS COVER		NRCS CURVE NUMBER	TOC (MIN)	LAG (MIN)
	SF	AC	SQ MI	SF	%			
EX-01	111,234.71	2.55	0.00399	66,261.95	59.57%	71.58	12.00	7.20

EXISTING CONDITIONS HEC-HMS RESULTS PEAK DISCHARGE (CFS)					
EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
EX-01	8.02	12.98	16.32	19.09	21.93
DOWNSTREAM	8.02	12.98	16.32	19.09	21.93

The proposed site improvements consist of the construction of a 230.23-square-foot and a 745.35-square-foot building addition with an additional sidewalk expansion. These improvements try to maintain the existing flow patterns and maintain the one singular drainage basin flow pattern, excluding the building which is its own basin due to the rainwater harvesting system that is attached. See below for information about the developed conditions drainage basins.

- Developed Drainage Basin 1 contains the same area as Existing Drainage Basin 1 excluding the building. The existing and proposed improvements combine for 63,464.11 square feet of impervious cover, or 58.52% of the 108,446.87 square foot drainage basin.
- Developed Drainage Basin 2 contains the existing and new buildings connected with a rooftop gutter system to capture all generated rainfall and convey it to the rainwater harvesting system. The basin is 2,797.84 square feet with 100% of it being impervious cover.

A summary of the developed conditions drainage basin information and drainage calculations from the HEC-HMS model for the proposed conditions are as follows:

PROPOSED CONDITIONS DRAINAGE BASIN INFORMATION								
BASIN	AREA			IMPERVIOUS COVER		NRCS CURVE NUMBER	TOC (MIN)	LAG (MIN)
	SF	AC	SQ MI	SF	%			
PR-01	108,446.87	2.55	0.00389	63,464.11	58.52%	71.58	12.00	7.20
PR-02	2,787.84	0.06	0.0001	2,797.84	100.00%	71.58	6.00	3.60

PROPOSED CONDITIONS HEC-HMS RESULTS (CFS)					
EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
PR-01	7.88	12.70	15.96	18.66	21.42
PR-02	0.32	0.47	0.57	0.65	0.73
TANK	0.31	0.45	0.54	0.62	0.67
DOWNSTREAM	8.00	12.88	16.17	18.89	21.68

PROPOSED VS. EXISTING CONDITIONS HEC-HMS RESULTS (CFS)					
EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
DOWNSTREAM	-0.02	-0.10	-0.15	-0.20	-0.25

The proposed retention/irrigation system will collect rainfall from the restaurant's roof and use an irrigation system to release the treated water. There is a decrease in rainfall flow from the proposed conditions, and the retention system will provide overtreatment. The stormwater being produced on site will continue to have no adverse impacts to neighboring or downstream properties.

Section VI
Agent Authorization Form (TCEQ-0599)

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

I Ryan McGahey
Print Name
Property Manager/Owner Representative
Title - Owner/President/Other
of N Mays LLC
Corporation/Partnership/Entity Name
have authorized Michael Easton Mundine, P.E.
Print Name of Agent/Engineer
of 2P Consultants, LLC
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Ryan McGaherty
Applicant's Signature

11/06/2025
Date

THE STATE OF Texas §

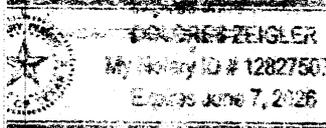
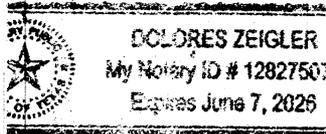
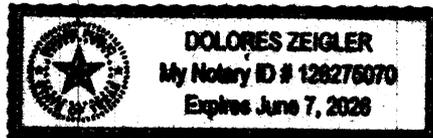
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan McGaherty 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 6 day of November, 2025

[Signature]
NOTARY PUBLIC
Dolores Zeigler
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/7/2026



Section VII
Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Casa Masa
 Regulated Entity Location: 409 N. Mays St. Round Rock TX, 78664
 Name of Customer: N Mays LLC
 Contact Person: Fernando Palacios Phone: (210) 636-9741
 Customer Reference Number (if issued): CN _____
 Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays Travis Williamson

San Antonio Regional Office (3362)

Bexar Medina Uvalde
 Comal Kinney

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

Austin Regional Office San Antonio Regional Office
 Mailed to: TCEQ - Cashier Overnight Delivery to: TCEQ - Cashier
 Revenues Section 12100 Park 35 Circle
 Mail Code 214 Building A, 3rd Floor
 P.O. Box 13088 Austin, TX 78753
 Austin, TX 78711-3088 (512)239-0357

Site Location (Check All That Apply):

Recharge Zone Contributing Zone Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	0 Acres	\$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	0 Acres	\$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	0.83 Acres	\$ 3,000
Sewage Collection System	0 L.F.	\$ 0
Lift Stations without sewer lines	0 Acres	\$ 0
Underground or Aboveground Storage Tank Facility	0 Tanks	\$ 0
Piping System(s)(only)	0 Each	\$ 0
Exception	0 Each	\$ 0
Extension of Time	0 Each	\$ 0

Signature:  Date: 12/04/2025

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

Section VIII
Core Data Form (TCEQ-10400)



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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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		RN

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	12/1/2025	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
N Mays 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)
0803487772	32072736252		
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	1405 INSPIRATION DR		
	City	La Jolla	State CA
	ZIP	92037	ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		fernando@casamasatx.com	

18. Telephone Number (210) 636-9741	19. Extension or Code	20. Fax Number (if applicable) () -
---	------------------------------	--

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)							
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>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).</i>							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)							
Casa Masa							
23. Street Address of the Regulated Entity: (No PO Boxes)	409 N. Mays St.						
	City	Round Rock	State	TX	ZIP	78664	ZIP + 4
24. County	Williamson						

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

25. Description to Physical Location:							
26. Nearest City					State	Nearest ZIP Code	
<i>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).</i>							
27. Latitude (N) In Decimal:		30.511667° N			28. Longitude (W) In Decimal:		97.679667° W
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30°	30'	42.00"	97°	40'	46.80"		
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)		
5810			72251		722410		
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Restaurant							
34. Mailing Address:	409 N Mays St						
	City	Round Rock	State	TX	ZIP	78664	ZIP + 4
35. E-Mail Address:	fernando@casamasatx.com						
36. Telephone Number	37. Extension or Code			38. Fax Number (if applicable)			
(210) 636-9741				() -			

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.

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

SECTION IV: Preparer Information

40. Name:	Michael Easton Mundine, P.E.	41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 344-9664		() -	emundine@2pconsultants.com

SECTION V: Authorized Signature

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

Company:	2P Consultants LLC	Job Title:	Project Engineer
Name (In Print):	Michael Easton Mundine, P.E.	Phone:	(512) 344- 9664
Signature:		Date:	12/04/2025

PROJECT TITLE : CASA MASA
SITE DEVELOPMENT IMPROVEMENTS

PROJECT LEGAL DESCRIPTION: S3025 - Anderson, BLOCK 1, Lot 6-7, & LOT 8 N 1/2

PROJECT STREET ADDRESS: 409 N MAYS ST
ROUND ROCK, TEXAS 78664

PROPERTY OWNER: N MAYS LLC
FERNANDO PALACIOS
210-636-9741

ARCHITECT: SPENCER-PIERCE ARCHITECTURE + INTERIORS, INC
ERIN RUSH
110 N. STONE STREET
ROUND ROCK, TX 78664
512-388-0677

ENGINEER: 2P CONSULTANTS, LLC
411 W MAIN ST, SUITE 310
ROUND ROCK, TX 78664
MICHAEL EASTON MUNDINE, P.E.
512-344-9664

LANDSCAPE ARCHITECT: ECOLAND DESIGN GROUP
CARSON BLEDSOE
11183 CIRCLE DRIVE, SUITE A
AUSTIN, TX 78736
512-344-9204

CASA MASA SITE DEVELOPMENT IMPROVEMENTS

409 N MAYS ST
ROUND ROCK, TEXAS 78664
INITIAL SUBMITTAL DATE: XX/XX/2025
SDP25-00029

SITE CALCULATIONS:
EXISTING SITE IMPERVIOUS COVER BOUNDARY 16,726.75 SQ FT = 0.38 AC
BUILDINGS, SW, PAVEMENT 6,571.45 SQ FT = 0.15 AC
EXISTING IMPERVIOUS COVER 39.29 %

DEVELOPED SITE IMPERVIOUS COVER 7,539.46 SQ FT = 0.17 AC
DEVELOPED TOTAL SITE IC 45.07 %
DEVELOPED IMPERVIOUS COVER

CITY LIMITS NOTE: THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF ROUND ROCK CITY LIMITS.

FLOODPLAIN NOTE: NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP #48491C0493F EFFECTIVE DECEMBER 20, 2019.

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

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

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

DETENTION NOTE: THIS SITE PROVIDES FOR ONSITE DETENTION.

BENCHMARKS: A MAG NAIL SERVING AS A TEMPORARY BENCHMARK STAMPED "SURVEY CONTROL", NORTHING = 10159858.74' EASTING = 3132160.09' ELEVATION=711.48'

UTILITY CONTACTS:
WATER: CITY OF ROUND ROCK 512-218-5460
WASTEWATER: CITY OF ROUND ROCK 512-218-5460
ELECTRIC: ONCOR 888-313-6862
NATURAL GAS: ATMOS 888-286-6700

IMPORTANT NOTES TO CONTRACTOR

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

RECORDED FINAL PLAT DOC.NO CABINET A, SLIDE 34-35

WPAP CASE # _____

SWPPP _____

METER SERIAL.NO _____

UTILITY BILLING ACCT. NO. _____



VICINITY MAP
SCALE: 1" = 500'

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	Revise (R) Add (A) Void (V) Sheet No.'s	APPROVAL / DATE

NOTES:

- THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY / AND, OR THE COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PLAT (1 OF 2)
4	PLAT (2 OF 2)
5	EXISTING CONDITIONS AND DEMO
6	EROSION AND SEDIMENTATION CONTROL PLAN
7	EROSION AND SEDIMENTATION CONTROL DETAILS
8	SITE AND DIMENSIONAL CONTROL PLAN
9	SITE DETAILS
10	GRADING PLAN
11	EXISTING DRAINAGE AREA MAP
12	DEVELOPED DRAINAGE AREA MAP
13	WATER QUALITY PLAN
14	WATER QUALITY DETAILS
15	UTILITY PLAN
16	WATER DETAILS
17	WASTEWATER DETAILS
18	FIRE PROTECTION PLAN

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, DATE

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

I, Michael Easton Mundine, P.E., do hereby confirm that any new Public Works and Drainage Improvements described herein, have been designed in compliance with the stormwater drainage policy adopted by the City of Round Rock, Texas.

12/4/2025 12/4/25
Michael Easton Mundine, P.E. DATE
ALL PLAN SHEETS EXCEPT LANDSCAPE SHEETS
2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

ORDER DECLARING THE RESULT OF AN ELECTION TO DETERMINE IF THE TOWN OF ROUND ROCK IN WILLIAMSON COUNTY TEXAS SHALL BE INCORPORATED FOR MUNICIPAL PURPOSES AS A TOWN OR VILLAGE OF 500 INHABITANTS AND LESS THAN 10000 INHABITANTS.

THE STATE OF TEXAS, # W H E R E A S, an election was duly held in the town or village of Round Rock, in Williamson County, Texas, on the 7th day of December, A.D. 1912, to determine if the said town shall form an incorporation for municipal purposes, within the boundaries hereinafter described, and returns of said election have been duly made to and canvassed by me from which returns it appears that at said election 113 votes were cast, of which, 67 votes were cast for "CORPORATION" and 46 votes were cast for "NO CORPORATION", majority for Corporation, 21 votes.

Therefore, I, Richard Critz, in my capacity as County Judge of Williamson County Texas, do adjudge that said election resulted in favor of said incorporation, and I do hereby declare the inhabitants of said territory hereinafter described duly incorporated for municipal purposes within said boundaries the name of said town or village being Round Rock, Texas.

The boundaries of said incorporation are as follows, to-wit: Lying and being situated in Williamson County, Texas; Beginning at a point in Lake Creek, from which the N W corner of Block No. 11, in said town of Round Rock, as per map of said Round Rock, recorded in Vol-25, page 315, deed Records of Williamson County, Texas, bears N 18 W, 1042 feet; thence down said Lake Creek with the meanders of same about 5173 feet to the S E corner of the tract of land owned by Mrs. Pearson; thence N 3/4 W, at 620 feet intersect the center of the I & G N Railway's right of way, at 1530 feet a stone mound on Otto Ganzert's West line; thence S 72 W at 59 feet pass the Stephens N E corner; at 1696 feet the N W corner of said Stephens tract, and thence S 72 W across the Merrill tract, 324 feet to the Nelson E line, and Merrill's west line, on the west line of the heirs of P A Holder survey; thence N 3/4 W (Var. 9-1/4 E), 924 feet to the center of Brushy Creek; thence up said Brushy creek, about as follows: S 86 3/4 W 1455 feet; S 85-1/2 W 480 feet; S 74 W 517 feet; N 67-1/2 W 380 feet; S 49 W 930 feet; S 65-1/3 W about 863 feet pass the N E corner of Mrs. Perkins tract, at 1474 feet corner in Creek; thence still with Brushy Creek, N 55-3/4 W 417-1/2 feet; N 86 W 1627 feet; S 80 W 800 feet; S 53 W 270 feet; N 81-3/4 W 1263 feet a corner in said Brushy Creek, on Mr. Richard's Rock Quarry, a willow ten inches in diameter on S bank of Creek, bears S 70 E 72 feet; Thence S at 400 feet cross the public road, at 410 feet an elm tree in S margin of said road, at 810 feet a stone mound on Henry Williams Farm; Thence S 18 E at 2162 feet a stone mound on upper bank of said Lake Creek, at 3268 feet a stone mound about 350 feet west of the "Walsh Stone House" at 4273 feet, cross the Austin and Round Rock road, at 4316 feet a live oak and stone mound, around same, at 6034 feet a stone mound on the road from Round Rock to McNeill; thence N 43 E with N margin of said road, 1205 feet a stone mound and cedar post, (telephone post cut off at top of ground); Thence S 47 E at 99 feet intersect I & G N Railway, (center of same), at 167 feet a post; Thence N 87 E with M Mays N line, and across a part of said Mays tract, 2007 feet a stake; thence N 17-1/4 W 1124 feet with the Austin & Round Rock road to a point opposite a narrow lane; thence with said narrow lane, N 43-1/4 E 1175 feet a corner in the Asher Branch; thence S 79 E at 1544 feet to the S E corner of Mrs. Ferrols land; thence N with said Ferrols E line 1314 feet to the center of said Lake Creek; thence N 73 E 88 feet to the place of beginning.

This order is made and entered by me on the records of the minutes of the Commissioners' Court of Williamson County, Texas, this the 12th day of December, A.D. 1912.

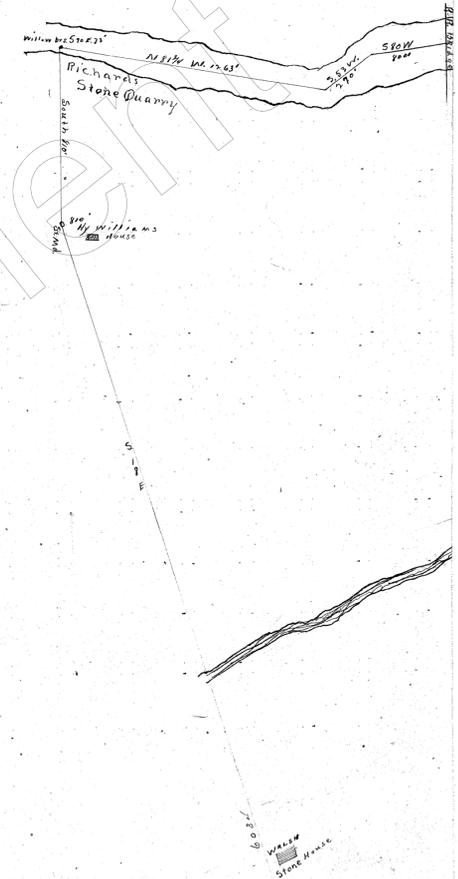
Witness my hand and seal of the County Court, this Dec. 12, 1912.
 (L.S.) RICHARD CRITZ, County Judge, Williamson Co., Texas.
 ATTEST: C. T. McMurray, County Clerk, Williamson County, Texas.
 By R. E. Moore, Deputy.

The State of Texas, # I, C. T. McMurray, Clerk of the County Court, in and for the County of Williamson, and State of Texas, do hereby certify that the above and foregoing is a full true, and correct copy of the order of the County Judge of Williamson County, Texas, declaring the result of an election to determine if the town of Round Rock, in Williamson County, Texas, should be incorporated for municipal purposes as a town of 500 inhabitants and less than 10000 inhabitants, this order is dated the 12th day of December, A.D. 1912, and is recorded in the minutes of the Commissioners Court of Williamson County, Texas, Vol-10, on page 342. To Certify Which, Witness my hand and seal of the County Court of said County, at office, in the city of Georgetown, Texas, this the 12th day of December, A.D. 1912.

(L.S.) C. T. McMurray, Clerk, County Court, Williamson county, Texas.
 By R. E. Moore, Deputy.

Filed for Record December 17, A.D. 1912, at 10 o'clock A.M.
 Recorded December 18th, A.D. 1912, at 8:30 o'clock A.M.

By C. T. McMurray Clerk, County Court, Williamson County, Texas.
 By R. E. Moore Deputy.



2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351



NO.	DATE	REVISIONS	RECORD

CASA MASA
 SITE DEVELOPMENT IMPROVEMENTS
 N MAYS LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664

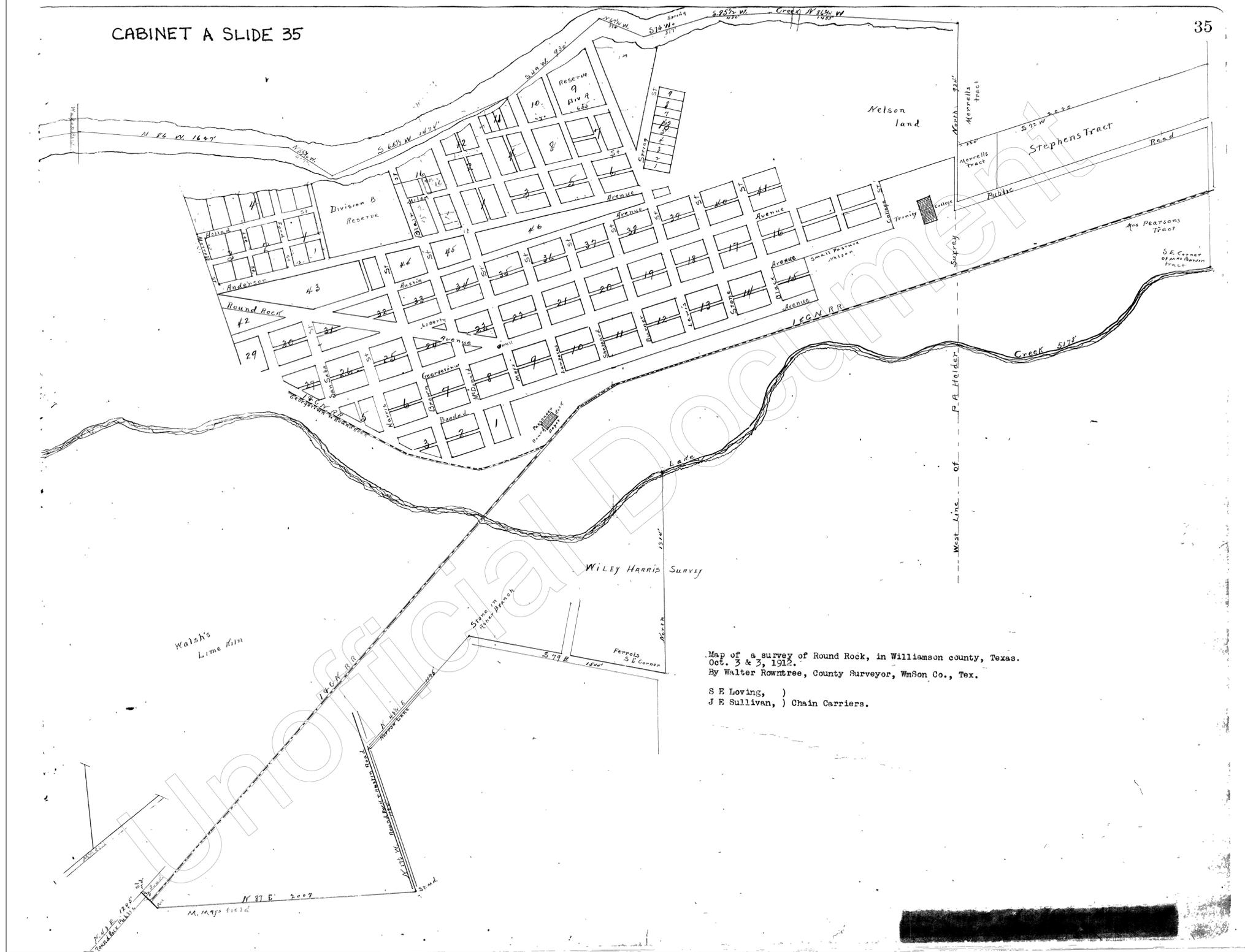
PLAT (1 OF 2)

PERMIT No.
 SDP25-00029
 SHEET No.
 3 OF 18

NAME: J:\Projects\25-00029\Drawings\SDP25-00029.PLT
 DATE: 12/17/2025
 PLOTTED BY: CHANGHE PANG

CABINET A SLIDE 35

35



Map of a survey of Round Rock, in Williamson county, Texas.
 Oct. 3 & 3, 1912.
 By Walter Rowntree, County Surveyor, WmSon Co., Tex.
 S E Loving,)
 J E Sullivan,) Chain Carriers.

2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351



NO.	DATE	REVISIONS	RECORD

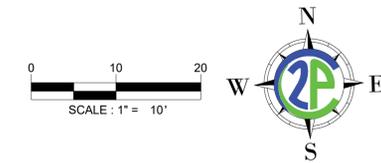
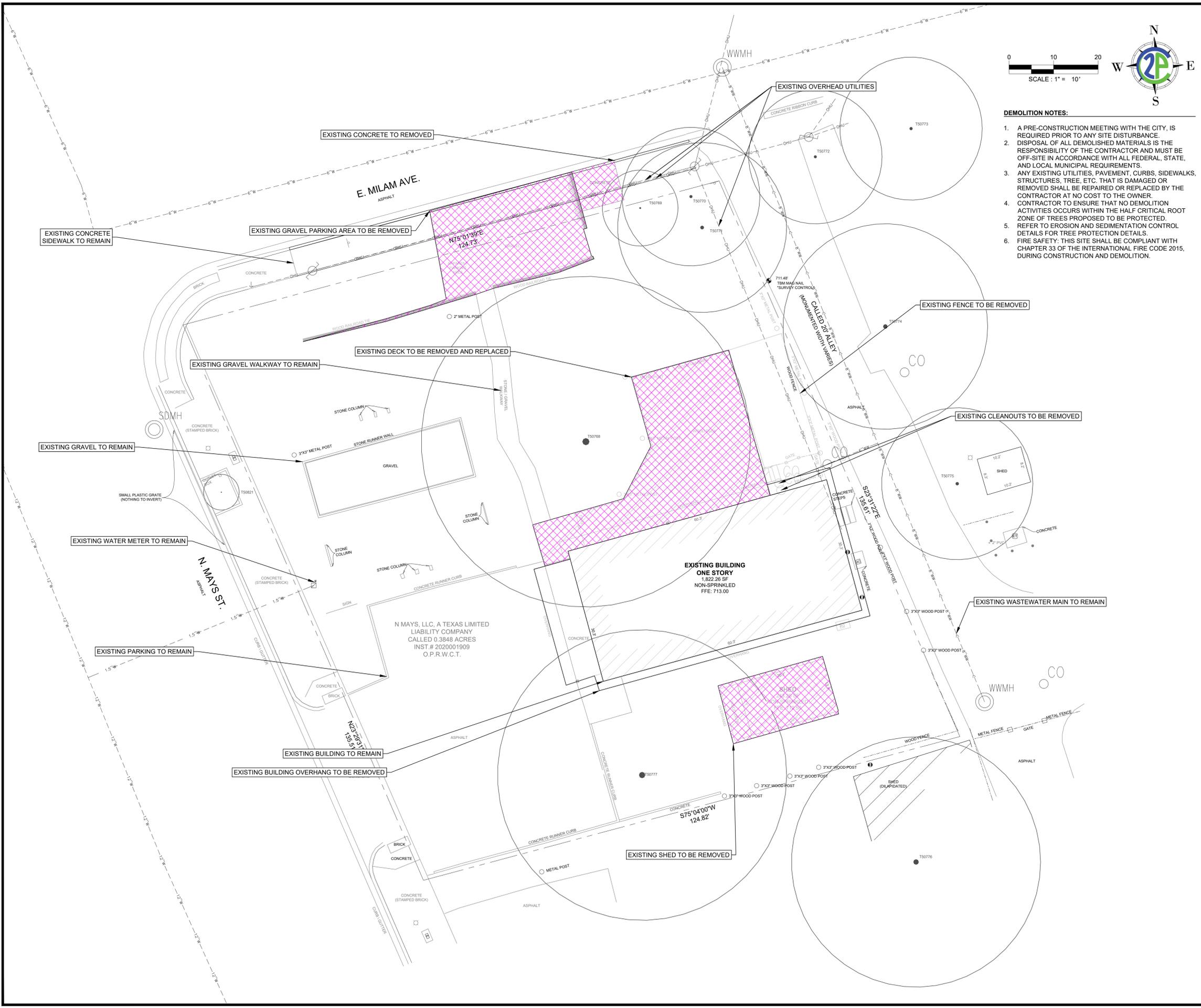
CASA MASA
 SITE DEVELOPMENT IMPROVEMENTS
 N MAYS LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664

PLAT (2 OF 2)

PERMIT No.
SDP25-00029
 SHEET No.
4
 OF 18

Model: J:\Projects\25\2500029\2500029.dwg
 Date: 12/1/2025
 Plotted By: CHANG PANG

MISC: 11/17/2025
 DATE: 11/17/2025
 PLOTTED BY: CHANG PANGWONG AT 03:06



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

GENERAL LEGEND

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

LINETYPES

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

LEGEND

	730	EXISTING MAJOR CONTOUR
	733	EXISTING MINOR CONTOUR
		EXISTING CHAIN LINK FENCE
	OHE	EXISTING OVERHEAD ELECTRIC
	W	EXISTING WATER LINE
	WW	EXISTING WASTEWATER LINE
	SD	EXISTING STORMSEWER LINE
		EXISTING PROPERTY LINE
		EXISTING ADJACENT PROPERTY LINE
		EXISTING EDGE OF ASPHALT
	LOC	LIMIT OF CONSTRUCTION
	1234	EXISTING TREE
	1234	EXISTING TREE TO BE REMOVED
		EXISTING POWER POLE
	GW	EXISTING GUY WIRE
	EM	EXISTING ELECTRIC METER
	WM	EXISTING WATER METER
	WV	EXISTING WATER VALVE
	WH	EXISTING FIRE HYDRANT
	ICV	EXISTING IRRIGATION CONTROL VALVE
	WOC	EXISTING WASTEWATER CLEANOUT
	WWMH	EXISTING WASTEWATER MANHOLE
	BM	BENCHMARK
	12"	FOUND 12" IRON ROD (UNLESS NOTED)
	▲	FOUND NAIL
	▽	EXISTING SIGN
		AREA TO BE REMOVED
	XXXXXXXXXXXXXXXXXXXX	UNDERGROUND UTILITY TO BE REMOVED



Know what's below.
Call before you dig.

CONTRACTOR NOTES:
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512.344.9664
 TBPE FIRM #F-19351

DESIGNED: MEM
 DRAWN: KBA
 REVIEWED: MEM

NO.	DATE	REVISIONS	RECORD

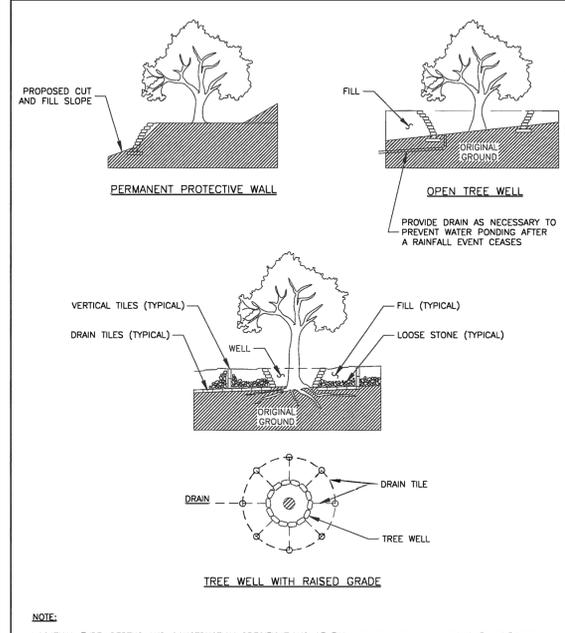
CASA MASA
 N MAYS, LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664

EXISTING CONDITIONS AND DEMO

PERMIT No.
SDP25-00029

SHEET No.
5 OF 18

- 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.
 - 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).
 - TREE PROTECTION FENCES SHALL BE ERRECTED ACCORDING TO CITY STANDARDS FOR TREE PROTECTION, INCLUDING TYPES OF FENCING AND SOIL BUILD-UP WITHIN TREE DRIPLINES.
 - 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.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
 - FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIFLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - CRZ DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TREKING NOT REVIEWED AND AUTHORIZED BY THE FORESTRY MANAGER.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIFLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA;
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING;
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE FORESTRY MANAGER TO DISCUSS ALTERNATIVES.
- 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.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIFLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
 - 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.
 - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
 - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIFLINES, 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.
 - TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
 - 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.
 - ANY TREKING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
 - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIFLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
 - 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).
 - ALL CRZ 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.
 - THE FORESTRY MANAGER HAS THE AUTHORITY TO REQUIRE ADDITIONAL TREE PROTECTION BEFORE OR DURING CONSTRUCTION.
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED. REFER TO THE CITY OF ROUND ROCK TREE REMOVAL TECHNICAL MANUAL FOR APPROPRIATE REMOVAL METHODS.
 - 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 REMOVAL TECHNICAL MANUAL.
 - DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS NON COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

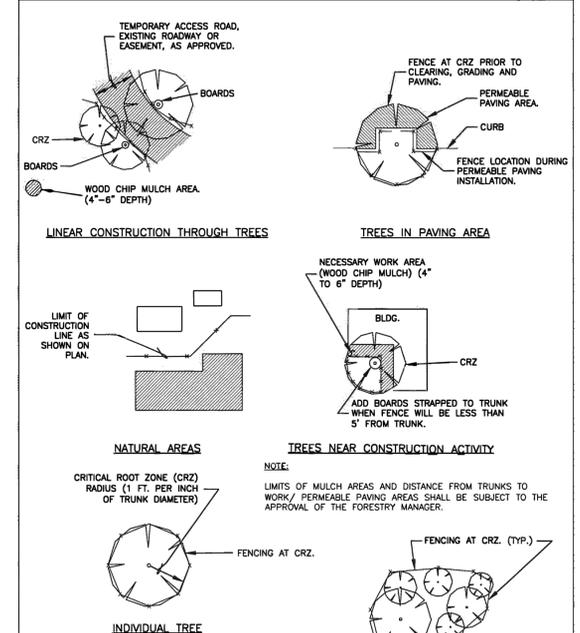


FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

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CITY OF ROUND ROCK
 TREE PROTECTION TREE WELLS

SCALE: NTS
 DRAWING NO: EC-02
 SHEET 1 of 1

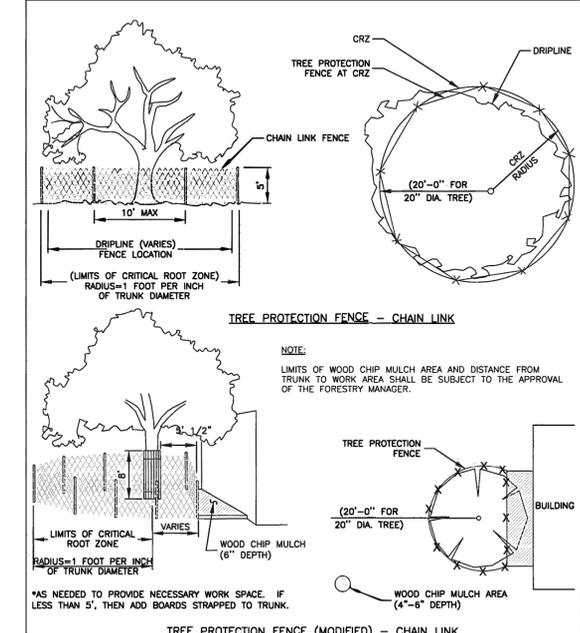


FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

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CITY OF ROUND ROCK
 TREE PROTECTION FENCE LOCATIONS

SCALE: NTS
 DRAWING NO: EC-03
 SHEET 1 of 1

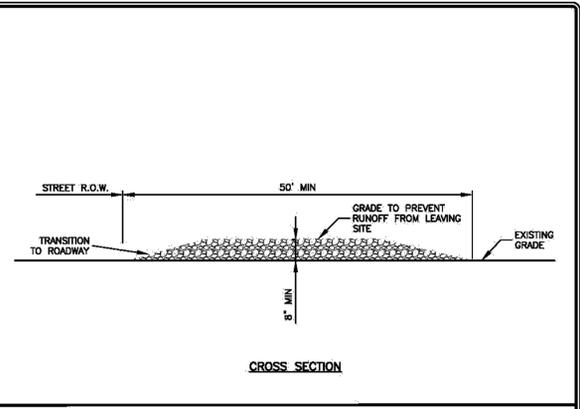


FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

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CITY OF ROUND ROCK
 TREE PROTECTION FENCE CHAIN LINK

SCALE: NTS
 DRAWING NO: EC-04
 SHEET 1 of 1



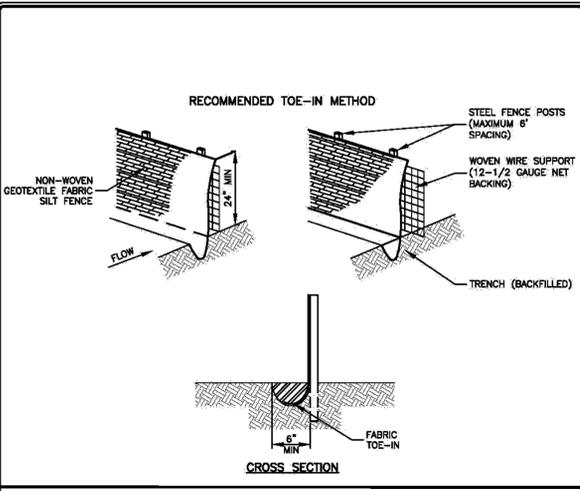
NOTES:

- STONE SIZE SHALL BE 3" - 8" OPEN GRADED ROCK.
- THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
- LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
- ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- 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.
- AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

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CITY OF ROUND ROCK
 STABILIZED CONSTRUCTION ENTRANCE DETAIL

SCALE: NTS
 DRAWING NO: EC-09
 SHEET 2 of 2



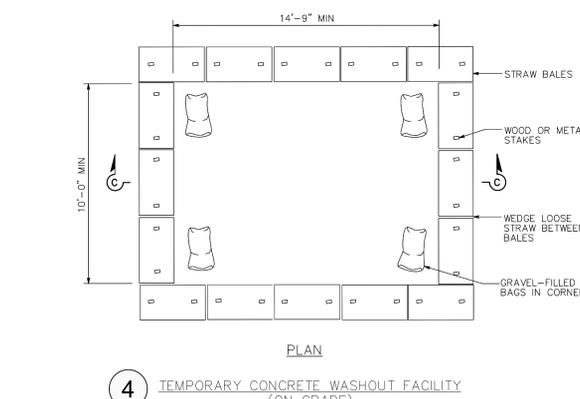
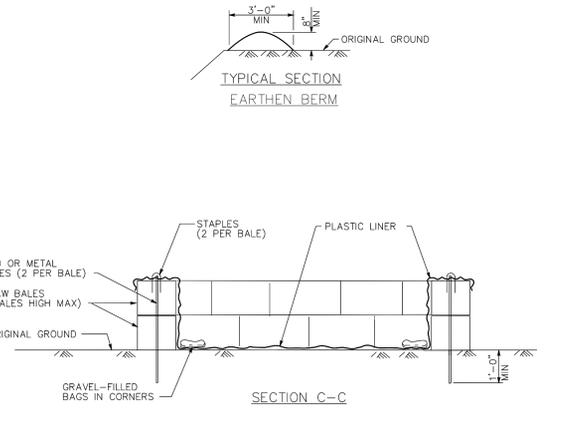
NOTES:

- 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.
- 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.
- 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.
- 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.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- 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.
- SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-23-11 DATE

CITY OF ROUND ROCK
 SILT FENCE DETAIL

SCALE: NTS
 DRAWING NO: EC-10
 SHEET 3 of 3



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-23-11 DATE

CITY OF ROUND ROCK
 TEMPORARY CONCRETE WASHOUT FACILITY (ON GRADE) NTS

SCALE: NTS
 DRAWING NO: EC-11
 SHEET 4 of 4

2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351



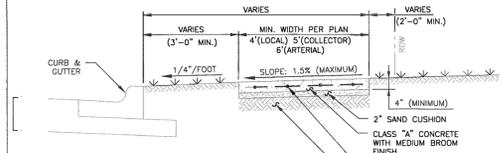
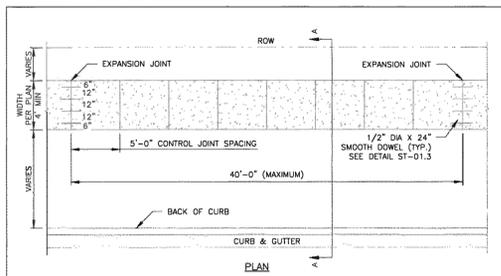
DESIGNED BY: DRAWN BY: KBA
 REVIEWED BY: MEM
 12/14/2025

NO.	REVISIONS	DATE

CASA MASA
 SITE DEVELOPMENT IMPROVEMENTS
 N WAYS, LLC
 409 N WAYS ST
 ROUND ROCK, TEXAS 78664

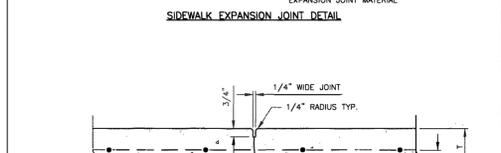
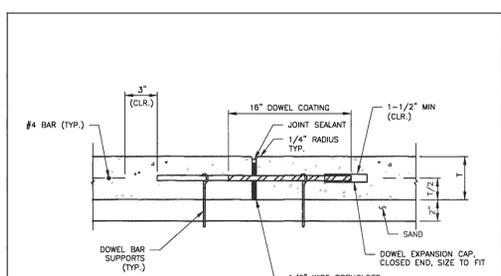
EROSION AND SEDIMENTATION CONTROL DETAILS

PERMIT No: SDP25-00029
 SHEET No: 7 OF 18



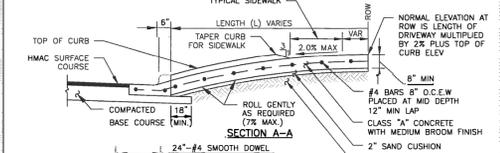
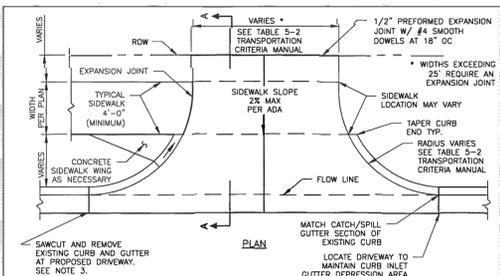
- NOTES:
1. CONCRETE IS CLASS "A" BROOM FINISHED. (TXDOT ITEM 421 & 531)
 2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.W. (SEE DETAIL). DO NOT USE W.W.F. (WELDED WIRE FABRIC)
 3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKING PRODUCTION AT AN EXPANSION JOINT.
 4. PLACE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

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



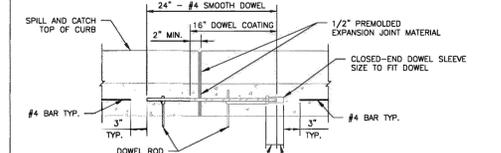
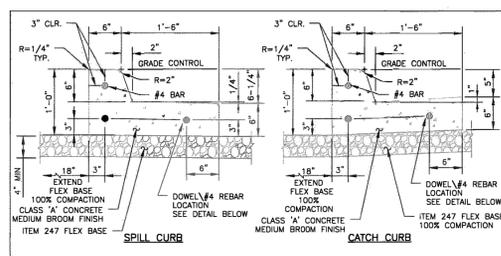
- NOTES:
1. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
 2. PROPER CHAIRS SHALL BE USED TO SUPPORT THE STEEL REINFORCEMENT.

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE CITY OF ROUND ROCK SIDEWALK & SHARED USE PATH DETAIL SCALE: NTS DRAWING NO: ST-01.3 SHEET 5 of 8



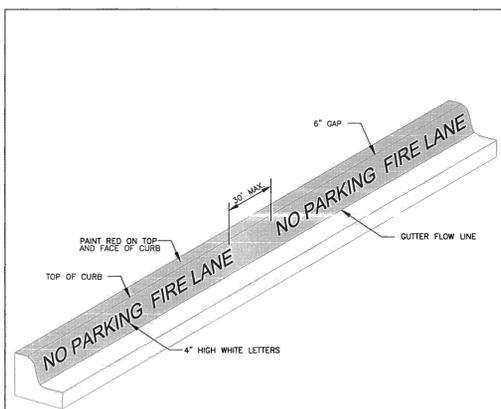
- NOTES:
1. PLACE 1/2 INCH EXPANSION JOINTS AT LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER.
 2. FORM CONTROL JOINTS 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10'.
 3. IF THE NEAREST EXISTING EXPANSION JOINT IS 5 FEET OR LESS FROM THE DRIVEWAY RADIUS, THEN REMOVE AND REPLACE CURB AND 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.

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE CITY OF ROUND ROCK CONCRETE DRIVEWAY DETAIL TYPE II COMMERCIAL OR MULTIFAMILY SCALE: NTS DRAWING NO: ST-03.1 SHEET 1 of 2



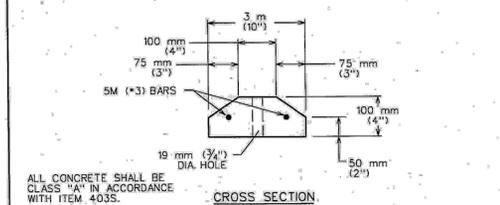
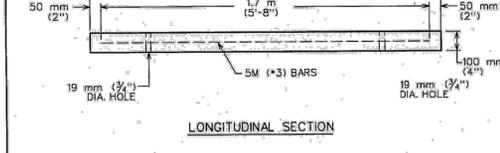
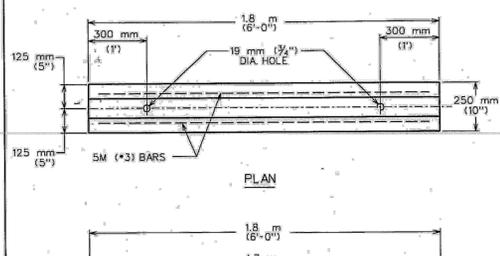
- NOTES:
1. ALL WORK AND MATERIALS SHALL CONFORM TO SPECIFICATION ITEM 529, "CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER", AND THESE DETAILS (INDEPENDENT OF THE CONSTRUCTION METHODS USED)
 2. ALL CURBS SHALL HAVE A MINIMUM OF 4 INCHES OF COMPACTED FLEXIBLE BASE BETWEEN THE BOTTOM OF THE CURB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

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

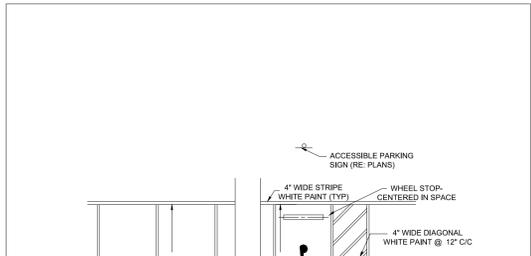


- NOTES:
1. FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. STRIPING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

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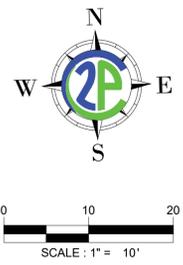
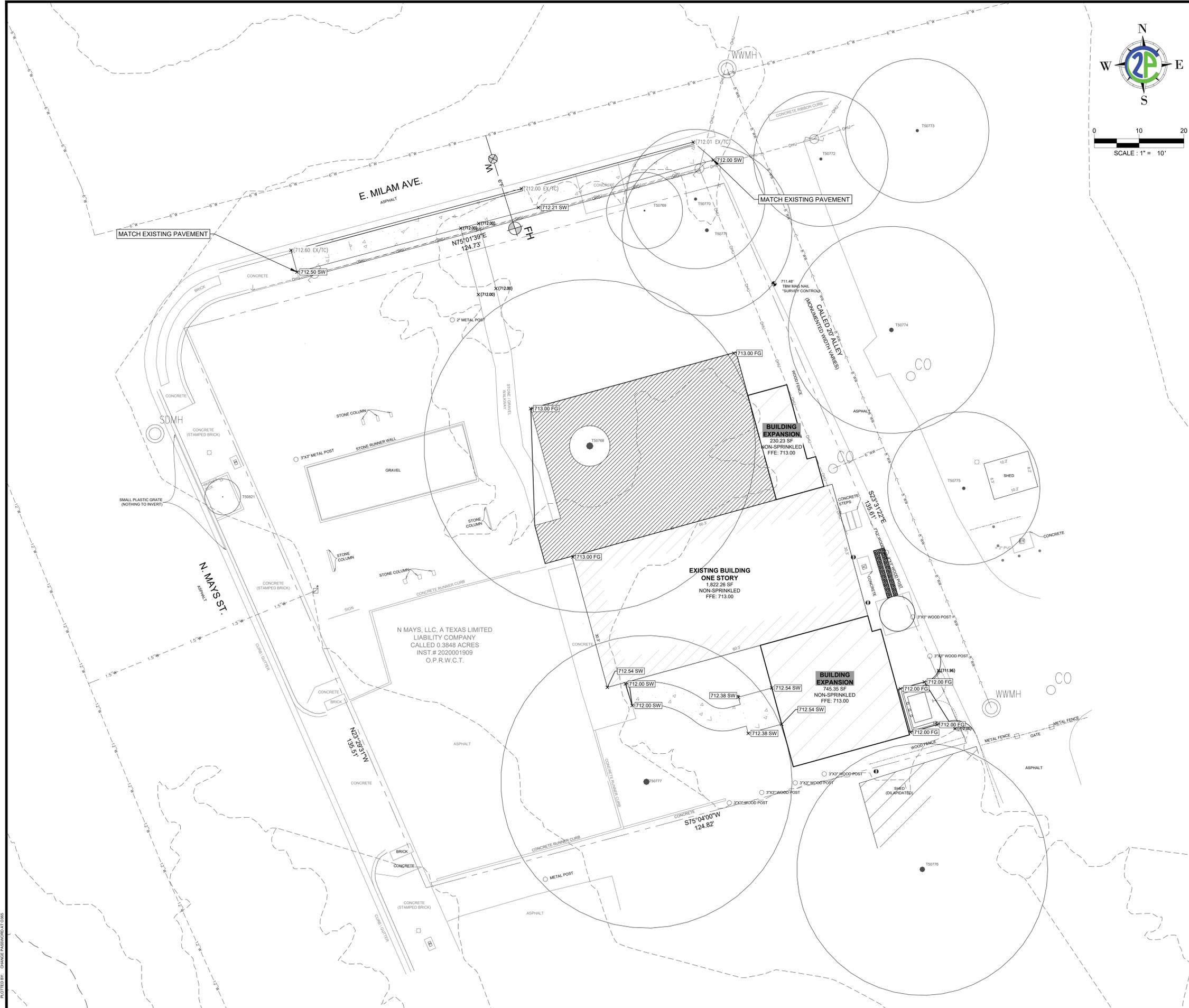
ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 4035. CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS PARKING LOT BUMPER CURB APPROVED 3/15/05 ADOPTED STANDARD NO. 439S-1



- NOTES:
1. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA REQUIREMENTS.
 2. EACH ACCESSIBLE PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS. THE SIGN MUST AT MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH, BE MOUNTED ON A POLE, POST, WALL, OR FRESTANDING BOARD, BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6, AND BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
 3. THE WORDS "NO PARKING" SHALL BE PAINTED ON ANY ACCESSIBLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED IN ALL CAPITAL LETTERS, WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, A STROKE WIDTH OF AT LEAST TWO INCHES, AND CENTERED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE.

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE CITY OF ROUND ROCK TYPICAL PARKING SPACE LAYOUT SCALE: NOT TO SCALE SITE AND DIMENSIONAL CONTROL PLAN.dwg STANDARD NO. 439S-1

NOTES: 1. W.P. 2/20/20 2. W.P. 2/20/20 3. W.P. 2/20/20 4. W.P. 2/20/20 5. W.P. 2/20/20 6. W.P. 2/20/20 7. W.P. 2/20/20 8. W.P. 2/20/20 9. W.P. 2/20/20 10. W.P. 2/20/20 11. W.P. 2/20/20 12. W.P. 2/20/20 13. W.P. 2/20/20 14. W.P. 2/20/20 15. W.P. 2/20/20 16. W.P. 2/20/20 17. W.P. 2/20/20 18. W.P. 2/20/20 19. W.P. 2/20/20 20. W.P. 2/20/20 21. W.P. 2/20/20 22. W.P. 2/20/20 23. W.P. 2/20/20 24. W.P. 2/20/20 25. W.P. 2/20/20 26. W.P. 2/20/20 27. W.P. 2/20/20 28. W.P. 2/20/20 29. W.P. 2/20/20 30. W.P. 2/20/20 31. W.P. 2/20/20 32. W.P. 2/20/20 33. W.P. 2/20/20 34. W.P. 2/20/20 35. W.P. 2/20/20 36. W.P. 2/20/20 37. W.P. 2/20/20 38. W.P. 2/20/20 39. W.P. 2/20/20 40. W.P. 2/20/20 41. W.P. 2/20/20 42. W.P. 2/20/20 43. W.P. 2/20/20 44. W.P. 2/20/20 45. W.P. 2/20/20 46. W.P. 2/20/20 47. W.P. 2/20/20 48. W.P. 2/20/20 49. W.P. 2/20/20 50. W.P. 2/20/20 51. W.P. 2/20/20 52. W.P. 2/20/20 53. W.P. 2/20/20 54. W.P. 2/20/20 55. W.P. 2/20/20 56. W.P. 2/20/20 57. W.P. 2/20/20 58. W.P. 2/20/20 59. 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GENERAL LEGEND	
SYMBOLS	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTER
	UTILITY POLE
	LIGHT POLE
	CLEAN OUT
	GAS VALVE
	PARKING COUNT
	WW SERVICE
	WATER SERVICE
	STORM SEWER MAN-HOLE
	SIGN
	CURB INLET
	GRATE INLET
	TABLE TOP AREA INLET
	TREE TO BE SAVED
	TREE TO BE REMOVED
LINETYPES	
	PROPERTY BOUNDARY
	LIMITS OF CONSTRUCTION
	FENCES (CHAINLINK)
	FENCES (IRON)
	FENCES (WOOD)
	FENCES (BARB WIRE)
	DITCH (CREEK) LINE
	EXISTING CONTOURS
	DEVELOPED CONTOURS
	CURB & GUTTER
	UNDERGROUND ELEC.
	OVERHEAD ELEC.
	UNDERGROUND TELE.
	UNDERGROUND GAS LINE
	STORM DRAIN LINE
	WATER LINE
	FIRE LINE
	WASTEWATER LINE
	ACCESSIBLE ROUTE
GRADING LEGEND	
EXISTING	
	NATURAL GROUND
	GUTTER
	SIDE WALK
FINISHED SURFACE	
	PAVEMENT
	TOP OF WALL
	TOP OF CURB
	TOE OF SLOPE
	TOP OF SLOPE
	TOP OF GRATE
	CONCRETE INLET
	FLOWLINE
	FINISHED FLOOR
	FINISHED GROUND
	SLOPE DIRECTION AND GRADE
DEVELOPED GRADE BREAK ON SURFACE (CONC, PAVT, GRASS, ETC.)	
LP	LOW POINT
HP	HIGH POINT

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

2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351



NO.	DATE	REVISIONS	RECORD

CASA MASA
 N MAYS, LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664



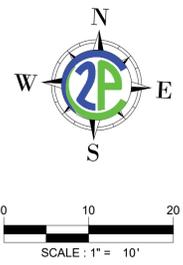
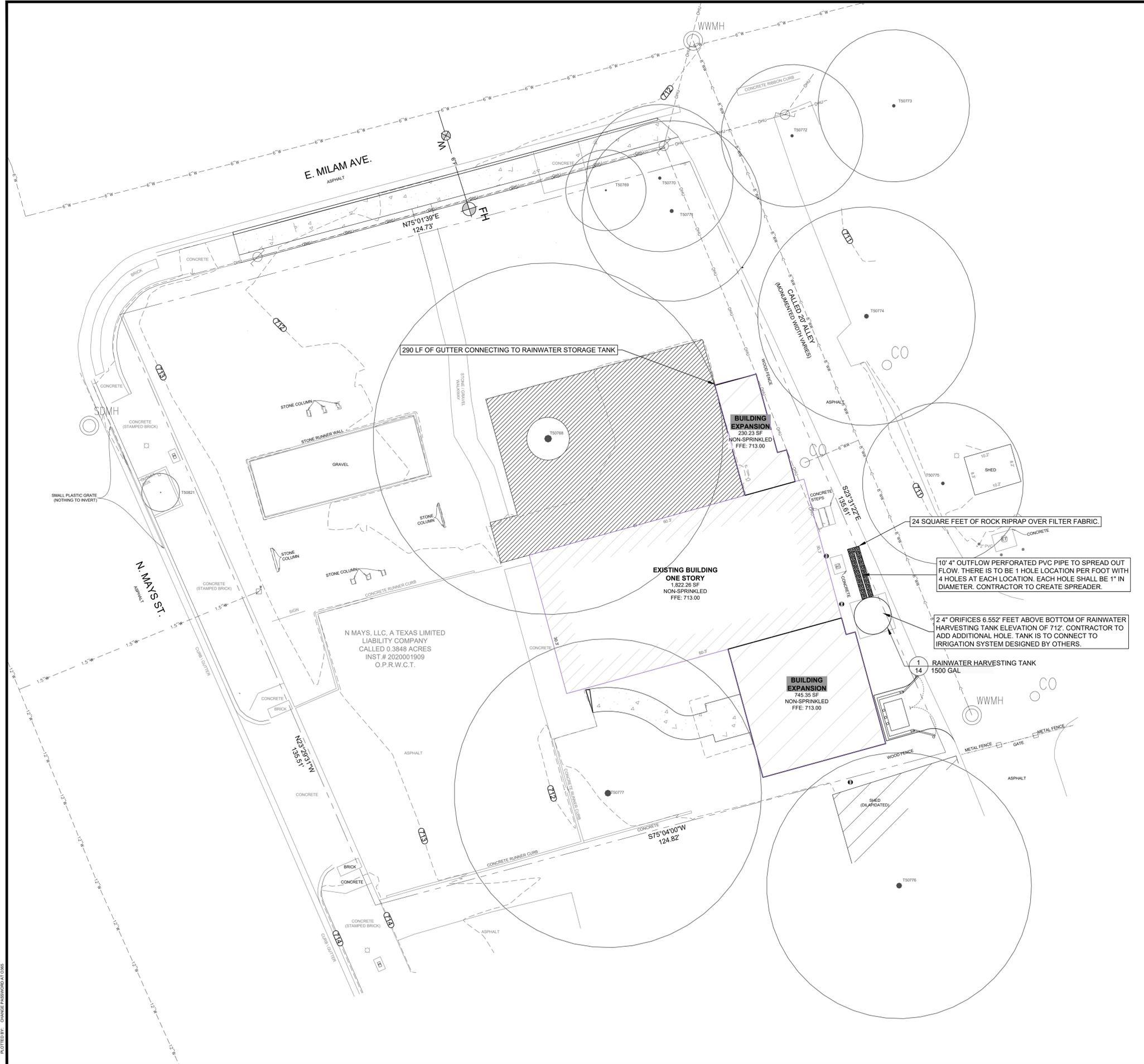
CONTRACTOR NOTES:
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

GRADING PLAN

PERMIT No.
SDP25-00029

SHEET No.
10
 OF 18

DATE: 11/19/2024
 TIME: 11:00 AM
 DRAWN BY: KBA
 CHECKED BY: MEM
 PLOTTED BY: KBA



GENERAL LEGEND	
SYMBOLS	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTER
	UTILITY POLE
	LIGHT POLE
	CLEAN OUT
	GAS VALVE
	PARKING COUNT
	WW SERVICE
	WATER SERVICE
	STORM SEWER MAN-HOLE
	SIGN
	CURBINLET
	GRATE INLET
	TABLE TOP AREA INLET
	TREE TO BE SAVED
	TREE TO BE REMOVED
LINETYPES	
	PROPERTY BOUNDARY
	LIMITS OF CONSTRUCTION
	FENCES (CHAINLINK)
	FENCES (IRON)
	FENCES (WOOD)
	FENCES (BARB WIRE)
	DITCH (CREEK) LINE
	EXISTING CONTOURS
	DEVELOPED CONTOURS
	CURB & GUTTER
	USE
	UGE
	OHE OVERHEAD UTEILITY
	TEL UNDERGROUND TELE.
	GAS UNDERGROUND GAS LINE
	SD STORM DRAIN LINE
	W WATER LINE
	F FIRE LINE
	WW WASTEWATER LINE
	ACCESSIBLE ROUTE
DETAIL NUMBER	DETAIL NAME
SHEET NUMBER WHERE DETAIL IS LOCATED	DETAIL REFERENCE CALLOUT

- STORM DRAIN PLAN NOTES:**
- ALL STORM DRAIN PIPE IS CONTRACTORS CHOICE OF CLASS III RCP, HDPE OR HP PIPE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE PIPE SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PIPE INSTALLATION.
 - EXISTING CONTOUR INFORMATION SHOWN HERE ON THIS PLAN SHEET ARE SHOWN AT ONE (1) FOOT INTERVALS THEY ARE COMPUTER GENERATED USING FIELD DATA.
 - FOR PIPE EMBEDMENT USE DETAIL:

2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512-344-9664
 TBPE FIRM #F-19351



NO.	DATE	REVISIONS	RECORD

CASA MASA
 N MAYS LLC
 SITE DEVELOPMENT IMPROVEMENTS
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664



Know what's below.
 Call before you dig.

CONTRACTOR NOTES:
 EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.
 CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

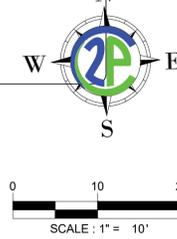
WATER QUALITY PLAN

PERMIT No.
SDP25-00029

SHEET No.
13
 OF 18

Model: C:\Users\jg\OneDrive\Documents\811\811.dwg
 Date: 12/14/2025
 Plotted by: CHANCE PARSONS

STA. 1+00.00 W LN A
 CONNECT TO EXISTING 6" WATER MAIN
 REMOVE ONE FULL JOINT OF EXISTING ASBESTOS CONCRETE OR THE NEAREST BELL JOINT (>3' AWAY) ON EACH SIDE AND REPLACE WITH C-900 DR14 PVC PIPE
 PROVIDE LONG-BODY STAINLESS STEEL HYMAX COUPLING AT EITHER END. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH.
 INSTALL:
 1 - 6" X 6" TEE
 2 - 6" GATE VALVES
 ±22 LF OF 6" DI PIPE
 1 - FIRE HYDRANT ASSEMBLY

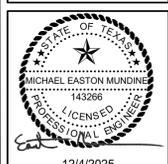


GENERAL LEGEND	
SYMBOLS	
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTER
	UTILITY POLE
	LIGHT POLE
	CLEAN OUT
	GAS VALVE
	PARKING COUNT
	WW SERVICE
	WATER SERVICE
	STORM SEWER MANHOLE
	SIGN
	CURBINLET
	GRATE INLET
	TABLE TOP AREA INLET
	TREE TO BE SAVED
	TREE TO BE REMOVED
LINETYPES	
	PROPERTY BOUNDARY
	LIMITS OF CONSTRUCTION
	FENCES (CHAINLINK)
	(IRON)
	(WOOD)
	(BARB WIRE)
	DITCH (CREEK) LINE
	EXISTING CONTOURS
	DEVELOPED CONTOURS
	CURB & GUTTER
	USE
	UGE
	OHE OVERHEAD UTILITY
	TEL UNDERGROUND TELE.
	GAS UNDERGROUND GAS LINE
	SD STORM DRAIN LINE
	W WATER LINE
	F FIRE LINE
	WW WASTEWATER LINE
	ACCESSIBLE ROUTE

- WATER NOTES:**
- ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
 - ALL PIPE FITTINGS SHALL BE JOINT-RESTRAINED.
 - ALL FITTINGS SHALL HAVE THRUST BLOCKING PER CORR WT-25.
 - ALL VALVES SHOWN ARE _____ BRAND.
 - ALL FIRE SERVICE LEADS SHALL BE DUCTILE IRON.
 - ALL PVC WATER MAINS SHALL BE CONSTRUCTED OF C-900 DR-14.
 - 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.

- WASTEWATER NOTES:**
- ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
 - ALL MANHOLES SHALL BE COATED AND VACUUM TESTED.
 - ALL WASTEWATER LINES ARE TO BE CONSTRUCTED OF SDR 26.
 - CORE EXISTING MANHOLE. INSERT GASKET AND PROVIDE PRECO GROUT SEAL INSIDE AND OUT, OR APPROVED EQUAL. MANHOLES SHALL BE TESTED PRIOR TO CORING TO ENSURE INTEGRITY.
 - ALL MANHOLES TO BE PRECAST.
 - CONTRACTOR TO PROVIDE 2 1/2" CONDUIT PARALLEL TO ELECTRIC LINES FOR DRY UTILITIES.

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CASA MASA
 SITE DEVELOPMENT IMPROVEMENTS
 N MAYS, LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664

UTILITY PLAN

PERMIT No.
SDP25-00029

SHEET No.
15
 OF 18



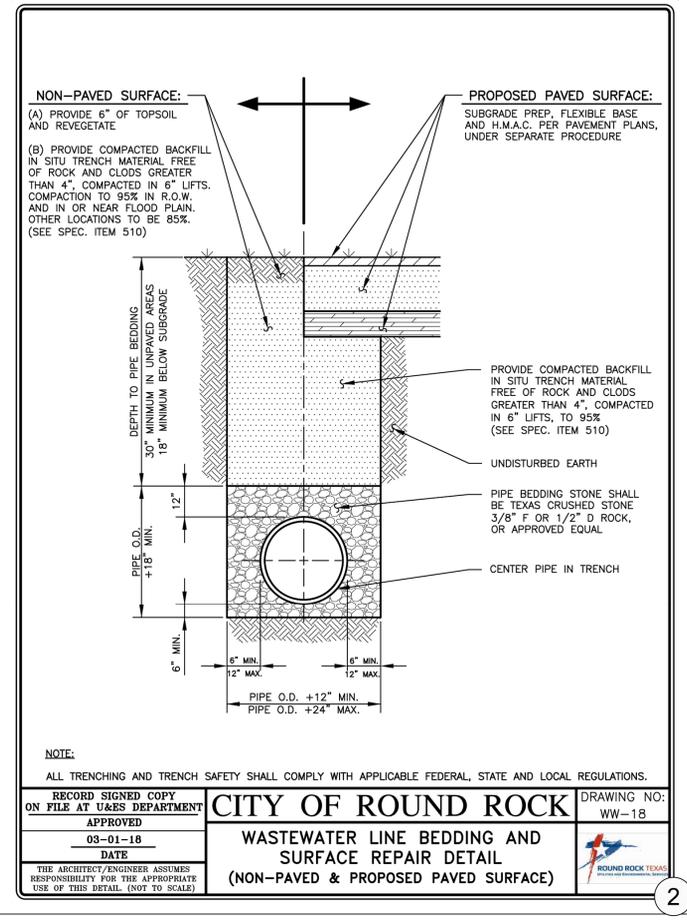
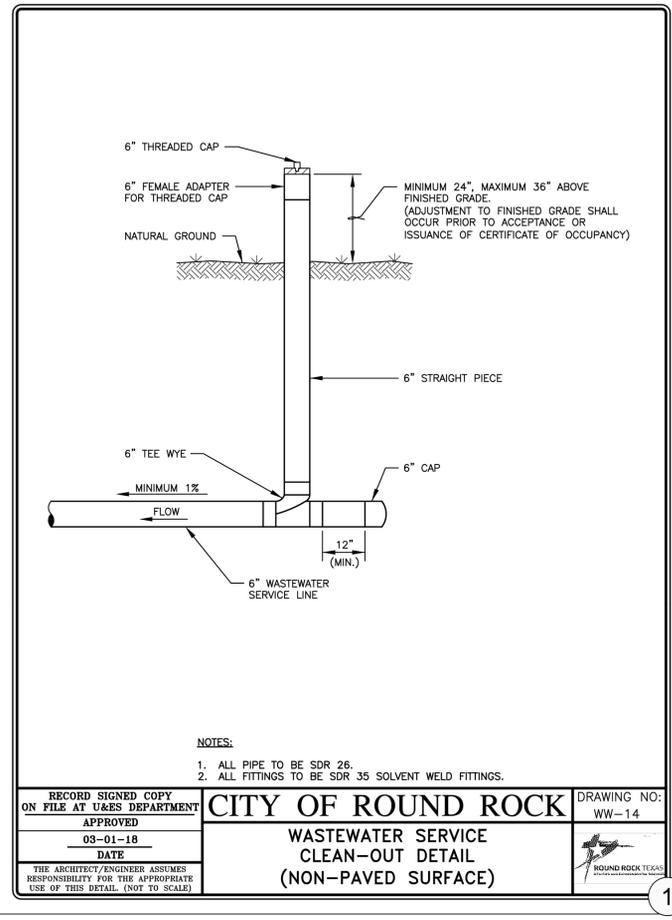
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CONTRACTOR SHALL CONSIDER DEVELOPED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

DATE: 11/19/2025
 TIME: 10:00 AM
 DRAWN: KBA
 CHECKED: MEM
 DESIGNED: MEM
 PLOTTED BY: CHANGHE PANG

XREFS: \\wms\proj\p03\...
 D:\p03\...
 DATE: 03-01-18
 PLOTTED BY: CHANG PANGWONG AT 03:06



2P CONSULTANTS, LLC
 411 W. MAIN STREET, SUITE 310
 ROUND ROCK, TEXAS 78664
 512.344.9664
 TBP# FIRM #F-19351

DESIGNED: MEM
 DRAWN: KBA
 REVIEWED: MEM

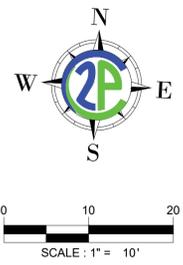
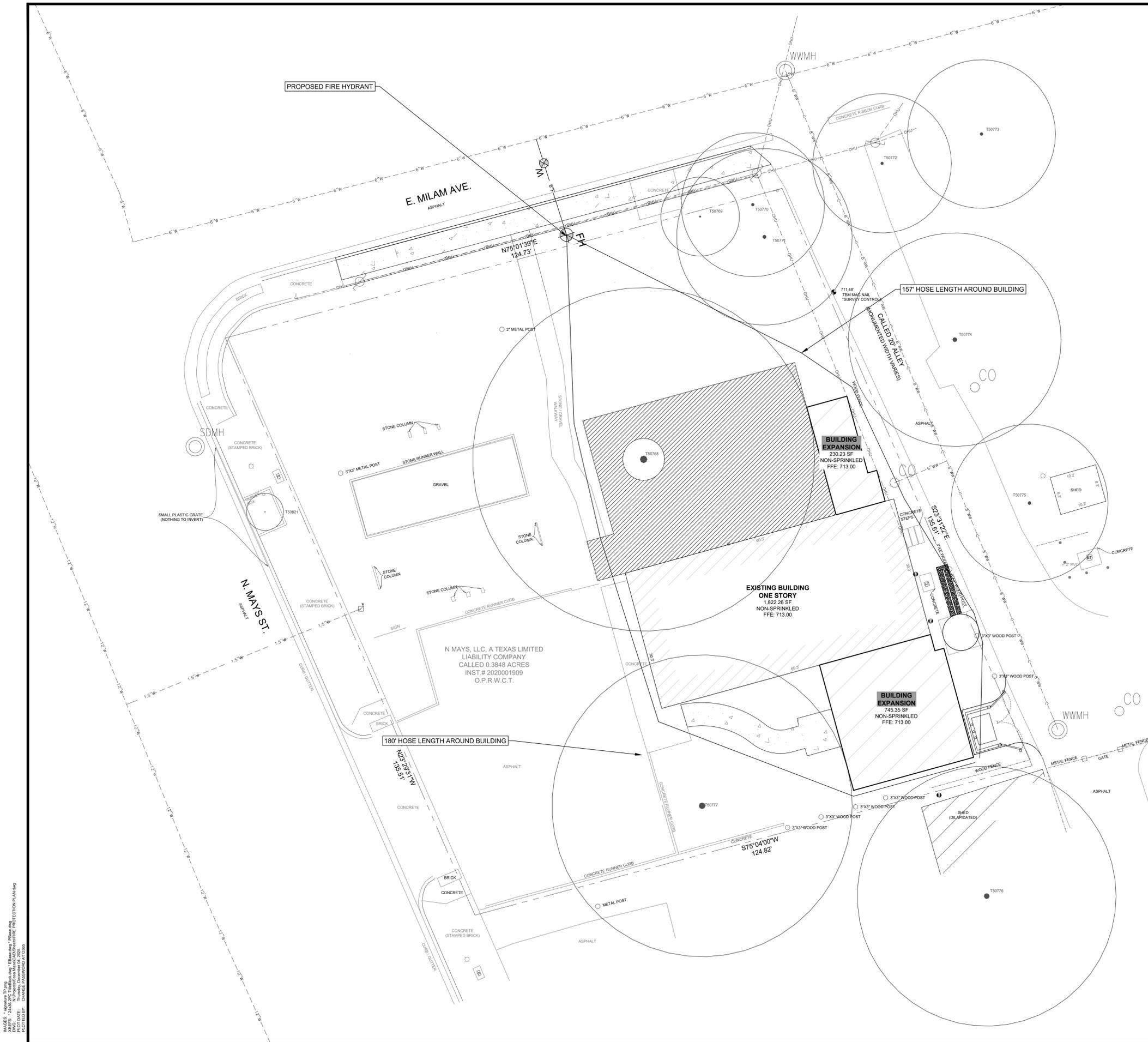
12/4/2025

NO.	DATE	REVISIONS	RECORD

CASA MASA
 N MAYS LLC
 409 N MAYS ST
 ROUND ROCK, TEXAS 78664

WASTEWATER DETAILS

PERMIT No: SDP25-00029
 SHEET No: 17 OF 18



GENERAL LEGEND

SYMBOLS

	WATER METER		WW SERVICE
	WATER VALVE		WATER SERVICE
	FIRE HYDRANT		STORM SEWER MAN-HOLE
	BACKFLOW PREVENTER		SIGN
	UTILITY POLE		CURB INLET
	LIGHT POLE		GRATE INLET
	WASTEWATER MAN-HOLE		TABLE TOP AREA INLET
	CLEAN OUT		TREE TO BE SAVED
	GAS VALVE		TREE TO BE REMOVED
	PARKING COUNT		

LINE TYPES

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

- FIRE PROTECTION NOTES**
- ALL WEATHER ACCESS ROADS MADE OF (CONCRETE OR ASPHALT) SHALL BE IN PLACE BEFORE BRINGING COMBUSTIBLE MATERIALS TO THE JOB SITE. THE FIRE ACCESS ROAD MUST SUPPORT 80,000 LBS. SITE HYDRANTS SHALL ALSO BE IN-SERVICE.
 - THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN >7% PERCENT, AND THE GRADE BREAKS NOT GREATER THAN >3% PERCENT.
 - THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 13'6".
 - IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO ENSURE THE MINIMUM FIRE FLOW REQUIREMENTS FOR THE SITE ARE MET.

2P CONSULTANTS, LLC
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ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: MEM
DRAWN: KBA
REVIEWED: MEM

NO.	DATE	REVISIONS	RECORD

CASA MASA
SITE DEVELOPMENT IMPROVEMENTS
N MAYS, LLC

409 N MAYS ST
ROUND ROCK, TEXAS 78664

FIRE PROTECTION PLAN

PERMIT No.
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MODEL: ...
 DATE: ...
 PLOTTED BY: ...