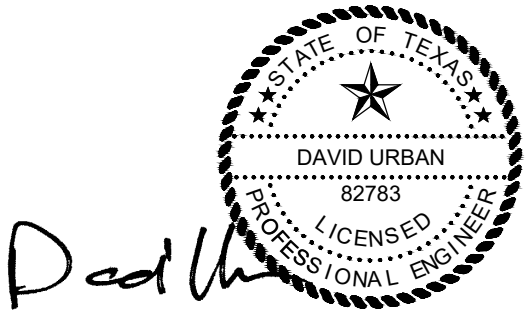
Bob Bennett Complex Phase 5

Water Pollution Abatement Plan

January 2026

Prepared For:
City of Round Rock
221 E Main St
Round Rock, Texas 78664

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



01/14/2026

David Urban, P.E.
Project Manager

TBPE FIRM #F-19351

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

Water Pollution Abatement Plan – Table of Contents

i. TCEQ Edwards Aquifer Application Cover Page

I. General Information Form (TCEQ-0587)
- Attachment 1A – Road Map
- Attachment 1B – USGS Map
- Attachment 1C – Project Description

II. Geologic Assessment Form (TCEQ-0585)

III. Water Pollution Abatement Plan Application (TCEQ-0584)
- Attachment 3A – Factors Affecting Water Quality
- Attachment 3B – Volume and Character of Stormwater
- Attachment 3C – Current Site Plan of the Approved Project
- Attachment 3D – Exception to the Required Geologic Request

IV. Temporary Stormwater Section (TCEQ-0602)
- Attachment 4A – Spill Response Actions
- Attachment 4B – Potential Sources of Contamination
- Attachment 4C – Sequence of Major Activities
- Attachment 4D – Temporary Best Management Practices
- Attachment 4E – Request to Temporary Seal a Feature
- Attachment 4F – Structural Practices
- Attachment 4G – Drainage Area Maps
- Attachment 4H – Temporary Sediment Pond Plans and Calculations
- Attachment 4I – Inspection and Maintenance for BMPs
- Attachment 4J – Schedule of Interim and Permanent Soil Stabilization Practices

V. Permanent Stormwater Section (TCEQ-0600)
- Attachment 5A – 20% or Less Impervious Cover Waiver
- Attachment 5B – BMPs for Upgradient Stormwater
- Attachment 5C – BMPs for On-Site Stormwater
- Attachment 5D – BMPs for Surface Streams
- Attachment 5E – Request to Seal Features
- Attachment 5F – Construction Plans
- Attachment 5G – Inspection, Maintenance, Repair, and Retrofit Plan
- Attachment 5H – Pilot-Scale Field Testing Plan
- Attachment 5I – Measures for Minimizing Surface Stream Contamination

VI. Agent Authorization Form (TCEQ-0599)

VII. Application Fee Form (TCEQ-0574)

VIII. Core Data Form (TCEQ-10400)

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: Bob Bennett Complex						**2. Regulated Entity No.:**				
3. Customer Name: City of Round Rock						**4. Customer No.: 600413181**				
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures	
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			2.99	
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			StormTrooper & vegetative filter strip				
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**			0				
13. County:	Williamson		**14. Watershed:**			Brazos River Basin				

Application Distribution

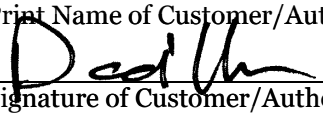
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville _X_Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. David Urban, PE, CFM
Print Name of Customer/Authorized Agent
 01/13/2026
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: David Urban, P.E.

Date: 01/14/2026

Signature of Customer/Agent:



Project Information

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

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Matthew Smith
   Entity: City of Round Rock
   Mailing Address: 211 E Main St
   City, State: Round Rock, Texas Zip: 78664
   Telephone: 1-512-218-7016 FAX: _____
   Email Address: msmith@roundrocktexas.gov

8. Agent/Representative (If any):

   Contact Person: David Urban, P.E.
   Entity: 2P Consultants, LLC
   Mailing Address: 411 W Main St
   City, State: Round Rock, Texas Zip: 78664
   Telephone: 512-344-9664 FAX: _____
   Email Address: durban@2pconsultants.com

9. Project Location:

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

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

    The project is located along Luther Peterson Place west of the intersection with Sunrise Road at 920 Luther Peterson Place Round Rock, Texas 78665

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

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

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

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

☒ Survey staking will be completed by this date: TBD

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

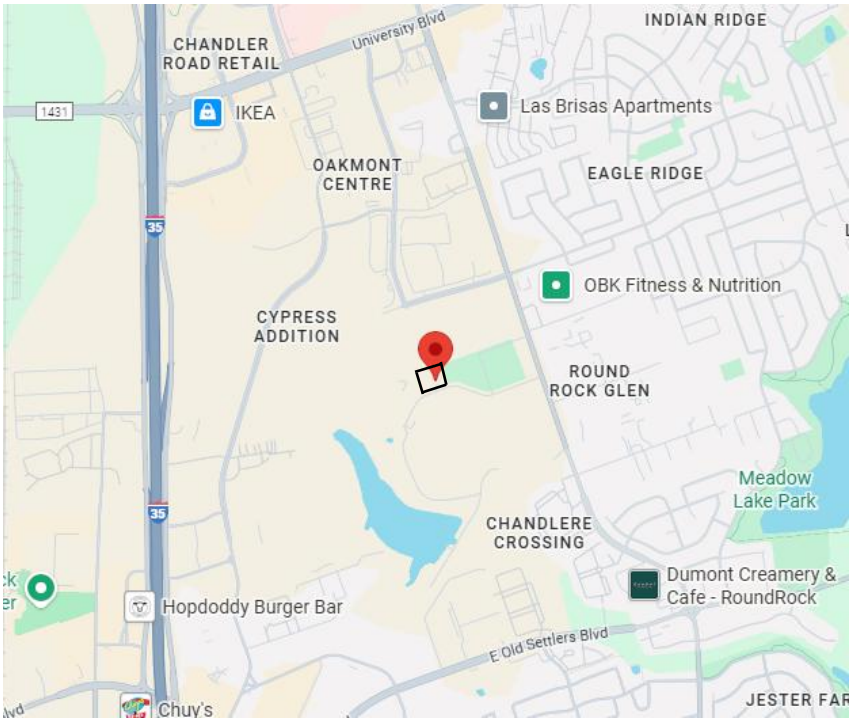
☒ TCEQ cashier
☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

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

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

Attachment 1A – Road Map

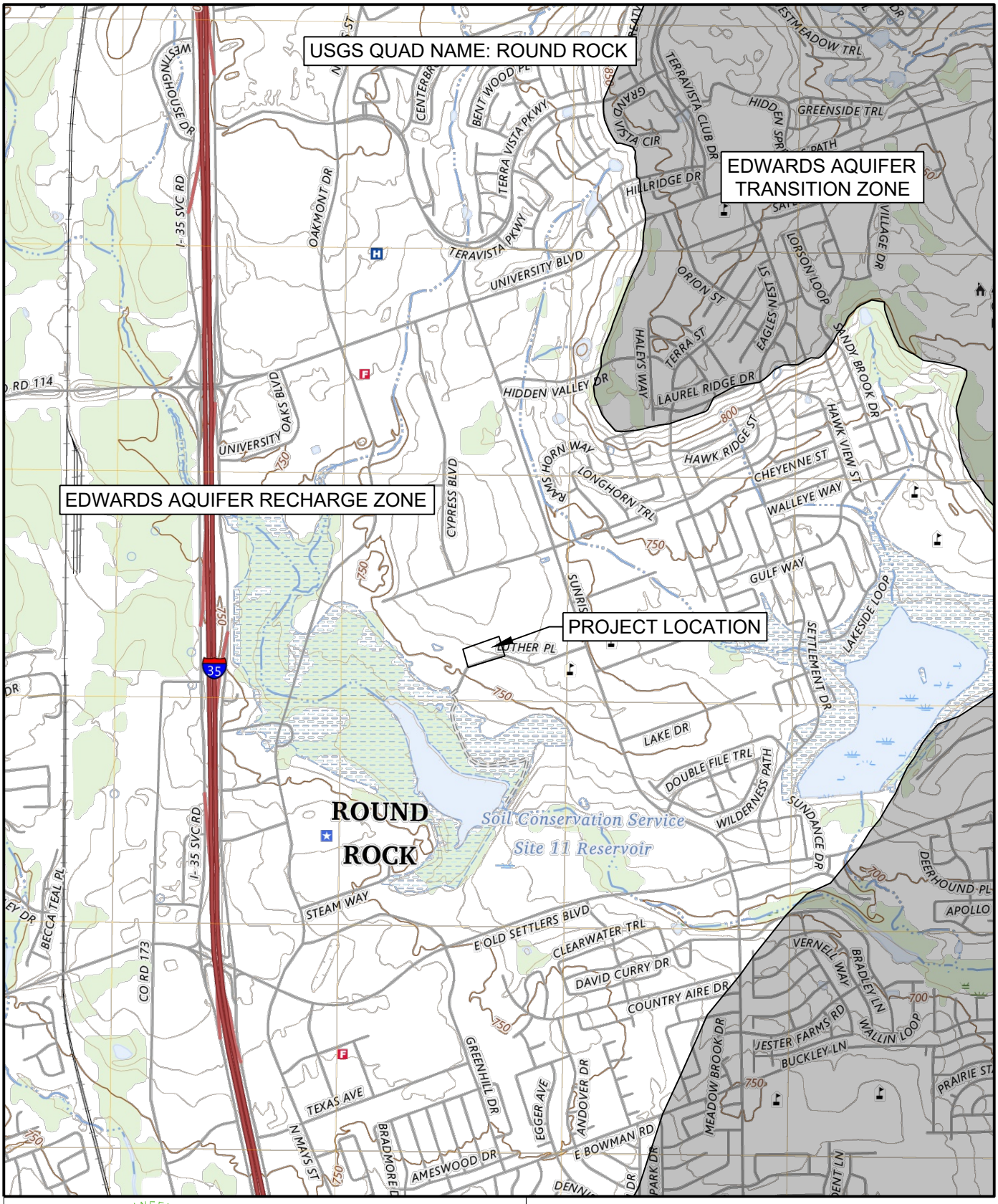


Not To Scale

Site Address: 920 Luther Place, Round Rock, TX 78665

Directions from 2P Consultants:

- Head North on San Saba St to Round Rock Ave
- Turn left toward N San Saba St
- Turn left onto Round Rock Ave
- Turn right onto I 35 N Frontage Rd
- Turn right onto I-35BL-E Old Settlers Blvd
- Turn left onto Sunrise Rd
- Turn left onto Luther Peterson Pl
- 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

ATTACHMENT 1B: USGS MAP

BOB BENNETT COMPLEX PHASE 5
January 13, 2026

N:\Projects\City of Round Rock\Bob Bennett Complex\CAD\Exhibits\Ph. 5\ATTACHMENT 1B- USGS QUADRANGLE MAP.dwg

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

ATTACHMENT 1C – PROJECT DESCRIPTION

The Bob Bennett Complex (Luther Peterson Subdivision) Phase 5 is located on the northern side of Luther Peterson Place and west of Luther Peterson's intersection with Sunrise Road at the address of 920 Luther Peterson Place, Round Rock, Texas 78664. The site is comprised of a single lot of 2.989 acres in Williamson County, within the limits of the City of Round Rock. The legal description for this property is "LUTHER PETERSON SUB, LOT 3, ACRES 2.989".

The existing site includes the existing SPJST Lodge #187, the property to the north consists of vacant land and commercial office buildings. The property to the south is the Round Rock Independent School District Transportation East Facility and to the east is the City of Round Rock's Public Works Department building and existing warehouse buildings.

The proposed improvements consist of turning the site into an overflow parking lot for the adjacent Public Works Department building for the City of Round Rock.

The existing impervious cover is 0.381 acres or 16,612 square feet. The proposed improvements bring the site to 55,514 square feet or 1.27 acres. This increases the overall impervious cover from 12.75% to 42.62%. Areas to be demolished include several trees, the existing building and driveway, and several miscellaneous fences, curbs, and planters.

The majority of the site is collected in separate underground storm sewers, treated by the StormTrooper and discharged into an existing system that is conveyed by regional detention. The remainder of the site is collected in underground storm sewer system and conveyed to the same detention pond to the southwest. Some of this second group of stormwater will be treated by the vegetative filter strip on site.

Section II
Geologic Assessment Form (TCEQ-0585)

Geologic Assessment of the 920 Luther Peterson Place 3-Acre Tract, Round Rock, Williamson County, Texas

JANUARY 2026

PREPARED FOR

Jacobs Engineering Group, Inc.

PREPARED BY

SWCA Environmental Consultants

Texas Board of Professional Geoscientists, Firm Registration No. 50159

GEOLOGIC ASSESSMENT
OF THE 902 LUTHER PETERSON PLACE, 3-ACRE TRACT, ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Prepared for

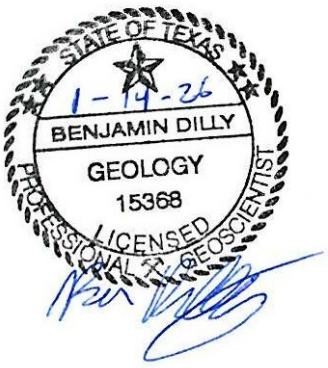
Jacobs Engineering Group, Inc.
1100 North Glebe Road Suite 500
Arlington, VA 22201

Prepared by

Ben Dilly, P.G. and Philip Pearce, P.G.

SWCA Environmental Consultants
Texas Board of Professional Geoscientists, Firm Registration No. 50159
4949 N. Loop 1604 W, Suite 235
San Antonio, Texas 78249
www.swca.com

SWCA Project No. 103143



January 12, 2026

This page intentionally left blank.

CONTENTS

1 Introduction 1

2 Methodology 1

3 Results 1

3.1 Project Overview 1

3.2 Geology 3

3.3 Soils 3

3.4 Site Hydrogeologic Assessment 3

4 References 4

Appendices

Appendix A Texas Commission on Environmental Quality (TCEQ) Forms
Attachment A – Geologic Assessment Table
Attachment B – Stratigraphic Column
Attachment C – Narrative Description of Site Geology
Attachment D – Site Geologic Map
Attachment E – Photographic Log

Figures

Figure 1. Project Site location map. 2

Tables

Table 1. Soil Map Units Within the Project Area 3

This page intentionally left blank.

1 INTRODUCTION

SWCA Environmental Consultants (SWCA) was contracted to conduct a geologic assessment of a 3-acre tract of land located at 920 Luther Peterson Place in Round Rock, Williamson County, Texas, the Project Site. The Project Site is a lot with a single-family home. The Project Site is wholly within the limits of the Edwards Aquifer Recharge Zone (EARZ).

This narrative geologic assessment accompanies the Texas Commission on Environmental Quality (TCEQ) geologic assessment form TCEQ-0585 completed for the Project Site in Round Rock, Williamson County, Texas (Appendix A).

2 METHODOLOGY

Prior to conducting fieldwork, SWCA Environmental Consultants (SWCA) scientists studied documents pertaining to known caves within the vicinity of the Project Site in an attempt to gather information related to documented caves (unpublished data related to SWCA et al. 2008 and other area projects). SWCA also examined aerial photography, mapped fault lines, and Project Site geology prior to fieldwork commencement.

SWCA conducted a field survey on January 7, 2026. The pedestrian survey was completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. The SWCA scientist carefully examined all potential karst features for subsurface extent, including depressions, holes, and animal burrows. SWCA used several techniques for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for air flow, which may indicate the presence of a sub-surface void space. Other techniques included recording notable feature characteristics, such as vegetation types or a semi-circular burrow mound produced by small mammal activity.

3 RESULTS

3.1 Project Overview

The Project Site lies within the Recharge Zone of the Northern Segment of the Edwards Aquifer (TCEQ 2024). The Project Site lies approximately 2 miles north of Brushy Creek, near the northern edge of an impoundment of Chandler Branch. The Project Site elevation is approximately 740-750 feet above mean sea level.

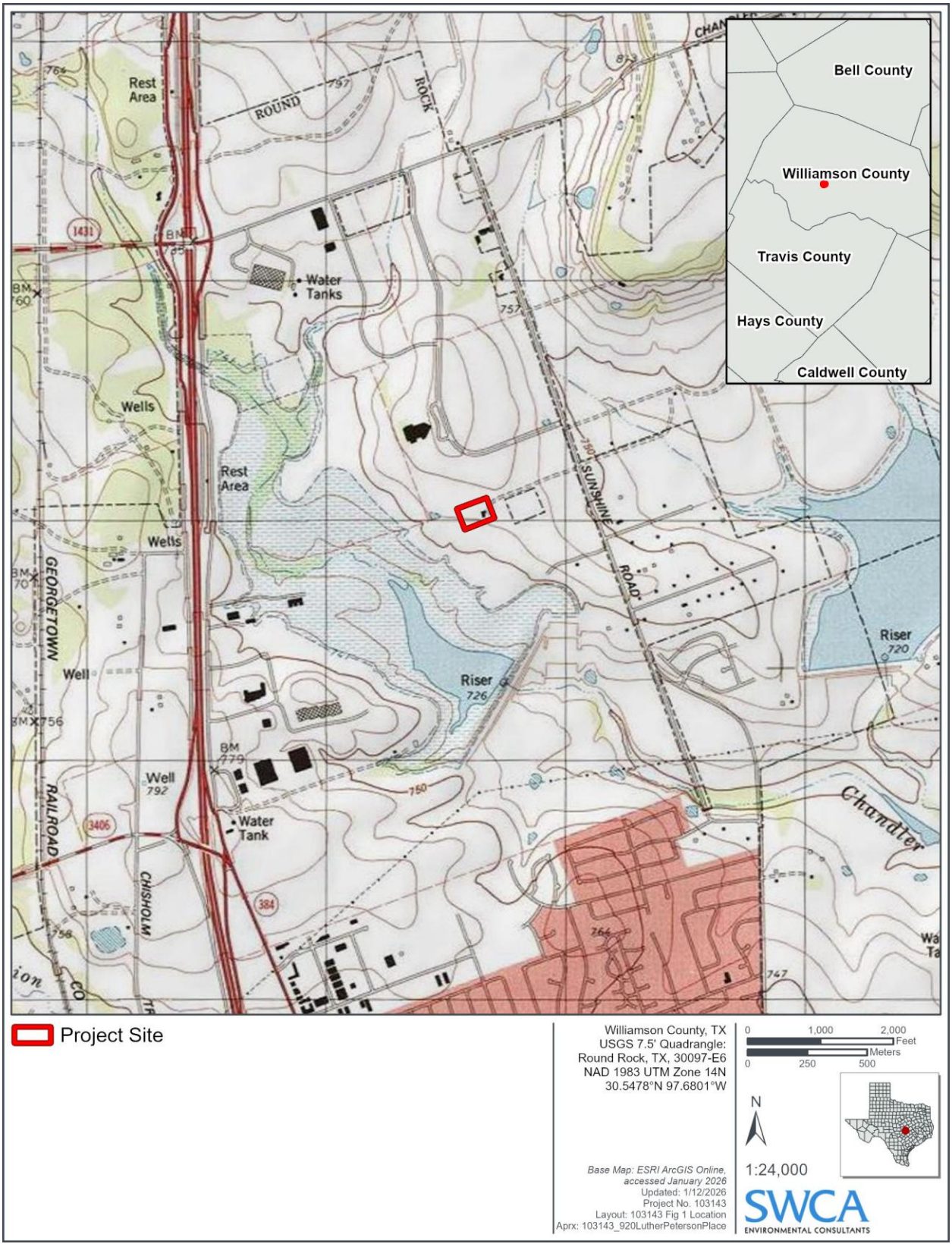


Figure 1. Project Site location map.

3.2 Geology

The Project Site lies within Quaternary Alluvium overlying the Georgetown Formation. The geology of the Project Site has been mapped most recently at a useful scale by Collins (1997) and SWCA finds this interpretation of the geology to be generally accurate. A stratigraphic column is included in **Appendix A**, **Attachment B**.

The Project Site occurs along the Balcones Fault Zone (BFZ) within the Edwards Aquifer Recharge Zone (EARZ). Structural down-warping occurred with the Gulf of Mexico's ancestral formation during the middle Tertiary. The earth's crust was stretched in response and the BFZ formed along a zone of weakness, which currently marks the boundary between the Edwards Plateau and the Gulf Coastal Plain in central Texas. This zone is characterized by a series of northeast-trending, predominantly normal, nearly vertical, en echelon faults. No faults are mapped crossing the Project Site (Collins 1997).

Recharge into the Edwards Aquifer primarily occurs in areas where the Georgetown Formation and Edwards Limestone are exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features commonly form along joints, fractures, and bedding plane surfaces in the Georgetown Formation (Kgt) or Edwards Limestone (Ked) and.

Collins (1997) shows the site lies within Quaternary Alluvium (Qu) overlying the Georgetown Formation (Kgt).

3.3 Soils

The Natural Resources Conservation Service (2026) identified three soil units within the project area (Figure 2). Table 1 provides additional details for these soil units. All soil units are within the "D" soil classification of the hydrologic groups, which has a very slow infiltration rate when thoroughly wetted.

Table 1. Soil Map Units Within the Project Area

Soil Map Unit Name	Soil Description	Soil Thickness	Soil Group
Denton silty clay, 3 to 5 percent slopes (DnC)	Silty and clayey slope alluvium over residuum weathered from limestone occurring on hillslopes.	1-3'	D
Georgetown stony clay loam, 1 to 3 percent slopes (GsB)	Stony clay loam residuum weathered from limestone occurring on ridges.	0-1'	D
Houston Black clay, 1 to 3 percent slopes (HoB)	Clayey residuum weathered from calcareous mudstone of upper cretaceous age occurring on ridges.	6-8'	D

Source: NRCS (2026).

3.4 Site Hydrogeologic Assessment

SWCA identified four features within the Project Site (**Appendix A**, **Attachment D**).

LP-BD-01 Feature LP-BD-01 is a manmade feature consisting of a buried storm sewer line marked with pin flags during the site visit. It is unknown whether or not the excavation for the storm sewer line was deep enough to fully penetrate alluvium and encounter bedrock. The soil development in the area of the storm sewer is relatively thick, suggesting the probability of rapid infiltration is low due to the non-karst origin and presence of fine infilling.

LP-BD-02 Feature LP-BD-02 is a manmade feature consisting of a water well covered with an inaccessible corrugated metal enclosure. A concrete pad was visible approximately two inches above the ground surface. This well is not listed on the Texas Water Development Board (TWDB) database. The probability of rapid infiltration is low due to the presence of a concrete pad extending above the ground surface.

LP-BD-03 Feature LP-BD-03 is a manmade feature consisting of a water well with a six-inch metal casing extending above the ground surface two feet. A well house with a pressure tank and storage tank are present to the east of the well. This well is not listed on the Texas Water Development Board (TWDB) database. The probability of rapid infiltration is low due to the well casing extending above the ground surface.

The overall potential for fluid migration to the Edwards Aquifer within the project area appears relatively low compared to background infiltration rates due to the lack of sensitive geologic features within the project area. The depth to water in the vicinity of the project area has been measured at 29 to 39 feet below ground surface in nearby Edwards Aquifer well State ID No. 5827505 (TWDB 2026). Two wells were observed within the project area boundary.

No springs or streams were identified within the limits of the Project Site.

4 REFERENCES

Collins, E.W., 1997. Geologic Map of the Round Rock Quadrangle, Texas. University of Texas at Austin. Bureau of Economic Geology. Open-File Map OFM0013, 1:24,000.

Natural Resource Conservation Service (NRCS). 2026. Soil Survey Staff, Natural Resources Conservation Service, U.S. Department of Agriculture. Web Soil Survey. Available at: http://websoilsurvey.nrcs.usda.gov/. Accessed January 2026.

SWCA Environmental Consultants (SWCA), Smith, Robertson, Elliott, Glen, Klein, & Bell, LLP, Prime Strategies, Inc., Texas Perspectives, Inc. 2008. Williamson County Regional Habitat Conservation Plan. Prepared for Williamson County Conservation Foundation and The Honorable Lisa Birkman.

Texas Commission on Environmental Quality (TCEQ). 2026. Edwards Aquifer Viewer v3.8. Available at: http://tceq.maps.arcgis.com/apps/webappviewer/index.html?id=2e5afa3ba8144c30a49d3dc1ab49edcd. Accessed January 2026.

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

Texas Water Development Board (TWDB). 2026. Water Data Interactive, interactive GIS database. Available at: http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer. Accessed January 2026.

This page intentionally left blank.

APPENDIX A

Texas Commission on Environmental Quality (TCEQ) Forms

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Ben Dilly, P.G. Telephone: 210.877.2847

Fax: 210.877.2848

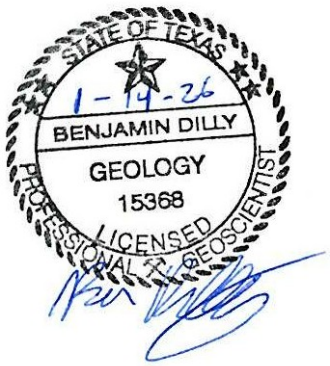
Date: 1/14/2026

Representing: SWCA Environmental Consultants (TBPG Firm Registration #50159) (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 920 Luther Peterson Place, 3-Acre Tract



Project Information

1. Date(s) Geologic Assessment was performed: January 7, 2026
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone

☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Denton silty clay, 3 to 5 percent slopes (DnC)	D	1-3
Georgetown stony clay loam, 1 to 3 percent slopes (GsB)	D	0-1
Houston Black clay, 1 to 3 percent slopes (HoB)	D	6-8

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = 20'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = 416'

9. Method of collecting positional data:

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

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

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

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There are 2 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    ☐ The wells are not in use and have been properly abandoned.
    ☐ The wells are not in use and will be properly abandoned.
    ☒ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

ATTACHMENT A

Geologic Assessment Table

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: 920 Luther Peterson Place 3-Acre Tract																
LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
LP-BD-01	30.547262°	-97.680368°	MB	30	Kgt	-	-	-	-				F	5	35	X		X		Hillside
LP-BD-02	30.547847°	-97.680388°	MB	30	Kgt	-	-	-	-				F	5	35	X		X		Hillside
LP-BD-03	30.548085°	-97.680016°	MB	30	Kgt	0.5	0.5	-	-				F	5	35	X		X		Hillside

* DATUM: NAD83

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

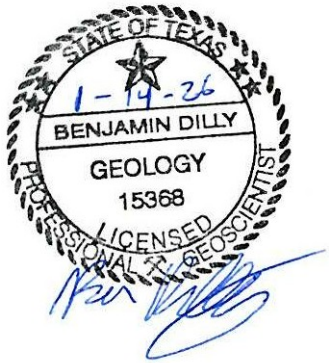
8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave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

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

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

Ben Dilly

Date: 1/14/2026



Sheet 1 of 1

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

ATTACHMENT B

Stratigraphic Column

Stratigraphic Column

Upper Cretaceous	Upper Confining Units	Navarro and Taylor Groups, undivided; 600 feet thick
		Austin Group; 325–420 feet thick
		Eagle Ford Group; 25–65 feet thick
		Buda Limestone; 40–50 feet thick
		Del Rio Clay; 40–70 feet thick
Lower Cretaceous	Edwards Aquifer	Georgetown Formation; 30–80 feet thick
		Edwards Limestone; Up to 200 feet thick
		Comanche Peak Formation; 80 feet thick
	Lower Confining Units	Walnut Formation; Up to 120 feet thick
		Upper member of Glen Rose Limestone; 500 feet thick

Note: The shaded areas represent the lithology that outcrops in the Project Site.

ATTACHMENT C

Narrative Description of Site Geology

PLEASE REFER TO SECTION 3.2 OF THIS REPORT FOR GEOLOGIC NARRATIVE DESCRIPTION

ATTACHMENT D

Site Geologic and

Soils Maps



Project Site

Manmade Features in Bedrock

Geologic Unit Type

Qt: Fluviatile terrace deposits (Pleistocene)

Williamson County, TX
USGS 7.5' Quadrangle:
Round Rock, TX,
30097-E6
NAD 1983 UTM Zone
14N
30.5477°N 97.6801°W

Base Map: ESRI ArcGIS Online, accessed January 2026
Updated: 1/12/2026
Project No. 103143
Layout: 103143 Fig 3 Geologic Map 34 x 44 Aprx:
103143_920LutherPetersonPlace

0 50 100 Feet

0 10 20 Meters

N

1:240



SWCA ENVIRONMENTAL CONSULTANTS



Project Site

Soil Unit

Williamson County, TX
USGS 7.5' Quadrangle:
Round Rock, TX, 30097-E6
NAD 1983 2011 UTM Zone 14N
30.5478°N 97.6801°W

0 500 1,000 Feet
0 100 200 Meters

N

1:10,000

Base Map: ESRI ArcGIS Online, accessed January 2026
Updated: 1/12/2026
Project No. 103143
Layout: 103143 Fig 2 Soils
Aprx: 103143_920LutherPetersonPlace

SWCA ENVIRONMENTAL CONSULTANTS

ATTACHMENT E

Photographic Log



Photograph 1. Representative photo of Project Site.



Photograph 2. Photo of feature LP-BD-01.



Photograph 3. Photo of feature LP-BD-02.



Photograph 4. Photo of feature LP-BD-03.

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: David Urban, P.E.

Date: 01/14/2026

Signature of Customer/Agent:



Regulated Entity Name: Bob Bennett Complex

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):2.989

3. Estimated projected population:n/a

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	0	÷ 43,560 =	0
Parking	55,514	÷ 43,560 =	1.27
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	55,514	÷ 43,560 =	1.27

Total Impervious Cover 1.27 **÷ Total Acreage** 2.989 **X 100 =** 42.62**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

   Width of R.O.W.: _____ feet.
   L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

    Width of pavement area: _____ feet.
    L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
    Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. ☐ A rest stop will be included in this project.

    ☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

0% Domestic	0Gallons/day
0% Industrial	0Gallons/day
0% Commingled	0Gallons/day
TOTAL gallons/day 0	

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 _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 40'.

18. 100-year floodplain boundaries:

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

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

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

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

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

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

23. ☒ Areas of soil disturbance and areas which will not be disturbed.

24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. ☒ Locations where soil stabilization practices are expected to occur.

26. ☒ Surface waters (including wetlands).

☐ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

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

Attachment 3A – Factors Affecting Surface Water Quality

Potential Sources of Pollutants During Construction

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

Potential Sources of Pollution After Construction

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

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

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 includes the existing SPJST Lodge #187, a gravel driveway, and miscellaneous concrete curbs and planters. The existing impervious cover is 0.381 acres or 16,612 square feet, or 12.75% of the 2.99-acre project area. The existing site information is based on a survey provided by Baird, Hampton & Brown dated September 9, 2025. The site slopes down from the high point near the northeastern corner of the property with an approximate elevation of 768' to the low point located on the southwestern corner of the project area with an elevation of approximately 732.2'. Based on a soils report provided by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the soils for the site consist of Austin silty clay, Denton silty clay, Georgetown stony clay loam, and Houston Black clay. This soil is categorized by a hydrologic soil group of D for all four types of soil present. 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 made up of four drainage basins, see below for information about the existing drainage basins.

- Existing Drainage Basin 1 consists of an off-site portion of Luter Peterson Place that drains to a storm drain manhole in the northwest of the basin which ultimately discharges into an existing system where it is conveyed to regional detention. This basin has 84% of the 0.49-acre drainage basin covered in impervious surfaces.
- Existing Drainage Basin 2 consists of the southeastern corner of the site and some of Luther Peterson Place and drains to the south to a storm drain manhole before ultimately draining to the existing system to the existing regional detention. This basin has 20% of the 0.97-acre drainage basin covered in impervious surfaces.
- Existing Drainage Basin 3 consists of the majority of the site and a portion of Luther Peterson Place and drains to the southwest to a storm drain manhole before being conveyed to existing off site system's regional detention. This basin has 18% of the 2.03-acre drainage basin covered in impervious surfaces.
- Existing Drainage Basin 4 consists of the northwestern portion of the site and part of the land to the west of the project site. The stormwater generated here drains to a storm drain manhole in the southwest before being conveyed to the existing system's regional detention. This basin has 36% of the 2.49-acre drainage basin covered in impervious surfaces.

The proposed improvements consist of turning the site into an overflow parking lot for the adjacent Public Works Department building for the City of Round Rock. The proposed improvements bring the site to 55,514 square feet or 1.274 acres. This increases the overall impervious cover from 12.75% to 42.62%. Areas to be demolished include several trees, the existing building and driveway, and several miscellaneous fences, curbs, and planters. These improvements try to maintain the existing flow patterns while increasing the number of drainage basins by three for a total of seven basins as described below.

- Developed Drainage Basin 1 consists of a central northern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water through the StormTrooper and eventually the existing system's regional detention. This basin has 78% of the 0.97-acre drainage basin covered in impervious surfaces.

- Developed Drainage Basin 2 consists of a small northwestern portion of the project site that drains off-site eventually ending in a storm drain manhole which conveys the water eventually to the existing regional detention via the existing system. This basin has 94% of the 0.17-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 3 consists of an eastern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water through the StormTrooper and eventually the existing system's regional detention. This basin has 96% of the 0.43-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 4 consists of an off-site area to the southeast of the project site that drains to a storm drain manhole in the west of the basin which conveys the water to the existing regional detention. This basin has 87% of the 0.69-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 5 consists of a southwestern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water to the existing regional detention. This basin has 20% of the 1.28-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 6 consists of a western portion of the project site and an off-site area to the west of the project site that drains to a storm drain manhole in the south of the basin which conveys the water to the existing regional detention. This basin has 63% of the 2.13-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 7 consists of a small southern portion of the project site with some of Luther Peterson Place that drains to a storm drain manhole in the west of the basin which conveys the water to the existing regional detention. This basin has 63% of the 0.33-acre drainage basin covered in impervious surfaces.

These improvements will be treated by a vegetative filter strip and the proposed StormTrooper all of which will eventually convey the water to the existing regional detention pond to the southwest.

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

Attachment 3C – Suitability Letter from an Authorized Agent

This site will not connect to any sewer as this project is only to serve as a parking lot with no buildings or other facilities. There are no on-site sewage treatment methods proposed.

This section is not applicable to this project.

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

Attachment 3D – Exception to the Required Geologic Assessment

The geologic assessment found no sensitive geologic or manmade features project for this site.

This section is not applicable to this project.

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.

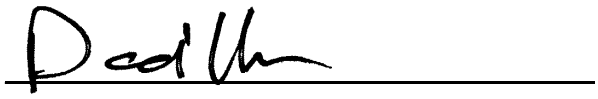
Signature

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: David Urban, P.E.

Date: 01/14/2026

Signature of Customer/Agent:



Regulated Entity Name: Bob Bennett Complex

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: Chandler Branch

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

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

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

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

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

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

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 2.989 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 2.989 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 Round Rock indicating that construction, including re-vegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.
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.

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

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.
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 southwest.

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

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.

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

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 the 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.

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

Attachment 4G – Drainage Area Map

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

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

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.

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

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 sued 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.

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

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)(Ii), (E), and (5), Effective June 1, 1999

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

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

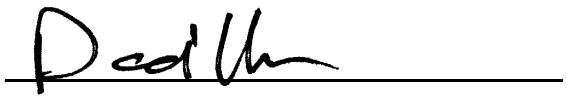
Signature

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

Print Name of Customer/Agent: David Urban, P.E.

Date: 01/14/2026

Signature of Customer/Agent



Regulated Entity Name: Bob Bennett Complex

Permanent Best Management Practices (BMPs)

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

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

   ☐ N/A

2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

☐ N/A

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

   ☐ N/A

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

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

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

   ☐ **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☒ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

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

☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

8. ☒ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☐ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☒ Signed by the owner or responsible party
    ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    ☒ A discussion of record keeping procedures

    ☐ N/A

12. ☐ **Attachment H - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

13. ☒ **Attachment I -Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☐ N/A

15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☐ N/A

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

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.

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

Attachment 5B – BMPs for Upgradient Stormwater

The proposed development receives no upgradient stormwater runoff from off the proposed site. The site has a general slope downstream from the northeast to the southwest, and the areas to the north and east, where any runoff would be generated, are both developed and graded to slope elsewhere. The areas to the south and west both drain away from the site and therefore no upgradient stormwater could be generated from there either.

This section is not applicable to this project.

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

Attachment 5C – BMPs for On-Site Stormwater

The developed conditions basin analysis is provided in 'Attachment 3B – Volume and Character of Stormwater.' The stormwater BMPs designed for this development to prevent pollution of surface water and groundwater are as follows:

Proposed grading and improvements divide the total site into 7 separate subbasins. Basins 1 and 3 are captured by storm drain inlets and treated by StormTroopers before being conveyed by the existing system to the regional detention. The rest of the basins (basins 2, 4, 5, 6, and 7) shall be captured at various storm drain inlets and conveyed to the aforementioned regional detention. The runoff from the site will be treated by the StormTrooper and the vegetative filter strip before reaching the regional detention.

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

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”.

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

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.

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

Attachment 5F – Construction Plans

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

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

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.

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

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

Table 1.
StormTrooper® Maintenance Levels

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

Inspection Procedures:

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

4. Check the depth (level) of oil and sediment with a tank sampler device designed for this purpose.

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

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

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

Vegetative Filter Strip

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is plant ed. Once established, all vegetated BMPs require some basic maintenance to insure the health of the plants including:

Pest Management: An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

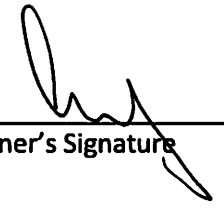
Seasonal Mowing and Lawn Care: If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

Inspection: Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

Debris and Litter Removal: Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.

Sediment Removal: Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

Grass Reseeding and Mulching: A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.



Owner's Signature

12/30/25
Date



Engineer's Signature

01/19/2026
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.

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

Attachment 5I – Measures for Minimizing Surface Stream Contamination

BMPs proposed to reduce pollutants in surface streams are discussed in Attachment 5C: "BMPs for Onsite Stormwater." Peak runoff rates for the existing and proposed drainage areas were determined using the rational method. Atlas 14 rainfall precipitation data was taken from the Williamson County Subdivision Regulations for a site located over the Brushy Creek Zone. This rainfall data was plugged into the rational method 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 Brushy Creek Depth-Duration-Frequency Values					
Duration	2-Year (in)	10-Year (in)	25-Year (in)	50-Year (in)	100-Year(in)
5-Minute	0.52	0.76	0.92	1.05	1.18
10-Minute	0.83	1.22	1.47	1.68	1.90
15-Minute	1.04	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 the existing SPJST Lodge #187, a gravel driveway, and miscellaneous concrete curbs and planters. The existing impervious cover is 0.381 acres or 16,612 square feet, or 12.75% of the 2.99-acre project area. The existing site information is based on a survey provided by Baird, Hampton & Brown dated September 9, 2025. The site slopes down from the high point near the northeastern corner of the property with an approximate elevation of 768' to the low point located on the southwestern corner of the project area with an elevation of approximately 732.2'. The existing site is made up of four drainage basins, see below for information about the existing drainage basins.

- Existing Drainage Basin 1 consists of an off-site portion of Luter Peterson Place that drains to a storm drain manhole in the northwest of the basin which ultimately discharges into an existing system where it is conveyed to regional detention. This basin has 84% of the 0.49-acre drainage basin covered in impervious surfaces.
- Existing Drainage Basin 2 consists of the southeastern corner of the site and some of Luther Peterson Place and drains to the south to a storm drain manhole before ultimately draining to the existing system to the existing regional detention. This basin has 20% of the 0.97-acre drainage basin covered in impervious surfaces.
- Existing Drainage Basin 3 consists of the majority of the site and a portion of Luther Peterson Place and drains to the southwest to a storm drain manhole before being conveyed to existing off site system's regional detention. This basin has 18% of the 2.03-acre drainage basin covered in impervious surfaces.

- Existing Drainage Basin 4 consists of the northwestern portion of the site and part of the land to the west of the project site. The stormwater generated here drains to a storm drain manhole in the southwest before being conveyed to the existing system's regional detention. This basin has 36% of the 2.49-acre drainage basin covered in impervious surfaces.

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

Area	**Acres**	**Tc**	**I2**	**I5**	**I10**	**I25**	**I50**	**I100**
1	0.49	5	6.24	7.80	9.13	11.10	12.60	14.20
2	0.97	9.26	5.17	6.48	7.60	9.21	10.50	11.90
3	2.03	9.97	5.17	6.48	7.60	9.21	10.50	11.90
4	2.49	9.16	5.17	6.48	7.60	9.21	10.50	11.90
			C2	**C5**	**C10**	**C25**	**C50**	**C100**
1			0.68	0.72	0.75	0.80	0.84	0.89
2			0.38	0.42	0.45	0.49	0.52	0.56
3			0.37	0.41	0.44	0.48	0.51	0.55
4			0.45	0.49	0.52	0.56	0.60	0.64
			Q2	**Q5**	**Q10**	**Q25**	**Q50**	**Q100**
1			2.10	2.80	3.40	4.40	5.20	6.20
2			1.90	2.60	3.30	4.40	5.30	6.50
3			3.90	5.40	6.80	9.00	10.90	13.30
4			5.80	7.90	9.80	12.80	15.70	19.00

The proposed improvements consist of turning the site into an overflow parking lot for the adjacent Public Works Department building for the City of Round Rock. The proposed improvements bring the site to 55,514 square feet or 1.274 acres. This increases the overall impervious cover from 12.75% to 42.62%. Areas to be demolished include several trees, the existing building and driveway, and several miscellaneous fences, curbs, and planters. These improvements try to maintain the existing flow patterns while increasing the number of drainage basins by three for a total of seven basins as described below.

- Developed Drainage Basin 1 consists of a central northern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water through the StormTrooper and eventually the existing system's regional detention. This basin has 78% of the 0.97-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 2 consists of a small northwestern portion of the project site that drains off-site eventually ending in a storm drain manhole which conveys the water eventually to the existing regional detention via the existing system. This basin has 94% of the 0.17-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 3 consists of an eastern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water through the StormTrooper and eventually the existing system's regional detention. This basin has 96% of the 0.43-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 4 consists of an off-site area to the southeast of the project site that drains to a storm drain manhole in the west of the basin which conveys the water to the existing regional detention. This basin has 87% of the 0.69-acre drainage basin covered in impervious surfaces.

- Developed Drainage Basin 5 consists of a southwestern portion of the project site that drains to a storm drain manhole in the south of the basin which conveys the water to the existing regional detention. This basin has 20% of the 1.28-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 6 consists of a western portion of the project site and an off-site area to the west of the project site that drains to a storm drain manhole in the south of the basin which conveys the water to the existing regional detention. This basin has 63% of the 2.13-acre drainage basin covered in impervious surfaces.
- Developed Drainage Basin 7 consists of a small southern portion of the project site with some of Luther Peterson Place that drains to a storm drain manhole in the west of the basin which conveys the water to the existing regional detention. This basin has 63% of the 0.33-acre drainage basin covered in impervious surfaces.

A summary of the developed conditions drainage basin information and drainage calculations from the rational method model for the proposed conditions are as follows:

Area	**Acres**	**Tc**	**I2**	**I5**	**I10**	**I25**	**I50**	**I100**
1	0.97	5.08	6.24	7.80	9.13	11.10	12.60	14.20
2	0.17	5	6.24	7.80	9.13	11.10	12.60	14.20
3	0.43	5	6.24	7.80	9.13	11.10	12.60	14.20
4	0.69	5	6.24	7.80	9.13	11.10	12.60	14.20
5	1.28	9.96	5.17	6.48	7.60	9.21	10.50	11.90
6	2.13	10.47	4.97	6.22	7.30	8.84	10.10	11.40
7	0.33	5	6.24	7.80	9.13	11.10	12.60	14.20
			C2	**C5**	**C10**	**C25**	**C50**	**C100**
1			0.65	0.69	0.72	0.77	0.81	0.86
2			0.72	0.77	0.80	0.85	0.89	0.94
3			0.73	0.78	0.81	0.86	0.90	0.95
4			0.69	0.74	0.77	0.81	0.85	0.90
5			0.38	0.41	0.44	0.49	0.52	0.56
6			0.58	0.62	0.65	0.70	0.73	0.78
7			0.58	0.62	0.65	0.70	0.73	0.78
			Q2	**Q5**	**Q10**	**Q25**	**Q50**	**Q100**
1			3.90	5.20	6.40	8.30	9.90	11.80
2			0.80	1.00	1.20	1.60	1.90	2.30
3			2.00	2.60	3.20	4.10	4.90	5.80
4			3.00	4.00	4.90	6.20	7.40	8.80
5			2.50	3.40	4.30	5.80	7.00	8.50
6			6.10	8.20	10.10	13.20	15.70	18.90
7			1.20	1.60	2.00	2.60	3.00	3.70

These improvements will be treated by a vegetative filter strip and the proposed StormTrooper all of which will eventually convey the water to the existing regional detention pond to the southwest. Stormwater runoff leaving the site is reduced from the existing conditions for the 2-YR, 10-YR, 25-YR, 50-YR, and 100-YR storm events and will 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 Corey Amidon,
Print Name

General Services Asst Dir,
Title - Owner/President/Other

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

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

of 2P Consultants, LLC
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

12/30/25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Corey Amidon 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 30 day of December, 2025

NOTARY PUBLIC

Leticia Hernandez
Typed or Printed Name of Notary

LETICIA HERNANDEZ
My Notary ID # 125650598
Expires April 7, 2026

MY COMMISSION EXPIRES: April 7, 2026

LETICIA HERNANDEZ
My Notary ID # 129630506
Expires April 7, 2026

Section VII
Application Fee Form (TCEQ-0574)

Application Fee Form

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

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

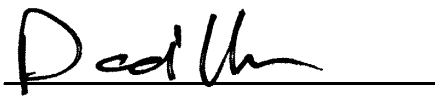
☒ Austin Regional Office
☒ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	0 Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	0 Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.989 Acres	$ 4,000
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: 01/14/2026

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Section VIII
Core Data Form (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	11/11/2025

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

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

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

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

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

12. Number of Employees	**13. Independently Owned and Operated?**
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☐ **Yes** ☐ **No**

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

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

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

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

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

SECTION III: Regulated Entity Information

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

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

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

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

Luther Peterson Subdivision

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	920 Luther Place							
	City	Round Rock	**State**	TX	**ZIP**	78665	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

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

27. Latitude (N) In Decimal:	30.54842		**28. Longitude (W) In Decimal:**	-97.67835	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	32	54.3048	-97	40	42.0594

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
9199	9229	921190	922190

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

Municipal government departments

34. Mailing Address:	**920 Luther Place**							
	City	**Round Rock**	**State**	**TX**	**ZIP**	**78665**	**ZIP + 4**	
35. E-Mail Address:	**msmith@roundrocktexas.gov**							

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

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

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

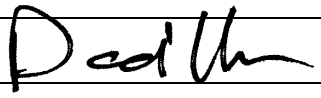
SECTION IV: Preparer Information

40. Name:	David Urban, P.E.	**41. Title:**	Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 344-9664		**( )** -	durban@2pconsultants.com

SECTION V: Authorized Signature

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

Company:	2P Consultants, LLC	**Job Title:**	Engineer	
Name *(In Print):*	David Urban		**Phone:**	**(** 512 **)** 344- **9664**
Signature:			**Date:**	02/19/2026

PROJECT TITLE : BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT

PROJECT LEGAL DESCRIPTION: LUTHER PETERSON SUB, LOT 3, ACRES 2.989

PROJECT STREET ADDRESS: 920 LUTHER PLACE
ROUND ROCK, TX 78665

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

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

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

LANDSCAPE ARCHITECT: JAKE BAKER
JACOBS
2705 BEE CAVE ROAD
AUSTIN, TEXAS 78746
214-638-0145

SITE DATA TABLE

	lot	EXISTING	PROPOSED
ZONING DISTRICT		LI	LI
LAND USE		OFFICE/ LIGHT INDUSTRAIL	
LOT SIZE	1	130,244 SF	130,244 SF
		2.990 AC	2.990 AC
IMPERVIOUS COVER			
SF		16,612 SF	56,845 SF
ACRES		0.381 AC	1.305 AC
PERCENTAGE		12.75%	**43.65%**
SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE			

FLOODPLAIN NOTE: NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS:4849C0491F EFFECTIVE 12/20/2019.

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

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

WATER QUALITY: THIS PROJECT IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE AND HAS AN APPROVED WPAP UNDER EDWARD'S AQUIFER PROTECTION PROGRAM TNRCC FACILTIY NO. ----------

DETENTION NOTE: THIS SITE PROVIDES FOR OFFSITE DETENTION.

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

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

UTILITY CONTACTS:

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

IMPORTANT NOTES TO CONTRACTOR

1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, DESIGN ENGINEER OR THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, AND SHALL REPAIR OR REPLACE TO NEW QUALITY.
2. CONTRACTOR SHALL VERIFY EXISTING FEE ON ALL BUILDINGS FIRST AND NOTIFY ENGINEER IF THE FEE DIFFERS FROM WHAT IS PROVIDED IN THE PLANS.
3. 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.
4. CONTRACTOR SHALL REFER TO CITY OF ROUND ROCK CONSTRUCTION STANDARDS MANUAL AND SPECIFICATIONS, OR ANY REQUIRED LOCAL CODE WHICHEVER IS MOST STRINGENT.
5. THIS SITE IS SUBJECT TO TPDES REGULATIONS. TXR15000

RECORDED FINAL PLAT DOC.NO _____

WPAP CASE #_____

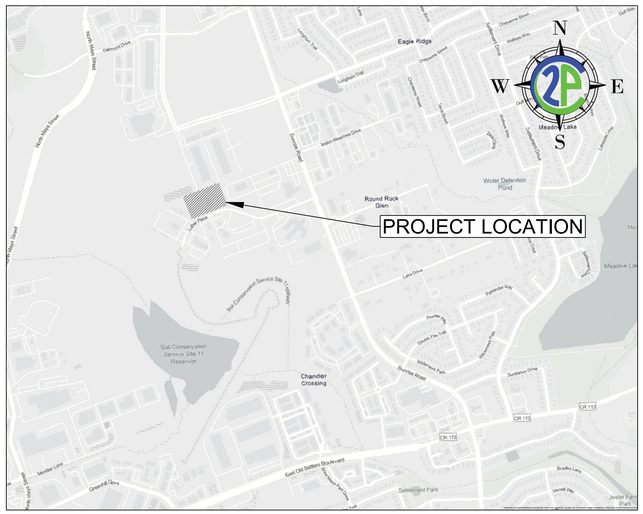
SWPPP_____

METER SERIAL.NO _____

UTILITY BILLING ACCT. NO. _____

SMALL SITE PERMIT
BOB BENNETT COMPLEX PHASE V

920 LUTHER PLACE
ROUND ROCK, TX 78665
01/2026
SSP26-00001



VICINITY MAP- SCALE 1" = 1000'

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY / AND, OR THE COUNTY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.

REVISIONS / CORRECTIONS

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

Sheet List Table		
Sheet Number	Architectural Number	Sheet Title
1	5-C001	COVER SHEET
2	5-C002	GENERAL NOTES (1 OF 2)
3	5-C003	GENERAL NOTES (2 OF 2)
4	5-C004	FINAL PLAT
5	5-C005	FINAL PLAT (2)
6	5-C006	EXISTING AND DEMOLITION PLAN
7	5-C007	EROSION AND SEDIMENTATION CONTROL PLAN
8	5-C008	EROSION AND SEDIMENTATION CONTROL DETAILS
9	5-C009	SITE PLAN
10	5-C010	DIMENSIONAL CONTROL PLAN
11	5-C011	PAVING PLAN
12	5-C012	GRADING SHEET
13	5-C013	SITE PLAN DETAILS
14	5-C014	EXISTING DRAINAGE AREA MAP
15	5-C015	DEVELOPED DRAINAGE AREA MAP
16	5-C016	TCEQ DRAINAGE AREA MAP
17	5-C017	STORM PLAN AND PROFILE
18	5-C018	STORM PLAN DETAILS
19	5-C019	TRAFFIC CONTROL PLAN
20	5-L-001	LANDSCAPE GENERAL NOTES
21	5-L-100	TREE SURVEY
22	5-L-101	PLANTING PLAN
23	5-L-102	LANDSCAPE DETAILS
24	5-S000	RETAINING WALL DETAILS
25	E001	ELECTRICAL LEGEND
26	E002	ELECTRICAL GENERAL NOTES
27	E100	ELECTRICAL SITE PLAN
28	E700	ELECTRICAL SCHEDULES
29	5-T001	TELECOMMUNITCATIONS LEGEND
30	5-TS101	TELECOMMUNICATIONS SITE PLAN
31	5-T502	TELECOMMUNICATION DETAILS

_____
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, DATE

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

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

STATE OF TEXAS
DAVID URBAN
92783
LICENSED
PROFESSIONAL ENGINEER

2/5/2026 2/5/26
DAVID URBAN, P.E. DATE
ALL PLAN SHEETS EXCEPT LANDSCAPE SHEETS

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

SSP26-00001

5-C001

1 OF 31 - COVER SHEET - SMALL SITE PERMIT - BOB BENNETT COMPLEX PHASE V SMALL SITE PERMIT

920 LUTHER PLACE ROUND ROCK, TX 78665 - Date Plotted:2/5/2026 2:01 PM

IMAGES - DO NOT DELETE OR MOVE
IMAGES - DO NOT ALL IMAGES.dwg

GENERAL NOTES:

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

BENCHMARK #1

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

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

EROSION AND SEDIMENTATION CONTROL NOTES:

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

TRENCH SAFETY NOTES:

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

STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE 512-218-5550 (INSPECTIONS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF ROUND ROCK ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
5. BARRICADES BUILT TO CITY OF ROUND ROCK STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
6. ALL R.C.P. SHALL BE MINIMUM CLASS III.
7. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. 6. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
8. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS PERFORMED AND REVISED BY UES FORMERLY KNOWN AS ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017 THE ANALYSIS AND STUDY WAS CONDUCTED FOR THE CITY OF ROUND ROCK.THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

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

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

COMPACTED GENERAL FILL - AFTER SUBGRADE PREPARATION IS COMPLETE, THE PLACEMENT OF PROPERLY COMPACTED GENERAL FILL SOILS MAY BEGIN IN THE PAVED AREAS TO RAISE THE GRADES, WHERE REQUIRED. FILL SOILS COULD CONSIST OF ON-SITE SOILS FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS, OR IMPORTED SOILS WITH A MAXIMUM PLASTICITY INDEX (PI) OF 20. THE FILL USED TO RAISE THE GRADE WHERE REQUIRED IN THE PROPOSED PAVEMENT AREAS SHOULD BE PLACED IN NO GREATER THAN 8-INCH THICK LOOSE LIFTS. EACH LIFT SHOULD BE MOISTURE CONDITIONED AND COMPACTED TO THE EXTENT NECESSARY TO PROVIDE THE DENSITY AS SHOWN IN THE TABLE OF THE SUBGRADE PREPARATION SECTION.

GENERAL FILL SLOPES, WITH A 2-PERCENT DRAINAGE GRADIENT, SHALL EXTEND BEYOND THE EDGE OF PAVEMENT SECTIONS AT LEAST 10-FEET PRIOR TO SLOPING. LONG-TERM SLOPES OF GENERAL FILL MATERIAL SHALL NOT BE STEEPER THAN 3H:1 V.

LIME STABILIZED SUBGRADE - LIME PLACEMENT AND MIXING OPERATIONS SHOULD BE PERFORMED IN ACCORDANCE WITH TXDOT ITEM 260, TIME TREATMENT FOR MATERIALS USED AS SUBGRADE ROAD MIXED LIME S ALL BE PROPERL MIXED AT A RATE OF 6-PERCENT OF THE MAXIMUM DRY UNIT WEIGHT OF THE RAW SUBGRADE SOILS AS DETERMINED BY THE MODIFIED PROCTOR (ASTM D1557). AFTER PROPER CURING TIME, USUALLY 48 TO 72 HOURS, THE LIME STABILIZED SOILS SHOULD BE REMIXED AND COMPACTED TO AT LEAST 95-PERCENT OF THE MAXIMUM DRY DENSITY OF THE LIME STABILIZED SOILS AS DETERMINED BY THE TXDOT TEST METHOD TEX-114-E. THE MOISTURE CONTENT OF THE LIME STABILIZED COMPACTED SOILS SHOULD BE AT, OR ABOVE, THE OPTIMUM MOISTURE CONTENT.

AN EQUIVALENT THICKNESS OF GENERAL FILL SOILS WITH A MAXIMUM PLASTICITY INDEX PI OF 2 AS DESCRIBED IN T E COMPACTED FILL SECTION OF T IS REPORT COULD BE USED IN-LIEU OF THE LIME STABILIZED MATERIALS. ADDITIONALLY, LIME STABILIZATION OF THE SUBGRADE SOILS IS NOT RECOMMENDED WHERE FAT CLAY SOILS ARE NOT EXPOSED AT THE SUBGRADE ELEVATION.

GEOGRID - GEOGRID SHOULD BE PLACED BENEATH THE BASE MATERIAL AND ON TOP OF THE COMPACTED SUBGRADE. GEOGRID SHOULD BE TENSAR TX-5 AND SHOULD BE PLACED AND OVERLAPPED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

RIGID CONCRETE - THE CONCRETE PAVEMENT SHOULD BE PROPERLY REINFORCED AND JOINTED, AS PER ACI, AND SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN 60-FEET AND SHOULD BE SEALED WITH AN APPROPRIATE SEALANT SO THAT MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED. CONTROL JOINT SPACING SHOULD NOT EXCEED 15-FEET AND PREFERABLY LESS TO ADEQUATELY CONTROL CRACKING. THE JOINTS SHOULD BE THOROUGHLY CLEANED AND SEALANT SHOULD BE INSTALLED WITHOUT OVERFILLING BEFORE THE PAVEMENT IS OPENED TO TRAFFIC.

BASE MATERIAL - BASE MATERIALS IN FLEXIBLE PAVEMENT AREAS SHOULD MEET THE REQUIREMENTS SET FORTH IN THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES; ITEM 247, TYPE A, GRADE 2.

THE BASE MATERIAL SHOULD BE PLACED IN MAXIMUM 8-INCH THICK LOOSE LIFTS, MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 100-PERCENT BUT NOT MORE THAN 105 OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE TXDOT TEST METHOD TEX-113-E.

RIGID CONCRETE - THE CONCRETE PAVEMENT SHOULD BE PROPERLY REINFORCED AND JOINTED, AS PER ACI, AND SHOULD HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN 60-FEET AND SHOULD BE SEALED WITH AN APPROPRIATE SEALANT SO THAT MOISTURE INFILTRATION INTO THE SUBGRADE SOILS AND RESULTANT CONCRETE DETERIORATION AT THE JOINTS IS MINIMIZED. CONTROL JOINT SPACING SHOULD NOT EXCEED 15-FEET AND PREFERABLY LESS TO ADEQUATELY CONTROL CRACKING. THE JOINTS SHOULD BE THOROUGHLY CLEANED AND SEALANT SHOULD BE INSTALLED WITHOUT OVERFILLING BEFORE THE PAVEMENT IS OPENED TO TRAFFIC.

BASED ON PAST EXPERIENCE WITH CONCRETE PAVEMENTS SUPPORTED ON SIMILAR SUBGRADE SOILS, RETL RECOMMENDS THAT REINFORCEMENT FOR CONCRETE PAVEMENT21. CONSIST OF #4 BARS (1/2-INCH DIAMETER) SPACED AT 18 AND 12-INCHES ON CENTER EACH WAY FOR LIGHT AND HEAVY-DUTY OPTIONS, RESPECTIVELY. THE SPLICE LENGTH FOR #4 BARS SHOULD NOT BE LESS THAN 20-INCHES.

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

WATER AND WASTEWATER NOTES:

1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150 OR SDR-26) OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.

THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.

7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CIVIL INSPECTOR.
10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF ROUND ROCK PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF ROUND ROCK.
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF ROUND ROCK NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF ROUND ROCK FEE AMOUNTS MAY BE OBTAINED BY CALLING THE PLANNING AND DEVELOPMENT SERVICES OFFICE AT 512-218-5428.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF ROUND ROCK PERSONNEL.
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF ROUND ROCK.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

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

17. TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF ROUND ROCK.
18. CONTACT CITY OF ROUND ROCK DEVELOPMENT SERVICES OFFICE AT 512-218-5428 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
19. THE CITY OF ROUND ROCK FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
20. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

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

TRAFFIC MARKING NOTES:

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

GENERAL CONSTRUCTION SEQUENCING:

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

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

ROUND ROCK FIRE DEPARTMENT NOTES:

1. GENERAL: ALL DEVELOPMENTS SHALL COMPLY WITH THE CURRENT FIRE CODE, APPENDICES, AND ANY LOCAL AMENDMENTS AS ADOPTED BY THE CITY OF ROUND ROCK.
2. COMBUSTIBLE MATERIALS ON-SITE: ALL-WEATHER ACCESS ROADS/DRIVES (ASPHALT/CONCRETE CAPABLE OF SUPPORTING 80,000 LB. APPARATUS LOADING) SHALL BE CONSTRUCTED, AND ALL WATER LINES SHALL BE TESTED AND FIRE HYDRANTS IN-SERVICE, PRIOR TO BRINGING COMBUSTIBLE MATERIALS (WOOD, PACKAGING, PLASTICS, ETC.) ON ANY JOB SITE. BASE MATERIAL IS NOT ACCEPTABLE FOR FIRE ACCESS ROADS/DRIVES.
3. FIRE LANES: FIRE APPARATUS ACCESS ROADS/DRIVES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF (20) FEET. WHERE TRAFFIC IS TWO-WAY DIRECTIONAL, BUILDINGS EXCEED (30) FEET OR THREE STORIES IN HEIGHT, TOTAL BUILDING AREA EXCEEDS 62,000 SQUARE FEET, OR WHERE HYDRANTS ARE LOCATED ALONG THE FIRE13 ACCESS ROADS, THE MINIMUM WIDTH SHALL BE (26) FEET. IF RAISED CURBING OR MEDIANS COMPROMISE MINIMUM WIDTH, CURBING SHALL BE MOUNTABLE AND RAISED AREA SHALL CONTAIN NO OBSTRUCTIONS SUCH AS LANDSCAPING, SIGNAGE, GROUND-MOUNTED EQUIPMENT, ETC.
4. ALL-WEATHER SURFACE: THE PAVEMENT STRUCTURE FOR FIRE ACCESS ROADS/DRIVES MUST BE ALLWEATHER SURFACE (ASPHALT/CONCRETE) DESIGNED TO SUPPORT AN 80,000 LB. APPARATUS LOADING.
5. GRADE: THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT EXCEED 7% AND NO GRADE BREAKS SHALL EXCEED 3%.
6. TURNING RADII: TURNING RADII SHALL BE A MINIMUM OF 25-FTT INSIDE AND 50-FT OUTSIDE AS MEASURED FROM FACE-OF-CURB (WHEN PRESENT) OR ON DRIVABLE, PAVED SURFACE.
7. VERTICAL CLEARANCE: THE VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN13'-6".
8. EMERGENCY RESPONDER RADIO COVERAGE: ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE SHALL BE REQUIRED FOR ALL NEW BUILDINGS. A PRE-ENHANCEMENT RADIO SURVEY SHALL BE REQUIRED AT THE 80% CONSTRUCTION PHASE FOR CERTAIN BUILDING TYPES BASED ON THE SIZE OF THE BUILDING. PREENHANCEMENT RADIO SURVEY REQUIREMENTS INCLUDE THE FOLLOWING BUILDING TYPES:
   - GREATER THAN (5) STORIES
   - BELOW GRADE PLANE
   - WOOD FRAMED CONSTRUCTION GREATER THAN 50,000 SF
   - CONCRETE OR METAL FRAMED CONSTRUCTION GREATER THAN 25,000 SF
9. RE UIRED FIRE FLO S A PRO ECT S MINIMUM FIRE FLO FOR T E LARGEST BUILDING SHALL BE MEASURED AT (20) PSI RESIDUAL PRESSURE THAT IS AVAILABLE FOR FIREFIGHTING PER THE FLOWS ON TABLES B105.1 OR B105.2 OF THE INTERNATIONAL FIRE CODE (IFC), APPENDIX B. DISCLAIMER: IT IS THE RESPONSIBILITY OF THE DEVELOPER AND ENGINEER TO ENSURE THESE MINIMUM FIRE FLOW REQUIREMENTS FOR THE SITE ARE MET VIA FLOW TESTING AND WATER MODELING.
10. SPRINKER SYSTEMS: BUILDINGS EQUIPPED WITH ANY FIRE DEPARTMENT CONNECTIONS (FDC) SHALL HAVE A FIRE HYDRANT LOCATED IT IN OF T E FDC REMOTE FDC IS PERMISSIBLE FDC SHALL BE IDENTIFIED ON THE SITE VIA SIGNAGE.
11. GATES: IF GATES ARE PROVIDED ALONG ANY FIRE ACCESS ROAD/DRIVE, MINIMUM PASSABLE WIDTH SHALL NOT BE LESS THAN (20) FEET AND SHALL COMPLY WITH IFC APPENDIX D AND ROUND ROCK CODE OF ORDINANCES REGARDING EMERGEN

CONSTRUCTION SUMMARY

PIPE SIZE	WATER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	PVC	0	0
6"	(DI)	0	0
1.5"	DR-9 BLACK POLY	0	0
2"	DR-9 BLACK POLY	0	0
3/4"	DR-9 BLACK POLY	0	0
PIPE SIZE	WASTEWATER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	(PVC) SDR 26	0	0
6"	(PVC) SDR 26 (150psi)	0	0
2"	(PVC) SDR 26 (150psi)	0	0
4"	(PVC) SDR 26 (150psi)	0	0
PIPE SIZE	STORM SEWER		
	TYPE	LENGTH (LF)	VOL (GAL)
8"	PVC	0'	0
10"	PVC	0'	0
12"	PVC	0'	0
18"	RCP	24'	0
24"	RCP	347'	0
36"	RCP	0'	0
48"	RCP	0'	0

VALVES		
SIZE	TOTAL	BRAND
2" GATE VALVES	0	CLOW VALVE CO.
6" GATE VALVES	0	CLOW VALVE CO.
8" GATE VALVES	0	CLOW VALVE CO.
16" GATE VALVES	0	CLOW VALVE CO.

CONCRETE	
TOTAL	
7,358	SY

NEW FIRE HYDRANTS	
TOTAL	BRAND
0	AMERICAN FLOW CONTROL

GRATE INLETS	
Size	Qty
4'X4'	0

CURB & GUTTER	
TOTAL	
2,103	LF

WASTEWATER MANHOLES	
Size	Qty
4'	0

SIDEWALK	
TOTAL	LF
4'	0
5'	657
6'	0
8'	0

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

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

GENERAL NOTES (2 OF 2)

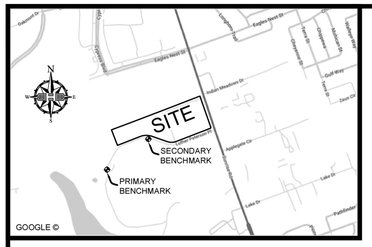
PERMIT No.
SSP26-00001

SHEET No.
3
OF 31

5-C003

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Titleblock.dwg * DOU SEAL - PHASE 5.dwg
PLOT DATE: 11 February 2026
PLOTTED BY: KATHERINE ALLEN
* DOU-SIGNATURE.gif
* 24x36 2PC Titleblock.dwg * DOU SEAL - PHASE 5.dwg
P:\Projects\City of round rock\2026-bennett complex\CAD\Sheets\Ph. 5\SSP\GENERAL NOTES.dwg

REPLAT
OF
LOTS 3 AND 4,
LUTHER PETERSON SUBDIVISION



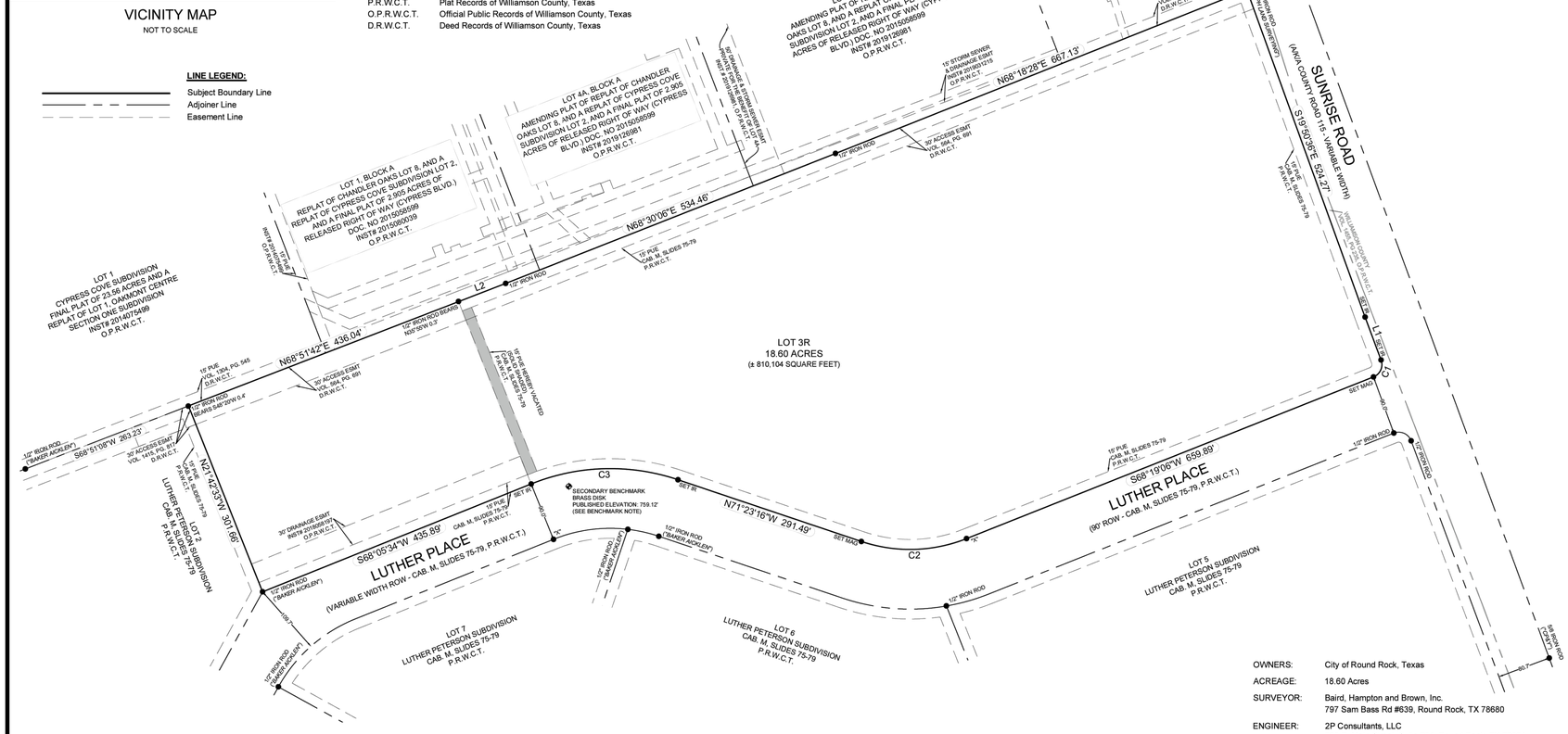
VICINITY MAP
NOT TO SCALE

ABBREVIATION LEGEND:

●	Rebar Found (size / cap marking as noted)
● SET IR	5/8 inch rebar with cap "BHB Inc" set
● SET MAG	MAG Nail with washer "BHB Inc" set
"X"	"X" Cut in concrete found
VOL.	Volume
PG.	Page
CAB.	Cabinet
SL.	Slide
INST#	Instrument Number
POB	Point of Beginning
ESMT	Easement
PUE	Public Utility Easement
DE	Drainage Easement
P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
D.R.W.C.T.	Deed Records of Williamson County, Texas

LINE LEGEND:

Subject Boundary Line
Adjoiner Line
Easement Line



Line Data Table		
Line #	Bearing	Distance
L1	S20°24'46"E	69.01'
L2	N68°50'14"E	75.95'

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.97'	20.00'	088°44'01"	S23°57'10"W	27.97'
C2	161.75'	230.00'	040°17'41"	S88°27'55"W	158.44'
C3	226.32'	320.00'	040°31'18"	S88°21'15"W	221.63'

PRIMARY SOURCE BENCHMARK:
Elevations shown hereon are referenced to City of Round Rock Monument No. 01-012, a found brass disk in concrete, having a published elevation of 742.659'. Source: https://cityview.roundrocktexas.gov/

SECONDARY SOURCE BENCHMARK:
City of Round Rock Brass Disk on curb inlet. Published elevation: 759.12' per prior survey (prepared by The Wallace Group on 09/21/2016) provided to BHB.

See site map for approximate location of the Primary and Secondary source benchmark.

SURVEYOR'S NOTES:

1. This survey is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203).
2. Distances and Areas shown are surface values represented in US Survey Feet.
3. The vertical reference for this plat is based on City of Round Rock Monument 01-012, having a published elevation of 742.659'. Reference the source datum information for City of Round Rock Monument 01-012 for further information.
4. Field work was completed June 12, 2025.

OWNERS: City of Round Rock, Texas

ACREAGE: 18.60 Acres

SURVEYOR: Baird, Hampton and Brown, Inc.
797 Sam Bass Rd #639, Round Rock, TX 78680

ENGINEER: 2P Consultants, LLC
203 E. Main Street, Suite 204, Round Rock, TX 78664

SUBMITTAL DATE: _____

REVISION DATE: _____

DATE OF PLANNING AND DEVELOPMENT SERVICES DIRECTOR REVIEW: _____

BENCHMARK: City of Round Rock Brass Disk found on curb inlet.
Published elevation: 759.12' (See Benchmark note)

ACREAGE BY LOT TYPE: Development: 1 Lot - 18.60 Acres

PATENT SURVEY: David Curry Survey, Abstract No. 130

NUMBER OF LOTS BY TYPE: 1 - Development

NUMBER OF BLOCKS: 1

LINEAR FEET OF NEW STREET: No new streets proposed.

SHEET 1 OF 2
(.....)

BAIRD, HAMPTON & BROWN
building partners

Job No: 2025.013.157 SPJST, Luther Peterson Pl., Round Rock - REPLAT.dwg
797 Sam Bass Road # 639, Round Rock, Texas 78680
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm # 10011300

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

DESIGNED: XXXXX DRAWN: VALUE REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

FINAL PLAT

PERMIT No.
SSP26-00001

SHEET No.
4
OF 31

5-C004

USADATA - "DOU-SIGNATURE.gif"
XREFS: - "ADA 2PC TitleBlock.dwg" "DOU SEAL - PHASE 5.dwg"
PLOTTED: Thursday, February 05, 2026 @ 03:30:08 PM by KATHERINE ALLEN
PLOT DATE:
PLOTTED BY: KATHERINE ALLEN

REPLAT
OF
LOTS 3 AND 4,
LUTHER PETERSON SUBDIVISION

SURVEYED DESCRIPTION:

FIELDNOTES for a 18.60 acre tract of land situated in the David Curry Survey, Abstract No. 130, in Williamson County, Texas, being comprised of Lot 3 and Lot 4, LUTHER PETERSON SUBDIVISION, as recorded under Cabinet M, Slides 75-79, of the Plat Records of Williamson County, Texas; the subject tract being more fully described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "JPH Land Surveying" found on the west right of way of Sunrise Road (a variable width roadway, a portion of which being described in a Dedication Deed to Williamson County, as recorded under Volume 1455, Page 235, Official Public Records of Williamson County, Texas), at the northeast corner of said Lot 4;

THENCE along the west right of way of said Sunrise Road and the east line of said Lot 4, the following bearings and distances:

1. South 19°50'36" East a distance of 524.27 feet to a 5/8 inch iron rod with a cap stamped "BHB INC" set;
2. South 20°24'46" East a distance of 69.01 feet to a 5/8 inch iron rod with a cap stamped "BHB INC" set at the transition to the north right of way of Luther Place (a 90 feet wide right of way per said plat recorded under Cabinet M, Slides 75-79, of the Plat Records of Williamson County, Texas);

THENCE along the north right of way of said Luther Place and the south line of said Lot 4, the following calls:

1. Along a curve to the Right, having an arc length of 30.97 feet, a radius of 20.00 feet, and a chord which bears South 23°57'10" West 27.97 feet, to a MAG Nail with a washer stamped "BHB INC" set;
2. South 68°19'06" West a distance of 659.89 feet to a "X" cut in concrete found;
3. Along a curve to the Right, having an arc length of 161.75 feet, a radius of 230.00 feet, and a chord which bears South 88°27'55" West 158.44 feet, to a MAG Nail with a washer stamped "BHB INC" set;
4. North 71°23'16" West a distance of 291.49 feet to a 5/8 inch iron rod with a cap stamped "BHB INC" set;
5. Along a curve to the Left, having an arc length of 226.32 feet, a radius of 320.00 feet, and a chord which bears South 88°21'15" West 221.63 feet to a 5/8 inch iron rod with a cap stamped "BHB INC" set at the southerly common corner of said Lot 3 and said Lot 4;

THENCE South 68°05'34" West along the north right of way of said Luther Place and the south line of said Lot 3, a distance of 435.89 feet to a 1/2 inch iron rod with a cap stamped "BAKER AICKLEN" found;

THENCE North 21°42'33" West along the common line of said Lot 3, and Lot 2, of said LUTHER PETERSON SUBDIVISION, as recorded under Cabinet M, Slides 75-79, of the Plat Records of Williamson County, Texas, a distance of 301.66 feet to a calculated point at the northwest corner of said Lot 3, from which a 1/2 inch iron rod found at a north corner of said Lot 2, bears South 48°20' West a distance of 0.4 feet, also from which, a 1/2 inch iron rod with a cap stamped "BAKER AICKLEN" found, bears South 68°51'08" West a distance of 263.23 feet;

THENCE North 68°51'42" East along the north line of said Lot 3, a distance of 436.04 feet to a calculated point, from which a 1/2 inch iron rod found, bears North 35°55' West a distance of 0.3 feet;

THENCE along the north line of said Lot 4, the following calls:

1. North 68°50'14" East a distance of 75.95 feet to a 1/2 inch iron rod found;
2. North 68°30'06" East a distance of 534.46 feet to a 1/2 inch iron rod found;
3. North 68°18'28" East a distance of 667.13 feet to the **POINT OF BEGINNING**, and containing 18.60 acres of land, more or less.

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, Cole Strevey, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly found or placed under my personal supervision, in accordance with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, except as shown.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Cole Strevey
Registered Professional Land Surveyor No. 6731
Date: _____

BAIRD, HAMPTON & BROWN
building partners

Job No: 2025.013.157 SP.JST, Luther Peterson Pl., Round Rock - REPLAT.dwg
797 Sam Bass Road # 639, Round Rock, Texas 78680
mail@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm # 10011300

NOTES:

1. This tract is not encroached by the ultimate 1% annual chance floodplain per FEMA map.
2. No portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance flood as identified by the U.S. federal emergency management agency boundary map (Flood Insurance Rate Map) community panel number 48491C0491F, effective date December 20, 2019, for Williamson County, Texas.
3. Building setbacks shall be in accordance with Part III, Zoning and Development Code, Chapter 2, Zoning Districts and Use Regulations, City of Round Rock, Texas, 2018, as amended.
4. Sidewalks shall be constructed in accordance with Part III, Zoning and Development Code, Section 6-26, City of Round Rock, Texas, 2018, as amended.
5. Subdivision walls shall be located and constructed in accordance with Part III, Zoning and Development Code, Section 4-30, City of Round Rock, Texas, 2018, as amended.
6. With the exception of properties located within the MU-1 and MU-2 zoning districts, a ten foot (10') PUE and sidewalk easement abutting and along the street side property line is hereby conveyed for all street side property lots shown hereon. Any private improvements within the PUE or right-of-way shall require written approval from the Utilities Director prior to installation.
7. This plat was prepared with the benefit of two title reports (one of each lot):

   National Investors Title Insurance Company, GF No. 24110002RNROW, effective date July 30, 2025, and another provided by Stewart Title Guaranty Company, File No. 180073504, Effective February 26, 2018. The record description of the subject property, and only those easements and encumbrances of record contained within Schedule B are noted and addressed hereon. Therefore, easements, agreements, or other documents, either recorded or unrecorded, may exist that affect the subject property that are not shown on this survey.

   In addition to the easements plotted and shown hereon, the following documents may lie on the subject property but cannot be plotted:

- Easement dated July 24, 1949, from the Estate of Clara Magnuson to Texas Power & Light Company, recorded in Volume 299, Page 403, Deed Records, Williamson County, Texas.
- Easement dated April 9, 1973, from Robert L. Crouch to Texas Power & Light Company and Southwestern Bell Telephone Company, recorded in Volume 572, Page 416, Deed Records, Williamson County, Texas.
- Easement dated January 27, 1975, from Robert L. Crouch and wife, Joan T. Crouch to Texas Power & Light Company and Southwestern Bell Telephone Company, recorded in Volume 610, Page 61, Deed Records, Williamson County, Texas.
- Edwards Aquifer Water Pollution Abatement Plan recorded under Document Nos. 9551405, 9540816, 9540815, 199931981, Official Records, Williamson County, Texas.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That City of Round Rock, Texas, as the owner of that certain 18.60 acre tract of land recorded under Instrument Numbers 2025069687 and 2018039548, of the Official Records of Williamson County, Texas do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon to be known as **REPLAT OF LOTS 3 AND 4, LUTHER PETERSON SUBDIVISION**.

_____

Name: _____

Title:_____
City of Round Rock, Texas

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
This instrument was acknowledged before me on the ____day of _____, 20____, by, _____, as _____ of City of Round Rock, Texas, on behalf of said City of Round Rock, Texas.

Notary Public, State of Texas

Printed Name: _____

My Commission Expires: _____

Approved this _____ day of _____ , 20___ , by the Planning and Development Services Department of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

The property covered by this Plat is within the city limits of the City of Round Rock.

_____
Bradley Dushkin, AICP
Director of Planning and Development Services Department
City of Round Rock

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

That I, David Urban, do hereby certify that the information contained on this plat complies with Chapter 4 – Subdivision Design and Construction, Part III – Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

_____
David Urban
Registered Professional Engineer No. 82783
Date: _____

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

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

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

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

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

DESIGNED: DOU
DRAWN: CRS
REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOMM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

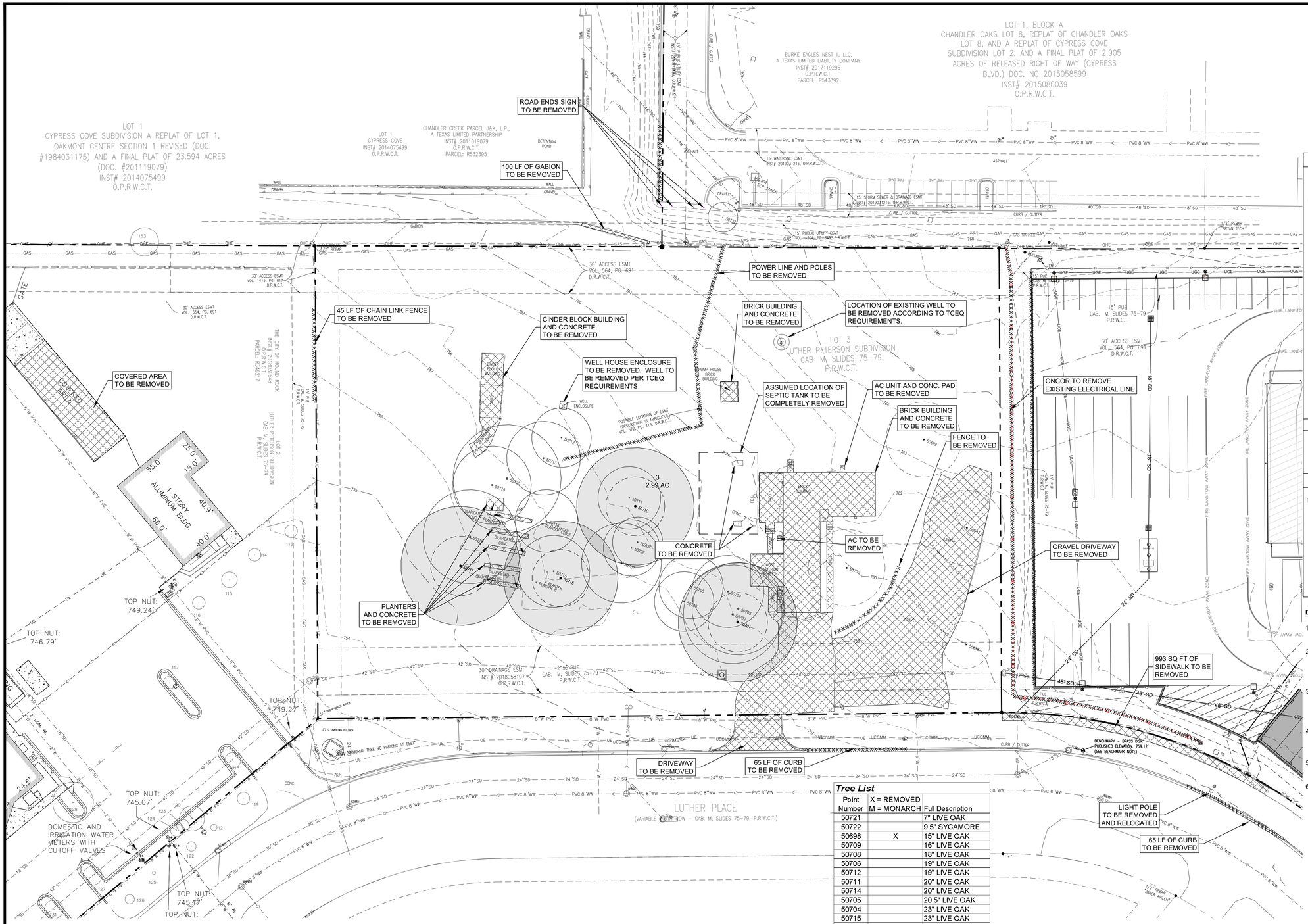
FINAL PLAT (2)

PERMIT No.
SSP26-00001

SHEET No.
5
OF 31

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24X36-3PC-TitleBlock.dwg * DOU SEAL - PHASE 5.dwg
DWG: N:\Projects\Bob Bennett complex\CAD\Sheets\Fi...5\SP\GENERAL NOTES.dwg
PLOT DATE: Thursday, January 29, 2026 - 10:08AM
PLOTTED BY: KATHERINE ALLEN

5-C005



GENERAL LEGEND

SYMBOLS

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

DEMOLITION LEGEND

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

EXISTING LINETYPES

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

DEMOLITION NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE CITY, IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREE, ETC. THAT IS DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
4. CONTRACTOR TO ENSURE THAT NO DEMOLITION ACTIVITIES OCCURS WITHIN THE HALF CRITICAL ROOT ZONE OF TREES 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.

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

Tree List

Point Number	X = REMOVED M = MONARCH	Full Description
50721		7" LIVE OAK
50722		9.5" SYCAMORE
50698	X	15" LIVE OAK
50709		16" LIVE OAK
50708		18" LIVE OAK
50706		19" LIVE OAK
50712		19" LIVE OAK
50711		20" LIVE OAK
50714		20" LIVE OAK
50705		20.5" LIVE OAK
50704		23" LIVE OAK
50715		23" LIVE OAK
50713		23.5" LIVE OAK
50697	X	24" LIVE OAK
50699	X	24" LIVE OAK
50700	X	24.5" LIVE OAK
50719		25" LIVE OAK
50707		25.5" LIVE OAK
50703		29.5" LIVE OAK
50718		30" LIVE OAK
50702		31.5" LIVE OAK
50720		34.5" LIVE OAK
50716	M	36.5" LIVE OAK
50710	M	37.5" LIVE OAK
50701	M	38" LIVE OAK
50717	M	38" LIVE OAK

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: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

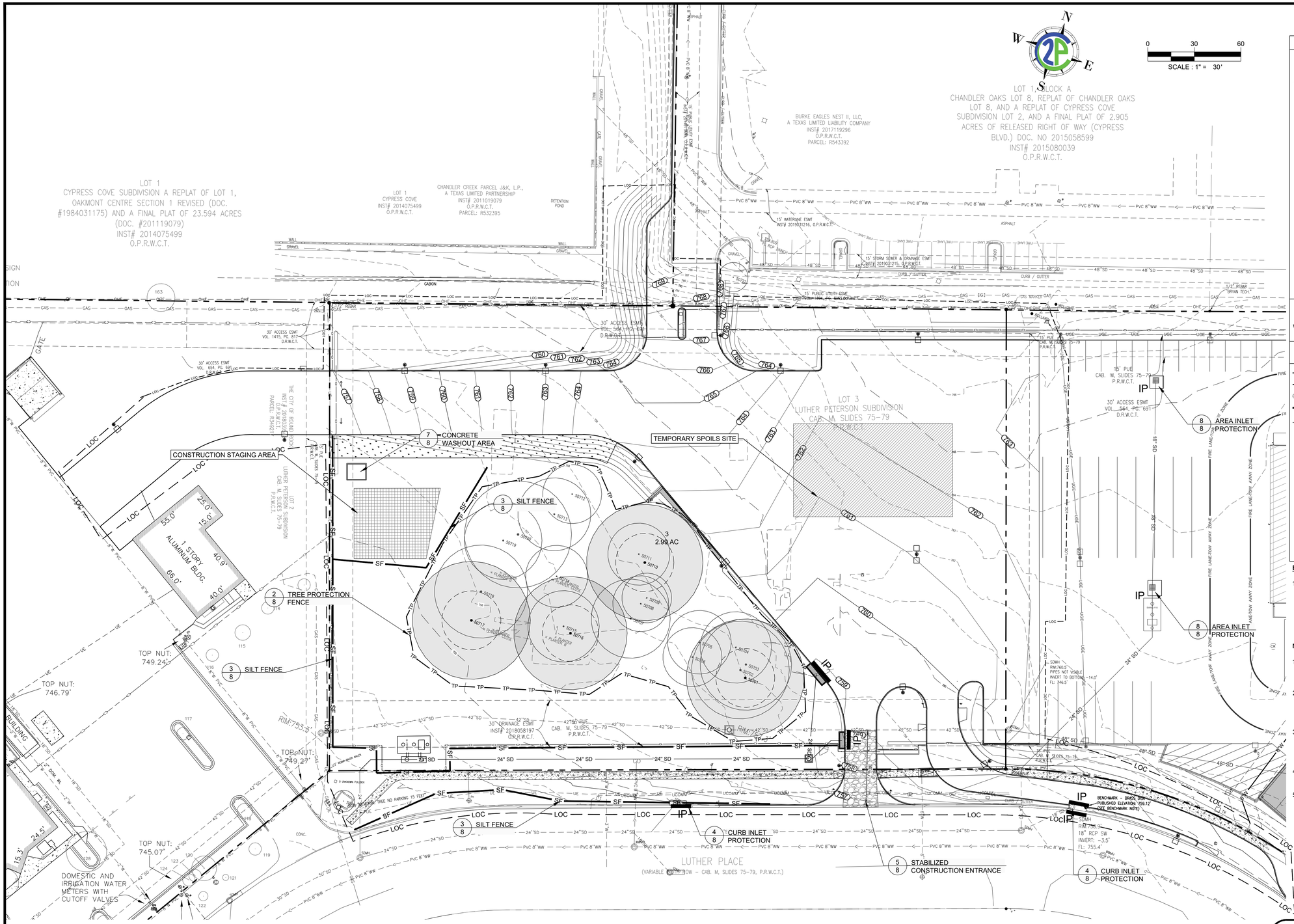
EXISTING AND DEMOLITION PLAN

PERMIT No.
SSP26-00001

SHEET No.
6
OF 31

5-C006

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * DOU SEAL - PHASE 5.dwg * BA Survey COMR maintenance site.dwg * PLBASE-Ph2.dwg * WY16350_CoRR_BR2_FLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WY16350_CoRR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

DETAIL NUMBER / SHEET NUMBER WHERE DETAIL IS LOCATED — # DETAIL NAME — # — ***DETAIL REFERENCE CALLOUT***

EROSION & SEDIMENT CONTROL, TREE PROTECTION LEGEND

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

NOTES:

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

EROSION MATTING NOTES:

1. ALL SLOPES 5:1 OR STEEPER, WHICH ARE NOT ARMORED, SHALL HAVE AN EROSION CONTROL MATTRESS (ECM) INSTALLED IMMEDIATELY AFTER TOP SOIL PREPARATION AND SEEDING. THE ECM SHALL BE "CURLEX 1 (AMERICAN EXCELSIOR CO.)", "S150 (NORTH AMERICAN GREEN)" OR APPROVED EQUAL.

NOTES:

1. IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA SHALL BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS
3. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(A), OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. INITIATE FINAL STABILIZATION WITHIN 7 DAYS OF ACHIEVING FINAL GRADES.

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

CONTRACTOR NOTES:

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

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

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

DESIGNED: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

EROSION AND SEDIMENTATION CONTROL PLAN

PERMIT No.
SSP26-00001

SHEET No.
7
OF 31

5-C007

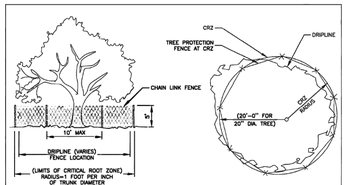
IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Titleblock.dwg * DOU_SEAL - PHASE 5.dwg * Plot P-Base.dwg * EA-Survey COSR maintenance site.dwg * P-BASE-PH2.dwg * W7Y9350_CoRR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * W7Y9350_CoRR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P1.dwg * 2PC COVERED PARKING P3.dwg
PLOT DATE: Thursday, January 08, 2026 - 10:56:00 AM
PLOTTED BY: KATHERINE FAUTH

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

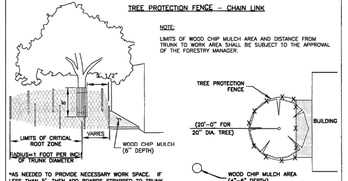
FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

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

1 TREE PROTECTION NOTES



TREE PROTECTION FENCE – CHAIN LINK

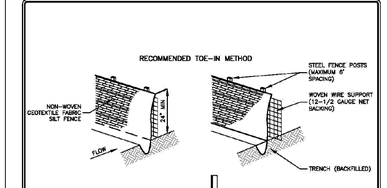


TREE PROTECTION FENCE (MODIFIED) – CHAIN LINK

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

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

2 TREE PROTECTION FENCE

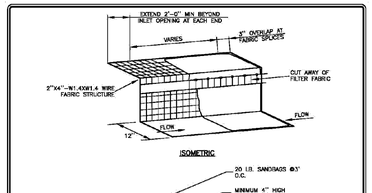


CROSS SECTION

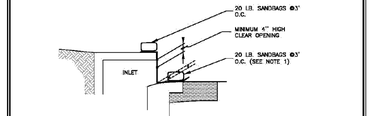
NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH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

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

3 SILT FENCE



ISOMETRIC

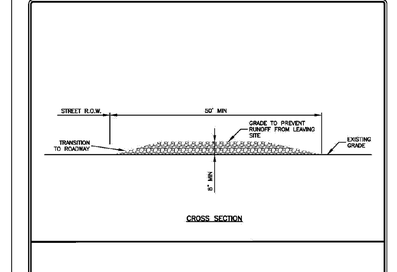


CROSS SECTION

NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1"-0" x 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD FILTER FABRIC IN PLACE. DURING REMOVAL CLEAN AND PATCH ANY DAMAGED AREAS. AT SLOPE LOCATIONS, ASPHALT CONCRETE, REMOVE AND REPLACE AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

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

4 CURB INLET PROTECTION



CROSS SECTION

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

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

5 STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL LOG CHECK DAM

LOG PLACED AT BACK OF CURB

LOG PLACED AT EDGE OF RIGHT-OF-WAY

LAP DETAIL

NOTES:
1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 6".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF LOGS DURING RAINFALL EVENT FOR PROPER PERFORMANCE.
3. LOGS SHALL CONSIST OF 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE CONTAINMENT MESH STUFFED WITH FILTER MATERIAL.
4. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION. FILTER MATERIAL SHALL CONSIST OF MULCH, ASPEN EXCELSIOR WOOD FIBER, COMPOST, OR OTHER APPROVED MATERIAL MEETING RECYCLABLE PROVISIONS, OR ANY OTHER ACCEPTABLE MATERIAL EXCLUDING STRAW AND HAY.
5. STAKES SHALL BE 3" X 3" WOOD, 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE LOG, OR AS DIRECTED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-17
APPROVED 03-25-11	EROSION CONTROL LOG DETAIL	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THIS APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		TEXAS

6 EROSION CONTROL LOG

NOTES
1. ACTUAL LAYOUT DETERMINED IN THE FIELD

CONCRETE WASHOUT AREA DETAIL

NOT TO SCALE

DETAILS

7 CONCRETE WASHOUT AREA

ISOMETRIC

CROSS SECTION

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-13
APPROVED 03-25-11	AREA INLET PROTECTION DETAIL	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THIS APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		TEXAS

8 AREA INLET PROTECTION

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

DESIGNED: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

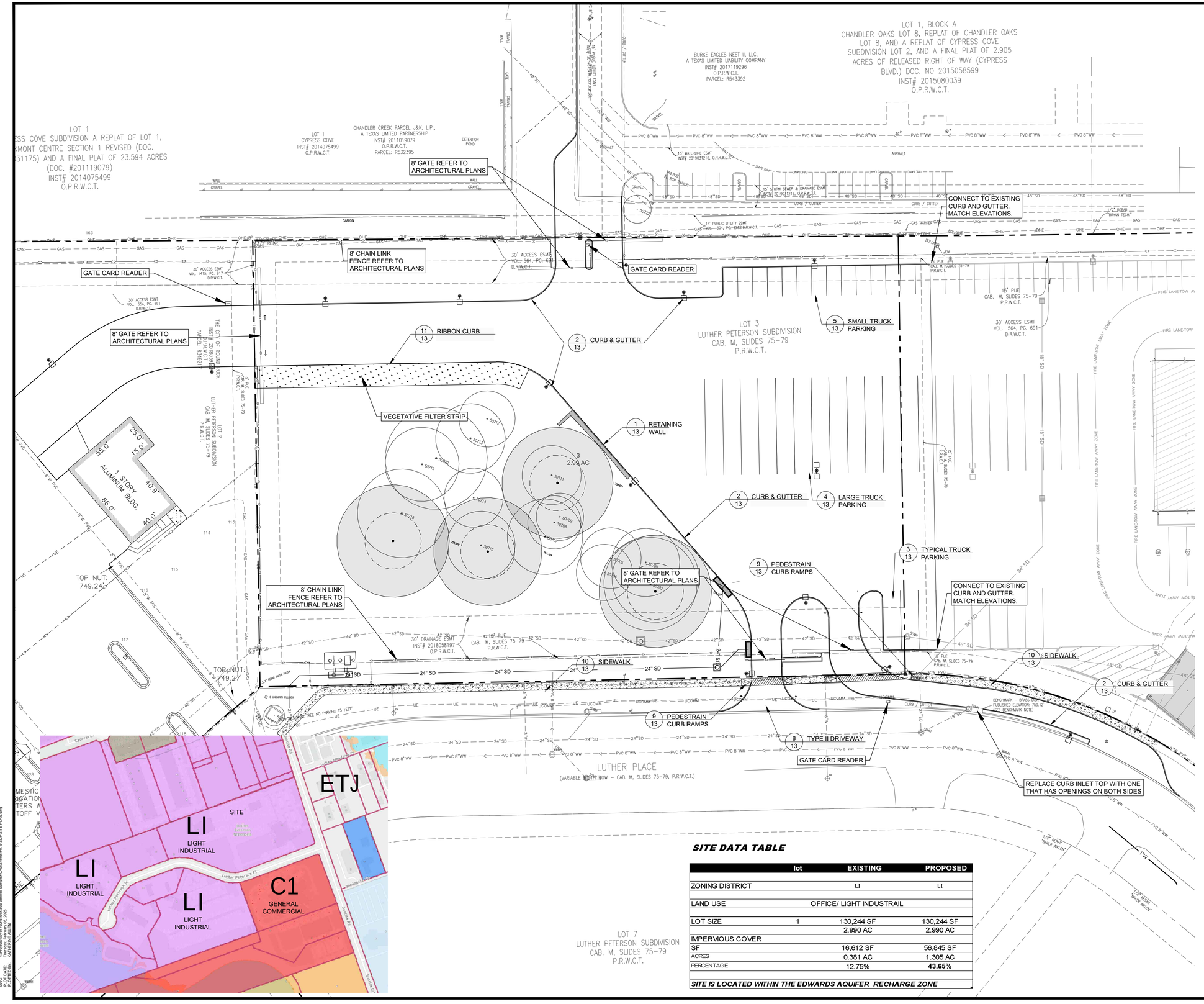
920 LUTHER PLACE
ROUND ROCK, TX 78665

EROSION AND SEDIMENTATION CONTROL DETAILS

PERMIT No.
SSP26-00001

SHEET No.
8
OF 31

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * DOU SEAL - PHASE 5.dwg * DETS27--Concrete Washout Area Detail.dwg
DWG: T:\Projects\Bennett complex\CAD\Sheets\Ph. 5\SSPDETAILS.dwg
PLOT DATE: Thursday, February 05, 2026
PLOTTED BY: KATHERINE ALLEN



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

DETAIL NUMBER — # — DETAIL NAME
SHEET NUMBER WHERE DETAIL IS LOCATED — # — ***DETAIL REFERENCE CALLOUT***

SITE PLAN NOTES:

1. DIMENSIONS ARE SHOWN ON THE DIMENSIONAL CONTROL PLAN. FOR PRECISE DIMENSIONS AND LOCATION OF SITE IMPROVEMENTS, ELECTRONIC FILES OF THE SITE LAYOUT WILL BE MADE AVAILABLE TO THE CONTRACTOR AND HIS SURVEYOR UPON REQUEST. FOR BUILDING DIMENSIONS, CONTRACTOR SHALL USE ARCHITECTURAL AND STRUCTURAL PLANS.
2. EXISTING UTILITIES ARE SHOWN PER RECORD DRAWINGS.
3. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

SITE DATA TABLE

	lot	EXISTING	PROPOSED
ZONING DISTRICT		LI	LI
LAND USE		OFFICE/ LIGHT INDUSTRAIL	
LOT SIZE	1	130,244 SF	130,244 SF
		2.990 AC	2.990 AC
IMPERVIOUS COVER			
SF		16,612 SF	56,845 SF
ACRES		0.381 AC	1.305 AC
PERCENTAGE		12.75%	**43.65%**

SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

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

CONTRACTOR NOTES:

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

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

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

DESIGNED: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

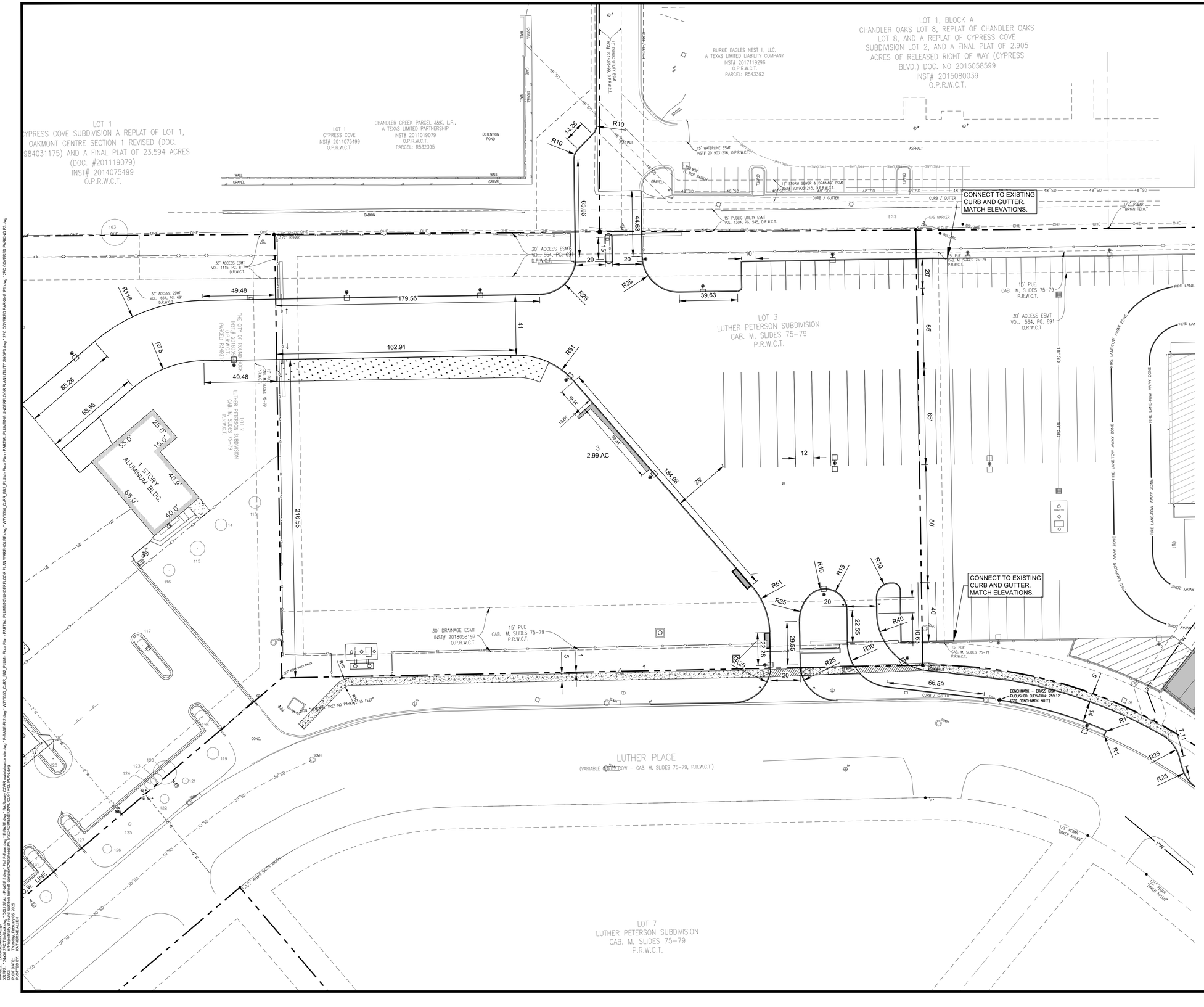
SITE PLAN

PERMIT No.
SSP26-00001

SHEET No.
9
OF 31

5-C009

USERS: DOU,GORDON,RAE.JF
XREFS: 24x36 2PC Titleblock.dwg; DOU BEA - PHASE 5.dwg; WO*W7000_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg; WO*W7000_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg; *2PC COVERED PARKING P1.dwg; *2PC COVERED PARKING P3.dwg; E-BASE.dwg; SA Survey CORR maintenance site.dwg; * Plot P-Base.dwg; * P&S P-Base.dwg; * FOR PHS.dwg
PLOT DATE: Thursday, February 26, 2026
PLOTTED BY: KATHERINE ALLEN
DWG: T:\Projects\Bennett complex\DGN\Sheet\Pln_3SDPSITE PLAN.dwg



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

DIMENSIONAL CONTROL PLAN NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES INCLUDING EXISTING IRRIGATION ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN SIZE, GRADE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS.
5. ALL WORK ON THIS PLAN SHOULD BE DONE IN STRICT COMPLIANCE WITH SITEWORK SPECIFICATIONS AND CITY OF ROUND ROCK SUBDIVISION REGULATIONS.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRY LOCATIONS, DOWNSPOUT LOCATIONS AND TOTAL NUMBER OF DOWNSPOUTS REQUIRED.
7. ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.

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

CONTRACTOR NOTES:

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

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: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

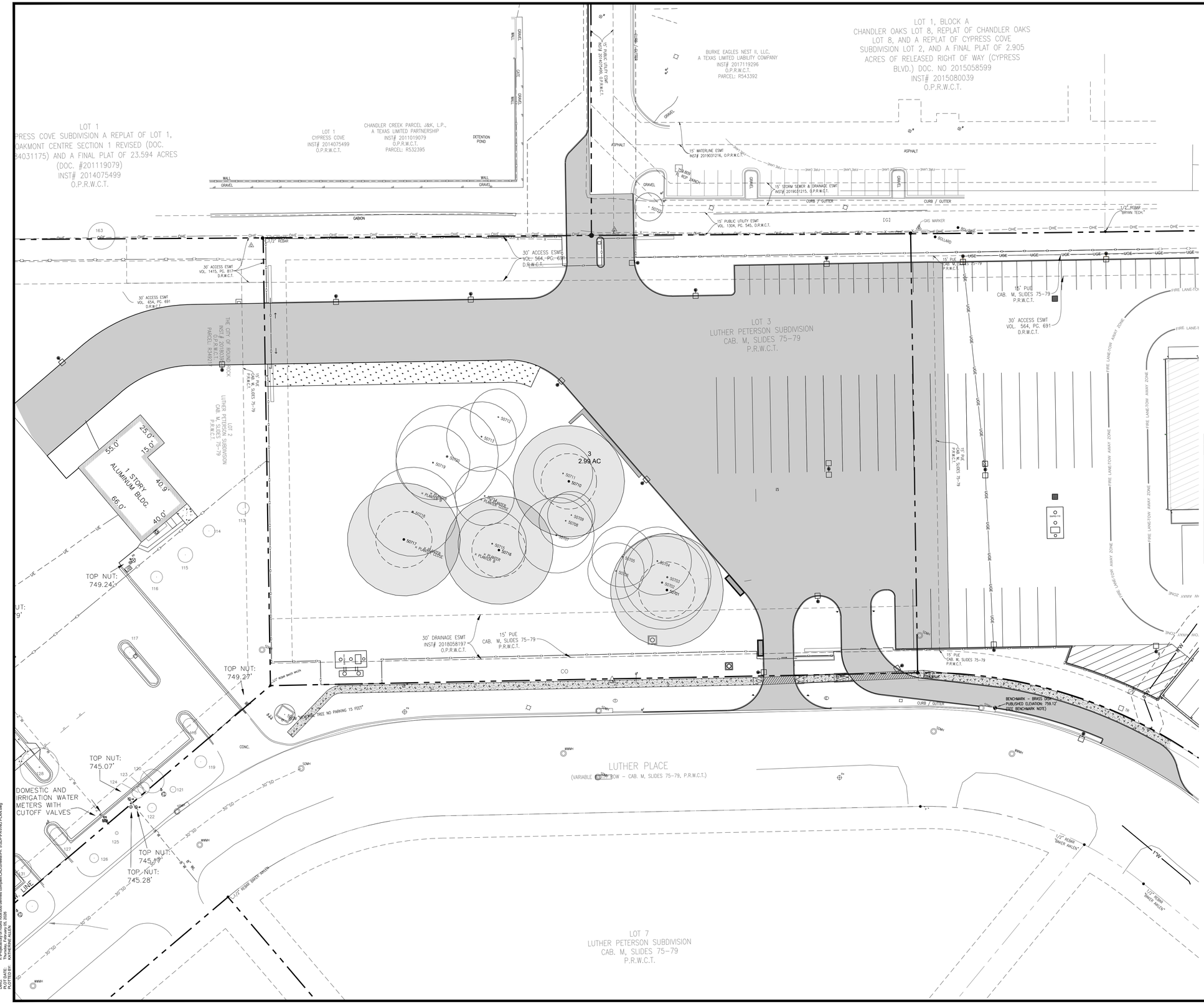
DIMENSIONAL CONTROL PLAN

PERMIT No.
SSP26-00001

SHEET No.
10
OF 31

5-C010

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Titleblock.dwg * DOU_SEAL - PHASE 5.dwg * Ph2-F-Base.dwg * E-BASE.dwg * 1A-Survey_CORS maintainence site.dwg * P-BASE-Ph2.dwg * WYY6350_CnPR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WYY6350_CnPR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P1.dwg * 2PC COVERED PARKING P3.dwg
PLOTTED BY: KATHERINE ALLEN



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

Site Paving Table

Hatch	Pavement Type	Quantity
	LIGHT DUTY FLEXIBLE PAVEMENT	0.00SY
	HEAVY DUTY RIGID PAVEMENT	8,034.00 SY
	SIDEWALK	349.00SY

NOTES:

1. PAVING SECTION RECOMMENDATIONS AND INFORMATION COME FROM THE GEOTECHNICAL ENGINEERING REPORT WAS PERFORMED AND REVISED BY ROCK ENGINEERING & TESTING LABORATORY, INC. (RETL) ON APRIL 20, 2017 FOR THE CITY OF ROUND ROCK, ROUND ROCK, TEXAS. REFER TO SHEET 2 FOR PAVING SECTION.
2. FIRE LANE ACCESS ALL EAT ER SURFACE ALL EAT ER 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 DRANTS S ALL ALSO BE IN SERVICE
3. GRADE T E GRADE T ROUG T E FIRE LANE ACCESS S ALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREA S NOT GREATER T AN 3 PERCENT
4. HYDRANT CLEARANCE: "ALL HYDRANTS MUST HAVE 3 FEET OF CLEARANCE IN ALL DIRECTIONS."
5. VERTICAL CLEARANCE T E VERTICAL CLEARANCE OVER A DESIGNATED FIRE LANE SHALL NOT BE LESS THAN 136"
6. RE UIRED FIRE FLO S IT IS T E RESPONSIBILIT OF T E DEVELOPER AND ENGINEER TO ENSURE THE MINIMUM FIRE FLO RE UIREMENTS FOR T E SITE ARE MET
7. REFER TO GEOTECH REPORT FOR JOINT PLAN
8. REFER TO GENERAL NOTES FOR PAVEMENT SECTION.

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

CONTRACTOR NOTES:

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

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

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

DESIGNED: XXXXX DRAWN: VALUE REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

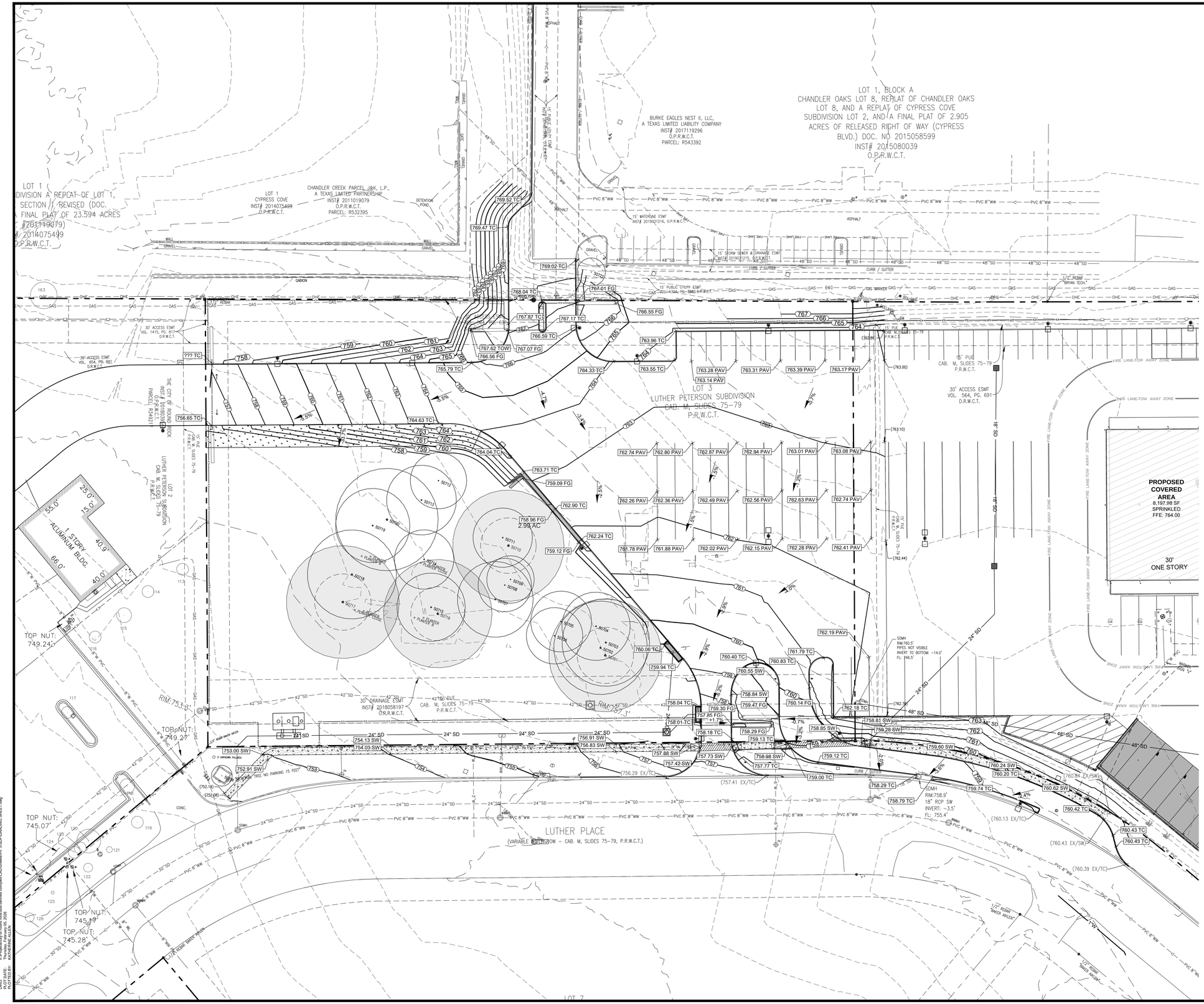
920 LUTHER PLACE
ROUND ROCK, TX 78665

PAVING PLAN

PERMIT No.
SSP26-00001

SHEET No.
11
OF 31

IMAGES: * COLOCATION TEXT.dgn
XREFS: * 24x36 2PC Stretched.dwg * DOU SEAL - PHASE 5.dwg * EA BASE.dwg * MA Survey CORS maintenance site.dwg * Ph3-P-Base.dwg * P-BASE-Ph2.dwg * WYH350, CnRR, BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WYH350, CnRR, BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P1.dwg * 2PC COVERED PARKING P3.dwg
PLOT DATE: Thursday, January 29, 2026 - 10:40am
PLOTTED BY: KATHERINE ALLEN



0 30 60

SCALE : 1" = 30'

GENERAL LEGEND

SYMBOLS

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

GRADING LEGEND

EXISTING

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

FINISHED SURFACE

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

LP LOW POINT HP HIGH POINT

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

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

DESIGNED: XXXXX DRAWN: VALUE REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

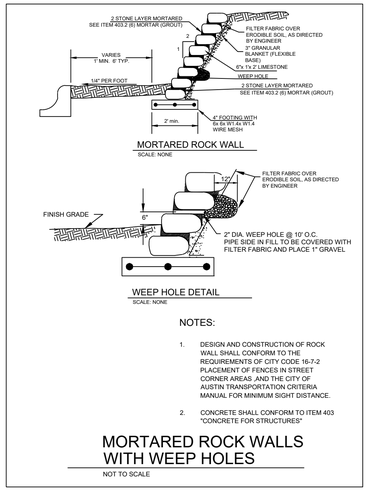
GRADING SHEET

PERMIT No.
SSP26-00001

SHEET No.
12
OF 31

5-C012

IMAGE: * COLOR DEPTH
XREFS: * 24x36 2PC Titleblock.dwg * DOU_SEAL - PHASE 5.dwg * Ph5 P-Base.dwg * E-BASE.dwg * BA Survey CORR maintenance site.dwg * WY16300_CoRR_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE

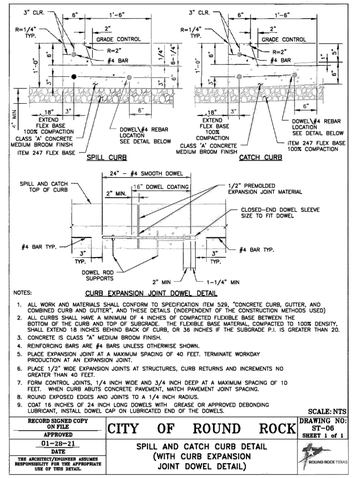


NOTES:

1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2 PLACEMENT OF FENCES IN STREET CORNER AREAS AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403 "CONCRETE FOR STRUCTURES"

MORTARED ROCK WALLS WITH WEEP HOLES

NOT TO SCALE

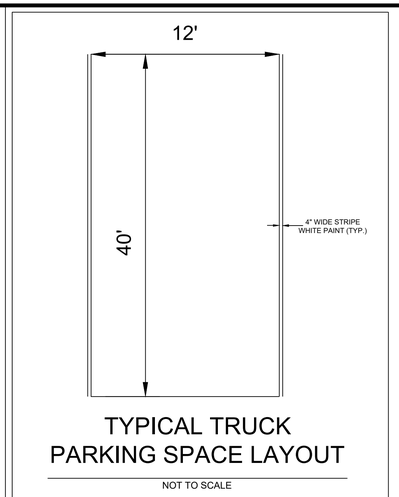


NOTES:

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.

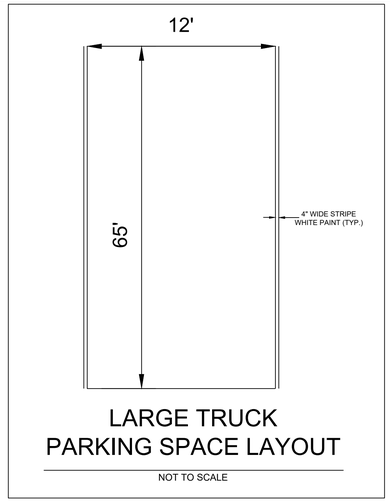
SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-06
APPROVED 01-28-21	SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	SHEET 1 of 1
DATE		ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



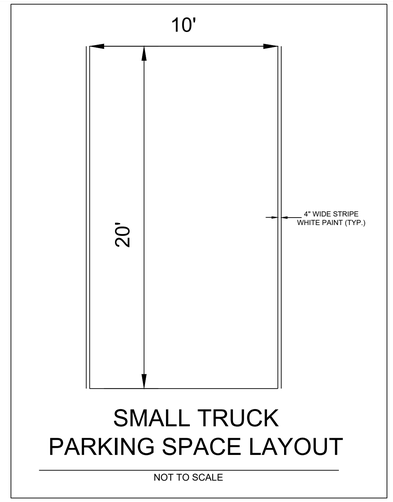
TYPICAL TRUCK PARKING SPACE LAYOUT

NOT TO SCALE



LARGE TRUCK PARKING SPACE LAYOUT

NOT TO SCALE



SMALL TRUCK PARKING SPACE LAYOUT

NOT TO SCALE

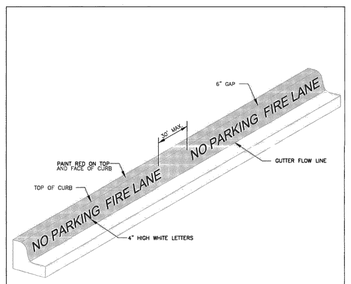
1 RETAINING WALL

2 CURB & GUTTER

3 TYPICAL TRUCK PARKING

4 LARGE TRUCK PARKING

5 SMALL TRUCK PARKING

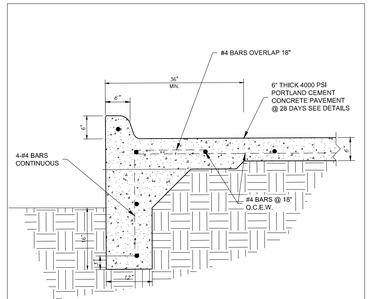


NOTES:

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

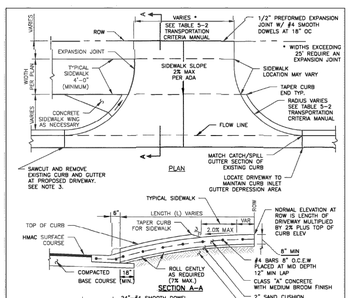
SCALE: NTS

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



TYPICAL TURNED DOWN CURB SECTION

NOT TO SCALE

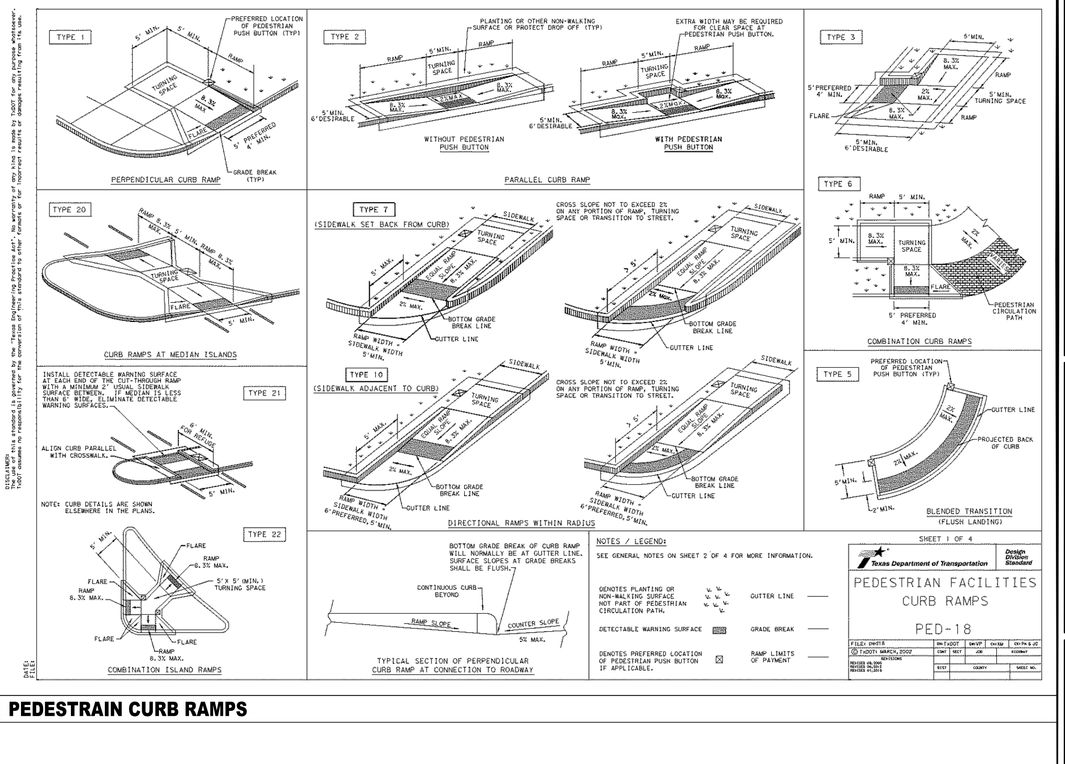


NOTES:

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

SCALE: NTS

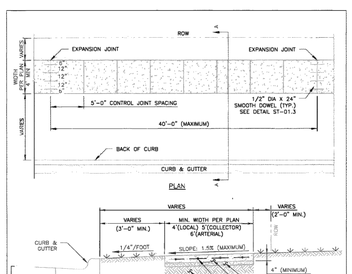
RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-03.1
APPROVED 01-28-21	CONCRETE DRIVEWAY DETAIL TYPE II COMMERCIAL OR MULTIFAMILY	SHEET 1 of 2
DATE		ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



DATE(S) REVISED:
9-04 THIS STANDARD IS APPROVED BY THE "TEXAS DEPARTMENT OF TRANSPORTATION". NO WARRANTY OF ANY KIND IS MADE BY TxDOT FOR ANY PURPOSE WHATSOEVER, AND TxDOT DISCLAIMS ALL WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, WITH REGARD TO THIS STANDARD, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. TxDOT DISCLAIMS NO RESPONSIBILITY FOR THE CONVERSION OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM ITS USE.

9 PEDESTRAIN CURB RAMPS

6 FIRE LANE MARKING



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. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
4. PLACE 1/2 INCH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK.
5. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 5 FEET JOINT SPACING SHALL BE PROPORTIONAL TO WIDTH OF SIDEWALK.
6. ROUND OUTER EDGES AND JOINTS TO A 1/4 INCH RADIUS
7. CONSTRUCT CURB RAMPS IN ACCORDANCE WITH TXDOT STANDARD "PEDESTRIAN FACILITIES CURB RAMPS".
8. 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.

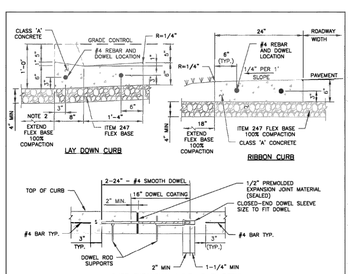
SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.1
APPROVED 01-28-21	SIDEWALK DETAIL	SHEET 1 of 5
DATE		ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

10 SIDEWALK

7 TURNED DOWN CURB

8 TYPE II DRIVEWAY



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.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-05
APPROVED 01-28-21	LAYDOWN AND RIBBON CURB DETAIL (WITH EXPANSION JOINT DOWEL DETAIL)	SHEET 1 of 1
DATE		ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

11 RIBBON CURB

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

DESIGNED: XXXXX DRAWN: VALUE REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

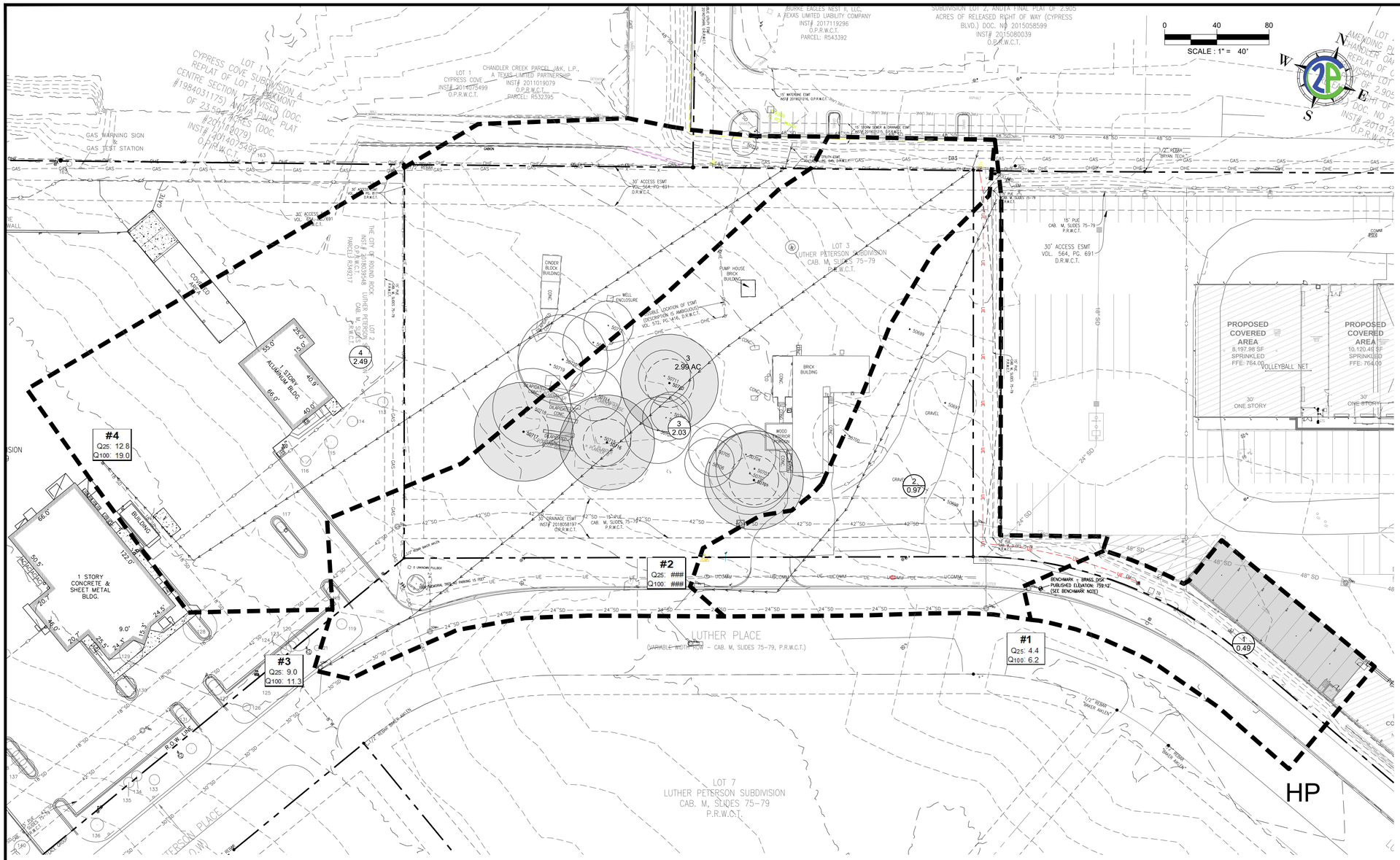
SITE PLAN DETAILS

PERMIT No.
SSP26-00001

SHEET No.
13
OF 31

5-C013

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Titleblock.dwg * DOU_SEAL - PHASE 5.dwg * DETS27-Concrete Washout Area Detail.dwg
PLOTTED BY: TFlippen-Reid on Wed Jan 28, 2026 - 08:55:36am
PLOT DATE: 1/28/2026 8:55:36 AM
PLOTTED BY: KATHERINE AUSTIN



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — DEVELOPED 100-YR FLOOD PLAIN LINE

LP LOW POINT HP HIGH POINT

IMPERVIOUS COVER CALCULATIONS

Character of Surface	2-year	5-year	10-year	25-year	50-year	100-year
Concrete	0.75	0.8	0.83	0.88	0.92	0.97
Asphaltic	0.73	0.77	0.81	0.86	0.9	0.95
Pasture/Range 7% + Steep	0.37	0.4	0.42	0.46	0.49	0.53
Grass Good 2-7% Average	0.29	0.32	0.35	0.39	0.42	0.46

Area Number	Area (ac)	IC%	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	Remarks
1	0.97	78%	0.65	0.69	0.72	0.77	0.81	0.86	
2	0.17	94%	0.72	0.77	0.8	0.85	0.89	0.94	
3	0.43	96%	0.73	0.78	0.81	0.86	0.90	0.95	
4	0.69	87%	0.69	0.74	0.77	0.81	0.85	0.90	
5	1.28	20%	0.38	0.41	0.44	0.49	0.52	0.56	
6	2.13	63%	0.58	0.62	0.65	0.70	0.73	0.78	

DRAINAGE CALCULATIONS

Using Rrain standards

Area	Acres	T_c (min)	I_2 (in/hr)	I_5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	Q_2 (cfs)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)	Q_{100} (cfs)	Remarks
1	0.97	5.08	6.24	7.80	9.13	11.10	12.60	14.20	0.65	0.69	0.72	0.77	0.81	0.86	3.9	5.2	6.4	8.3	9.9	11.8	
2	0.17	5	6.24	7.80	9.13	11.10	12.60	14.20	0.72	0.77	0.80	0.85	0.89	0.94	0.8	1.0	1.2	1.6	1.9	2.3	
3	0.43	5	6.24	7.80	9.13	11.10	12.60	14.20	0.73	0.78	0.81	0.86	0.90	0.95	2.0	2.6	3.2	4.1	4.9	5.8	
4	0.69	5	6.24	7.80	9.13	11.10	12.60	14.20	0.69	0.74	0.77	0.81	0.85	0.90	3.0	4.0	4.9	6.2	7.4	8.8	
5	1.28	9.96	5.17	6.48	7.60	9.21	10.50	11.90	0.38	0.41	0.44	0.49	0.52	0.56	2.5	3.4	4.3	5.8	7.0	8.5	
6	2.13	10.47	4.97	6.22	7.30	8.84	10.10	11.40	0.58	0.62	0.65	0.70	0.73	0.78	6.1	8.2	10.1	13.2	15.7	18.9	

25-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q25 cfs	Qpass cfs	Qtotal cfs	Slope %	Road Width	a (in)	Yo (in)	Ponded Width	RF %	Qa/La	La	Length	L/La	a/Yo	Q/Qa	Qint	Qpass	Remarks
1	1	4.40	0.00	4.40	1.53%	40	5	0.36	7.62	0	0.82	5.39	10	1.85	1.16	1.00	4.4	0.0	
2	2	4.40	0.00	4.40	1.53%	40	5	########		0			10			1.00	#####	#NAME?	
3	3	9.00	0.00	9.00	1.53%	40	5	0.46	10.80	0	0.92	9.74	10	1.03	0.91	1.00	9.0	0.0	

100-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q100 cfs	+ Qspill cfs	- Qspill cfs	Qpass cfs	Qtotal cfs	Slope %	Road Width	a (in)	Yo (ft)	Ponded Width	RF %	Qa/La	La ft	Length ft	L/La	a/Yo	Q/Qa	Qint cfs	Qpass cfs	Remarks
1	1	6.20	0.00	0.00	0	6.20	1.53%	40	5	0.40	8.79	0	0.86	7.22	10	1.38	1.04	1.00	6.2	0.0	
2	2	6.50	0.00	0.00	0	6.50	1.53%	40	5	#NAME?		0			10			1.00	#NAME?	#NAME?	
3	3	13.30	0.00	0.00	0	13.30	1.53%	40	5	0.52	13.41	0	0.99	13.40	10	0.75	0.80	0.85	11.3	2.0	

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: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

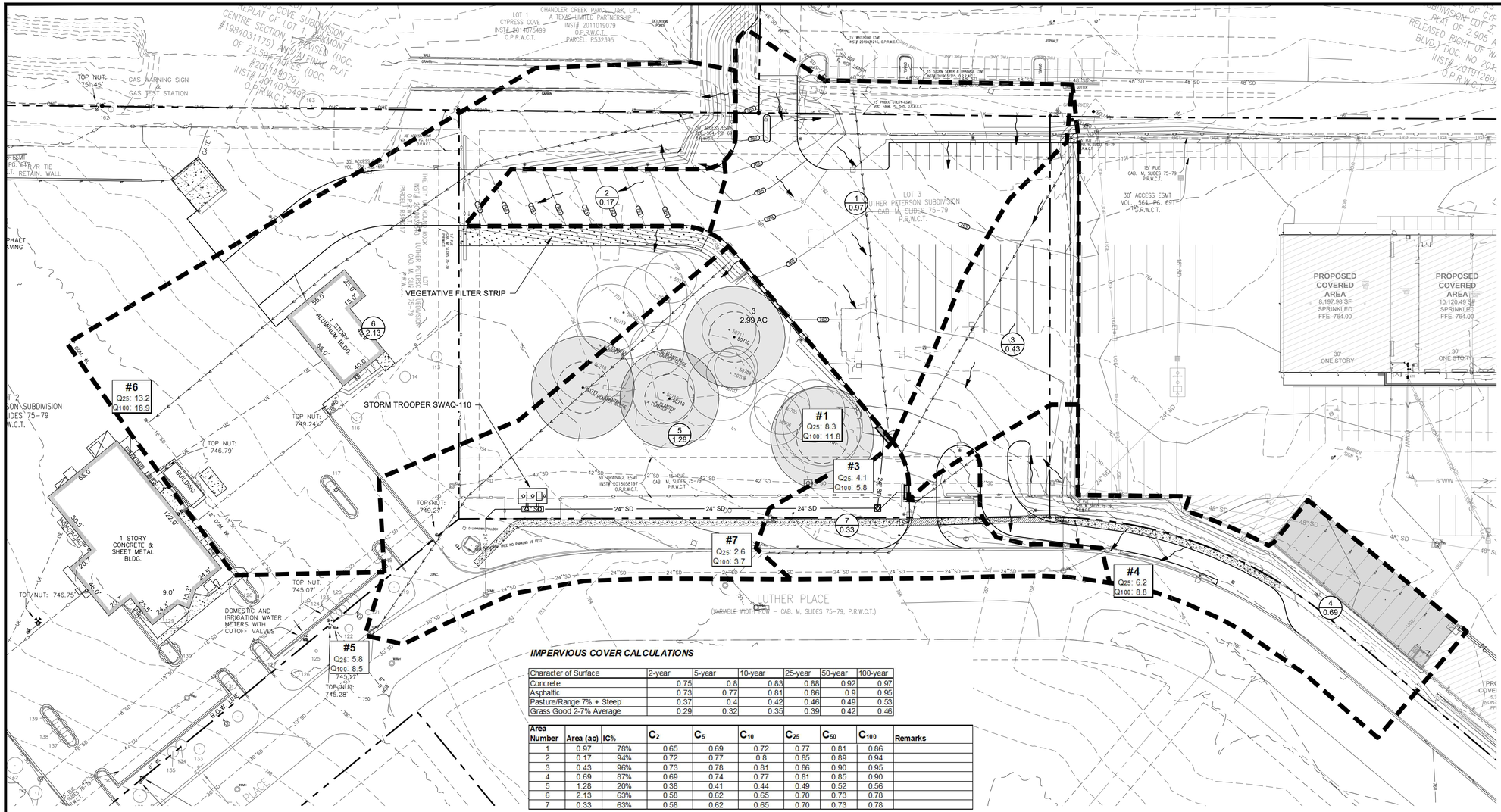
EXISTING DRAINAGE AREA MAP

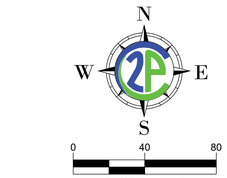
PERMIT No.
SSP26-00001

SHEET No.
14
OF 31

5-C014

IMAGES: * DO LOCATION OF
XREFS: * 24x36 2PC TitleBlock.dwg * DOU SEAL - PHASE 5.dwg * E-BASE.dwg * BA Sunny COVR maintenance site.dwg * 1-BASE-Ph2.dwg * WYY6350_CoRE_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WYY6350_CoRE_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WYY6350_CoRE_BR2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING 01.dwg * 2PC COVERED PARKING P3.dwg
PLOT DATE: Thursday, January 15, 2026 - 8:56am
PLOTTED BY: KATHERINE ALLEN





GENERAL LEGEND

SYMBOLS

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

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — DEVELOPED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

IMPERVIOUS COVER CALCULATIONS

Character of Surface	2-year	5-year	10-year	25-year	50-year	100-year
Concrete	0.75	0.8	0.83	0.88	0.92	0.97
Asphaltic	0.73	0.77	0.81	0.86	0.9	0.95
Pasture/Range 7% + Steep	0.37	0.4	0.42	0.46	0.49	0.53
Grass Good 2-7% Average	0.29	0.32	0.35	0.39	0.42	0.46

Area Number	Area (ac)	IC%	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	Remarks
1	0.97	78%	0.65	0.69	0.72	0.77	0.81	0.86	
2	0.17	94%	0.72	0.77	0.8	0.85	0.89	0.94	
3	0.43	96%	0.73	0.78	0.81	0.86	0.90	0.95	
4	0.69	87%	0.69	0.74	0.77	0.81	0.85	0.90	
5	1.28	20%	0.38	0.41	0.44	0.49	0.52	0.56	
6	2.13	63%	0.58	0.62	0.65	0.70	0.73	0.78	
7	0.33	63%	0.58	0.62	0.65	0.70	0.73	0.78	

DRAINAGE CALCULATIONS

Using Rrrain standards

Area	Acres	T_c (min)	I_2 (in/hr)	I_5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	Q_2 (cfs)	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)	Q_{100} (cfs)	Remarks
1	0.97	5.08	6.24	7.80	9.13	11.10	12.60	14.20	0.65	0.69	0.72	0.77	0.81	0.86	3.9	5.2	6.4	8.3	9.9	11.8	
2	0.17	5	6.24	7.80	9.13	11.10	12.60	14.20	0.72	0.77	0.80	0.85	0.89	0.94	0.8	1.0	1.2	1.6	1.9	2.3	
3	0.43	5	6.24	7.80	9.13	11.10	12.60	14.20	0.73	0.78	0.81	0.86	0.90	0.95	2.0	2.6	3.2	4.1	4.9	5.8	
4	0.69	5	6.24	7.80	9.13	11.10	12.60	14.20	0.69	0.74	0.77	0.81	0.85	0.90	3.0	4.0	4.9	6.2	7.4	8.8	
5	1.28	9.96	5.17	6.48	7.60	9.21	10.50	11.90	0.38	0.41	0.44	0.49	0.52	0.56	2.5	3.4	4.3	5.8	7.0	8.5	
6	2.13	10.47	4.97	6.22	7.30	8.84	10.10	11.40	0.58	0.62	0.65	0.70	0.73	0.78	6.1	8.2	10.1	13.2	15.7	18.9	
7	0.33	5	6.24	7.80	9.13	11.10	12.60	14.20	0.58	0.62	0.65	0.70	0.73	0.78	1.2	1.6	2.0	2.6	3.0	3.7	

25-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q25 cfs	Qpass cfs	Qtotal cfs	Slope %	Road Width	a (in)	Yo (in)	Ponded Width	RF %	Qa/La	La	Length	L/La	a/Yo	Q/Qa	Qint	Qpass	Remarks
1	1	8.30	0.00	8.30	2.00%	40	5	0.42	9.42	0	0.88	9.43	15	1.59	0.99	1.00	8.3	0.0	
2	2	1.60	0.00	1.60	5.00%	40	5	########		0			10			1.00	####	#NAME?	
3	3	4.10	0.00	4.10	2.00%	40	5	0.33	6.82	0	0.78	5.23	10	1.91	1.26	1.00	4.1	0.0	
4	4	6.20	0.00	6.20	2.00%	40	5	0.38	8.19	0	0.84	7.41	10	1.35	1.10	1.00	6.2	0.0	
5	5	5.80	0.00	5.80	3.00%	40	5	0.35	7.35	0	0.81	7.20	10	1.39	1.19	1.00	5.8	0.0	
7	7	2.60	0.00	2.60	0.67%	30	5	########		0			10			1.00	####	#NAME?	

100-YEAR ON GRADE INLET CALCULATIONS

Inlet Number	Area Number	Q100 cfs	+ Qspill cfs	- Qspill cfs	Qpass cfs	Qtotal cfs	Slope %	Road Width	a (in)	Yo (ft)	Ponded Width	RF %	Qa/La	La ft	Length ft	L/La	a/Yo	Q/Qa	Qint cfs	Qpass cfs	Remarks
1	1	11.80	0.00	0.00	0	11.80	2.00%	40	5	0.48	11.58	0	0.95	12.46	15	1.20	0.87	1.00	11.8	0.0	
2	2	2.30	0.00	0.00	0	2.30	5.00%	40	5	#######		0			10			1.00	#######	#######	
3	3	5.80	0.00	0.00	0	5.80	2.00%	40	5	0.37	7.91	0	0.83	7.02	10	1.42	1.13	1.00	5.8	0.0	
4	4	8.80	0.00	0.00	0	8.80	2.00%	40	5	0.43	9.75	0	0.89	9.87	10	1.01	0.97	1.00	8.8	0.0	
5	5	8.50	0.00	0.00	0	8.50	3.00%	40	5	0.40	8.79	0	0.86	9.90	10	1.01	1.04	1.00	8.5	0.0	
7	7	3.70	0.00	0.00	0	3.70	0.67%	30	5	#######		0			10			1.00	#######	#######	

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

DESIGNED: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

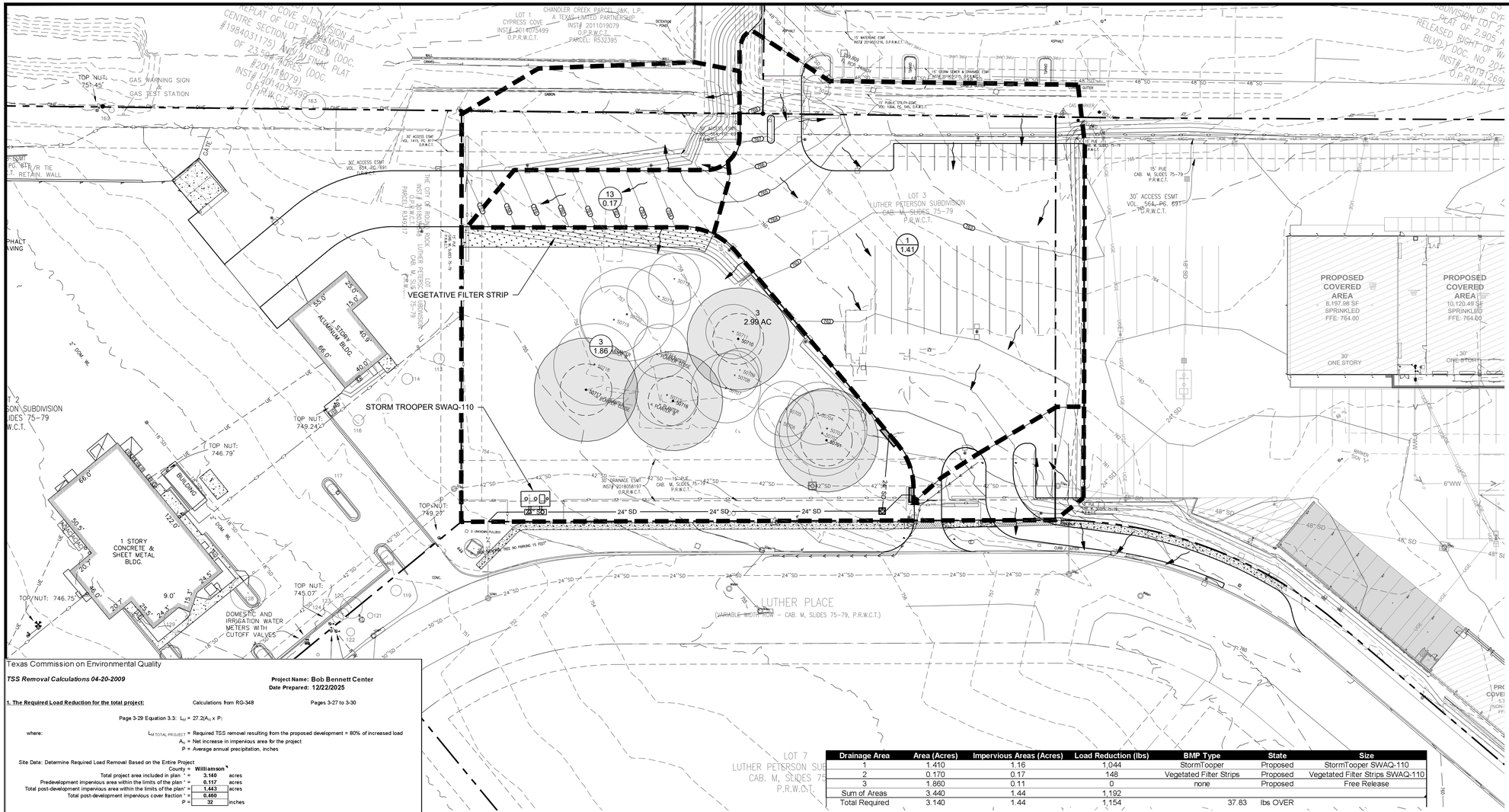
DEVELOPED DRAINAGE AREA MAP

PERMIT No.
SSP26-00001

SHEET No.
15
OF 31

5-C015

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Titleblock.dwg * DOU SEAL - PHASE 5.dwg * P-BASE-PH2.dwg * WYY6350_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WYY6350_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P1.dwg * 2PC COVERED PARKING P3.dwg * E-BASE.dwg * BA Survey CORR maintainance side.dwg * PH3 P-Base.dwg
PLOT DATE: 11-November-by-of-road 2026
PLOTTED BY: KATHERINE AUSTIN



GENERAL LEGEND

SYMBOLS

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

LINETYPES

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

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100–YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — DEVELOPED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

Drainage Area	Area (Acres)	Impervious Areas (Acres)	Load Reduction (lbs)	BMP Type	State	Size
1	1.410	1.16	1,044	StormTooper	Proposed	StormTooper SWAQ-110
2	0.170	0.17	148	Vegetated Filter Strips	Proposed	Vegetated Filter Strips SWAQ-110
3	1.860	0.11	0	none	Proposed	Free Release
Sum of Areas	3.440	1.44	1,192			
Total Required	3.140	1.44	1,154	37.83	lbs OVER	

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Bob Bennett Center
Date Prepared: 12/22/2025

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	3.140	acres
Predevelopment impervious area within the limits of the plan * =	0.117	acres
Total post-development impervious area within the limits of the plan* =	1.443	acres
Total post-development impervious cover fraction * =	0.460	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1154	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.41	acres
Predevelopment impervious area within drainage basin/outfall area =	0.12	acres
Post-development impervious area within drainage basin/outfall area =	1.16	acres
Post-development impervious fraction within drainage basin/outfall area =	0.822	
$L_{M\ THIS\ BASIN}$ =	904	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = StormTooper
Removal efficiency = 83 percent

22. Stormtrooper

Ai = Impervious Area , Ap = Pervious Area
Effective Area =(Ai * 0.9) + (Ap * 0.03) = 1.05 Acres
StormTrooper SWAQ 110
Unit Surface Area = 913 Square Feet

Equation 3.4 TCEQ RG-348
Q = (EA)

I =	1.1	Stormwater Quality Intensity	From page 3-30 "RG-348"
EA = (Ai * 0.9) + (Ap * 0.03) =	1.05	Effective Area	(I = 1.1 in/hr., 80% Volume treated)
Q =	1.16	Required Treatment Flow	

Equation 3.5 TCEO RG-348
Vor = Q/SA

Q =	1.16	Required Treatment Flow
SA =	913	Unit Surface Area
Vor =	0.0012659	Overflow Rate

STEP THREE: Select StormTrooper BMP Efficiency from table 3 TCEQ RG-348 Section 3.4.20

Treated Intensity =	1.1	in/hr
Treatment Reduction =	1	BMP Efficiency Reduction Factor
BMP Efficiency =	81%	

STEP FOUR: Calculate TSS Load Removed by BMP

Equation 3.8 TCEQ RG-348
Lr = (BMP Efficiency) x P x (Ai x 34.6 + Ap x 0.54)
Lr = Load Removed by BMP
BMP Efficiency = TSS Removal Efficiency
Ai = Impervious Tributary Area to the BMP
Ap = Pervious Tributary Area to the BMP

Ai =	1.16	Acres
Ap =	0.25	Acres
Lr = (BMP Efficiency) x P x (Ai x 34.6 + Ap x 0.54) =	1,044.00	Pounds

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Bob Bennett Center
Date Prepared: 10/31/2025

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	0.170	acres
Predevelopment impervious area within drainage basin/outfall area =	0.000	acres
Post-development impervious area within drainage basin/outfall area =	0.170	acres
Post-development impervious fraction within drainage basin/outfall area =	1.000	
$L_{M\ THIS\ BASIN}$ =	148	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Vegetated Filter Strips**
Removal efficiency = 85 percent

16. Vegetated Filter Strips Designed as Required in RG-348 Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.
The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.

If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.

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

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

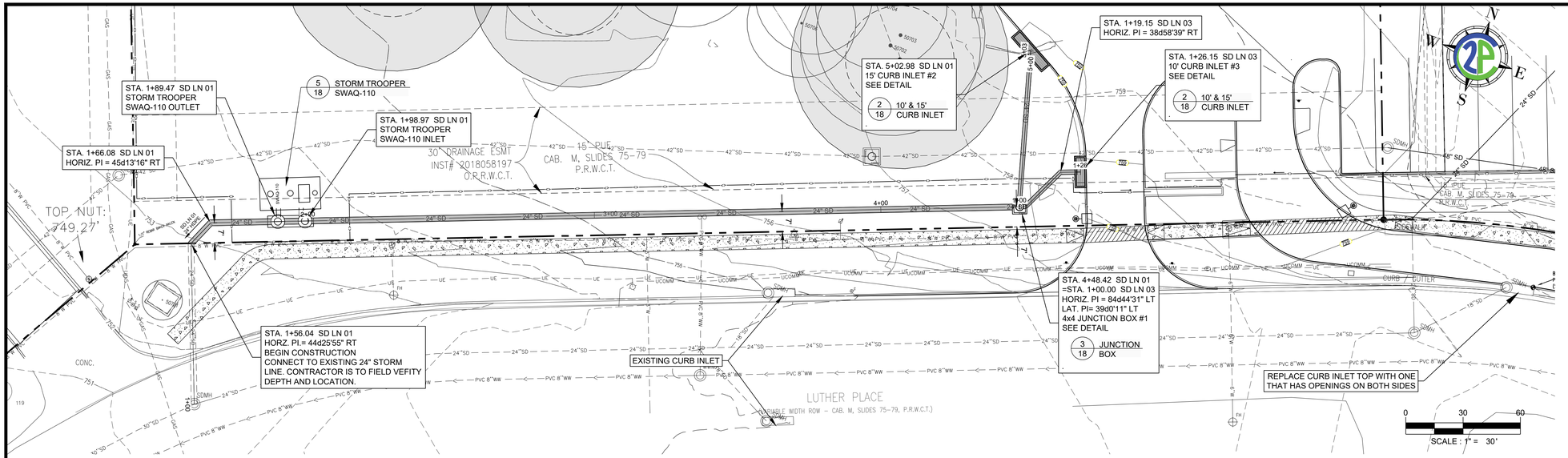
TCEQ DRAINAGE AREA MAP

PERMIT No.
SSP26-00001

SHEET No.
16
OF 31

5-C016

UNLESS * DOU SIGNATURE of
XREFS: 24x36 2PC TitleBlock.dwg, DOU SEAL - PHASE 5.dwg, * P-BASE-PH2.dwg, *W7Y9350_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg, *W7Y9350_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg, * 2PC COVERED PARKING P1.dwg, * 2PC COVERED PARKING P1* .dwg, * BB Survey CORR maintainance slab.dwg, * TRS P-BASE.dwg
PLOT DATE: 11/Thursday of month/ 2026
PLOTTED BY: KATHERINE ALLEN



GENERAL LEGEND

SYMBOLS

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

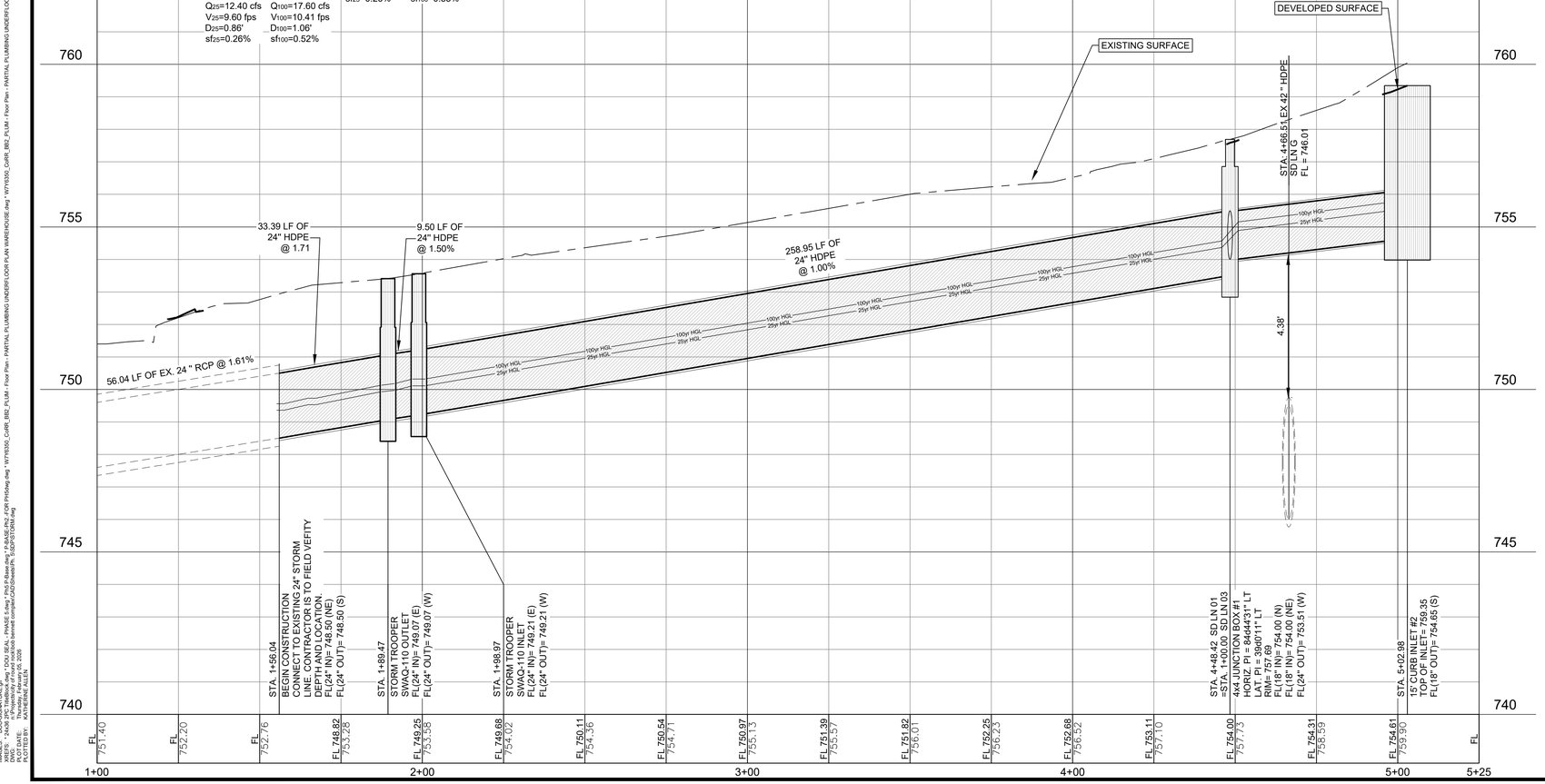
LINETYPES

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

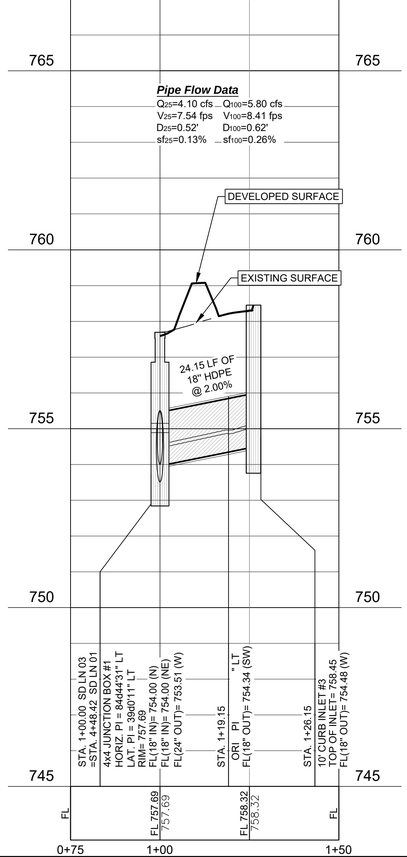
DETAIL NUMBER (#) / SHEET NUMBER (#) WHERE DETAIL IS LOCATED — DETAIL NAME

DETAIL REFERENCE CALLOUT

SD LN 01 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



SD LN 03 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 2'



STORM DRAIN PLAN NOTES:

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

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

DESIGNED: XXXXX | DRAWN: VALUE | REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

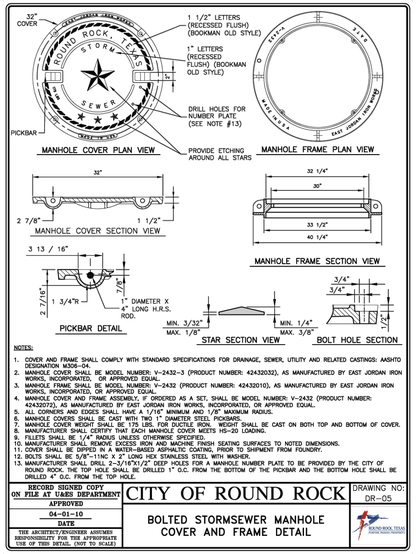
STORM PLAN AND PROFILE

PERMIT No.
SSP26-00001

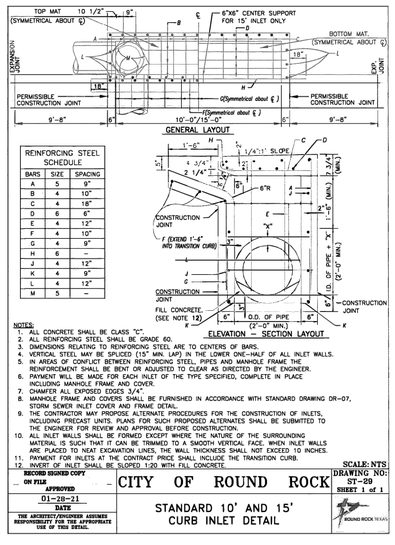
SHEET No.
17
OF 31

5-C017

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC Shellbldg.dwg * DOU SEAL - PHASE II.dwg * Pro3-P-Base.dwg * P-BASE-Pro2--FOR PHS.dwg * WY74550_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WY74550_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WY74550_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P3.dwg * E-BASE.dwg * BA Survey CORR maintainance site.dwg
DATE: * 24x36 2PC Shellbldg.dwg * DOU SEAL - PHASE II.dwg * Pro3-P-Base.dwg * P-BASE-Pro2--FOR PHS.dwg * WY74550_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN WAREHOUSE.dwg * WY74550_CoRR_BB2_PLUM - Floor Plan - PARTIAL PLUMBING UNDERFLOOR PLAN UTILITY SHOPS.dwg * 2PC COVERED PARKING P3.dwg * E-BASE.dwg * BA Survey CORR maintainance site.dwg
PLOT DATE: Thursday, February 05, 2026
PLOTTED BY: ANTHONY ALLEN



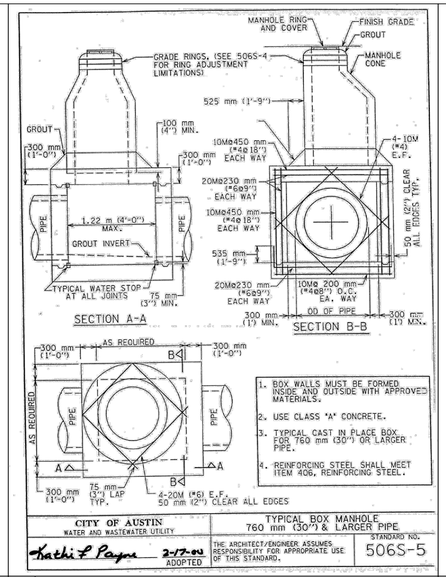
1 STORMSEWER MANHOLE COVER



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

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

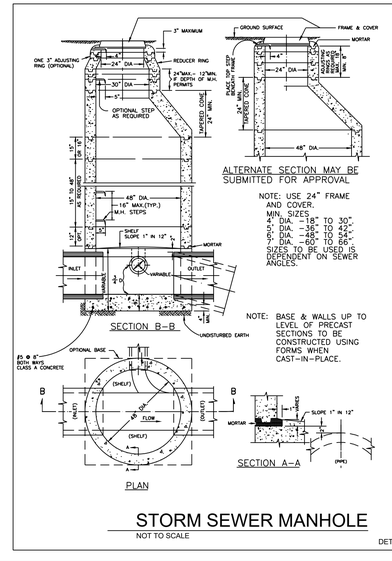
2 10' & 15' CURB INLET



1. BOX WALLS MUST BE FORMED INSIDE AND OUTSIDE WITH APPROVED MATERIALS.
2. USE CLASS "A" CONCRETE.
3. TYPICAL CAST IN PLACE BOX FOR 760 mm (30") OR LARGER PIPE.
4. REINFORCING STEEL SHALL MEET ITEM 406, REINFORCING STEEL.

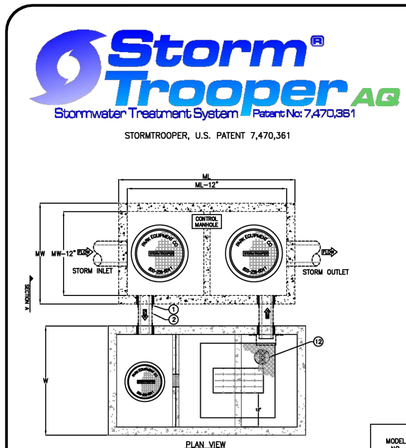
CITY OF AUSTIN
WATER AND WASTEWATER UTILITY
Kathi L Payne 2-17-05
ADOPTED
TYPICAL BOX MANHOLE
760 mm (30") & LARGER PIPE
STANDARD NO. 506S-5
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

3 JUNCTION BOX



4 STORM MANHOLE

STORM SEWER MANHOLE
NOT TO SCALE
DET 523



GENERAL INFORMATION
THE STORMTROOPER® AQ STORMWATER INTERCEPTOR IS DESIGNED TO RECEIVE & TREAT STORMWATER RUNOFF ON A GRAVITY-FLOW AND ONCE-THROUGH

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

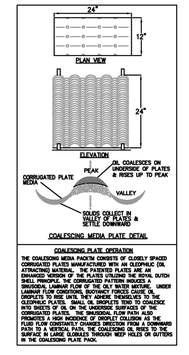
APPLICATIONS
THE PARKUSA STORMTROOPER INTERCEPTOR IS DESIGNED FOR STORMWATER RUNOFF FROM COMMERCIAL & INDUSTRIAL APPLICATIONS WHERE EXCESSIVE POLLUTANTS MAY HARM THE ENVIRONMENT OR DAMAGE SEWER SYSTEMS.

BY-PASS DESIGN
A BY-PASS MANHOLE DIVERTS STORMWATER DURING HEAVY PEAK STORM PERIODS. THIS ALLOWS FOR OPTIMAL INTERCEPTOR SIZING.

MAINTENANCE
THE PARK STORMTROOPER INTERCEPTOR REQUIRES MINIMAL MAINTENANCE. HYDROCARBONS AND SOLIDS ARE REMOVED FROM THE STORMWATER VIA BAFFLES AND COALESCING MEDIA.

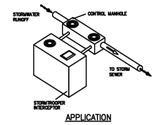
THESE POLLUTANTS ARE REMOVED FROM THE SEPARATOR WHEN SERVICED BY A LICENSED VACUUM TRUCK OPERATOR.

USE SWAQ-BYPASS IF DESIGN FLOW EXCEEDS FLOW RATE SHOWN IN SCHEDULE



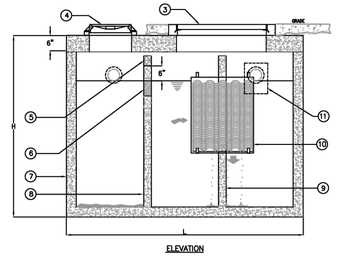
COALESCING PLATE OPERATION
THE COALESCING MEDIA PACKTM CONSISTS OF CLOSELY SPACED CORRUGATED PLATES MANUFACTURED WITH AN OLEOPHILIC OIL ATTRACTING MATERIAL. THE PATENTED PLATES ARE AN ENHANCED VERSION OF THE PLATES UTILIZING THE ROYAL DUTCH SHELL PRINCIPLE. THE CORRUGATED PATTERN INDUCES A LAMINAR FLOW CONDITION IN THE FLUID FLOW PATH. UNDER LAMINAR FLOW CONDITIONS, BUOYANCY FORCES CAUSE OIL DROPLETS TO RISE UNTIL THEY ADHERE THEMSELVES TO THE OLEOPHILIC PLATES. SMALL OIL DROPLETS TEND TO COALESCE INTO GLOBULES OF OIL ON THE UNDERSIDE SURFACES OF THE PLATES. AS THE OIL GLOBULES GROW IN SIZE, THEY ALSO PRODUCE A HIGH BOUNDARY OF DROPLET COLLISION AS THE FLUID FLOW CONSTANTLY CHANGES DIRECTION FROM A DOWNWARD TO AN UPWARD FLOW. THE COALESCING OIL RISES TO THE SURFACE IN LARGE GLOBULES THROUGH 'WEEP' HOLES OR GUTTERS IN THE COALESCING PLATE PACK.

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	4	BOOTS
2	2	PVC
3	1	GALV. STEEL FRAME & COVER, RATED FOR TRAFFIC LOADING (CAST IN OR LOOSE) W/ SAFETY NET
4	1	20" CAST IRON RING AND COVER
5	1	GALV. STEEL TRASH SCREEN
6	1	WATER QUALITY ORIFICE
7	1	BITUMASTIC EXTERIOR COATING
8	1	CONTROL BAFFLE
9	1	MONOLITHIC BAFFLE
10	1	COALESCING MEDIA PACK
11	1	EFFLUENT BAFFLE W/ ANTI-SIPHON
12	1	NAMEPLATE MFG. PARKUSA 888-811-PARK WWW.PARKUSA.COM MODEL: SWAQ-BP-XX DATE MANUFACTURED



APPLICATION

MODEL NO.	FLOW RATE (gpm)	TOTAL SURFACE AREA (SQ FT)	MAX EFFECTIVE DRAINAGE (ACRES)	DIMENSIONS					
				LENGTH L	WIDTH W	HEIGHT H	MINIMUM SETTLING DEPTH	CONTROL MANHOLE LENGTH (ML)	CONTROL MANHOLE WIDTH (MW)
SWAQ-BP-05	420	100	0.13	7'-10"	4'-4"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-10	600	149	0.20	8'-8"	5'-0"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-20	1000	248	0.33	11'-0"	6'-0"	7'-6"	4'-0"	11'-0"	4'-0"
SWAQ-BP-25	1440	359	0.50	13'-0"	7'-0"	8'-0"	4'-0"	11'-0"	4'-0"
SWAQ-BP-40	2250	588	0.79	16'-0"	8'-6"	8'-0"	4'-0"	15'-0"	4'-0"
SWAQ-BP-70	2720	730	0.98	18'-0"	9'-0"	8'-10"	4'-0"	16'-0"	4'-0"
SWAQ-BP-110	4000	913	1.23	21'-2"	11'-2"	8'-10"	4'-0"	16'-0"	4'-0"



SPECIFICATIONS

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

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

ACCESS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 30 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

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

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO REGULATORY STANDARDS. NOMINAL CAPACITY AS INDICATED.

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

© ParkUSA. ALL RIGHTS RESERVED.

PARK USA
A Northwest Pipe Company

STORMWATER INTERCEPTOR
MODEL SWAQ 05 THRU 110 WITH BYPASS

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

5 STORM TROOPER

PLOTTED ON 4/19/2024 4:03 PM BY Wu, Kisha, C:\Users\Wus\Desktop\Ytx replacement website\SWAQ-BP-1
CREATED ON 4/19/2024 BY -----
LAST MODIFIED ON 4/19/2024 4:03 PM BY Wu
IMAGES: * DO NOT DELETE *
XREFS: * 24x36 2PC TitleBlock.dwg 1 DOU SEAL - PHASE 5.dwg DET527-Concrete Washout Area Detail.dwg
ATTACH: TN Hydro Tech Inlet.dwg, Rock bermed complete.jpg, CADSheetsPK SSDPDETAILS.dwg
PLOT DATE: Thursday, January 09, 2025
PLOTTED BY: KATHERINE ALLEN

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

DESIGNED: XXXXX DRAWN: VALUE REVIEWED:DOU

STATE OF TEXAS
DAVID URBAN
82783
LICENSED PROFESSIONAL ENGINEER
2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

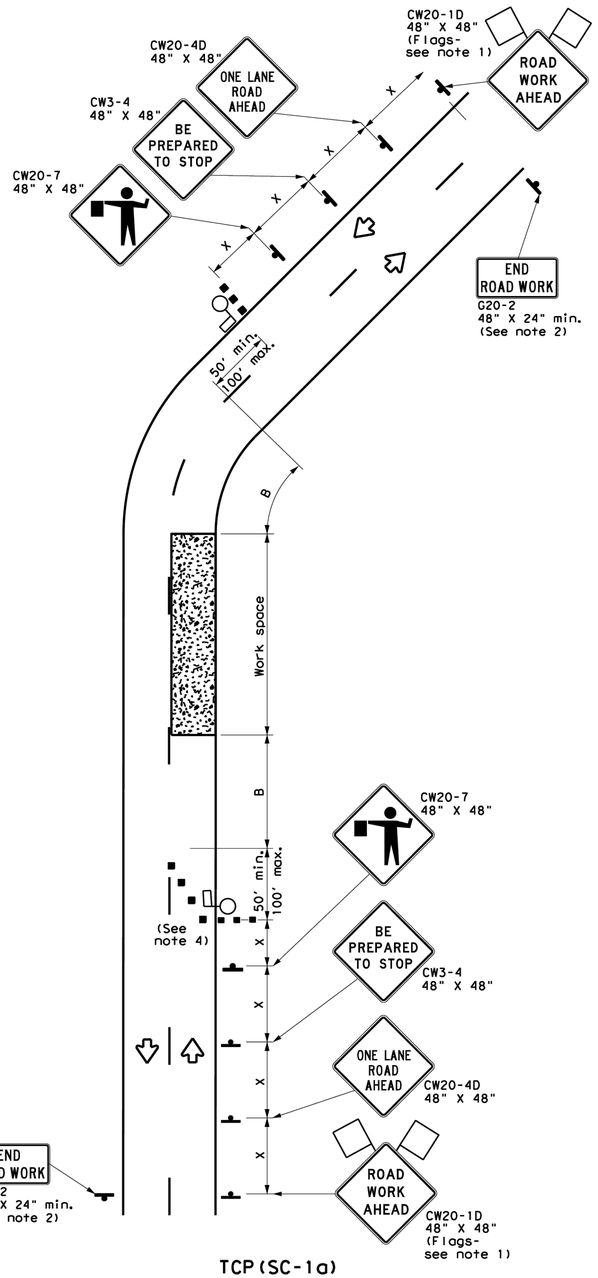
920 LUTHER PLACE
ROUND ROCK, TX 78665

STORM PLAN DETAILS

PERMIT No.
SSP26-00001
SHEET No.
18
OF 31

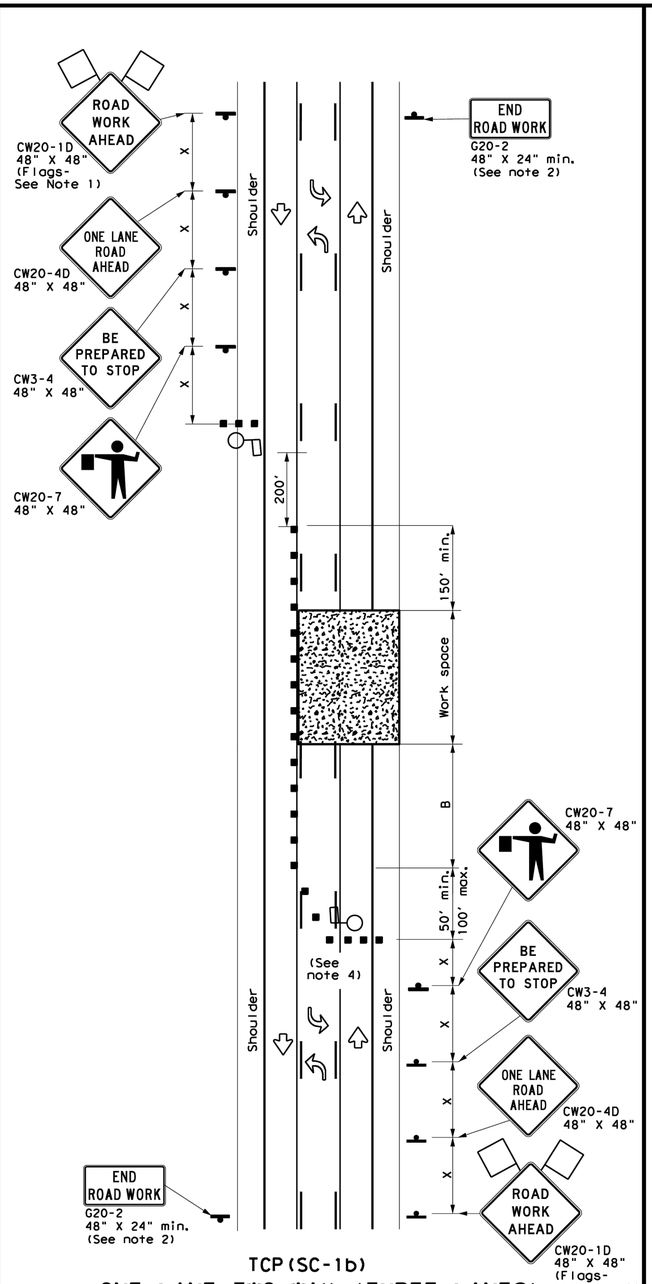
5-C018

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



TCP(SC-1a)

ONE LANE TWO-WAY (TWO LANES) CONTROL WITH PILOT VEHICLE



TCP(SC-1b)

ONE LANE TWO-WAY (THREE LANES) CONTROL WITH PILOT VEHICLE AND CHANNELIZING DEVICES

LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing Distance "X"	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.

L = Length of Taper (FT) W = Width of Offset (FT) S = Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except: if project signing is present, END ROAD WORK (G20-2) sign is optional with approval by the Engineer.
3. Sign spacing may be increased or an additional ROAD WORK AHEAD (CW20-1D) sign may be used if advance warning ahead of the flagger sign is less than 1500 feet.
4. Flaggers should use two-way radios or other methods of communication at all times for traffic control coordination.
5. Flaggers should use 24" STOP (CW20-8) / SLOW (CW20-8aT) paddles to control traffic. Flags should be limited to emergency situations.
6. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
7. If the seal coat operation crosses intersections, traffic in these areas must be controlled. Care must be taken to prevent vehicles from crossing the asphalt before the aggregate is placed. This may require positioning additional traffic control personnel (flaggers) at the intersection.
8. Temporary rumble strips are not required on seal coat operations.
9. The pilot car is used to guide vehicles through traffic control zone. The pilot car shall have an identification name displayed and PILOT CAR, FOLLOW ME (G20-4) sign or message board mounted in a conspicuous position on rear.

TCP (SC-1a)

1. Channelizing devices on the centerline are not required when a pilot car is leading traffic, unless directed by the Engineer.

SHEET 1 OF 8

Texas Department of Transportation — Traffic Safety Division Standard

TRAFFIC CONTROL PLAN SEAL COAT OPERATIONS ONE-LANE TWO-WAY

TCP(SC-1)-22

FILE: tcpsc-1-22.dgn	DN:	CK:	DW:	CK:
©TxDOT October 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-21 10-22	DIST	COUNTY		SHEET NO.
217				

DATE:
FILE:

IMAGES: * DOU-SIGNATURE.gif
XREFS: * 24x36 2PC TitleBlock.dwg * DOU SEAL - PHASE 5.dwg * DETS27-Concrete Washout Area Detail.dwg
PLOTTED: Thursday, February 05, 2026 - 10:56:39 am
PLOT DATE: Thursday, February 05, 2026
PLOTTED BY: KATHERINE FAUTA

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

DESIGNED: DOU | DRAWN: CRS | REVIEWED: DOU

STATE OF TEXAS — DAVID URBAN — 82783 — LICENSED PROFESSIONAL ENGINEER — 2/5/2026

NO.	DATE	REVISIONS	RECOM'D

BOB BENNETT COMPLEX PHASE V
SMALL SITE PERMIT
CITY OF ROUND ROCK

920 LUTHER PLACE
ROUND ROCK, TX 78665

TRAFFIC CONTROL PLAN

PERMIT No.
SSP26-00001

SHEET No.
19
OF 31

5-C019

LANDSCAPE CALCULATION CHART

1	**INTERIOR PARKING**			#Islands		Required		Provided
	1 Tree per end island			1		1		1
	1 Tree per interrupting island							
2	**MEDIAN ISLANDS**					Required		Provided
2	**PARKING LANDSCAPE PUBLIC STREET - NON-INDUSTRIAL ZONING**					Required		Provided
	* measurement to occur along property line less driveways							
			LF	LF/#				
	A. **Large Trees:**							
	Total linear feet (LF)		380	40		10		10
	OR							
	Small Trees:							
	Total linear feet (LF)		380	40	(x2)	19		
	B. **Small Trees:**							
	Total linear feet (LF)		380	60		6		6
	C. **Shrubs:**							
	Total linear feet (LF)		380	4		95		259
3	**FOUNDATION TREATMENT PLANTING - NON-INDUSTRIAL ZONING**					Required		Provided
4	**SCREENING**					Required		Provided
5	**ADDITIONAL STREET YARD LANDSCAPING**					Required		Provided
6	**IRRIGATION**					Required		Provided
						YES		

CITY OF ROUND ROCK NOTES

SEC. 8-10(E):

(1)TREES.
A.THE PLANTING SPECIFICATIONS AND STANDARDS INCLUDED IN THE TREE TECHNICAL MANUAL ARE APPLICABLE UNLESS OTHERWISE STATED HEREIN.
B.AT THE TIME OF PLANTING, ALL TREES SHALL HAVE THE FOLLOWING CALIPER MEASUREMENTS:
1.LARGE TREES: THREE (3) INCHES;
2.MEDIUM TREES: TWO (2) INCHES;
3.SMALL/ORNAMENTAL TREES: ONE (1) INCH.
C.TREE PLANTING PITS SHALL BE 50% EXCAVATED SOIL AND 50% PREPARED SOIL.
D.ALL TREES SHALL BE PLANTED IN A PERVIOUS AREA NO LESS THAN FOUR (4) FEET WIDE IN ANY DIRECTION MEASURED FROM THE CENTER OF THE TREE, UNLESS OTHERWISE STATED HEREIN. SAID PERVIOUS AREA SHALL BE COVERED WITH MULCH TO A MINIMUM AVERAGE THICKNESS OF THREE (3) INCHES, EXCEPT FOR THE AREA WITHIN A SIX (6) INCH RADIUS OF THE TREE TRUNK WHICH SHALL HAVE NO MULCH OR OTHER MATERIAL ABOVE THE ROOT BALL IN ORDER TO PREVENT OR REDUCE THE POSSIBILITY OF BARK ROT.
E.NOTWITHSTANDING THE REQUIREMENTS OF THE TREE TECHNICAL MANUAL, THE ZONING ADMINISTRATOR MAY ALLOW LARGE TREES TO BE PLACED CLOSER TO A BUILDING IN ORDER TO ACHIEVE AN URBAN STREETSCAPE.
F.ALL TREES PLANTED TO MEET THE LANDSCAPING STANDARDS HEREIN SHALL BE PROTECTED TREES REGARDLESS OF SIZE.
G.BERMS SHALL NOT ENCROACH UPON THE CRITICAL ROOT ZONES OF EXISTING TREES, AS REGULATED BY CHAPTER 8, ARTICLE III, TREE PROTECTION AND PRESERVATION.(2)SHRUBS PROVIDED TO SATISFY REQUIREMENTS FOR PARKING LOT LANDSCAPE BUFFERS AND SCREENING REQUIREMENTS OF SECTION 8-40 SHALL BE EVERGREEN AND HAVE A MINIMUM HEIGHT OF 24" AT TIME OF PLANTING.

(2) SHRUBS PROVIDED TO SATISFY REQUIREMENTS FOR PARKING LOT LANDSCAPE BUFFERS AND SCREENING REQUIREMENTS OF SECTION 8-40 SHALL BE EVERGREEN AND HAVE A MINIMUM HEIGHT OF 24" AT TIME OF PLANTING.

(3)SPECIES DIVERSITY. NO MORE THAN 50 PERCENT OF THE REQUIRED TREES AND SHRUBS SHALL BE OF THE SAME SPECIES WITHOUT THE APPROVAL OF THE ZONING ADMINISTRATOR.

(4)TURFGRASS.
A.WHEREVER SOD OR TURFGRASS IS SPECIFIED, SUCH GRASS SHALL BE OF A DROUGHT-TOLERANT SPECIES.
B.DROUGHT-TOLERANT TURF GRASS SHALL BE LIMITED TO 50% OF THE LOT AREA THAT IS NOT COVERED BY IMPERVIOUS COVER.
C.WHERE HABITURF®, NATIVE SUN TURF™, OR THUNDER TURF™ ARE SPECIFIED, THE 50% COVERAGE LIMITATION SHALL NOT APPLY.
D.TURFGRASS SHALL NOT BE INSTALLED BETWEEN SIDEWALKS AND BACK OF CURB ADJACENT TO STREET RIGHTS-OF-WAY.

(5)SOIL DEPTH. IMPROVED SOILS CONTAINING A MINIMUM 20% ORGANIC CONTENT SHALL BE PROVIDED IN ALL REQUIRED LANDSCAPE AREAS IN ACCORDANCE WITH THE FOLLOWING:
A.TURF AREAS SHALL HAVE A MINIMUM IMPROVED SOIL DEPTH OF SIX (6) INCHES;
B.PLANTING BEDS SHALL HAVE A MINIMUM DEPTH OF EIGHT (8) INCHES.

(6)LANDSCAPE BARRIERS AND EDGING.
A.ALL LANDSCAPING SHALL BE SEPARATED FROM VEHICULAR USE AREAS BY SOME FORM OF BARRIER SUCH AS RAISED CONCRETE CURBING, BOLLARDS, CURB STOPS, OR OTHER SUITABLE PERMANENT ALTERNATIVE.
B.ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURFGRASS AREAS BY SOME FORM OF BARRIER SUCH AS STEEL EDGING, MASONRY MATERIALS, OR ANOTHER EQUIVALENT DURABLE MATERIAL AS APPROVED BY THE ZONING ADMINISTRATOR. NO PLASTIC MATERIALS SHALL BE ALLOWED. PROVIDED HOWEVER, THE BARRIERS MAY BE DESIGNED IN SUCH A WAY TO CAPTURE, FILTER, REUSE OR INFILTRATE RAINWATER WITH THE PURPOSE OF PROTECTING AND CONSERVING WATER RESOURCES.

(7)VISIBILITY.
A.LANDSCAPING SHALL NOT OBSTRUCT THE VIEW BETWEEN ACCESS DRIVES AND PARKING AISLES.
B.NOTHING SHALL BE ERECTED, PLACED, ALLOWED TO GROW, OR PLANTED SO THAT IT IMPEDES VISION BETWEEN THE HEIGHT OF THREE (3) FEET AND 10 FEET ABOVE THE CURB WITHIN A SIGHT VISIBILITY TRIANGLE, AS DEFINED IN SEC. 1-50.

PLANTING NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. ANSI Z60.1.

2. SOIL DEPTH. IMPROVED SOILS CONTAINING A MINIMUM 20% ORGANIC CONTENT SHALL BE PROVIDED IN ALL REQUIRED LANDSCAPE AREAS IN ACCORDANCE WITH THE FOLLOWING:
A.TURF AREAS SHALL HAVE A MINIMUM IMPROVED SOIL DEPTH OF SIX (6) INCHES;
B.PLANTING BEDS SHALL HAVE A MINIMUM DEPTH OF EIGHT (8) INCHES.

3. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE RE-VEGETATED WITH SOD. REPAIR AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED UNLESS OTHERWISE DIRECTED BY OWNER.

4. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.

5. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

6. PLANT QUANTITIES ARE TO BE AN AID TO THE BIDDER. BIDDER'S ARE RESPONSIBLE FOR VERIFYING ALL QUANTITIES. PLANTING PLAN QUANTITIES SHALL SUPERSEDE PLANT SCHEDULE QUANTITIES.
PLANT DISCREPANCIES:
PLAN: PLANT QUANTITY SUPERSEDES PLANT SCHEDULE
SPECIES: CONSULT OWNER'S REPRESENTATIVE FOR CLARIFICATION

7. SUBSTANTIAL COMPLETION WILL BE UPON COMPLETION OF THE ENTIRE LANDSCAPING PACKAGE. NO PARTIAL COMPLETION WILL BE GIVEN

8. ANY DISTURBED AREAS OUT SIDE OF THE AREAS IDENTIFIED SHALL HAVE SOD AT NO ADDITIONAL COST TO THE OWNER.

OVERALL PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SIZE	SPACING	REMARKS
LARGE TREES									
	QM	11	MONTEREY OAK	QUERCUS POLYMORPHA `MONTEREY`	45 GAL	3" MIN.	10`-12` HT.		STRONG CENTRAL LEADER;EVENLY BRANCHED; MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MIN. CAL. CANNOT BE MET AT CONTAINER SIZE THAT IS SPECIFIED, THEN THE CONTAINER SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
SMALL TREES									
	CT	6	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	30 GAL	1"CAL	8-10` HT		SINGLE LEADER; MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MIN. CAL. CANNOT BE MET AT CONTAINER SIZE THAT IS SPECIFIED, THEN THE CONTAINER SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPRD	SPACING	REMARKS
SHRUBS									
	AG	18	GLOSSY ABELIA	ABELIA X GRANDIFLORA `EDWARD GOUCHER`	5 GAL	12-24"	36"-48"		PLANT 4` O.C.
	CM	16	COTONEASTER	COTONEASTER MULTIFLORUS	3 GAL				
	Gg	16	THRYALLIS	GALPHIMIA GLAUCA	7 GAL				24" MIN. HT. AT PLANTING
	LF	18	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GAL			36"	24" MIN. HT AT PLANTING
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONDITION	SPREAD	SPACING	REMARKS
GROUND COVERS									
	TURF	23,139 SF	BUFFALOGRASS	BUCHLOE DACTYLOIDES	HYDROMULCH				TEXOKA
	BG	1,434 SF	BUFFALOGRASS	BUCHLOE DACTYLOIDES	SOD				TEXOKA
	DG	113 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	DECOMPOSED GRANITE				
	RD	417	TRAILING ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL				30" O.C.
	ST	1,122	MEXICAN FEATHER GRASS	STIPA TENACISSIMA	1 GAL				1" O.C.

FOR REFERENCE ONLY

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

ARCHITECTURE
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com
CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com
LANDSCAPE
Jake Baker
Jacobs
P: 214-638-0145
E: Jake.Baker@jacobs.com
PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com
ELECTRICAL
NICHOLAS RILEY
Jacobs
P: 210-403-5527
E: Nicholas.riley@jacobs.com
TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com
STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACOB BAKER STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT, LICENSE #2760 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

ORIGINAL ISSUE DATE | SHEET ISSUE DATE

CITY OF ROUND ROCK
SCHEMATIC DESIGN
BOB BENNETT SERVICE CENTER
3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y63500

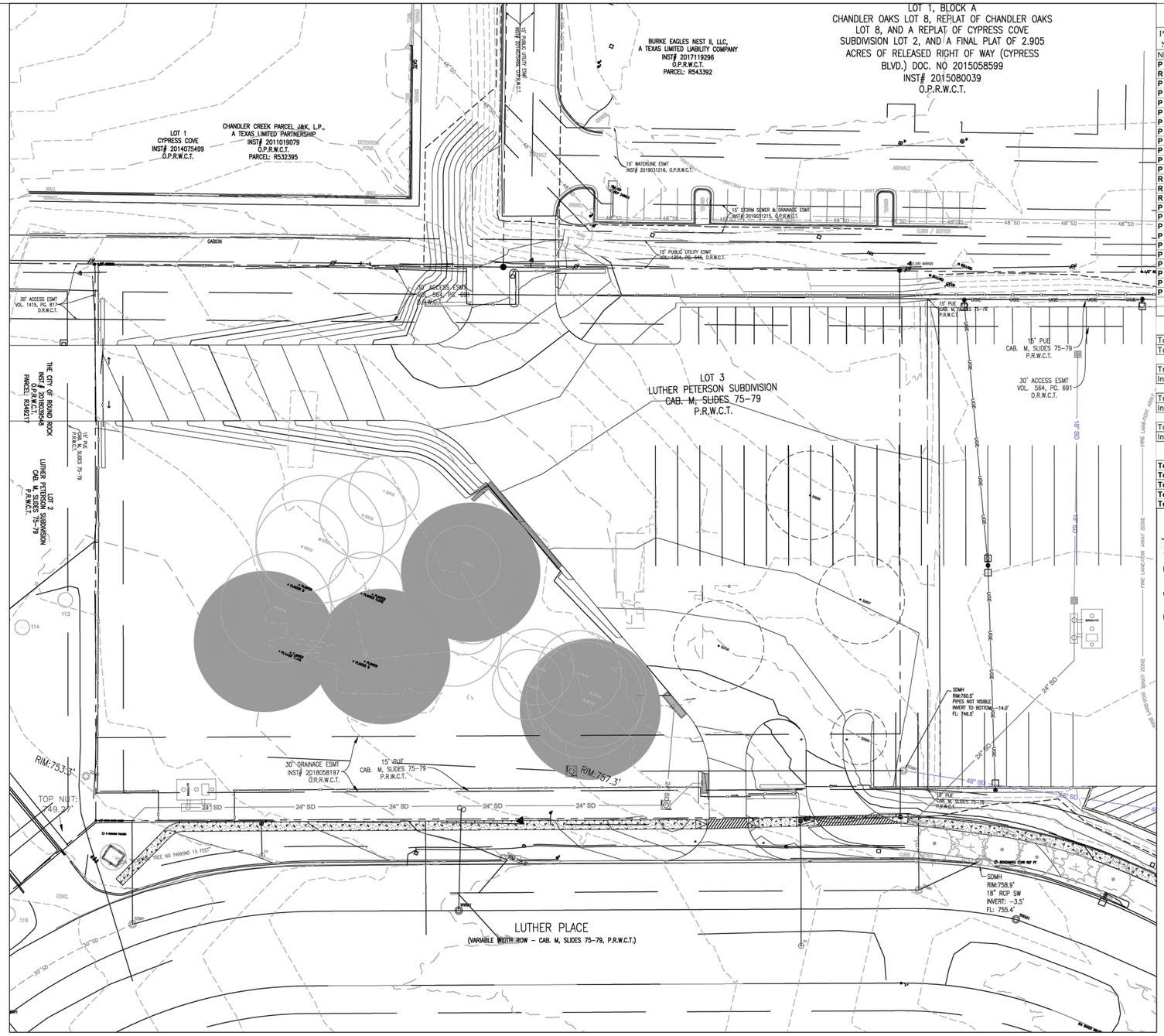
JACOBS PROJECT NUMBER: **FBWE3615**

SHEET TITLE:
LANDSCAPE GENERAL NOTES

SHEET NUMBER:
5-L-001

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001



Bob Bennett Service Center

P, R, R-D, NP, NP-C	Tree Tag #	Total Caliper	Species	P	Removed 8"-20"	Removed 20" (+)	50% Mitigation	NP	NP-C
NP-C	50721	7	Live Oak						7
P	50722	10	Sycamore	9.5					
R	50698	15	Live Oak	15	15				
P	50709	16	Live Oak	16					
P	50708	18	Live Oak	18					
P	50706	9	Live Oak	9					
P	50712	19	Live Oak	19					
P	50711	20	Live Oak	20					
P	80714	20	Live Oak	20					
P	50705	20.5	Live Oak	20.5					
P	50704	23	Live Oak	23					
P	50715	23	Live Oak	23					
P	50713	23.5	Live Oak	23.5					
R	50697	24	Live Oak	24		24			
R	50699	24	Live Oak	24		24			
R	50700	24.5	Live Oak	24.5		24.5			
P	50719	25	Live Oak	25					
P	50707	25.5	Live Oak	25.5					
P	50703	29.5	Live Oak	29.5					
P	50718	30	Live Oak	30					
P	50702	31.5	Live Oak	31.5					
P	50720	34.5	Live Oak	34.5					
P	50716	36.5	Live Oak	36.5					
P	50710	37.5	Live Oak	37.5					
P	50701	38	Live Oak	38					
P	50717	38	Live Oak	38					
Total Caliper Inches		622		615	15	72.5	0	0	7

Total Inches of Protected Trees on-site	615.00	
Total Inches that may be removed without replacement	184.50	A
Trees 8-19.99", total inches removed	15.00	
Inches subject to replacement - 1:1	15.00	B
Trees 20"+, total inches removed	72.50	
Inches subject to replacement - 2:1	145.00	C
Total Inches Removed - 50% Mitigation	0.00	
Inches Subject to Remplatement - 1:1	0.00	D

Total Inches to be replaced	**160.00**	**D** = B + C + D
Total Inches that may be removed without replacement (30%)	**184.50**	**A**
Total difference minus 30% removal	**-24.50**	**E** = D - A
Total Inches of Proposed Replacement Trees		**F**
Total Inches remaining for replacement	**-24.50**	**G** = E - F (Negative equals credit)

TREE SYMBOL LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- MONARCH TREE

FOR REFERENCE ONLY

0 15 30 60 90FT
SCALE: 1" = 30'
GRAPHIC SCALES

PLAN NORTH
KEYPLAN

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

ARCHITECTURE
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com
CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com
LANDSCAPE
Jake Baker
Jacobs
P: 214-638-0145
E: Jake.Baker@jacobs.com
PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com
ELECTRICAL
NICHOLAS RILEY
Jacobs
P: 210-403-5527
E: Nicholas.riley@jacobs.com
TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com
STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACOB BAKER STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT, LICENSE #2760 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

ORIGINAL ISSUE DATE | SHEET ISSUE DATE

CITY OF ROUND ROCK

SCHEMATIC DESIGN

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

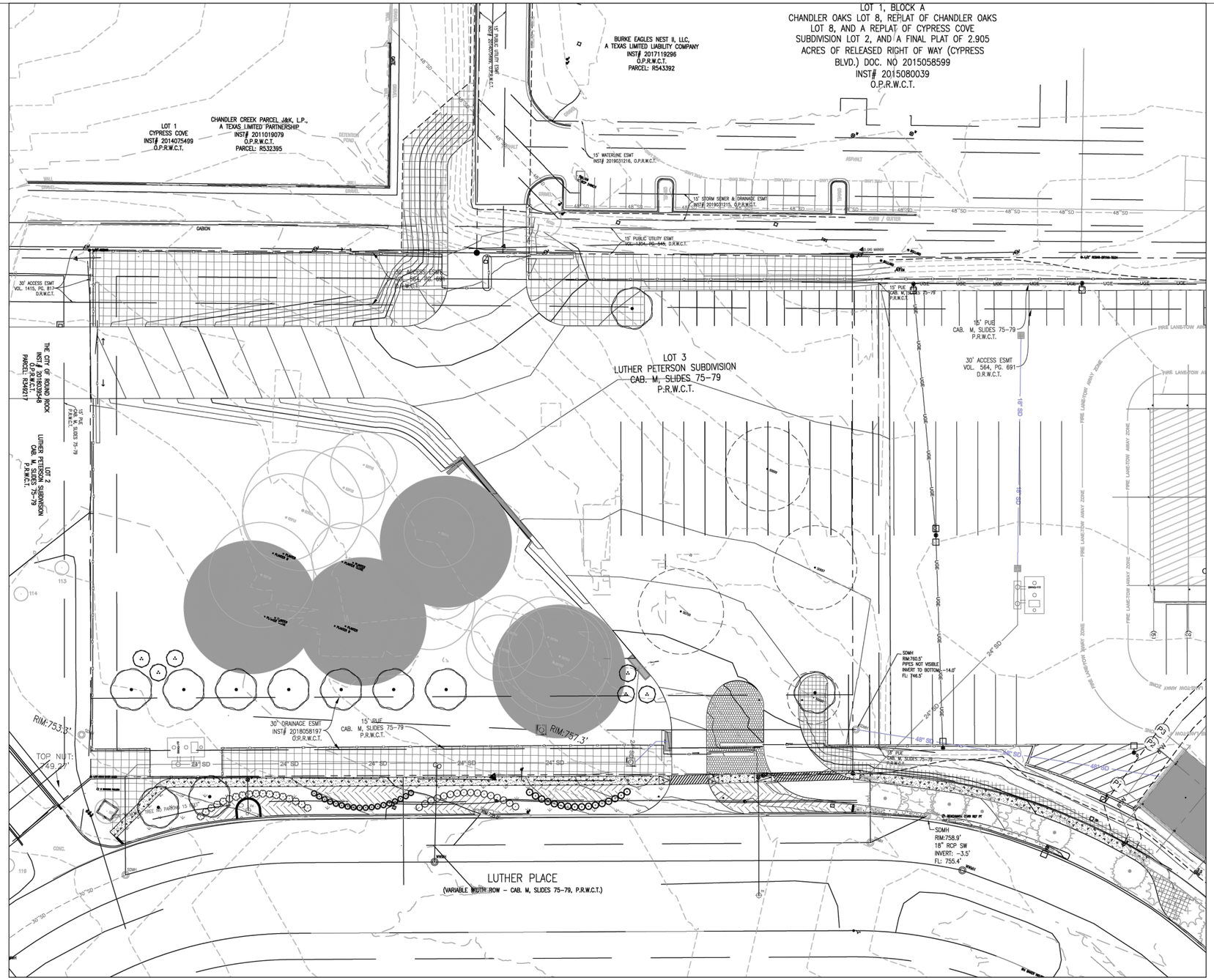
CLIENT PROJECT NUMBER:
W7Y63500
JACOBS PROJECT NUMBER: **FBWE3015**

SHEET TITLE:
TREE SURVEY

SHEET NUMBER:
5-L-100
21 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001



FOR REFERENCE ONLY

PLANTING NOTES

1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC. ANSI Z60.1.

2. SOIL DEPTH. IMPROVED SOILS CONTAINING A MINIMUM 20% ORGANIC CONTENT SHALL BE PROVIDED IN ALL REQUIRED LANDSCAPE AREAS IN ACCORDANCE WITH THE FOLLOWING:
   A. TURF AREAS SHALL HAVE A MINIMUM IMPROVED SOIL DEPTH OF SIX (6) INCHES;
   B. PLANTING BEDS SHALL HAVE A MINIMUM DEPTH OF EIGHT (8) INCHES.

3. ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES TO BE RE-VEGETATED WITH SOD. REPAIR AREAS TO RECEIVE TEMPORARY IRRIGATION UNTIL VEGETATION IS ESTABLISHED UNLESS OTHERWISE DIRECTED BY OWNER.

4. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.

5. STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.

6. PLANT QUANTITIES ARE TO BE AN AID TO THE BIDDER. BIDDER'S ARE RESPONSIBLE FOR VERIFYING ALL QUANTITIES. PLANTING PLAN QUANTITIES SHALL SUPERSEDE PLANT SCHEDULE QUANTITIES.
PLANT DISCREPANCIES:
PLAN: PLANT QUANTITY SUPERSEDES PLANT SCHEDULE
SPECIES: CONSULT OWNER'S REPRESENTATIVE FOR CLARIFICATION

7. SUBSTANTIAL COMPLETION WILL BE UPON COMPLETION OF THE ENTIRE LANDSCAPING PACKAGE. NO PARTIAL COMPLETION WILL BE GIVEN

8. ANY DISTURBED AREAS OUT SIDE OF THE AREAS IDENTIFIED SHALL HAVE SOD AT NO ADDITIONAL COST TO THE OWNER.

LEGEND

- PROPERTY LINE
- PROPOSED 8' CHAIN LINK FENCE
- DOUBLE LIGHTING STANDARD
- SINGLE LIGHTING STANDARD
- FIRE HYDRANT – REF. CIVIL
- EXISTING STREET LIGHT
- WATER VALVE
- TREE TO REMAIN
- TREE TO BE REMOVED
- MONARCH TREE

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME
LARGE TREES	
	QUERCUS POLYMORPHA `MONTEREY` / MONTEREY OAK
SMALL TREES	
	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD
SHRUBS	
	ABELIA X GRANDIFLORA `EDWARD GOUCHER` / GLOSSY ABELIA
	COTONEASTER MULTIFLORUS / COTONEASTER
	GALPHIMIA GLAUCA / THRYALLIS
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
GROUND COVERS	
	BUCHLOE DACTYLOIDES / BUFFALOGRASS
	BUCHLOE DACTYLOIDES / BUFFALOGRASS
	DECOMPOSED GRANITE / DECOMPOSED GRANITE
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / TRAILING ROSEMARY
	STIPA TENACISSIMA / MEXICAN FEATHER GRASS

0 15 30 60 90FT
SCALE: 1" = 30'

GRAPHIC SCALES

PLAN NORTH

KEYPLAN

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

ARCHITECTURE
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com
CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com
LANDSCAPE
Jake Baker
Jacobs
P: 214-638-0145
E: Jake.Baker@jacobs.com
PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com
ELECTRICAL
NICHOLAS RILEY
Jacobs
P: 210-403-5527
E: Nicholas.riley@jacobs.com
TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com
STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACOB BAKER STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT, LICENSE #2760 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

ORIGINAL ISSUE DATE | SHEET ISSUE DATE

CITY OF ROUND ROCK

SCHEMATIC DESIGN

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y63500

JACOBS PROJECT NUMBER: **FBWE3015**

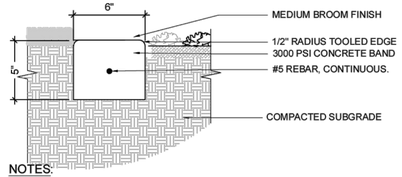
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
5-L-101

22 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

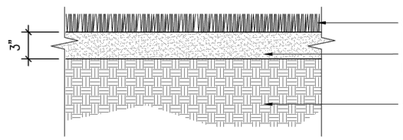
SSP26-00001



NOTES:

1. EXPANSION JOINTS 30'-0" O.C.
2. CONTROL JOINTS 10'-0 O.C.

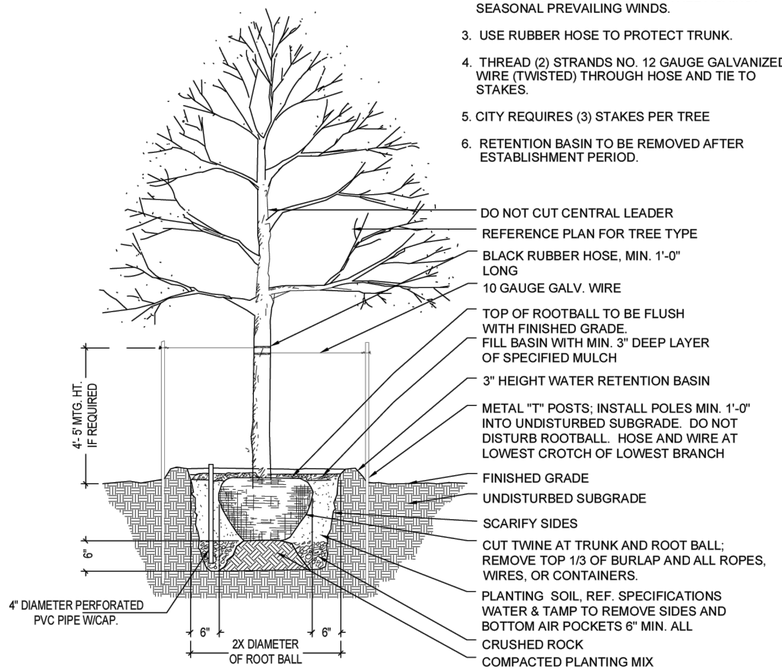
D3 / L205 BED EDGING (MOW STRIP)
NTS



C3 / L205 SOD OR SEED PLANTING
NTS

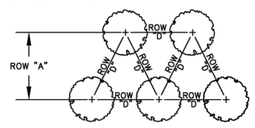
TREE STAKING NOTES:

1. STAKE ALL TREES 3" CALIPER AND ABOVE.
2. LOCATE STAKES OUTSIDE OF TREE WELL POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.
3. USE RUBBER HOSE TO PROTECT TRUNK.
4. THREAD (2) STRANDS NO. 12 GAUGE GALVANIZED WIRE (TWISTED) THROUGH HOSE AND TIE TO STAKES.
5. CITY REQUIRES (3) STAKES PER TREE
6. RETENTION BASIN TO BE REMOVED AFTER ESTABLISHMENT PERIOD.

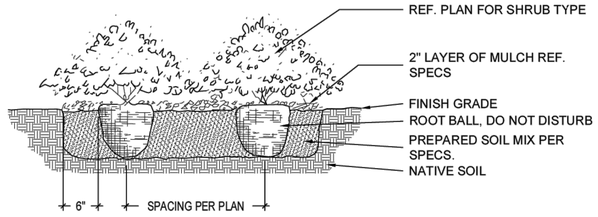


A1 / L205 TREE PLANTING
NTS

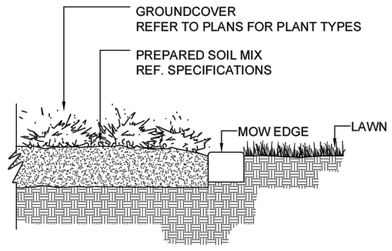
SPACING "D"	ROW "A"	# OF PLANTS	AREA UNIT
4" O.C.	4.00"	9.00	1 SQ. FT.
6" O.C.	5.20"	4.62	1 SQ. FT.
8" O.C.	6.93"	2.60	1 SQ. FT.
9" O.C.	7.80"	2.15	1 SQ. FT.
10" O.C.	8.66"	1.66	1 SQ. FT.
12" O.C.	10.40"	1.15	1 SQ. FT.
15" O.C.	13.00"	.738	1 SQ. FT.
18" O.C.	15.60"	.512	1 SQ. FT.
24" O.C.	20.80"	.290	1 SQ. FT.
30" O.C.	26.00"	.185	1 SQ. FT.
36" O.C.	31.18"	.132	1 SQ. FT.



B3 / L205 PLANT SPACING CHART
NTS



A3 / L205 SHRUB PLANTING
1/8" = 1'-0"



A5 / L205 GROUND COVER PLANTING
NTS

FOR REFERENCE ONLY

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

ARCHITECTURE
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
Jake Baker
Jacobs
P: 214-638-0145
E: Jake.Baker@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
NICHOLAS RILEY
Jacobs
P: 210-403-5527
E: Nicholas.riley@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JACOB BAKER STATE OF TEXAS REGISTERED LANDSCAPE ARCHITECT, LICENSE #2760 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

12/19/2025

ORIGINAL ISSUE DATE: 12/19/2025
SHEET ISSUE DATE

CITY OF ROUND ROCK

SCHEMATIC DESIGN

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y63500

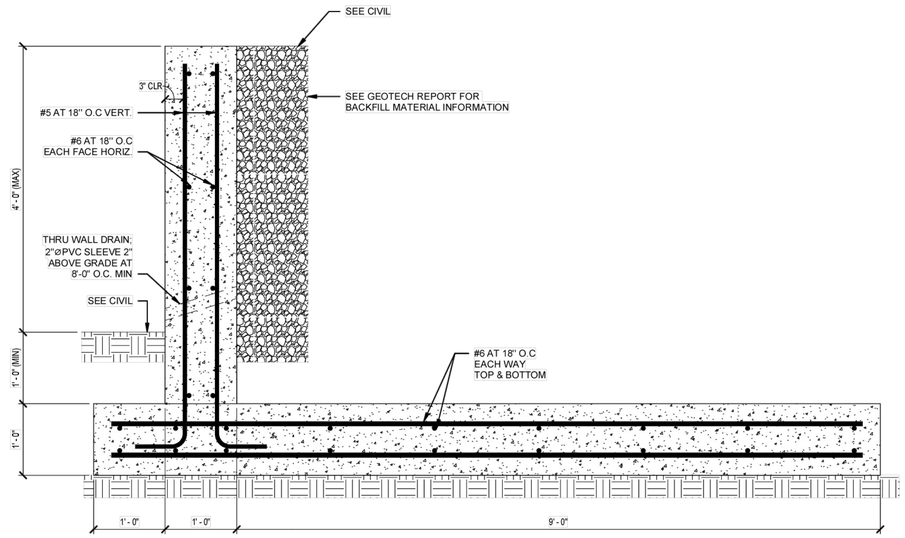
JACOBS PROJECT NUMBER: **FBWE3016**

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
5-L-102

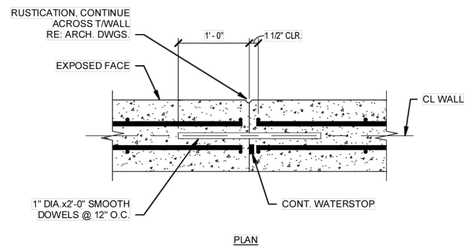
© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001



1 RETAINING WALL SECTION
1" = 1'-0"

NOTE:
CONSTRACTION JOINT SPACING NOT TO EXCEED 30'-0".



PLAN

2 CONSTRUCTION JOINT AT RW
1" = 1'-0"

GENERAL NOTES

1. RETAINING WALLS ARE DESIGNED ASSUMING STIFF NATIVE SOILS OR NEW STRUCTURAL FILL FOR RETAINED SOIL AND FOUNDATION SOIL USING THE FOLLOWING DESIGN CRITERIA DROM THE FINAL GEOTECHNICAL REPORT:

A. RETAINED SOIL PROPERTIES
   a. UNIT WEIGHT OF SOIL (PCF) ---------- 132
   b. EQUIVALENT FLUID PRESSURE (PSF/FT) ---------- 61
   c. LATERAL EARTH PRESSURE - SURCHARGE COEFFICIENT ---------- 0.47
B. FOUNDATION SOIL PROPERTIES
   a. NET ALLOWABLE BEARING PRESSURE (PSF) ---------- 2500
   b. COEFFICIENT OD FRICTION AGAINST SLIDING ---------- 0.25

2. ALL RETAINIG WALLS ARE DESIGNED FOR 250 PSF VERTICAL SURCHARGE UNLESS OTHERWISE NOTED

3. ALL RETAINIG WALLS ARE DESIGNED AS DRAINED AND FULLY DE-WATERED PER GEOTECHNICAL REPORT UNLESS OTHERWISE NOTED.

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF CURTIS ROBERT WESTBROOK, STATE OF TEXAS REGISTERED ENGINEER, LICENSE #127663. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/2026
ORIGINAL ISSUE DATE

01/29/2026
SHEET ISSUE DATE

CITY OF ROUND ROCK
BOB BENNETT SERVICE CENTER
3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y6350

JACOBS PROJECT NUMBER: **F6WE3016**

SHEET TITLE:
RETAINING WALL DETAILS

SHEET NUMBER:
5-S000
24 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001

LIGHTING SYMBOLS

F1 a / RP5-7	TYPICAL LUMINAIRE DESIGNATIONS: "F1" = LUMINAIRE TYPE; REFER TO LUMINAIRE SCHEDULE FOR DESCRIPTION "RP5" = PANEL DESIGNATION "7" = CIRCUIT BREAKER NUMBER "a" = SWITCHING CIRCUIT ID
	RECESSED 2'X2' AND 2'X4' LUMINAIRE
	WALL MOUNTED LUMINAIRE
	RECESSED DOWNLIGHTS AND WALL WASHERS
	INDUSTRIAL TYPE LUMINAIRE
	PENDANT MOUNTED LUMINAIRE
	LUMINAIRE POWERED BY EMERGENCY SOURCE (TYPICAL)
	POLE MOUNTED LUMINAIRE
	WALL MOUNTED EXIT SIGN, SHADED AREAS INDICATE NUMBER OF FACES, DIRECTION ARROWS AS INDICATED
	CEILING MOUNTED EXIT SIGN, SHADED AREAS INDICATE NUMBER OF FACES, DIRECTION ARROWS AS INDICATED
	EMERGENCY BATTERY UNIT LUMINAIRE
PC	PHOTO CELL MOUNTED IN CEILING
OS	OCCUPANCY SENSOR MOUNTED IN CEILING (DUAL TECHNOLOGY)
VS	VACANCY SENSOR MOUNTED IN CEILING (DUAL TECHNOLOGY)
OS	OCCUPANCY SENSOR WALL MOUNTED (DUAL TECHNOLOGY)

OCCUPANCY/VACANCY SENSOR NOTES:
1. PLACE ULTRASONIC SENSORS 6'-0" AWAY FROM SUPPLY AND RETURN VENTS.

a	ROOM LIGHTING CONTROL TYPE, REFER TO LIGHTING CONTROL SEQUENCE OF OPERATIONS FOR REQUIRMENTS
TC	TIME CLOCK WITH CONTACTORS

SWITCH SYMBOLS

$	SINGLE POLE, LOW VOLTAGE SWITCH, REFER TO LIGHTING CONTROL SEQUENCE FOR REQUIREMENTS
$x	"X" REFER TO SWITCH NOTES

TYPICAL SWITCH DESIGNATIONS:
"a" = LOWER CASE LETTER INDICATES SWITCHING CIRCUIT ID
"3" = THREE-WAY SWITCH, 20A, 120-277VAC
"4" = FOUR-WAY SWITCH, 20A, 120-277VAC
"M" = MANUAL MOTOR STARTER SWITCH
"MOL" = MANUAL MOTOR STARTER WITH THERMAL OVERLOADS
"D" = DIMMER CONTROL
"D3" = THREE-WAY DIMMING SWITCH
"D4" = FOUR-WAY DIMMING SWITCH
"L" = SINLE POLE SWITCH, 20A, 120-277VAC
"P" = SINGLE POLE SWITCH WITH PILOT LIGHT
"K" = SINGLE POLE SWITCH (KEY-OPERATED)
"T" = SINGLE POLE SWITCH WITH TIMER
"3P" = THREE-POSITION SWITCH, CENTER-OFF, MOMENTARY CONTACT
"OS" = OCCUPANCY/VACANCY SENSOR WALL SWITCH (IR) WITH MANUAL OVERRIDE
"VS" = VACANCY SENSOR WALL SWITCH (IR) WITH MANUAL OVERRIDE

RECEPTACLE SYMBOLS

RP5:7	TYPICAL RECEPTACLE CIRCUIT DESIGNATION: "RP5" = PANEL DESIGNATION "7" = CIRCUIT BREAKER NUMBER PROVIDE 20A/1P AND 2#12 FOR EACH CIRCUIT NUMBER & 1#12G, IN 3/4 " CONDUIT, UNLESS OTHERWISE NOTE OR SCHEDULED
	DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R
VR	208V, 3 PHASE, 80A CAST ALUMINUM ANGLED VEHICLE RECEPTACLE WITH SCREW COVER (5 PINS: 3 PHASE, NEUTRAL, & GROUND TYPE AMPHENOL # 9440DDZ32-63S) HOMERUN 3-#3, 1-#3, 1-#8 IN 1-1/4"C TO PANEL INDICATED; REFERENCE DETAIL B6/E-503
GFCI	DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R, GROUND FAULT CIRCUIT INTERRUPTER
WP/GFCI	EXTRA DUTY DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R, GROUND FAULT CIRCUIT INTERRUPTER WITH IN USE COVER
	SINGLE RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R
	QUADRAPLEX RECEPTACLE, MOUNTED 6" ABOVE WORK BENCH, 120V, 20A, 2P, 3W NEMA 5-20R
	EMERGENCY DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R
	SWITCHED DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR 3" ABOVE BACKSPLASH,120V, 20A, 2P, 3W, NEMA 5-20R
	DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR 3" ABOVE BACKSPLASH,120V, 20A, 2P, 3W, NEMA 5-20R
	QUADRAPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR 3" ABOVE BACKSPLASH,120V, 20A, 2P, 3W, NEMA 5-20R
FPD	DUPLEX RECEPTACLE IN RECCESSED BOX FOR FLAT PANEL DISPLAY; COORDINATE EXACT BACK BOX HEIGHT AND REQUIREMENTS WITH AV DRAWINGS
	SWITCHED DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R
	DOUBLE DUPLEX RECEPTACLE / 50% (ONE DUPLEX) SWITCHED, 120V, 20A, 2P, 3W, NEMA 5-20R
	SURFACE MOUNTED RECEPTACLE AND RACEWAY; RECEPTACLE TYPE AS INDICATED
#	SPECIAL PURPOSE RECEPTACLE, NEMA TYPE AS INDICATED; IF NOT NOTED, NEMA L14-30R RECEPTACLE.
	CEILING MOUNTED DUPLEX RECEPTACLE, 120V, 20A, 2P, 3W, NEMA 5-20R
PRJ	CEILING MOUNTED DUPLEX RECEPTACLE, 120V, 20A, FOR PROJECTOR; COORDINATE WITH EQUPMENT
	DUPLEX RECEPTACLE ON RECTRACTABLE EXTENSION POWER CALBE REEL, 120V, 20A, 2P, 3W, NEMA 5-20R
	BENCH TOP PEDESTAL OUTLET, SINGLE FACE, RECEPTACLE TYPE AS INDICATED
	BENCH TOP PEDESTAL OUTLET, DOUBLE FACE, RECEPTACLE TYPE AS INDICATED
P T PT AV	FLUSH-POKE THROUGH WITH FURNITURE FEED DESIGNATIONS: "P" = POWER FEEDS (QUANTITY AS INDICATED) "T" = COMMUNICATION FEEDS "AV" = AUDIO/VISUAL FEEDS FLUSH MOUNTED IN FLOORING; FEEDS TO BE HARDWIRED TO FURNITURE WIRING SYSTEM
PT AV	FLUSH-POKE THROUGH BOX DESIGNATIONS: "P" = SWITCHED NEMA 5-20R QUADRAPLEX "T" = DATA CONNECTIONS INDICATED ON TELECOM DRAWINGS "AV" = AUDIO/VISUAL CONDUIT AS INDICATED ON AV DRAWINGS FLUSH MOUNTED IN FLOORING
T AV	RECESSED FLOOR BOX DESIGNATIONS: "P" = SWITCHED NEMA 5-20R QUADRAPLEX "T" = DATA CONNECTIONS INDICATED ON TELECOM DRAWINGS "AV" = AUDIO/VISUAL CONDUIT AS INDICATED ON AV DRAWINGS RECESSED IN FLOORING; FEEDS TO BE HARDWIRED TO FURNITURE WIRING SYSTEM
	FLOOR BOX, FLUSH MOUNTED IN RAISED FLOOR ACCESS FLOORING WITH TWO NEMA L-14-30R RECEPTACLES
	FLOOR BOX, FLUSH MOUNTED IN RAISED FLOOR ACCESS FLOORING WITH TWO NEMA 5-20R DUPLEX RECEPTACLES
CR KP KB	CARD READER / KEY PAD / KEY PAD BIOMETRIC ROUGH-IN; REFER TO SECURUTY DRAWINGS FOR FURTHER INFORMATION
	RECESSED POWER AND DATA FLOOR BOX WITH A NEMA 5-20R QUADRAPLEX RECEPTACLE AND DATA CONNECTIONS INDICATED ON TELECOM SHEETS
	RECESSED FLOOR BOX WITH POWER RECEPTACLES
	RECESSED FLOOR BOX WITH COMMUNICATION RECEPTACLES
AV	RECESSED WALL BOX WITH AUDIO/VISUAL, DATA, AND POWER RECEPTACLES

ELECTRICAL SYMBOLS

X-XX	EQUIPMENT CONNECTION; SEE EQUIPMENT CONNECTION SCHEDULE FOR REQUIREMENTS
	JUNCTION BOX; WHIP TO BE HARDWIRED TO FURNITURE WIRING SYSTEM. PROVIDE SWITCHED CIRCUIT IN ACCORDANCE WITH DETAIL D5/E-503
	PANELBOARD
	DISTRIBUTION/POWER PANEL
	MOTOR CONNECTION
	DISCONNECT SWITCH "200/3/150/N1" DENOTES AMPERES/POLES/FUSE/NEMA RATING, "NF" DENOTES NON-FUSED; PROVIDE 30/3/NF UNLESS OTHERWISE NOTED
	FUSED DISCONNECT SWITCH
	COMBINATION MAGNETIC MOTOR STARTER
	BUSWAY PLUG-IN UNIT
CB	ENCLOSED CIRCUIT BREAKER
VFD	VARIABLE FREQUENCY DRIVE
	EMERGENCY POWER OFF WITH PLASTIC COVER
T	TRANSFORMER
	ONE PUSHBUTTON STATION
	START STOP PUSHBUTTON
	RAISE-LOWER PUSHBUTTON WITH CENTER STOP
	PUSH-PLATE FOR AUTOMATIC DOOR
PP PP	POWER POLE; WHIP TO BE HARDWIRED TO FURNITURE WIRING SYSTEM
	GROUND PLATE
TW#	GROUND TEST WELL WITH IDENTIFICATION NUMBER
G-	GROUND BUS WITH INDICATION NUMBER
	LIGHTNING PROTECTION DOWN CONDUCTOR
	LIGHTNING PROTECTION AIR TERMINAL
	MULTI-OUTLET RACEWAY WITH RECEPTACLES EVERY 2' ON CENTER AND DATA OUTLETS EVERY 6' ON CENTER; TYPE AND CIRCUIT DESIGNATION AS INDICATED
	WIRE/CONDUIT EXPOSED
	WIRE/CONDUIT CONCEALED
	WIRE/CONDUIT CONCRETE ENCASED OR DIRECT BURIED
G	50' WALL/POST MOUNTED STATIC GROUND REEL
2W20 (20/2) RP5:7,9	TYPICAL HOME RUN DESIGNATION: "RP5" = PANEL DESIGNATION "7,9" = CIRCUIT BREAKER NUMBER "(20/2)" = OVERCURRENT PROTECTION (AMPS/POLES) "2W20" = WIRE/CONDUIT DESIGNATION (2W20) SEE WIRE AND CONDUIT SIZE SCHEDULE; PROVIDE 20A/1P AND 2 #12 FOR EACH HOMERUN ARROW & 1 # 12G IN 3/4 " CONDUIT, UNLESS OTHERWISE INDICATED; SEE GENERAL NOTE 1

SINGLE LINE DIAGRAM SYMBOLS

	DRAWOUT CIRCUIT BREAKER OVER 600V
	DRAWOUT CIRCUIT BREAKER
	DRAWOUT FUSES
	CIRCUIT BREAKER
	FUSED DISCONNECT SWITCH
	DISCONNECT SWITCH
	FUSED DRAWOUT CIRCUIT BREAKER
	FUSE
	CONTACT
50N 51N	RELAY; SEE RELAY SCHEDULE ON COVER SHEET 2
	POWER TRANSFORMER WITH VOLTAGES AS INDICATED
	ENCLOSED CIRCUIT BREAKER
EO	DRAWOUT CIRCUIT BREAKER, ELECTRIC OPERATED.
EO	CIRCUIT BREAKER, ELECTRIC OPERATED.
EO	FUSED DISCONNECT SWITCH, ELECTRIC OPERATED
400/5 3	CURRENT TRANSFORMER, QUANTITY AND RATIO AS INDICATED
50/5	GROUND CURRENT, ZERO SEQUENCE TYPE TRANSFORMER; RATIO AS INDICATED
1	POTENTIAL TRANSFORMER, QUANTITY AS INDICATED
1	DRAWOUT POTENTIAL TRANSFORMER, QUANTITY AS INDICATED
L.A.	LIGHTNING ARRESTOR
	TRANSFORMER CONNECTION DELTA-RESISTANCE GROUNDED WYE
	TRANSFORMER CONNECTION DELTA-GROUNDED WYE
	STATIC BYPASS SWITCH
	GENERATOR
N E L	AUTOMATIC TRANSFER SWITCH
E N L	AUTOMATIC TRANSFER AND BYPASS ISOLATION SWITCH
	PANELBOARD

SINGLE LINE DIAGRAM SYMBOLS CONT.

	INTEGRATED POWER CENTER
	POWER FACTOR CORRECTION CAPACITOR
	GROUND CONNECTION
	THERMAL OVERLOADS
K	KEY INTERLOCK
E	ELECTRIC INTERLOCK
SPD	SURGE PROTECTION DEVICE
AM	AMMETER
AS	AMMETER SWITCH
VM	VOLTMETER
VS	VOLTMETER SWITCH
WM	WATTMETER
KWH	KILOWATT-HOUR METER WITH 15 MIN. DEMAND REGISTER
KVH	KILOVAR HOUR METER
PF	POWER FACTOR METER
TB	TERMINAL BLOCK
CS	CONTROL SWITCH
M	MULTIFUNCTION METER AS SPECIFIED.
	BATTERY
4W100	FEEDER CONNECTION REFERENCE; REFER TO ELECTRICAL FEEDER CONNECTION SCHEDULE
A 1 L-O	MECHANICAL INTERLOCKING DEVICE

GRAPHICAL LEGEND

NEW EQUIPMENT

PANEL

EXISTING EQUIPMENT

PANEL

DEMOLISHED EQUIPMENT

PANEL

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com
CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com
LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com
STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com
PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com
ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com
TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRUCE HONNOL, STATE OF TEXAS REGISTERED ENGINEER, LICENSE #108647 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/2026 ORIGINAL ISSUE DATE

01/29/2026 SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:

W7Y6350

JACOBS PROJECT NUMBER: **FEWE3615**

SHEET TITLE:

ELECTRICAL LEGEND

SHEET NUMBER:

E001

25 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001

GENERAL NOTES

1. PROVIDE EACH 120V, 20A BRANCH CIRCUIT FROM LIGHTING AND APPLIANCE PANELBOARDS WITH A SEPARATE NEUTRAL FOR EACH PHASE CONDUCTOR. NO SHARED NEUTRALS ARE PERMITTED UNLESS OTHERWISE INDICATED. BRANCH CIRCUIT HOME RUN WIRING MAY BE COMBINED UP TO MAXIMUM OF (6) CURRENT CARRYING CONDUCTORS IN A CONDUIT SIZED PER NFPA 70.

2. SYMBOLS SHOWN ON 1-E-001 ARE STANDARD COVER SHEET SYMBOLS. DISREGARD UNUSED SYMBOLS.

3. WHERE CONDUIT AND WIRING HAVE NOT BEEN SHOWN ON THE DRAWINGS, THE ARRANGEMENT AND ROUTING OF POWER AND LIGHTING BRANCH CIRCUITS WILL BE AT THE CONTRACTOR'S DISCRETION IN ACCORDANCE WITH THE SPECIFICATIONS, NEC REQUIREMENTS, AND THE FOLLOWING DISTANCE LIMITATIONS. SIZE 20A BRANCH CIRCUIT CONDUCTORS, INCLUDING GROUND CONDUCTORS, WITHIN THE FOLLOWING MAXIMUM LENGTH LIMITS: (MEASURE TO THE CENTER OF THE LOAD):

VOLTAGE	#12	#10	#8	#6
120V	60'	100'	150'	240'
208V	105'	170'	265'	415'
277V	140'	225'	355'	550'

4. ALL ELECTRICAL EQUIPMENT MUST FIT WITHIN THE FOOTPRINT INDICATED ON THE DRAWINGS IN ORDER TO MEET REQUIRED CLEARANCES FOR ELECTRICAL CODE AND MAINTENANCE. ANY PROPOSED EQUIPMENT EXCEEDING THESE DIMENSIONS MUST BE APPROVED PRIOR TO BID.

A,AMP	AMPERE(S)
AC	ALTERNATING CURRENT
AF	AMPERE FRAME (CIRCUIT BREAKER)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFG	AMPERE FUSE
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
AS	AMMETER SWITCH
AM	AMMETER
AT	AMPERE TRIP (CIRCUIT BREAKER)
ATS	AUTOMATIC TRANSFER SWITCH
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
A/V	AUDIO VISUAL
BAS	BUILDING AUTOMATION SYSTEM
BKR	BREAKER
BLDG	BUILDING
BSC	BIOLOGICAL SAFETY CABINET
C	CONDUCTOR
C/CDT	CONDUIT
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CLG	CEILING
CO	CONDUIT ONLY
COL	COLUMN
COMM	COMMUNICATIONS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CPU	CENTRAL PROCESSING UNIT
CR	CARD READER
CRT	CATHODE RAY TUBE MONITOR
CS	CONTROL SWITCH
CU	COPPER
CUH	CABINET UNIT HEATER
CT	CURRENT TRANSFORMER
D	DEPTH
DC	DIRECT CURRENT
DDC	DIRECT DIGITAL CONTROL
DEMO	DEMOLITION
DIA	DIAMETER
DN	DOWN
DISC	DISCONNECT
DIST	DISTRIBUTION
DWG	DRAWING
E	ELECTRIC / EMERGENCY
EC	ELECTRICAL CONTRACTOR, EMPTY CONDUIT
EF	EXHAUST FAN
EL	ELEVATION
ELECT,ELEC	ELECTRICAL
ELEV	ELEVATION
EMT	ELECTRICAL METALLIC TUBING
EO	ELECTRICALLY OPERATED
EOL	END OF LINE DEVICE
EPO	EMERGENCY POWER OFF
EQ	EQUAL
EQUIP	EQUIPMENT
ER	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
EX	EXISTING TO REMAIN
F	FLUSH
FA	FIRE ALARM
FCC	FIRE COMMAND CENTER
FCU	FAN COIL UNIT
FDDI	FIBER DISTRIBUTED DATA INTERFACE
FDR	FEEDER
FH	FUME HOOD
FIP	FIELD INTERFACE PANEL
FIXT	FIXTURE
FLA	FULL LOAD AMPERES
FLR,FL	FLOOR
FLUOR	FLUORESCENT
FO	FIBER OPTIC
FPB	FAN POWERED BOX
FU	FUSE
FUT	FUTURE
FVR	FULL VOLTAGE REVERSIBLE
FVNR	FULL VOLTAGE NON REVERSABLE
G	GROUND (CONDUCTOR)
GA	GAUGE
GEN	GENERATOR
GFI	GROUND FAULT CIRCUIT INTERRUPTER
GF	GROUND FAULT
GND,GRD	GROUND
GPS	GENERATOR PARALLEING SWITCHGEAR
GRC	GALVANIZED RIGID STEEL CONDUIT
HH	HAND HOLE
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HT	HEIGHT
HWP	HOT WATER PUMP
HV	HIGH VOLTAGE
HZ	HERTZ
I/INST	INSTANTANEOUS
ICM	INTERCOM MATSER
ICR	INTERCOM REMOTE
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INSTR	INSTRUMENT/INSTRUMENTATION
JB,JBOX	JUNCTION BOX
K	KILOAMPERES
KA	KEY LOCK (KEY INTERLOCK SCHEME)
KCM	THOUSAND CIRCULAR MILS
KEF	KITCHEN EXHAUST FAN
KV	KILOVOLTS
KVA	KILO VOLT-AMPERES
KVAR	KVA REACTIVE
KW	KILOWATTS
KWH	KILOWATT HOUR
L	LOCKING TYPE/LOAD
LA	LIGTHNING SURGE ARRESTOR
LAB	LABORATORY
LAN	LOCAL AREA NETWORK
LT	LONG TIME
LTG	LIGHTING
LP	LIGHTING PANEL
M	METER
mm	MILLIMETER
mm2	MILLIMETERS SQUARED
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MDF	MAIN DISTRIBUTION FRAME
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MI	MINERAL-INSULATED
MIC	MEDIA INTERFACE CONNECTOR
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MPS	MANUAL PULL STATION
MTD	MOUNTED
MTG	MOUNTING
MTS	MANUAL TRANSFER SWITCH
MV	MEDIUM VOLTAGE
N	NEUTRAL/NORMAL
NEC	NATIONAL ELECTRICAL CODE
NC	NOT IN CONTRACT
NIC	NORMALLY-CLOSED
NO	NORMALLY-OPEN
NORM	NORMAL
NTS	NOT TO SCALE
NWP	NETWORK PROTECTOR
OCB	OIL CIRCUIT BREAKER
OL	OVERLOAD(S)
OC	ON-CENTER
OS	OCCUPANCY SENSOR
P	POLE
PA	PUBLIC ADDRESS SYSTEM
PB	PUSHBUTTON/PULLBOX
PBX	PRIVATE BRANCH EXCHANGE
PC	PHOTOCELL
PDU	POWER DISTRIBUTION UNIT
PF	POWER FACTOR
PFCC	POWER FACTOR CORRECTION CAPACITORS
PH,Ø/	PHASE
PNL	PANEL
PP	POWER PANEL
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYLCHLORIDE
PWR	POWER
QTY	QUANTITY
RE	REMOVE EXISTING
REC,RECPT	RECEPTACLE
REPO	REMOTE E.P.O.
REQ,REQD	REQUIRED
RF	RETURN FAN
RIM	READER INTERFACE MODULE
RM	ROOM
RO	REVERSE-OSMOSIS
RP	RECEPTACLE PANEL
RVAT	REDUCED VOLTAGE AUTOTRANSFORMER
RTU	REMOTE TERMINAL UNIT
RUPS	ROTARY UPS
SCA	SHORT CIRCUIT AMPERES
SD	SMOKE DETECTOR
SEC	SECONDARY
SF	SUPPLY FAN
SF6	SULFERHEXAFLORIDE
SPEC	SPECIFICATION
SPD	SURGE PROTECTIVE DEVICE
SPKR	SPEAKER
SS	STAINLESS STEAL/SOLID STATE
ST	SHUNT TRIP/SHORT TIME
STD	STANDARD
STP	SHIELDED TWISTED PAIR
STS	STATIC TRANSFER SWITCH
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
SYS	SYSTEM
T	TRANSFORMER
TB	TERMINAL BLOCK
TELECOM	TELECOMMUNICATIONS
TDR	TIME DOMAIN REFLECTOMETER
TEF	TOILET EXHAUST FAN
TEL,TELE	TELEPHONE
TR	TELEVISION ROOM
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UC	UNDER-COUNTER
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
UTP	UNSHIELDED TWISTED PAIR
V	VOLT(S)
VA	VOLT-AMPERES
VAV	VARIABLE AIR VOLUME BOX
VFD	VARIABLE FREQUENCY DRIVE
VM	VOLTMETER
VS	VOLTMETER SWITCH
W/	WITH
W	WIRE/WATT/WIDTH
WCR	WITHSTAND CURRENT RATING
WM	WATTMETER
WP	WEATHERPROOF
WT	WATERTIGHT
XFMR	TRANSFORMER
XP	EXPLOSION-PROOF
ZI	ZONE INTERLOCKING
Y	DELTA-WYE
2S2W	TWO SPEED TWO WINDING
2SR2W	TWO SPEED REVERSING TWO WINDING

PRIME FIRM:

Jacobs

2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRUCE HONNOL, STATE OF TEXAS REGISTERED ENGINEER, LICENSE #108647 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/2026
ORIGINAL ISSUE DATE

01/29/2026
SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:

W7Y6350

JACOBS PROJECT NUMBER: **F8WE3615**

SHEET TITLE:
ELECTRICAL GENERAL NOTES AND ABBREVIATIONS

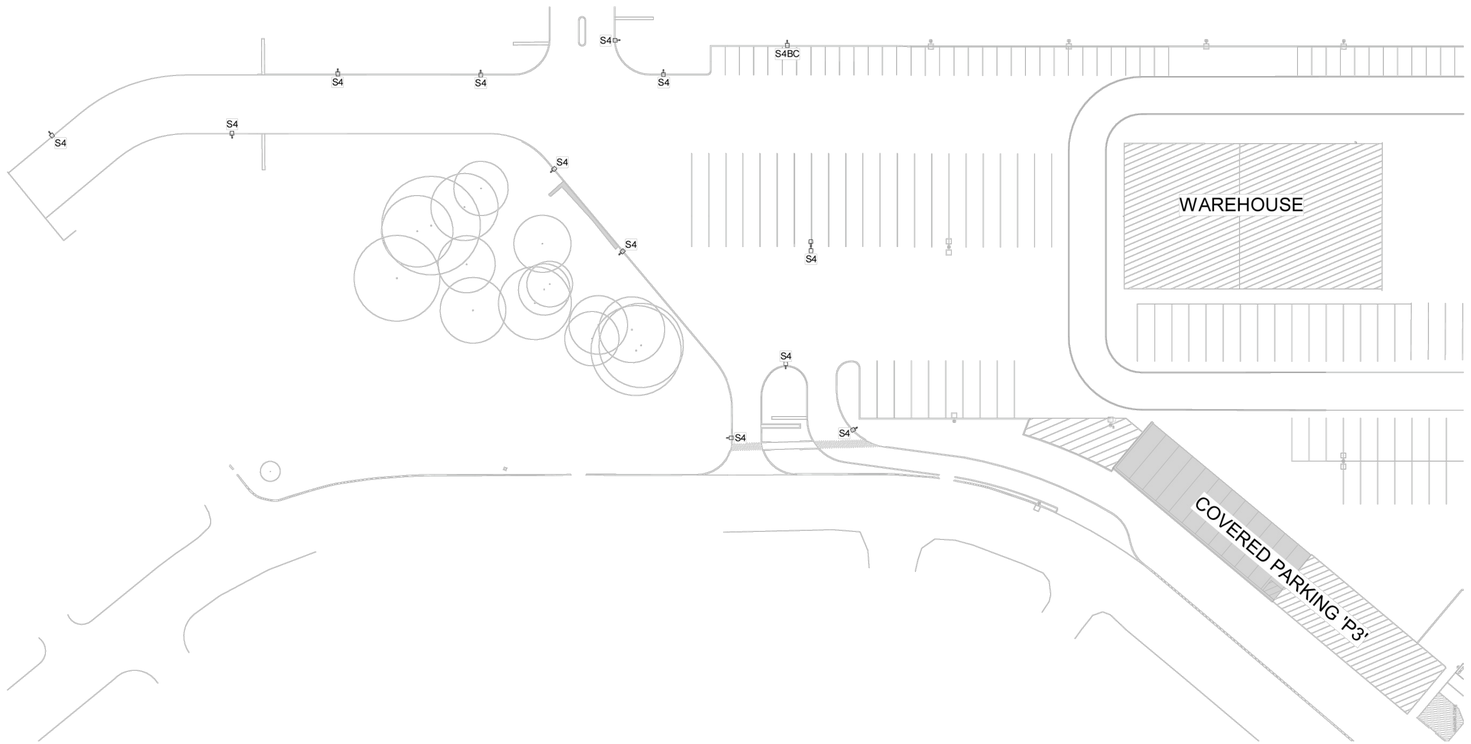
SHEET NUMBER:

E002

26 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

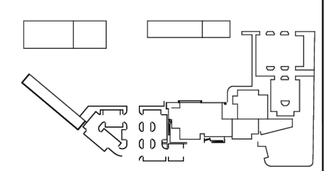
SSP26-00001



1 ELECTRICAL SITE PLAN
1" = 50'-0"

GENERAL NOTES

1. REFER TO SHEET E001 & E002 FOR ELECTRICAL ABBREVATIONS, NOTES AND SYMBOLS.
2. REFER T0 E700 FOR ELECTRICAL DETAILS AND LIGHTING FIXTURE SCHEDULE.



PLAN NORTH

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRUCE HONNOL, STATE OF TEXAS REGISTERED ENGINEER, LICENSE #108647 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/2026
ORIGINAL ISSUE DATE

01/29/2026
SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y6350

JACOBS PROJECT NUMBER: **F6WE3615**

SHEET TITLE:
ELECTRICAL SITE PLAN

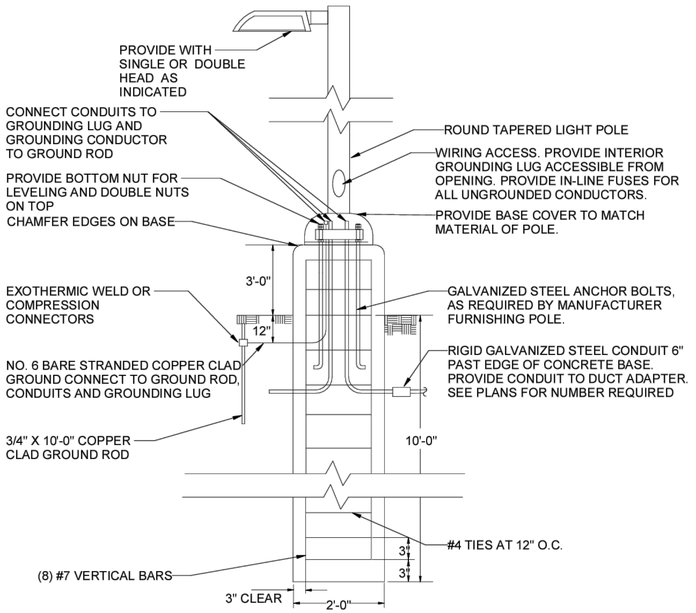
SHEET NUMBER:
ES100
27 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	DESCRIPTION	LAMP	TEMPERATURE	DIMMING	VOLTAGE	WATTS	MOUNTING	COMMENTS
S4	COOPER	PRV-XL-PA4A-740-U-T4W-SABZ-WPS4BZ	TYPE 4W POLE MOUNT - WITH WAVELINX SENSOR	LED	4000K	0-10V	277 V	277	POLE	ADD TO CATALOG NUMBER '_X2' FOR DOUBLE HEAD AND '_X4' FOR QUAD HEAD. MOUNT AT 25' ON ROUND TAPERED POLE.
S4BC	COOPER	PRV-XL-PA4A-740-U-T4W-SABZ-HSS-WPS4BZ	TYPE 4W POLE MOUNT - WITH WAVELINX SENSOR AND HHS	LED	4000K	0-10V	277 V	218	POLE	MOUNT AT 25' ON ROUND TAPERED POLE.



NOTE: DETAIL DIMENSIONS INDICATED ARE FOR THE 25' POLE. FOR THE 12' POLE PROVIDE SAME BASE DIAMETER AND DEPTH WITH 6" ABOVE GRADE.

1 TYPICAL LIGHT POLE BASE DETAIL

NTS

PRIME FIRM:

Jacobs

2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG		
REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF BRUCE HONNOL, STATE OF TEXAS REGISTERED ENGINEER, LICENSE #108647 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/2026
ORIGINAL ISSUE DATE

01/29/2026
SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:

W7Y6350

JACOBS PROJECT NUMBER: **F8WE3615**

SHEET TITLE:

ELECTRICAL SCHEDULES AND DETAILS

SHEET NUMBER:

E700

28 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001

TELECOMMUNICATION SYMBOLS

ACCESS CONTROL & INTRUSION DETECTION

CR — CARD READER, REQUEST TO EXIT SENSOR AND DOOR POSITION SWITCHES ARE INTEGRAL TO THE DOOR HARDWARE. PROVIDE CONDUIT AND BACK BOXES (SIZE AS NOTED IN THE DETAILS) FROM THE HINGED SIDE OF THE DOOR TO A JUNCTION BOX ABOVE THE DOOR.

DPS — DOOR POSITION SWITCH PROVIDE CONDUIT AND BACK BOXES AS NOTED IN CITY OF ROUND ROCK DESIGN NOTES.

XX — EXISTING PANORAMIC DOME CAMERA. XX = FOV IN DEGREES

270 — MULTI-SENSOR CAMERA (EXTERIOR) WITH 270° FOV. PROVIDE CONDUIT AND BACK BOXES AS NOTED IN CITY OF ROUND ROCK DESIGN NOTES.

360 — MULTI-SENSOR CAMERA (EXTERIOR) WITH 360° FOV. PROVIDE CONDUIT AND BACK BOXES AS NOTED IN CITY OF ROUND ROCK DESIGN NOTES.

XX — CCTV CAMERA, FIXED. XX = FOV DEGREES. PROVIDE CONDUIT AND BACK BOXES AS NOTED IN CITY OF ROUND ROCK DESIGN NOTES.

SITE

EXISTING MANHOLE OR HANDHOLE

NEW MANHOLE OR HANDHOLE

NEW CONDUIT

EXISTING CONDUIT

TELECOMMUNICATION ABBREVIATIONS

ACS	ACCESS CONTROL SYSTEM
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ANN	ANNUNCIATOR
ARCH	ARCHITECTURAL
AV	AUDIO AND VISUAL
BAS	BUILDING AUTOMATION SYSTEM
BATT	BATTERY
BB	BACKBONE
BEPB	BUILDING ENTRANCE PROTECTION BLOCKS
BLDG	BUILDING
BMS	BALANCED MAGNETIC SWITCH
C	CONDUIT
CAB	CABINET
CAT	CATEGORY
CCTV	CLOSED CIRCUIT TELEVISION
CLG	CEILING
CMH	COMMUNICATIONS MANHOLE
COMM	COMMUNICATIONS
CONST	CONSTRUCTION
CONT	CONTINUATION
DIST	DISTRIBUTION
DWG	DRAWING
EF	ENTRANCE FACILITY
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQPT	EQUIPMENT
EXIST	EXISTING
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FIXT	FIXTURE
FLR	FLOOR
FOC	FIBER OPTIC CABLE
FOV	FIELD OF VIEW
HCPP	HORIZONTAL COPPER PATCH PANEL
HFPP	HORIZONTAL FIBER PATCH PANEL
IDS	INTRUSION DETECTION SYSTEM
JB	JUNCTION BOX
MFR	MANUFACTURER
MH	MOUNTING HEIGHT
MMF	MULTI MODE FIBER
MTD	MOUNTED
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OH	OVERHEAD
OSP	OUTSIDE PLANT
PA	PUBLIC ADDRESS
PB	PULL BOX
PBB	PRIMARY BONDING BUSBAR
PC	PERSONAL COMPUTER
PP	PATCH PANEL
PR	PAIR
PWR	POWER
QTY	QUANTITY
RBB	RACK BUSBAR
RECP	RECEPTACLE
REQD	REQUIRED
RGS	RIGID GALVANIZED STEEL
RM	ROOM
RSC	RIGID STEEL CONDUIT
SBB	SECONDARY BONDING BUSBAR
SCRT	SECURITY
SECT	SECTION
SPEC	SPECIFICATION
SM	SINGLE MODE
SP	SERVICE PROVIDER
SURF	SURFACE
SW	SWITCH
SYS	SYSTEMS
TEL	TELEPHONE
TELECOM	TELECOMMUNICATIONS
TER	TELECOMMUNICATIONS EQUIPMENT ROOM
TR	TELECOMMUNICATIONS ROOM
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
WP	WEATHERPROOF
XFR	TRANSFER

TELECOMMUNICATION GENERAL NOTES

1. ALL SYMBOLS, ABBREVIATIONS AND GENERAL NOTES SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT.
2. REFER TO ONE-LINE DIAGRAMS FOR CONDUIT SIZES, AND DEVICES NOT SHOWN ON PLANS.
3. MOUNTING HEIGHTS FOR CEILING MOUNTED DEVICES ARE TO THE BOTTOM OF THE DEVICE, UNLESS OTHERWISE NOTED.
4. MOUNTING HEIGHTS ABOVE FINISHED FLOOR, TO CENTERLINE OF DEVICE, ARE AS FOLLOWS, UNLESS OTHERWISE NOTED:

DATA OUTLETS	18-INCHES
WALL MOUNTED PHONE OUTLET	48-INCHES
COUNTER TOP OUTLETS (CT)	8 INCHES ABOVE COUNTER
WIRELESS ACCESS POINT (ACCESSIBLE CEILING)	12-INCHES ABOVE FINISHED CEILING
WIRELESS ACCESS POINT (OPEN CEILING)	12-FEET
WIRELESS ACCESS POINT (WALL MOUNTED)	12-FEET
CCTV (WALL MOUNTED INTERIOR AND EXTERIOR)	12-FEET
HORN SPEAKERS	AS INDICATED
TELEVISION OUTLET (COAX)	60-INCHES
CARD READER BACK BOX	40-INCHES

5. UNLESS OTHERWISE NOTED ALL WORK SHOWN IS NEW AND MUST BE PROVIDED BY THE CONTRACTOR.
6. ALL DEVICES ARE SHOWN FOR REFERENCE ONLY.
7. ALL CABLING AND DEVICES WILL BE PROVIDED UNDER A SEPERATE CONTRACT OUTSIDE OF THE CONSTRUCTION CONTRACT.

CITY OF ROUND ROCK DESIGN NOTES

THE CITY OF ROUND ROCK HAS SPECIFIED THE FOLLOWING CRITERIA/ DESIGN REQUIREMENTS TO BE USED ON ALL APPLICABLE STRUCTURED CABLING/TECHNOLOGY PROJECTS FOR THE CITY:

- SINGLE GANG OUTLET BOX CONNECTED TO ONE 3/4" CONDUIT W/BUSHING AND PULL STRING EXTENDED TO NEAREST ACCESSIBLE CEILING FOR DATA CABLING AT ALL WORK STATION OUTLETS, PRINTERS, PLOTTERS, COPIERS, FAX MACHINES. PROVIDE SAME FOR SECURITY PANELS, ELEVATOR COMMUNICATIONS, BAS CONTROL SYSTEMS, LIGHTING SYSTEMS.

- WEATHER PROOF DOUBLE GANG OUTLET BOX W/ ONE 3/4" CONDUIT TO NEAREST ACCESSIBLE CEILING FOR ALL EXTERIOR CAMERA, AV AND WIRELESS ACCESS POINT LOCATIONS.

- A/V BACK BOXES AT ALL TV LOCATIONS WITH ONE1.5" CONDUIT TO NEAREST ACCESSIBLE CEILING AND ONE 1" CONDUIT TO DOUBLE-GANG OUTLET BOX W/PLASTER RING AT STANDARD OUTLET HEIGHT BELOW, OR TO FLOOR BOX OUTLET WHERE APPLICABLE FOR A/V AND DATA CONNECTIONS.

- ONE 1" CONDUIT FROM FLOOR BOX OUTLETS TO NEAREST ACCESSIBLE CEILING FOR DATA CONNECTIONS.

- 4-SQUARE OUTLET BOX W/ ONE 3/4" CONDUIT TO NEAREST ACCESSIBLE CEILING FOR CAMERA, WIRELESS ACCESS POINT AND AV DEVICES IN EXPOSED CEILING AREAS.

- CONDUITS EETWEEN DIVIDED STRUCTURES FOR DATA AND SECURITY CABLING.

- THREE 4" SLEEVES BETWEEN FLOOR LEVELS WITHIN IT CLOSET.

- TWO 3" CONDUITS BETWEEN STRUCTURES FOR DATA AND SECURITY CONNECTIONS

PRIME FIRM:

Jacobs

2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STEVEN ANDERSON, REGISTERED RCDD, LICENSE #145022
IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/26 ORIGINAL ISSUE DATE

01/29/26 SHEET ISSUE DATE

CITY OF ROUND ROCK
BOB BENNETT SERVICE CENTER
3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:

W7Y6350

JACOBS PROJECT NUMBER: **FEWE3015**

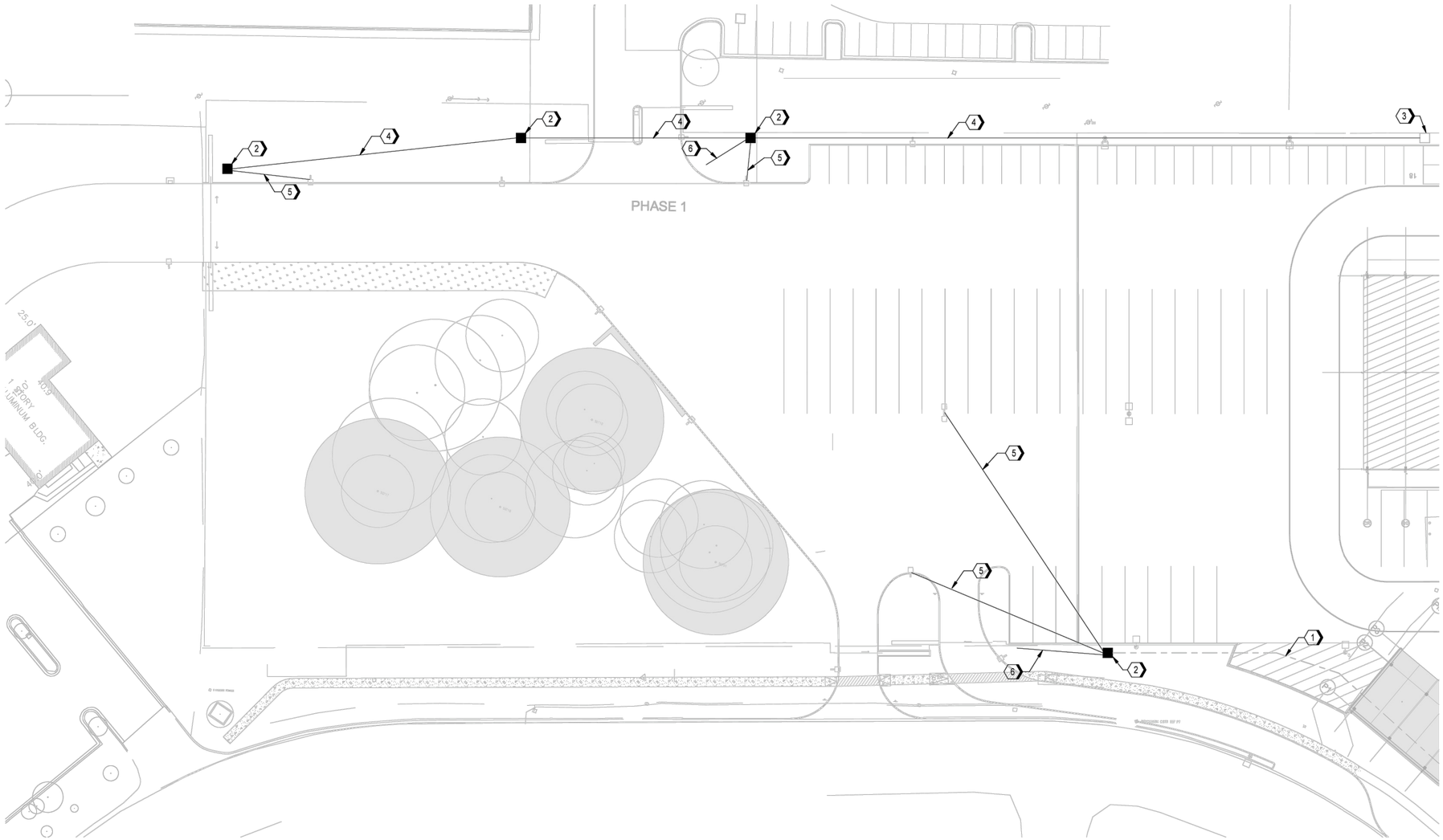
SHEET TITLE:
TELECOMMUNICATIONS LEGEND, ABBREVIATONS AND SYMBOLS

SHEET NUMBER:

5-T001

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001



A1 TELECOMMUNICATIONS SITE PLAN
1" = 30'-0"

GENERAL NOTES

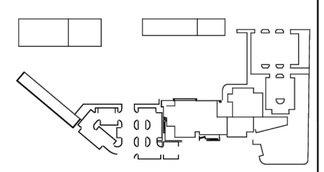
1. CONTRACTOR TO COORDINATE WITH SECURITY/AV/IT FOR EXACT LOCATION AND ROUTING PRIOR TO INSTALLATION OF JUNCTION BOXES AND CONDUIT FOR IT/TELECOMMUNICATIONS INFRASTRUCTURE.

KEYNOTES

1 APPROXIMATE LOCATION OF (2) 2-INCH UNDERGROUND CONDUITS FROM IDF P182.1 PLACED DURING PHASE 1 CONSTRUCTION.
2 36" X 60" X 30" HAND HOLE. HAND HOLE MUST BE TRAFFIC RATED.
3 APPROXIMATE LOCATION OF HAND HOLE PLACED DURING PHASE 1 CONSTRUCTION.
4 (QTY 1) 4-INCH CONDUIT BURIED AT 30-INCHES FROM THE TOP OF THE CONDUIT TO GRADE.
5 (QTY 1) 1-INCH CONDUIT BURIED AT 30-INCHES FROM THE TOP OF THE CONDUIT TO GRADE FOR CCTV CAMERA.
6 (QTY 1) 2-INCH CONDUIT BURIED AT 30-INCHES FROM THE TOP OF THE CONDUIT TO GRADE FOR ACCESS CONTROL SYSTEM.

0 15' 30' 60' 90'
1" = 30'-0"
GRAPHIC SCALES

PLAN NORTH


KEYPLAN

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com
CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com
LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com
STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com
PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com
ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com
TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STEVEN ANDERSON, REGISTERED RCDD, LICENSE #145022 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/26
ORIGINAL ISSUE DATE

01/29/26
SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER

3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y6350

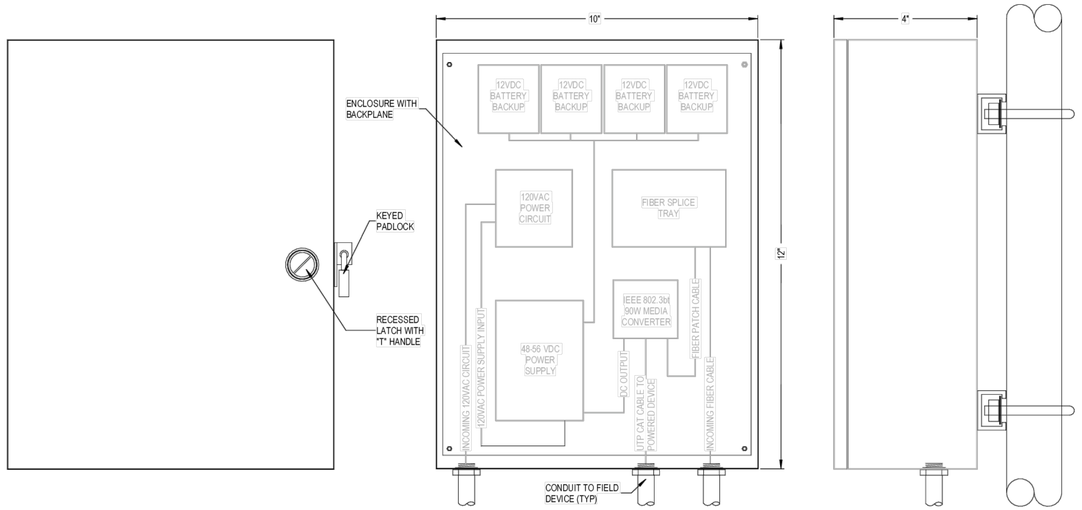
JACOBS PROJECT NUMBER: **FEWE3015**

SHEET TITLE:
TELECOMMUNICATIONS SITE PLAN

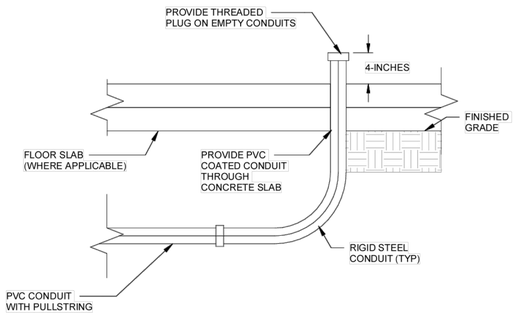
SHEET NUMBER:
5-TS101
30 OF 31

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

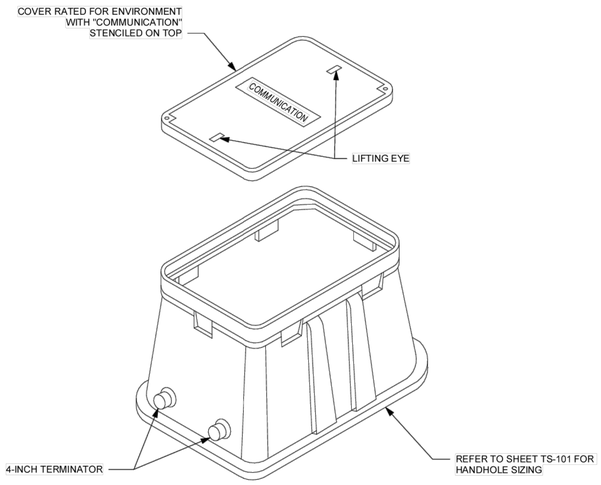
SSP26-00001



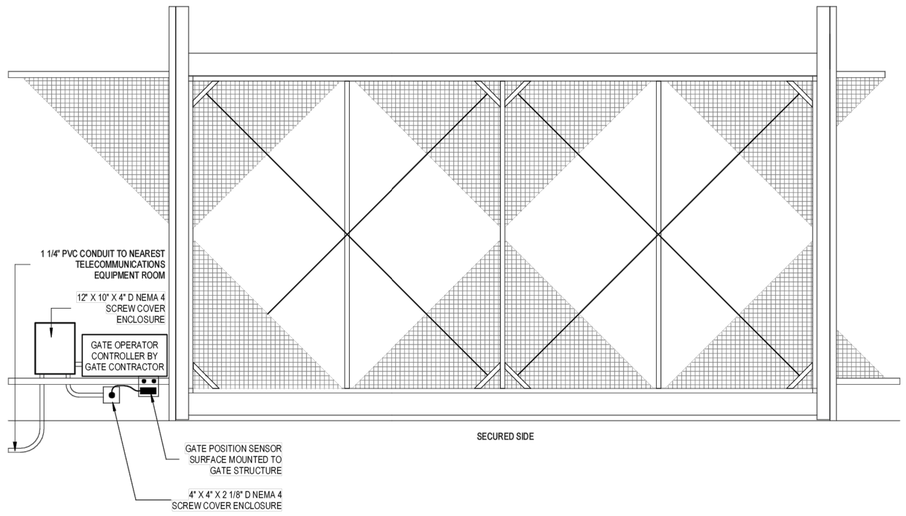
B1 MEDIA CONVERTER ENCLOSURE - EXTERIOR
NOT TO SCALE



A1 TYPICAL CONDUIT STUB-UP DETAIL
NOT TO SCALE



A2 COMMUNICATIONS HAND HOLE
NOT TO SCALE



A3 VEHICLE GATE ELEVATION
NOT TO SCALE

PRIME FIRM:
Jacobs
2705 Bee Cave Road, Suite 300
Austin, TX 78746
512.314.3100
www.jacobs.com
Texas Registered Engineering Firm F-2966

GENERAL/ARCHITECTURAL
KRISTOPHER KUNKEL
Jacobs
P: 979-741-9621
E: Kris.kunkel@jacobs.com

CIVIL
DAVID URBAN
2P CONSULTING
A: 203 E. Main Street, Suite 204
Round Rock, Texas 78664
P: 512-344-9664
E: Durban@2pconsultants.com

LANDSCAPE
JAKE BAKER
Jacobs
P: 214-638-0145
E: jake.baker@jacobs.com

STRUCTURAL
CURTIS WESTBROOK
Jacobs
E: Curtis.Westbrook@jacobs.com

PLUMBING
KEITH GREENWADE
Jacobs
P: 817-372-9509
E: Keith.greenwade@jacobs.com

ELECTRICAL
BRUCE HONNOL
Jacobs
P: 512-589-8349
E: Bruce.Honnol@jacobs.com

TELECOM
STEVE ANDERSON
Jacobs
E: Steve.Anderson@jacobs.com

ISSUE LOG

REV	DESCRIPTION	DATE

SEAL / SIGNATURE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF STEVEN ANDERSON, REGISTERED RCDD, LICENSE #145022 IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES.

01/29/26
ORIGINAL ISSUE DATE

01/29/26
SHEET ISSUE DATE

CITY OF ROUND ROCK

BOB BENNETT SERVICE CENTER
3400 SUNRISE ROAD
ROUND ROCK, TX 78664

CLIENT PROJECT NUMBER:
W7Y6350

JACOBS PROJECT NUMBER: **F6WE3615**

SHEET TITLE:
TELECOMMUNICATIONS DETAILS

SHEET NUMBER:
5-T501

© JACOBS SOLUTIONS - 2023 ALL RIGHTS RESERVED

SSP26-00001