EXCEPTION REQUEST TO A WATER POLUTION ABATEMENT PLAN (EXP)

FOR

ROCK CREEK PLAZA

2120 N. MAYS STREET

ROUND ROCK, TEXAS 78665

Prepared for:

R C Center Limited Partnership

Mr. Jonathan Saad

11940 Jollyville Road Suite #300S

Austin, Texas 78759

Prepared by:

WAELTZ & PRETE, INC.

Antonio A. Prete, P.E.

211 N. A.W. Grimes Blvd.

Round Rock, Texas 78665

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

January 2026
Job No. 168-003

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: Rock Creek Plaza						**2. Regulated Entity No.:**			
3. Customer Name: R C Center Limited Partnership						**4. Customer No.:**			
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):**		8.322 ac.	
9. Application Fee:	$500		**10. Permanent BMP(s):**			n/a			
11. SCS (Linear Ft.):	n/a		**12. AST/UST (No. Tanks):**			n/a			
13. County:	Williamson		**14. Watershed:**			Lake Creek-Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_ √ _
Region (1 req.)	___	___	_ √ _
County(ies)	___	___	_ √ _
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 ___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. Antonio A. Prete, P.E.
Print Name of ~~Customer~~/Authorized Agent AP 01/15/2026
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):	

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: Antonio A. Prete, P.E.

Date: 01/15/2026

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Rock Creek Plaza
2. County: Williamson
3. Stream Basin: Brushy Creek
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Jonathan Saad
   Entity: R C Center Limited Partnership
   Mailing Address: 11940 Jollyville Road Suite #300S
   City, State: Austin, Texas Zip: 78759
   Telephone: 512-219-7717 FAX: N/A
   Email Address: jsaad@danlyproperties.com

8. Agent/Representative (If any):

   Contact Person: Antonio A. Prete. P.E.
   Entity: Waeltz & Prete, Inc
   Mailing Address: 211 N. A.W. Grimes Blvd.
   City, State: Round Rock, Texas Zip: 78665
   Telephone: (512) 505-8953 FAX: N/A
   Email Address: tony@w-pinc.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.

    Approx. +/- 500 feet Northeast from the northeast corner of the intersection of Texas Ave. & IH-35 Frontage Road North bound.

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: 03/01/26 prior to construction activities.

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

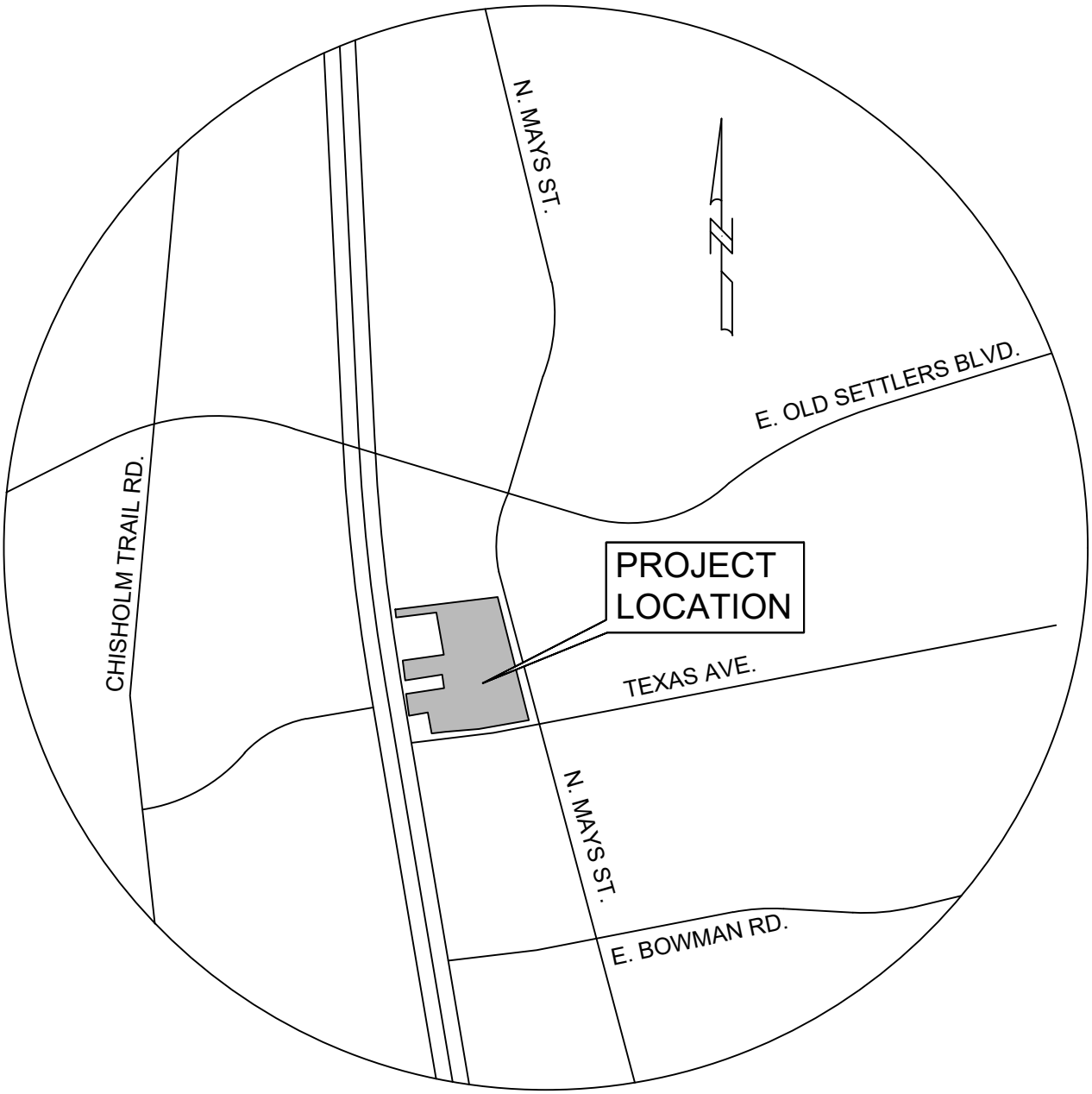
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

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

ATTACHMENT “A” – ROAD MAP



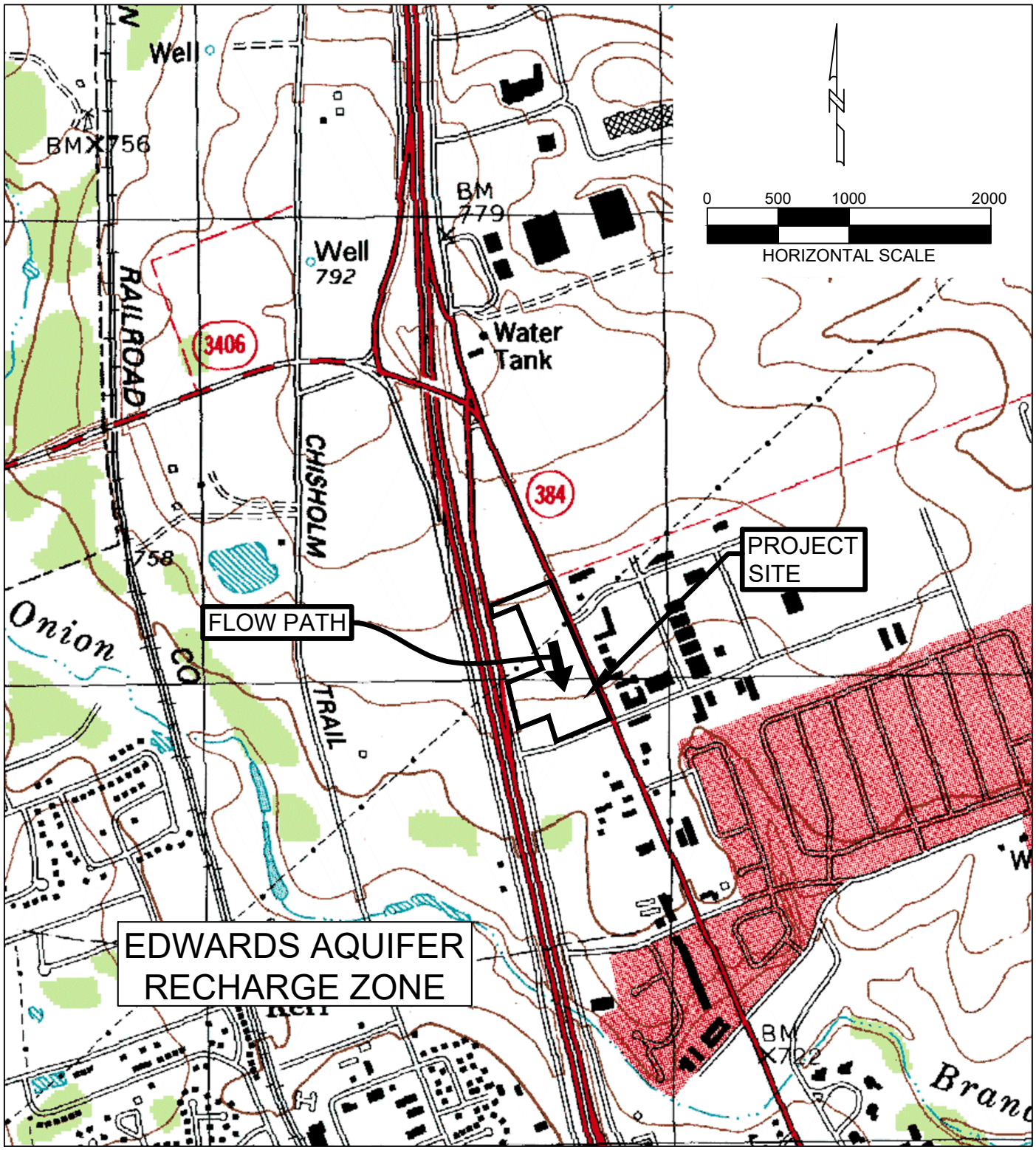
LOCATION MAP
NTS

ATTACHMENT "A"
ROAD MAP
ROCK CREEK PLAZA

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\EXHIBITS\168-003 TCEQ - Road Map.dwg, 12/30/2025 4:54:37 PM, DWG To PDF.pc3, 1:1, JRW

ATTACHMENT “B” – USGS/EDWARDS RECHARGE ZONE MAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

USGS - 7 1/2 MIN.
EDWARDS RECHARGE ZONE MAP
ROCK CREEK PLAZA

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ATTACHMENT "C" – PROJECT DESCRIPTION

We are submitting an Exception Request to a Water Pollution Abatement Plan (EXP) for an 8.322 acre tract of land located at 2120 N. Mays St. Round Rock, Texas 78665. The site is located within the city limits of Round Rock & Edward's Aquifer Recharge Zone.

The existing site is fully developed and includes a retail center building with parking, water and wastewater services, storm sewer systems, detention pond, landscaping and irrigation.

The proposed development will consist of renovating a portion of the existing retail center building. Additional construction will include parking lot renovation and additions, water and wastewater realignments, storm sewer realignments, trash enclosure, landscaping and irrigation.

The existing conditions for the 8.322 acre site have a total of 7.622 acres of impervious cover (91.59%). The proposed conditions for the 8.322 acre site will have a total of 7.578 acres of impervious cover (91.06%). There is a net decrease of 0.044 acres of impervious cover proposed for this development. A impervious cover exhibit comparing existing and proposed conditions is provided directly behind this page.

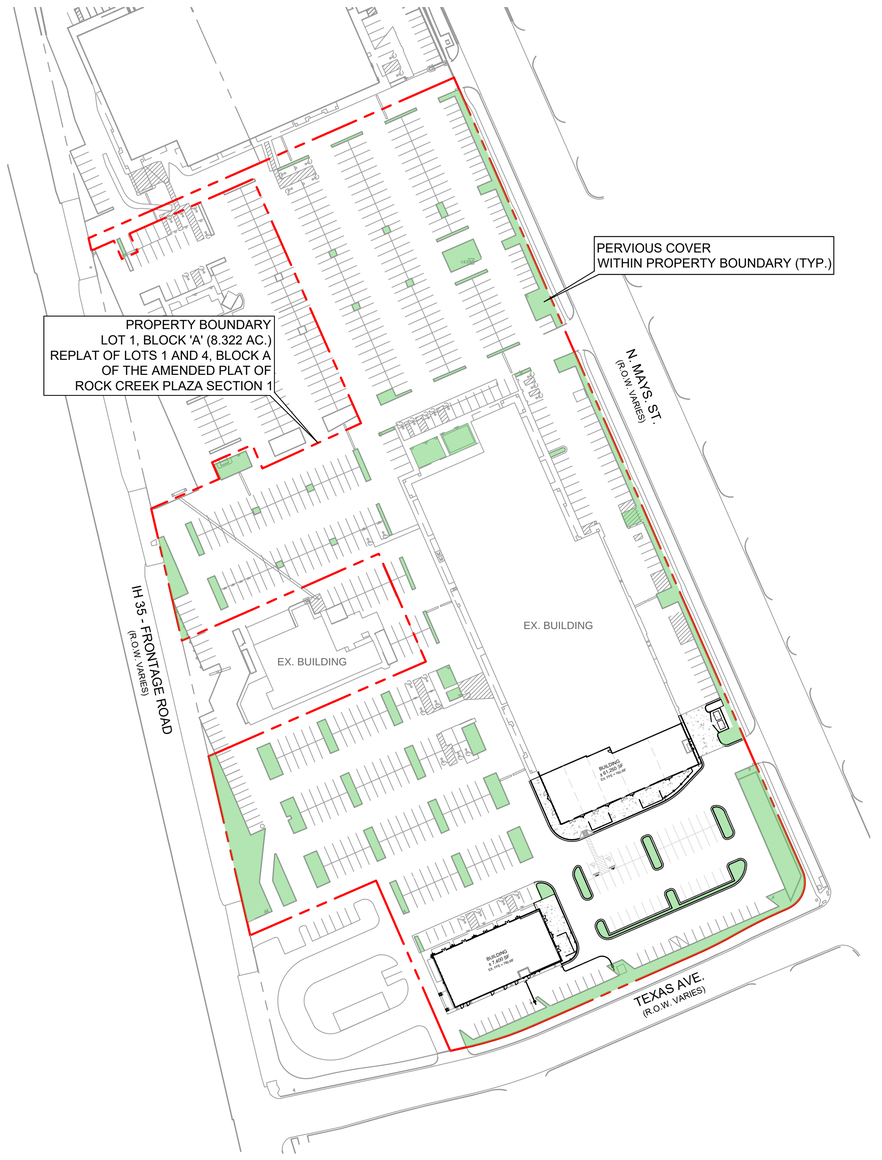
Our exception request to a Water Pollution Abatement Plan is based on the grounds that proposed conditions will have less impervious cover than existing conditions. Therefore, no new permanent BMP's are proposed for this development.

In addition, we request an exception to a new geological assessment given this site has been previously developed.

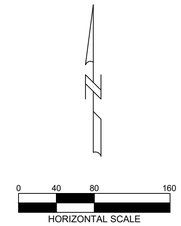
All referenced exhibits and exception requests are attached directly behind this page. Construction plans are being submitted in conjunction with the Exception Request to a Water Pollution Abatement Plan (EXP).



EXISTING CONDITIONS
1" = 80'



PROPOSED CONDITIONS
1" = 80'



LEGEND

PROPERTY BOUNDARY

PERVIOUS COVER
WITHIN PROPERTY BOUNDARY

IMPERVIOUS COVER TABLE

EXISTING CONDITIONS:

IMPERVIOUS COVER	= 7.622 AC.
PERVIOUS COVER	= 0.700 AC.
TOTAL AREA	= 8.322 AC.

PROPOSED CONDITIONS:

IMPERVIOUS COVER	= 7.578 AC.
PERVIOUS COVER	= 0.744 AC.
TOTAL AREA	= 8.322 AC.

SUMMARY:

NET IMPERVIOUS COVER	= - 0.044 AC.

EXISTING VS. PROPOSED IMPERVIOUS COVER EXHIBIT

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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ATTACHMENT “D” – GEOLOGIC ASSESMENT

We request an exception to a new geological assessment given this site has been previously developed.

Geologic Assessment - Exception

jwoytek w-pinc.com

From: James Slone <james.slone@tceq.texas.gov>
Sent: Monday, February 2, 2026 9:52 AM
To: jwoytek w-pinc.com
Cc: tony w-pinc.com
Subject: RE: Rock Creek Plaza EXCWPAP - Administrative - GA Exception

Jacoba and Tony,
You can submit the application without the Geologic Assessment. Please retain this email for your records and provide it to EAAdmin to make them aware.
Please let me know if you need anything else.
Bo

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

From: jwoytek w-pinc.com <jwoytek@w-pinc.com>
Sent: Monday, February 2, 2026 8:14 AM
To: James Slone <james.slone@tceq.texas.gov>
Cc: tony w-pinc.com <tony@w-pinc.com>
Subject: RE: Rock Creek Plaza EXCWPAP - Administrative - GA Exception

James,

Good morning.

I need your confirmation that our site qualifies for a GA exemption.
I’ve shared our plans and exception request submittal with you on the FTPS site.

As a quick overview. Our proposed project will be renovating an existing retail center.
All proposed construction for this project will occur within areas that were previously fully developed.

Can you please confirm a GA is not required?
Let me know if you have any further questions or need additional information.

Thank you,
-Jacob

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality
30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Antonio A. Prete, P.E.
Date: 01/15/2026
Signature of Customer/Agent:



Regulated Entity Name: Rock Creek Plaza

Exception Request

1. ☒ **Attachment A - Nature of Exception**. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection**. Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

3. ☒ 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.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

ATTACHMENT "A" – Nature of Exception

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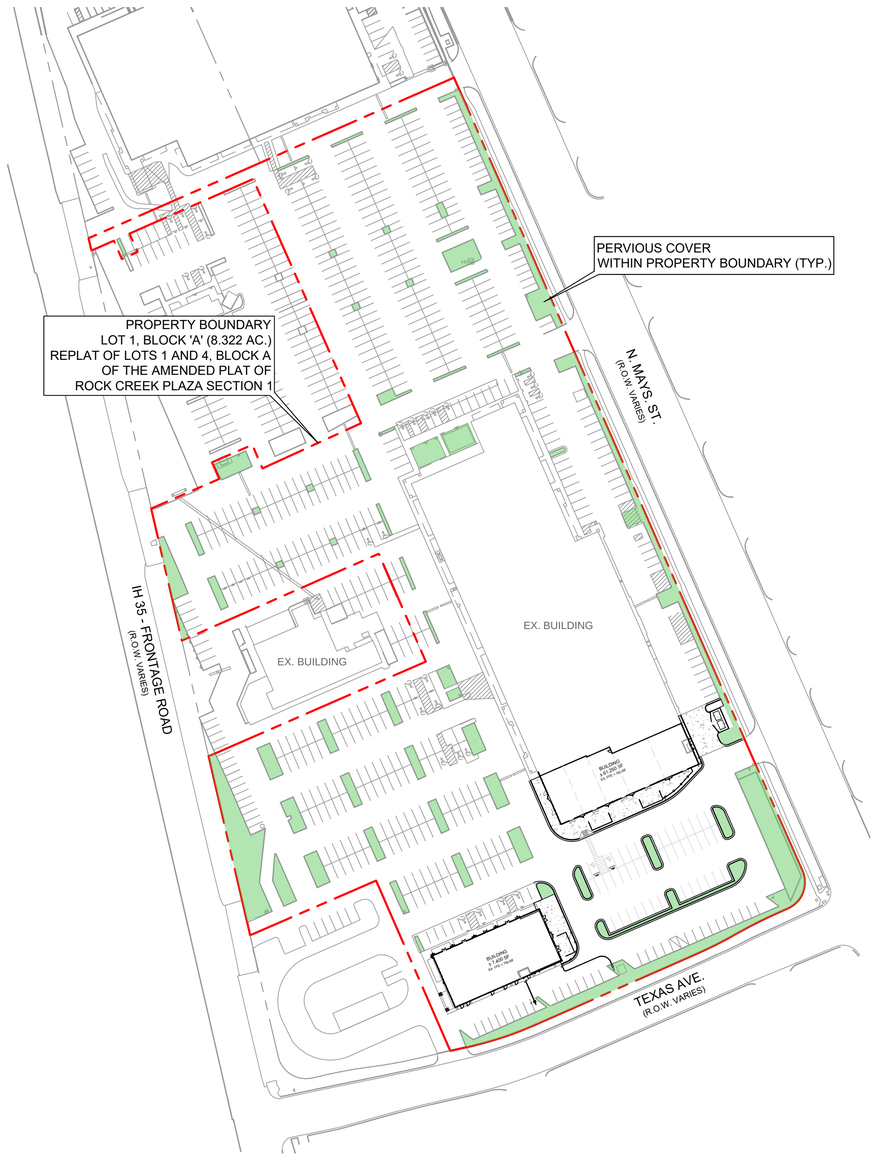
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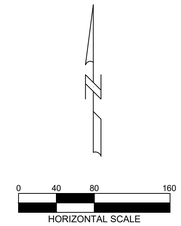
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EXISTING CONDITIONS
1" = 80'



PROPOSED CONDITIONS
1" = 80'



LEGEND

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PERVIOUS COVER
WITHIN PROPERTY BOUNDARY

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EXISTING VS. PROPOSED IMPERVIOUS COVER EXHIBIT

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ATTACHMENT “B” – Documentation of Equivalent Water Quality Protection

The proposed development has no increase in impervious cover. Therefore, no new permanent BMP’s or equivalent water quality protection is required.

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: Antonio A. Prete, P.E.

Date: 01/15/2026

Signature of Customer/Agent:



Regulated Entity Name: Rock Creek Plaza

Project Information

Potential Sources of Contamination

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT "A"

SPILL RESPONSE ACTIONS

1.4.16 Spill Prevention and Control

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

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

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the revisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

(3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/spills .

ATTACHMENT “B”

POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination from this site include hydrocarbon residue, emissions from vehicles, asphaltic products used for paved surfaces, and tracking of silt onto paved surfaces by construction equipment.

ATTACHMENT “C”

SEQUENCE OF MAJOR ACTIVITIES

Activity	**Area**
Install Erosion Controls	± 3.81 ac (Limits of Construction)
Clearing / Grubbing	± 3.81 ac (Limits of Construction)
Fill / Excavation (Grading)	± 3.81 ac (Limits of Construction)
Utility Installation	± 0.50 ac
Paving / Infrastructure	± 1.00 ac
Revegetation	± 3.81 ac (Limits of Construction)

NOTE: There are no common drainage areas containing more than 10 acres of disturb area.

ATTACHMENT “D”

TEMPORARY BEST MANAGEMENT PRACTICES & MEASURES

The TBMP’s are to be installed prior to any site activities and will be in place for all sequenced activities. This includes the placement of temporary inlet protection, stabilized construction entrance, concrete washout area, and silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

Post construction of improvements and prior to project acceptance, the limits of disturbance shall be revegetated.

ATTACHMENT “E”

REQUEST TO TEMPORARILY SEAL A FEATURE

A request to temporarily seal a feature is not being made.

ATTACHMENT “F”

STRUCTURAL PRACTICES

This includes the placement of temporary inlet protection, stabilized construction entrance, concrete truck washout area, and silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

ATTACHMENT “G”

DRAINAGE AREA MAP

A drainage area map has been included as part of the construction plans, which has been submitted in conjunction with the Exception Request to a Water Pollution Abatement Plan (EXP).

ATTACHMENT “H”

TEMPORARY SEDIMENT POND(S) PLANS & CALCULATIONS

There are no common drainage areas containing more than 10 acres of disturb area. Therefore, a temporary sediment pond is not required for this project

ATTACHMENT "I"

INSPECTION & MAINTENANCE FOR BMPs

SILT FENCES & INLET PROTECTION:

Weekly: Accumulated silt shall be removed when it reaches a depth of 6 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation. Repair and replace any damaged section resulting from construction activity or other cases.

After Rainfall: Fences shall be checked for structural damage from stormwater flows immediately after a significant (≥ 0.5 inch) rainfall as soon as ground conditions make fences accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted without vehicles and temporary repairs made until equipment can be brought in without major surface damage. Remove accumulated silt when depth reaches 6 inches and dispose of as indicated in Weekly maintenance.

Adjust fence configuration if necessary after rainfall event to accommodate conditions defined by stormwater flows.

STABILIZED CONSTRUCTION ENTRANCE:

Weekly: The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. If necessary, top dress with additional stone and repair and/or cleanout any measures used to trap sediment.

After Rainfall: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions make stabilized construction entrance accessible (usually within 24 hours), the same inspection and maintenance procedures for the weekly requirements shall be performed.

CONCRETE TRUCK WASHOUT:

Daily: The washout lining and sidewalls shall be inspected for damages and leaks. Repair and replace any damages resulting from construction activity or other cases. Ensure the washout area does not exceed 75% capacity. If 75% capacity is exceeded, the wash water should be vacuumed off or allowed to evaporate to avoid overflows. Once the remaining cementitious solids have hardened, they shall be removed and recycled.

Before Rainfall: Prior to a heavy rainfall, the washout's liquid level should be lowered or the washout area should be covered.

After Rainfall: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions are accessible (usually within 24 hours), the same inspection and maintenance procedures for the daily requirements shall be performed.

RECORD KEEPING:

Project superintendent shall have a log for entering site inspections for both weekly and rainfall events. Results of inspections including damage and recommended repairs shall be noted, along with inspection personnel data and date of remedial action taken.

INSPECTION AND MAINTENANCE REPORTS

The following reports will provide the operator with an original that will need to be reproduced for use at each reporting event. Use the blank only for making copies. Fill in the page number as each weekly or event report is made.

All reports are required to be kept at the site during construction. A three (3) ring binder is advised which will also contain the SWPPP documents.

STORMWATER POLLUTION PREVENTION PLAN

CONSTRUCTION ACTIVITIES REPORT

MAJOR GRADING ACTIVITES (Explain where major grading activities occur in a particular area, with dates for same.)

CEASED CONSTRUCTION ACTIVITIES (Explain when activities are temporarily or permanently ceased in a particular area, with dates for same.)

AREAS STABILIZED (Explain what particular areas are temporarily or permanently stabilized, including dates for same.)

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

INSPECTOR: _____ DATE: _____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____ INCHES

STABILIZATION MEASURES

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED (YES or NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

PLAN CHANGES

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

_____

_____

_____

_____

REASONS FOR CHANGES:

_____

_____

_____

_____

INSPECTOR'S SIGNATURE: _____ DATE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

OTHER CONTROLS

SILT FENCE / EROSION LOGS

LOCATION	CONDITION	IN PLACE?	HOW DEEP IS THE SEDIMENT
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

MAINTENANCE REQUIRED FOR SILT FENCE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE:

DOES MUCH SEDIMENT GET TRACKED ONTO ROAD:	ENTRY SURFACE CLEAN OR SEDIMENT FILLED?	DOES ALL TRAFFIC USE ENTRANCE (YES or NO)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

OTHER CONTROLS

PROTECTION OF TREES IN CONSTRUCTION AREAS:

LOCATION:	CONDITION	IN PLACE (YES or NO)

MAINTENANCE REQUIRED FOR TREE PROTECTION:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

OTHER CONTROLS

AREA / INLET PROTECTION:

LOCATION:	CONDITION	IN PLACE (YES or NO)

MAINTENANCE REQUIRED FOR INLET PROTECTION:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

STORMWATER WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

☐ Report for week of _____

☐ Event Report on _____

OTHER CONTROLS

CONCRETE TRUCK WASHOUT:

LOCATION	CONDITION	IN PLACE?	HOW DEEP IS THE SEDIMENT
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

MAINTENANCE REQUIRED FOR INTERCEPTION SWALE:

_____

_____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

COMMENTS:
Based on the results of the inspection, necessary control modifications shall be implemented within seven (7) calendar days. These reports shall be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years from the date that the site is finally stabilized. A copy of the SWPPP shall be kept at the site at all times during construction.

Certification Statement:
“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to assure that quality personnel property gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Signature: _____ Company: _____

Printed Name: _____ Telephone: _____

ATTACHMENT “J”

SCHEDULE OF INTERIM & PERMANENT SOIL STABLIZATION PRACTICES

If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

Post final grading, permanent soil stabilization shall occur at the first practical opportunity after the completion of construction activities in an area (Within fourteen days). Records must be kept as to when each soil stabilization measure was instituted in each area.

Reference erosion & sedimentation notes and detail in the construction plans.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Rock Creek Plaza
Regulated Entity Location: 2120 N. Mays St. Round Rock, Texas 78665
Name of Customer: R C Center Limited Partnership
Contact Person: Jonathan Saad Phone: _____
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	1 Each	$ 500
Extension of Time	Each	$

Signature: _____ Date: 01/15/2026

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

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

I Jonathan Saad,
Print Name

Manager
Title - Owner/President/Other

of R C Center Limited Partnership,
Corporation/Partnership/Entity Name

have authorized Antonio A. Prete, P.E.
Print Name of Agent/Engineer

of Waeltz & Prete, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

01/07/2026
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Saad 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 7th day of January 2026.

Johnnie L. Epps
NOTARY PUBLIC

JOHNNIE L. EPPS
Typed or Printed Name of Notary

JOHNNIE L EPPS
Notary Public, State of Texas
Comm. Expires 05-10-2029
Notary ID 12295125

MY COMMISSION EXPIRES: 5/10/2029

JOHNNIE L EPPS
Notary Public, State of Texas
Comm. Expires 05-10-2029
Notary ID 12295125

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

☐ 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:*

R C Center Limited Partnership

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0006477110	32036462045		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

11940 Jollyville Road Suite 300S

City	State	ZIP	ZIP + 4
Austin	TX	78759	2346

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	jsaad@danlyproperties.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 219-7717		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

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

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

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

Rock Creek Plaza

23. Street Address of the Regulated Entity: *(No PO Boxes)*	2120 N. Mays Street							
	City	Round Rock	**State**	TX	**ZIP**	78665	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	

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

27. Latitude (N) In Decimal:	30.528857		**28. Longitude (W) In Decimal:**	-97.689343	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	31	43.88	-97	41	21.63

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)
5812		722513	

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

Restaurant

34. Mailing Address:	**11940 Jollyville Road Suite 300S**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78759**	**ZIP + 4**	

35. E-Mail Address:	**jsaad@danlyproperties.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 219-7717		**( ) -**

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

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

SECTION IV: Preparer Information

40. Name:	Antonio A. Prete, P.E.	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 505-8953	11	( ) -	tony@w-pinc.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:	Waeltz & Prete, Inc.	**Job Title:**	President
Name*(In Print)* **:**	Antonio A. Prete, P.E.	**Phone:**	(512) 505-8953
Signature:		**Date:**	01/15/2026

SITE DEVELOPMENT PLANS FOR:

ROCK CREEK PLAZA

LOT 1, BLOCK 'A' (8.322 AC.)
REPLAT OF LOTS 1 AND 4, BLOCK 'A'
OF THE AMENDED PLAT OF
ROCK CREEK PLAZA SECTION 1

2120 N. MAYS ST.
ROUND ROCK, TEXAS 78665

JANUARY, 2026
CITY OF ROUND ROCK PROJECT NO. SDP 25-00014

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
PH: (512) 505-8953
EMAIL: tony@w-pinc.com

LANDSCAPE ARCHITECT:

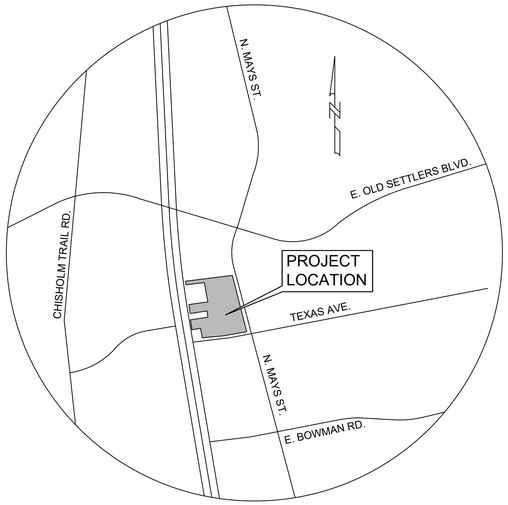
PAUL W. LINEHAN, RLA
LAND STRATEGIES, INC.
1411 W. 5TH ST. SUITE 100
AUSTIN, TEXAS 78703
PH: (512) 328-6050
EMAIL: LSI@LSIaustin.com

IMPERVIOUS COVER

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREET CURB & GUTTER	11,614 SF	11,614 SF
BUILDING FOOTPRINT (WITHIN LIMITS OF LOT ONLY)	93,531 SF	90,925 SF
PARKING, PRIVATE SIDEWALK (WITHIN LIMITS OF LOT ONLY)	226,870 SF	227,561 SF
TOTAL	332,015 SF (7.62 AC)	330,100 SF (7.58 AC.)
TOTAL AREA OF DISTURBANCE (LOC)		166,005 SF (3.81 AC.)

SUBMITTAL DATE TRACKING TABLE:

SUBMITTAL TYPE	DATE SUBMITTED	DATE RETURNED
PRE-SUBMITTAL MEETING	11 JUNE 2025	19 MAY 2025
SUBMITTAL #1	04 DEC 2025	



LOCATION MAP
NTS

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, PER PANEL NUMBER 48491C0489F, DATED DECEMBER 20, 2019.
3. THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE. EXISTING WATER QUALITY AND DRAINAGE FACILITIES ARE LOCATED ON-SITE. THERE WILL BE NO INCREASE IN IMPERVIOUS COVERWITH THIS DEVELOPMENT, THEREFORE NO NEW WATER QUALITY OR DRAINAGE FACILITIES ARE REQUIRED.
4. ALL SIGNAGE WILL REQUIRE A SEPARATE PERMIT. APPROVAL OF A SITE DEVELOPMENT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.

Texas 811
know what's below.
Call before you dig.

SHEET INDEX

SHT. No.	DESCRIPTION
C-1	COVER SHEET
C-2	PLAT SHEET (1 OF 2)
C-3	PLAT SHEET (2 OF 2)
C-4	GENERAL NOTES
C-5	EXISTING CONDITIONS & DEMOLITION PLAN
C-6	EROSION/ SEDEMENTATION CONTROL PLAN
C-7	SITE & DIMENSIONAL CONTROL PLAN
C-8	WATER PLAN
C-9	WASTEWATER PLAN
C-10	WASTEWATER PROFILE
C-11	STORM SEWER REALIGNMENT PLAN
C-12	PAVING, SIGNAGE, & STRIPING PLAN
C-13	GRADING PLAN (1 OF 2)
C-14	GRADING PLAN (2 OF 2)
C-15	DRAINAGE AREA MAP
C-16	ESC DETAILS (1 OF 2)
C-17	ESC DETAILS (2 OF 2)
C-18	SITE DETAILS (1 OF 3)
C-19	SITE DETAILS (2 OF 3)
C-20	SITE DETAILS (3 OF 3)
C-21	WATER DETAILS
C-22	WASTEWATER DETAILS (1 OF 2)
C-23	WASTEWATER DETAILS (2 OF 2)
C-24	STORM DETAILS
L1.00 - L1.02	LANDSCAPE PLAN
E052	PHOTOMETRIC PLAN
SDS-000 - 002	DUMPSTER PLAN

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER

15 JAN 26

ANTONIO A. PRETE, P.E. — DATE
STATE OF TEXAS #93759

JOB NO.: 168-003

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.

ACCEPTED FOR CONSTRUCTION

CITY OF ROUND ROCK, TEXAS — DATE
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

SWPPP PERMIT # _____
RECORDED PLAT DOC # _____

OWNER:

RC CENTER LIMITED PARTNERSHIP
MR. JONATHAN SAAD
11940 JOLLYVILLE RD. SUITE #300S
AUSTIN, TX 78759
PH:
EMAIL:

ENGINEER:

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

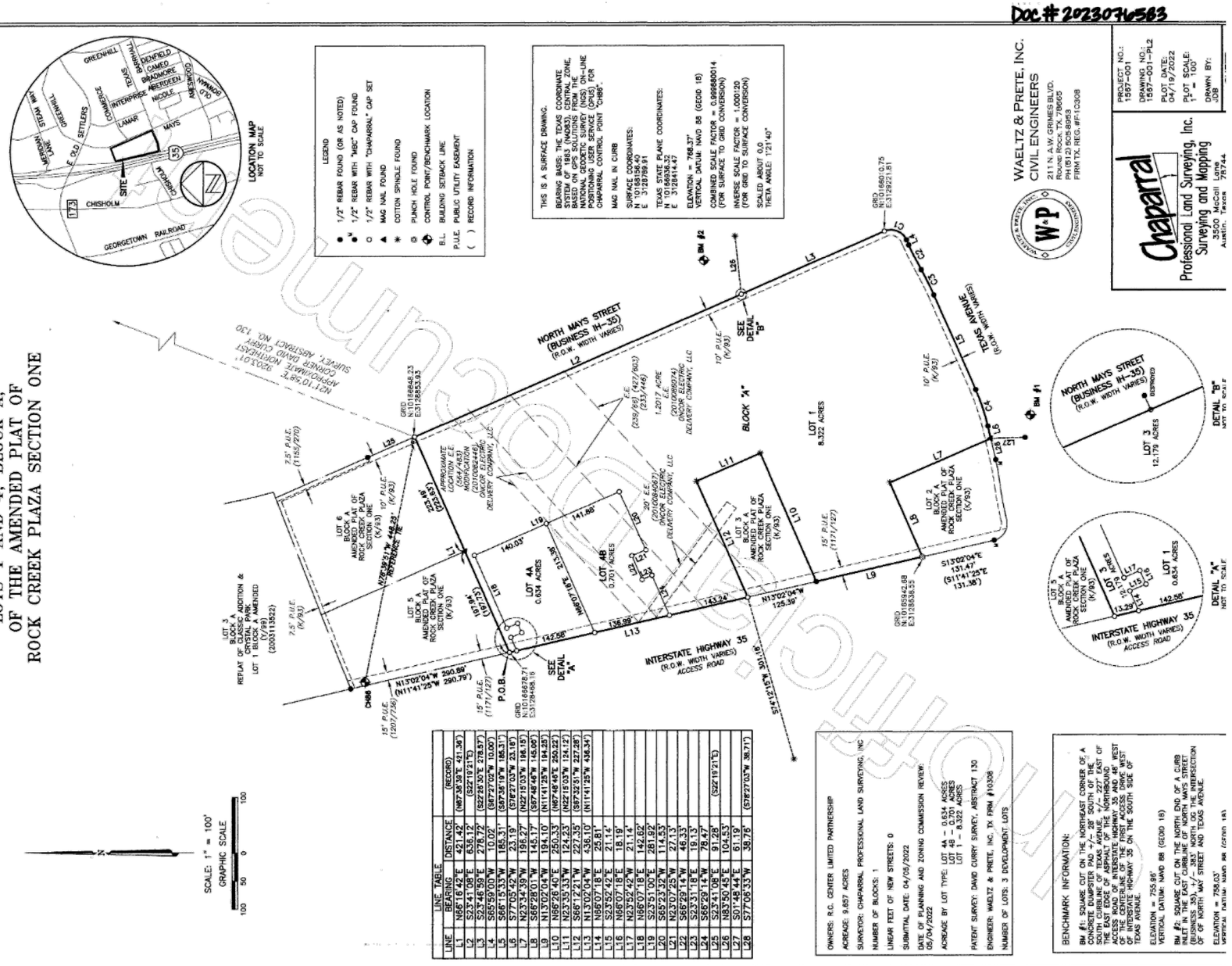
REVISIONS:

No.	Date	Revision	ACC.	DATE

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 CVR.dwg, 1/15/2026 2:10:11 PM, _DWG To PDF.pc3, 1:1, RW

DOC # 20230716583

REPLAT OF LOTS 1 AND 4, BLOCK A, OF THE AMENDED PLAT OF ROCK CREEK PLAZA SECTION ONE



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N66°16'42"E	421.42'	(N67°38'39"E 421.36')
L2	S23°41'09"E	636.12'	(S22°19'21"E 636.17')
L3	S65°49'00"W	278.02'	(S67°20'00"W 278.00')
L4	S66°18'53"W	185.31'	(S67°38'19"W 185.31')
L5	S77°05'42"W	23.19'	(S78°27'03"W 23.18')
L6	N23°34'39"W	196.27'	(N22°15'03"W 196.18')
L7	S66°28'01"W	145.17'	(S67°48'40"W 145.06')
L8	N13°02'04"W	194.10'	(N11°41'25"W 194.25')
L9	N66°26'40"E	250.33'	(N67°48'40"E 250.22')
L10	N23°35'33"W	124.23'	(N22°15'03"W 124.12')
L11	S66°12'21"W	227.35'	(S67°32'51"W 227.28')
L12	N13°02'04"W	436.10'	(N11°41'25"W 436.34')
L13	N86°07'18"E	25.81'	
L14	S23°52'42"E	21.14'	
L15	N86°07'18"E	18.19'	
L16	N23°52'42"W	21.14'	
L17	N86°07'18"E	142.62'	
L18	S23°51'00"E	281.92'	
L19	S65°23'32"W	114.53'	
L20	N23°07'25"W	27.13'	
L21	S66°29'14"W	46.33'	
L22	S23°31'18"E	19.13'	
L23	S66°29'14"W	78.47'	
L24	S23°41'08"E	91.28'	(S22°19'21"E)
L25	N83°50'45"E	104.53'	
L26	S01°48'44"E	61.19'	
L27	S77°06'33"W	38.76'	(S78°27'03"W 38.71')
L28			

OWNERS: R.C. CENTER LIMITED PARTNERSHIP
ACREAGE: 9.857 ACRES
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE: 04/05/2022
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 05/04/2022
ACREAGE BY LOT TYPE: LOT 4A – 0.634 ACRES; LOT 4B – 0.701 ACRES; R.O.W. – 8.322 ACRES
PATENT SURVEY: DAVID CURRY SURVEY, ABSTRACT 130
ENGINEER: WAELTZ & PRETE, INC., TX FIRM #10308
NUMBER OF LOTS: 3 DEVELOPMENT LOTS

BENCHMARK INFORMATION:
BM #1: SQUARE CUT ON THE NORTHEAST CORNER OF A CONCRETE DUMPSTER PAD +/- 28' SOUTH OF THE SOUTH CURBLINE OF TEXAS AVENUE, +/- 22' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTHBOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND 45' WEST OF THE CENTERLINE OF THE FIRST ACCESS DRIVE WEST OF INTERSTATE HIGHWAY 35 ON THE SOUTH SIDE OF TEXAS AVENUE.
ELEVATION = 755.95'
VERTICAL DATUM: NAVD 88 (GEOID 18)
BM #2: SQUARE CUT ON THE NORTH END OF A CURB INLET IN THE EAST CURBLINE OF NORTH MAYS STREET (BUSINESS 35), +/- 383' NORTH OF THE INTERSECTION OF NORTH MAYS STREET AND TEXAS AVENUE.
ELEVATION = 758.03'
VERTICAL DATUM: NAVD 88 (GEOID 18)

Waeltz & Prete, Inc.
CIVIL ENGINEERS
211 N. A.W. Grimes Blvd.
Round Rock, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
1/15/2026

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
PLAT SHEET
(1 OF 2)

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-2

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 PLAT.dwg, 1/15/2026 2:10:33 PM, , DWG To PDF.pc3, 1:1, JRW

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 PLAT.dwg, 1/15/2026 2:10:49 PM, _DWG To PDF.pc3, 1:1, JRW

REPLAT OF LOTS 1 AND 4, BLOCK A, OF THE AMENDED PLAT OF ROCK CREEK PLAZA SECTION ONE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT R.C. CENTER LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 9.657 ACRE TRACT OF LAND RECORDED IN CABINET K, SLIDE 93 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND 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 1 AND 4, BLOCK A, OF THE AMENDED PLAT OF ROCK CREEK PLAZA SECTION ONE SUBDIVISION.

R.C. CENTER LIMITED PARTNERSHIP
BY: _____
JONATHAN SAAD
TITLE: Manager
DATE: 08/16/2023

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16th DAY OF August 2023 BY, Jonathan Saad AS Manager OF R.C. Center 1st Ltd Partnership, STATE OF TEXAS, _____ ON BEHALF OF SAID Partnership

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: JOHNNIE L. EPPS
MY COMMISSION EXPIRES: 5/10/2025

JOHNNIE L. EPPS
Notary Public, State of Texas
Comm. Expires 05-10-2025
Notary ID 12295125

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, PAUL J. FLUGEL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 – SUBDIVISION DESIGN AND CONSTRUCTION, PART III – ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED.

Paul J. Flugel
PAUL J. FLUGEL, RPLS
REGISTRATION NO. 5095
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

4-19-2022
DATE

STATE OF TEXAS
PAUL J. FLUGEL
5095
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, ANTONIO A. PRETE, P.E., 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.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD
ROUND ROCK, TX 78665

19/Apr/22
DATE

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER

NOTES:

PLAT NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, 2018, AS AMENDED.
2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
3. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
4. NO PORTION OF THIS TRACT IS ENCROACHED BY AN A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0487F & 48491C0489F, EFFECTIVE 20-DEC-2019, FOR WILLIAMSON COUNTY, TEXAS.
5. A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS ABUTTING TEXAS AVENUE AND NORTH MAYS STREET.
6. A FIFTEEN-FOOT (15') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING IH35.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	30.00'	89°42'00"	46.97'	S21°20'50"W	42.32'	(S22°39'20"W 42.33')
C2	500.00'	5°44'32"	50.11'	S63°10'02"W	50.09'	(S64°40'22"W 50.04')
C3	499.54'	5°43'37"	49.93'	S63°30'03"W	49.91'	(S64°41'14"W 49.96')
C4	370.00'	10°43'15"	69.23'	S71°35'18"W	69.13'	(S72°56'14"W 69.03')

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH:(512) 505-8953
FIRM TX. REG. #F-10308

9.657 ACRES
DAVID CURRY SURVEY,
ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 9.657 ACRES IN THE DAVID CURRY SURVEY, ABSTRACT NO. 130, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 1 AND 4, BLOCK A, OF THE AMENDED PLAT OF ROCK CREEK PLAZA SECTION ONE, A SUBDIVISION OF RECORD IN CABINET K, SLIDE 93 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 9.657 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Interstate Highway 35 (IH35) (right-of-way width varies), being the northwest corner of said Lot 1 and also being the southeast corner of Lot 5, Block A, said Amended Plat of Rock Creek Plaza Section One, from which a 1/2" rebar found in the east right-of-way line of Interstate Highway 35, being the northwest corner said Lot 5 and also being the southwest corner of Lot 3, Block A, Replat of Clcesic Addition & Crystal Park Lot 1, Block A, Amended, a subdivision of record in Cabinet Y, Slide 99 of the Plat Records of Williamson County, Texas, bears North 13°02'04" West, a distance of 290.89 feet;

THENCE North 66°16'42" East, with the north line of Lot 1, same being the south lines of Lots 5 and 6, Block A, said Amended Plat of Rock Creek Plaza Section One, a distance of 421.42 feet to a 1/2" rebar with "Chaparral" cap set in the west right-of-way line of North Mays Street (Business IH-35) (right-of-way width varies), being the northeast corner of Lot 1 and also being the southeast corner of said Lot 6;

THENCE with the west right-of-way line of North Mays Street, same being the east line of Lot 1, the following three (3) courses and distances:

1. South 23°41'08" East, a distance of 636.12 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 23°46'59" East, a distance of 278.72 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the right, having a radius of 30.00 feet, a delta angle of 89°42'00", an arc length of 46.97 feet, and a chord which bears South 21°20'50" West, a distance of 42.32 feet to a 1/2" rebar found in the north right-of-way line of Texas Avenue (right-of-way width varies), same being the south line of Lot 1;

THENCE with the north right-of-way line of Texas Avenue, same being the south line of said Lot 1, the following six (6) courses and distances:

1. South 65°59'00" West, a distance of 10.02 feet to a 1/2" rebar found;
2. With a curve to the left, having a radius of 500.00 feet, a delta angle of 05°44'32", an arc length of 50.11 feet, and a chord which bears South 63°10'02" West, a distance of 50.09 feet to a 1/2" rebar found;
3. With a curve to the right, having a radius of 499.54 feet, a delta angle of 05°43'37", an arc length of 49.93 feet, and a chord which bears South 63°30'03" West, a distance of 49.91 feet to a 1/2" rebar found;
4. South 66°15'33" West, a distance of 183.31 feet to a 1/2" rebar found;
5. With a curve to the right, having a radius of 370.00 feet, a delta angle of 10°43'15", an arc length of 69.23 feet, and a chord which bears South 71°35'18" West, a distance of 69.13 feet to a 1/2" rbar found;
6. South 77°05'42" West, a distance of 23.19 feet to a Mag nail found for the southernmost southwest corner of Lot 1, being the southeast corner of Lot 2, Block A, said Amended Plat of Rock Creek Plaza Section One;

THENCE with the common lines of Lot 1 and said Lot 2, the following two (2) courses and distances:

1. North 23°34'39" West, a distance of 196.27 feet to a cotton spindle found for the northeast corner of Lot 2;
2. South 66°28'01" West, a distance of 145.17 feet to a punch hole found in the east right-of-way line of Interstate Highway 35, being the northwest corner of Lot 2 and also being the westernmost southwest corner of Lot 1;

THENCE North 13°02'04" West, with the east right-of-way line of Interstate Highway 35, same being the west line of Lot 1, a distance of 194.10 feet to a 1/2" rebar found for the southwest corner of Lot 3, Block A, said Amended Plat of Rock Creek Plaza Section One;

THENCE with the common lines of Lot 1 and said Lot 3, the following three (3) courses and distances:

1. North 66°26'40" East, a distance of 250.33 feet to a cotton spindle found for the southeast corner of Lot 3;
2. North 23°35'33" West, a distance of 124.23 feet to a cotton spindle found for the northeast corner of Lot 3;
3. South 66°12'21" West, a distance of 227.35 feet to a 1/2" rebar with "Chaparral" cap set in the east right-of-way line of Interstate Highway 35, being the northwest corner of Lot 3;

THENCE North 13°02'04" West, with the east right-of-way line of IH35, same being the west lines of Lot 1 and said Lot 4, a distance of 436.10 feet to the POINT OF BEGINNING, containing 9.657 acres of land, more or less.

APPROVED THIS 4 DAY OF MAY, 2023, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE CITY LIMITS OF THE CITY OF ROUND ROCK.

Rob Wendt
~~JENNIFER HENDERSON, CHAIRMAN~~ Rob Wendt, Chairman
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF September 2023 A.D., AT 8:15 O'CLOCK A.M., AND DULY RECORDED ON THE 13th DAY OF September 2023 A.D., AT 8:25 O'CLOCK A.M., IN THE PLAT RECORDS, OF SAID COUNTY IN DOCUMENT NO. 2023076583.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

Diane Lam
BY: DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744

PROJECT NO.: 1567-001
DRAWING NO.: 1567-001-PL2
PLOT DATE: 04/19/2022
PLOT SCALE: 1" = 100'
DRAWN BY: JDB

Doc # 2023076583

Unofficial Document

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH:(512) 505-8953
FIRM TX. REG. #F-10308

PROJECT: ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT: DANLY PROPERTIES

DESIGNED: JRW
DRAWN: JRW
APPROVED: AAP
DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE: PLAT SHEET (2 OF 2)

WP PROJECT NO.: 168-003
CORR PROJECT NO.: SDP25-00014

SHEET NO.: C-3

City of Round Rock, Texas
General Guidelines
Design and Construction Standards (DACS)
Dated - February 2024

GENERAL NOTES:

1. All construction shall be in accordance with the City of Round Rock (CORR) Design and Construction Standards (DACS) Specifications Manual.
2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc. (not planned for demolition or removal) that are damaged or removed, shall be repaired, or replaced, at the Contractor's expense.
3. The Contractor shall verify all depths and locations of existing utilities prior to any construction activities. Any discrepancies with the construction plans found in the field shall immediately be brought to the attention of the Engineer who shall be responsible for revising the plans as appropriate. Failure to complete this step prior to commencement of construction may result in significant delays and/or expenditures for which the City shall not be held liable.
4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade prior to final paving construction.
5. The Contractor shall provide the City of Round Rock with a 48-hour notice before beginning each phase of construction. Telephone (512) 218-5428 (Planning and Development Services Department – PDS)
6. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. This includes any areas located outside of the defined limits of construction (LOC), in rights-of-way (ROW), or located on adjacent properties. Revegetation of all disturbed or exposed areas shall consist of sodding or seeding, at the Contractor's discrepancy, as outlined in the City's Design and Construction Standards. The type of revegetation provided must be equivalent to or exceed the type of vegetation present prior to construction.
7. Prior to any construction, a pre-construction meeting shall be held between the City of Round Rock, the Design Engineer, the Contractor, subcontractors, other utility companies, and any affected parties or other entity the City or Design Engineer deem necessary.
8. The Contractor and the Design Engineer shall keep accurate records of all construction that deviates from the plans. Changes to approved, construction-stamped plans will require a revision from the Design Engineer that is approved by the City prior to field use. The Design Engineer shall furnish the City of Round Rock accurate "As-Built" record drawings following completion of all construction. These "As- Built" record drawings shall meet with the satisfaction of the Planning and Development Services Department prior to final acceptance of the project.
9. The City of Round Rock shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.
10. Whenever construction activities are taking place within an existing easement, the Contractor shall confine their work to within the bounds of said easement. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within any permanent or temporary easements. Clean-up shall be to the satisfaction of the City of Round Rock Civil Inspector and/or the City Engineer.
11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
12. Available permanent benchmarks (City of Round Rock Datum) with vertical datum information that may be utilized for the construction of this project and are described as follows: Reference sheet C-5 for benchmarks.
13. Reference sheet C-5 for horizontal and vertical datums.

TRENCH SAFETY NOTES:

1. In accordance with the Laws of the State of Texas and the U.S. Occupational Safety and Health Administration (OSHA) 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 shall be provided as part of a package required prior to the pre-construction meeting and any construction activities.
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 in such a manner 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 but, 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 Design Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are submitted to the City of Round Rock for review and approval

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 they shall be given a minimum 24-hour notice prior to any testing.
2. Public roadways constructed as part of any development permit shall be free from defects, patches, or repairs prior to acceptance by the City of Round Rock. Roadways shall have a clear surface free from any gouges, marring, or cracking to be considered suitable to the City of Round Rock Transportation Dept. No new roadways shall be accepted until all construction traffic related to this or any associated permit has ceased, and the roadway is open to and exclusively used by the general public.
3. Backfill behind the curb shall be compacted to obtain a minimum of 95% maximum density to within 3" of top of curb. Material used shall be primarily granular with no rocks larger than 6" in the greatest dimension. The remaining 3" shall be clean topsoil free from all clumps and suitable for sustaining plant life.
4. The depth of cover for all crossings under pavement including gas, electric, telephone, cable tv, water services, etc. shall be a minimum of 30" below subgrade.
5. Street 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 submitted to and approved by the City of Round Rock Planning and Development Services Department.
6. 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.
7. All reinforced concrete pipe (RCP) shall be minimum Class III. All public RCP shall be a minimum of 18-inches in diameter.
8. The subgrade material for the streets shown herein was tested by _____ on _____ and the paving sections designed in accordance with the current City of Round Rock design criteria. The paving sections are to be constructed as follows: Ref. sheet _____12_____ for pavement section.
9. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the accepted geotechnical report. Any adjustments that are required shall be made through revision of the construction plans and addendum to any accepted geotechnical report.
10. Where plasticity index (PI) is over 20, subgrades must be stabilized utilizing a method acceptable to the Planning and Development Services Department. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present. When utilizing lime for soil stabilization, placement shall be in the form of lime slurry, not pellets.

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), SDR26 Higher Pressure Rated (160 PSI), or Ductile Iron (AWWA C-100, min. class 200). Pipe material for gravity wastewater mains shall be SDR26 PVC, PVC (ASTM D2241 or D3034, max. DR-26), Ductile Iron (AWWA C-100, min. class 200).
3. Unless otherwise accepted by the Planning and Development Services Department, minimum depth of cover for all lines outside of the paved areas shall be 42" below finished grade and 30" below subgrade for all lines located in paved areas.
4. All fire hydrant and sprinkler leads shall be ductile iron pipe (AWWA C-100, min. class 200).
5. All ductile iron pipe and fittings shall be wrapped with a minimum of 8-mil polyethylene and sealed with duct tape or equal accepted by the City of Round Rock Civil Inspector.
6. The Contractor shall contact the City of Round Rock Inspector to coordinate utility tie-ins and notify them at least 48 hours prior to connecting to any 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. Core connections to fiberglass manholes are prohibited.
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 always be possessed by any parties who utilize water. Contact Water Distribution at (512) 801-4435 for additional information.
9. Line flushing, or any activity using a large quantity of water, must be scheduled a minimum (10) days in advance with the City of Round Rock 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 the City of Round Rock Civil Inspector. 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 their 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. Fee amounts may be obtained by contacting the City of Round Rock Environmental Services Laboratory at (512) 218-5561 or waterlab@roundrocktexas.gov.
12. The Contractor, at their expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all waterlines constructed. The Contractor shall provide all equipment (including pumps and gauges), supplies, and labor necessary to perform these tests. Quality and pressure testing shall be monitored by the City of Round Rock Civil Inspector.
13. The Contractor shall coordinate testing with the City of Round Rock Civil Inspector and provide no less than (24) hours of notice prior to performing sterilization, quality testing, or pressure testing.
14. The Contractor (or Subcontractors) shall not open or close any valves unless directed to do so by City of Round Rock personnel.
15. All water service, wastewater service and valve locations shall be appropriately marked as follows:
    - water service – "W" on top of curb (blue color)
    - wastewater service – "S" on top of curb
    - valve – "V" on face of curb
16. All valve boxes and covers shall be cast iron.
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 Design Engineer and approved by the City of Round Rock.
18. Contact the City of Round Rock Utilities and Environmental Services (UES) Department for assistance in determining existing water and wastewater locations.
19. The City of Round Rock Fire Department shall be notified (48) hours prior to the testing of any building sprinkler piping so that they may be present to 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

FIELD DENSITY CONTROL REQUIREMENTS		
SOIL DESCRIPTION	DENSITY, PERCENT	MOISTURE CONTENT
	TEX-115-E	
PI<15	≥98% Da* AND ≤ 105% Da	N/A
15≤ PI≤ 35	≥98% Da AND ≤ 102% Da	≥W opt + 3%
PI>35	≥95% Da AND ≤ 100% Da	≥W opt + 3%

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 (7AM-4PM) and possibly between 12 AM and 6 AM.
22. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 217, as applicable. All water construction shall be in accordance with TCEQ Regulations, 30 TAC Chapter 290. 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 (TMUTCD), 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.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. Erosion control measures, site work, and restoration work shall be in accordance with the City of Round Rock Design and Construction Standards (DACS) and Code of Ordinances.
2. All slopes shall be sodded or seeded with approved grass, grass mixtures, or ground cover that is suitable to the area and the 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. Installation and condition shall be regularly inspected by the City of Round
4. Rock for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
5. All temporary erosion control measures shall not be removed until revegetation has been established and approval received from the Civil Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove all once approved to do so by the Civil Inspector.
6. 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.

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 fire 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 all-weather 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-ft 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 than 13'-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. Pre-enhancement radio survey requirements include the following building types:
    - Greater than (5) Stories
    - Below grade plane
    - Wood framed construction greater than 50,000 SF
    - Concrete or metal framed construction greater than 25,000 SF
9. REQUIRED FIRE FLOWS: A project's minimum fire flow for the largest building shall be measured at (20) PSI residual pressure that is available for firefighting per the flows on tables B105.1 or B105.2 of the International Fire Code (IFC), Appendix B. DISCLAIMER: It is the responsibility of the developer and engineer to ensure these minimum fire flow requirements for the site are met via flow testing and water modeling.
10. SPRINKER SYSTEMS: Buildings equipped with any fire department connections (FDC) shall have a fire hydrant located within 100' of the FDC (remote FDC is permissible). FDC shall be identified on the site via signage.
11. GATES: If gates are provided along any fire access road/drive, minimum passable width shall not be less than (20) feet and shall comply with IFC Appendix D and Round Rock Code of Ordinances regarding emergency access systems. Gates will require a Knox-Box® key box that shall contain keys to gain necessary access as required by the fire code official.

LEGEND

REBAR WITH CAP FOUND	BARB-WIRE FENCE
FIRE HYDRANT	CHAIN-LINK FENCE
WATER METER	EDGE OF PAVEMENT
WATER VALVE	GAS LINE
WASTEWATER MANHOLE	UNDERGROUND ELEC.
SIGN	UNDERGROUND TELE.
TREE	WATER LINE
POWER POLE	WASTEWATER LINE
LIGHT POLE	WOOD FENCE
SPRLINKLER CONTROL VALVE	EASEMENT
BENCHMARK	PROPERTY LINE

BM #1

PUBLIC IMPROVEMENTS SUMMARY TABLE:

WATER LINE:

PIPE SIZE (IN)	MATERIAL	LENGTH (LF)	VOLUME (GAL)

NO PUBLIC IMPROVEMENTS

WATER VALVES:

SIZE (IN)	QTY	BRAND

NO PUBLIC IMPROVEMENTS

FIRE HYDRANTS

QTY	BRAND

NO PUBLIC IMPROVEMENTS

WASTEWATER LINE:

PIPE SIZE (IN)	MATERIAL	LENGTH (LF)	VOLUME (GAL)

NO PUBLIC IMPROVEMENTS

WASTEWATER MANHOLES:

SIZE	QTY

NO PUBLIC IMPROVEMENTS

STORM SEWER LINE:

PIPE SIZE (IN)	MATERIAL	LENGTH (LF)

NO PUBLIC IMPROVEMENTS

STORM SEWER MANHOLES:

SIZE	QTY

NO PUBLIC IMPROVEMENTS

INLETS:

SIZE	QTY

NO PUBLIC IMPROVEMENTS

STREET PAVEMENT HMAC:

QTY (SY)

NO PUBLIC IMPROVEMENTS

CURB & GUTTER:

QTY (LF)

NO PUBLIC IMPROVEMENTS

CONCRETE VALLEY GUTTERS:

QTY (LF)

NO PUBLIC IMPROVEMENTS

SIDEWALK:

SIZE (WIDTH)	QTY (LF)

NO PUBLIC IMPROVEMENTS

ABBREVIATIONS:

BOT = BOTTOM
CL = CLASS
CNC = TOP OF CONCRETE
DET = DETENTION
D/S = DOWNSPOUT
DI = DUCTILE IRON
ESMT = EASEMENT
EX = EXISTING
FG = FINISHED GROUND
FH = FIRE HYDRANT
FL = FLOWLINE
FPS = FEET PER SECOND
FLG = FLANGE
GB = GRADE BREAK
GV = GATE VALVE
HPT = HIGHPOINT
LOC = LIMITS OF CONSTRUCTION
LPT = LOW POINT
MH = MANHOLE
MJ = MECHANICAL JOINT
NG = NATURAL GROUND
PAV = TOP OF PAVEMENT
PDWF = PEAK DRY WEATHER FLOW
PWWF = PEAK WET WEATHER FLOW
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
REF = REFERENCE
RS = RESILIENT SEAT
SCH = SCHEDULE
SF = SILT FENCE
SLAB = TOP OF SLAB
SS = STORM SEWER
SSL = STORM SEWER LINE
SW = TOP OF SIDEWALK
TC = TOP OF CURB
TG = TOP OF GRATE
TOF = TOP OF FOOTING
TOI = TOP OF INLET
TOW = TOP OF WALL
TP = TREE PROTECTION
TR = TOP OF MANHOLE RIM
TYP = TYPICAL
WL = WATER LINE
WQ = WATER QUALITY
WSE = WATER SURFACE ELEVATION
WTR = WATER
WWL = WASTEWATER LINE
WWMH = WASTEWATER MANHOLE

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

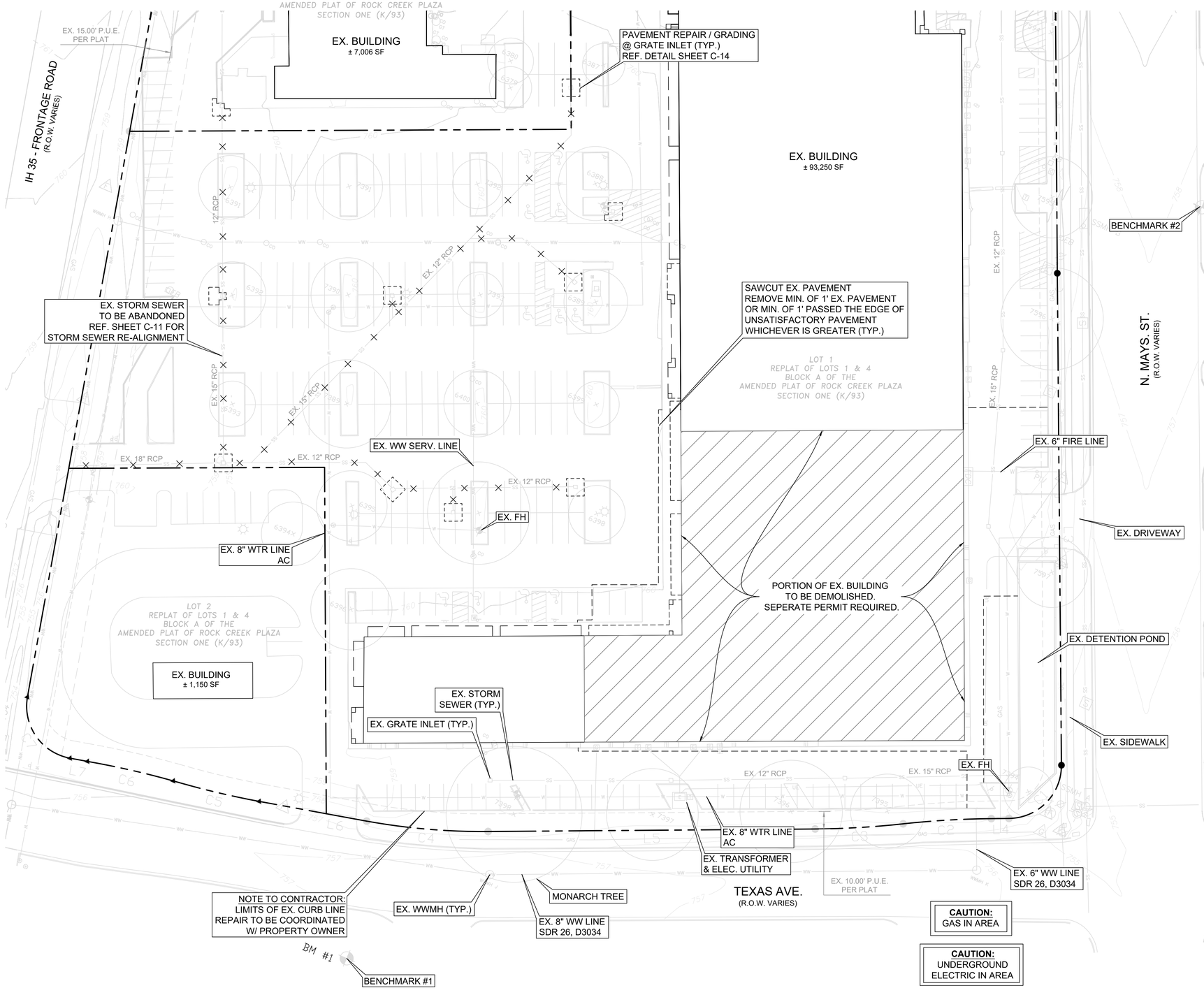
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
GENERAL NOTES

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-4

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 GEN-NOTES.dwg, 1/15/2026 2:10:23 PM, _DWG To PDF.pc3, 1:1, JRW



0 15 30 60
HORIZONTAL SCALE

Texas 811
know what's below.
Call before you dig.

NOTES:

1. DISTANCES ARE SURFACE DISTANCES.
2. COORDINATES ARE SURFACE VALUES WITH BEARING BASIS: NAD83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. COORDINATES FOR THIS FILE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012. BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, NAD83.
3. SURVEY WAS PROVIDED BY CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
4. CONTRACTOR'S SURVEYOR SHALL LEVEL / TRAVERSE THROUGH THE BENCHMARKS/ TRAVERSE POINTS NOTED ON THIS PLAN TO VERIFY VERTICAL/ HORIZONTAL DATUM.
5. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
6. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

BENCHMARK:

BM #1:
SQUARE CUT ON THE NORTHEAST CORNER OF A CONCRETE DUMPSTER PAD +/- 28' SOUTH OF THE SOUTH CURBLINE OF TEXAS AVENUE, +/- 227' EAST OF THE EAST EDGE OF ASPHALT OF THE NORTHBOUND ACCESS ROAD OF INTERSTATE HIGHWAY 35 AND 48' WEST OF THE CENTERLINE OF THE FIRST ACCESS DRIVE WEST OF INTERSTATE HIGHWAY 35 ON THE SOUTH SIDE OF TEXAS AVENUE.

ELEVATION = 755.96'
VERTICAL DATUM = NAVD-88 (GEOID 18)
N = 10165750.0893
E = 3128893.1622

BM #2:
SQUARE CUT ON THE NORTH END OF A CURB INLET IN THE EAST CURBLINE OF NORTH MAYS STREET BUSINESS 35 +/- 383' NORTH OF THE INTERSECTION OF NORTH MAYS STREET AND TEXAS AVENUE.

ELEVATION = 758.03'
VERTICAL DATUM = NAVD-88 (GEOID 18)
N = 10166332.5614
E = 3129169.8221

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/26

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

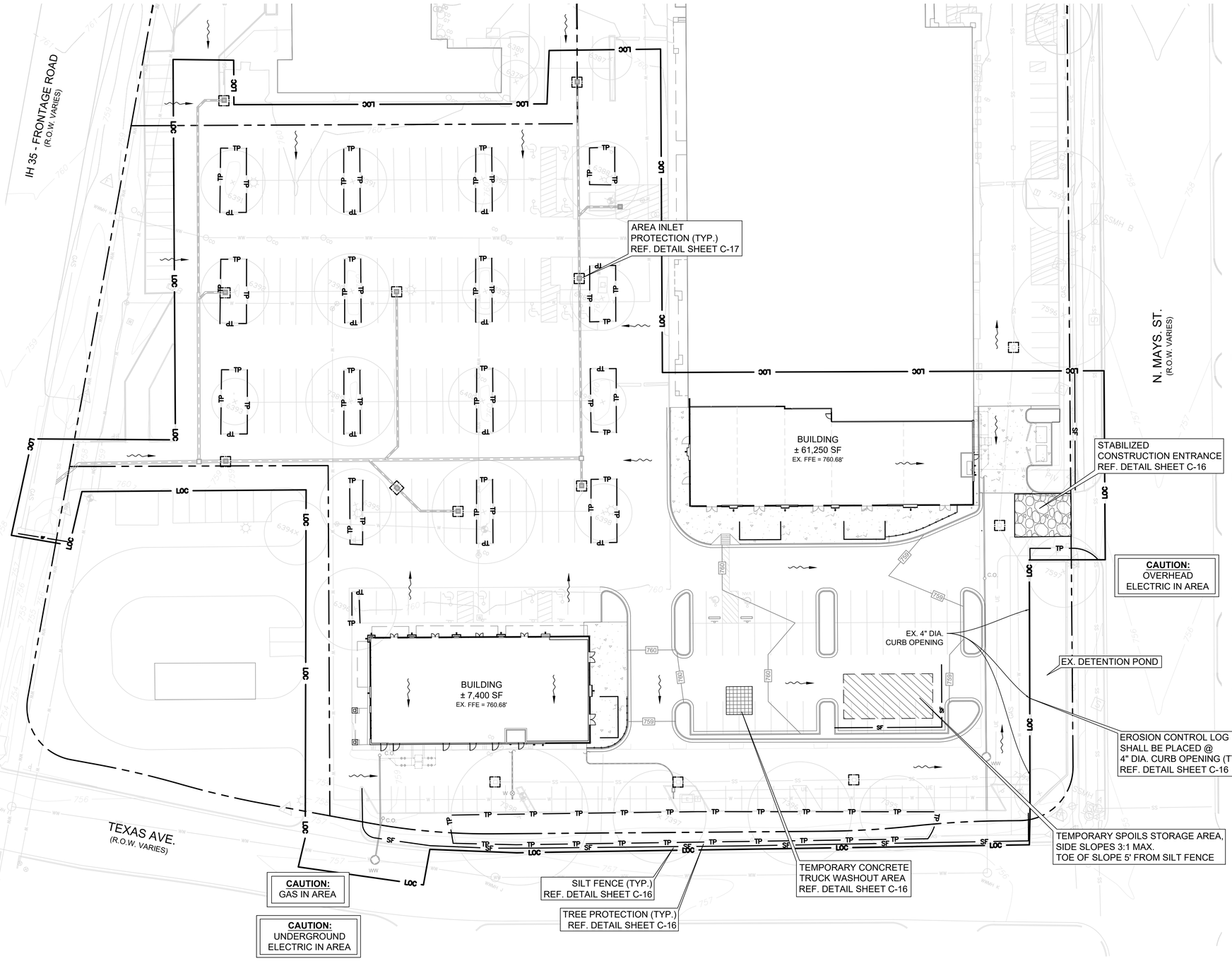
No. DATE REVISIONS RECOM'D

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-5

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HORIZONTAL SCALE

Texas 811
know what's below.
Call before you dig.

LEGEND

- SILT FENCE — SF
- LIMITS OF CONSTRUCTION — LOC
- TREE PROTECTION — TP
- INLET PROTECTION
- FLOW DIRECTION

NOTES:

1. ANY DIRT, MUD, DEBRIS, ETC., SPILLED TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC, SHALL BE IMMEDIATELY CLEANED UP.
2. THE CONTRACTOR MAY SUBMIT AN ALTERNATE PLAN FOR THE LOCATION OF THE STAGING & SPOILS AREA AND/OR THE CONCRETE TRUCK WASH OUT AREA.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. POST THE INSTALLATION OF PROPOSED INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICABLE
5. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY, MAINTAIN, REVISE, AND UPDATE THE PROJECT STORM WATER PREVENTION POLLUTION PLAN (SWPPP), AS REQUIRED IN ACCORDANCE WITH THE GENERAL PERMIT TXR 150000.
6. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

RECOM'D
REVISIONS
No. DATE

SHEET TITLE:

EROSION/
SEDEMENTATION
CONTROL PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-6

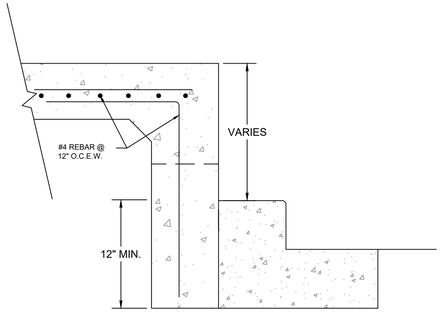
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SITE PLAN INFORMATION:

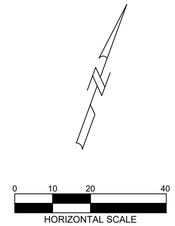
LEGAL DESCRIPTION:	LOT 1, BLOCK 'A' (8.322 AC.) REPLAT OF LOTS 1 AND 4 BLOCK A OF THE AMENDED PLAT OF ROCK CREEK PLAZA SEC 1
SITE ADDRESS:	2120 N. MAYS ST.
PROPOSED USE:	COMMERCIAL
TYPE OF CONSTRUCTION:	TYPE II-B
BUILDING OCCUPANCY:	A-2, M
SITE ZONING:	C-1
BUILDING SET BACKS:	15' ROW, 10' REAR, 10' SIDE
FIRE FLOW REQUIREMENT:	SMALL BLDG (±7,400 SF) 1,750 GPM (W/O FIRE SPRINKLER SYSTEM) 1,500 GPM (W FIRE SPRINKLER SYSTEM) LARGE BLDG (±61,250 SF) 5,250 GPM (W/O FIRE SPRINKLER SYSTEM) 2,625 GPM (W FIRE SPRINKLER SYSTEM)
EXISTING IMPERVIOUS COVER:	7.622 AC. (91.59%)
PROPOSED IMPERVIOUS COVER:	7.578 AC. (91.06%)

NOTES:

1. NO PORTION OF THIS SITE IS WITHIN THE FEMA 100 YEAR FLOODPLAIN AS PER PANEL NUMBER 48491C0489F, DATED DECEMBER 20, 2019.
2. ALL PARKING CURB RETURNS ARE 3' RADII UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK RAMP CURB RETURNS ARE 1' RADII UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS & REMOTE FDC.
6. TYPICAL PARKING SPACES SHALL BE 9' x 18.0' UNLESS OTHERWISE NOTED.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS. DO NOT LAYOUT BUILDING / BUILDINGS BASED ON CIVIL DRAWINGS.
8. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR.
9. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.



S/W TOE-DOWN
NTS



LEGEND

DELINEATES ACCESSIBLE ROUTE . . . . . .

PARKING REQUIREMENTS:

GROSS FLOOR AREA:

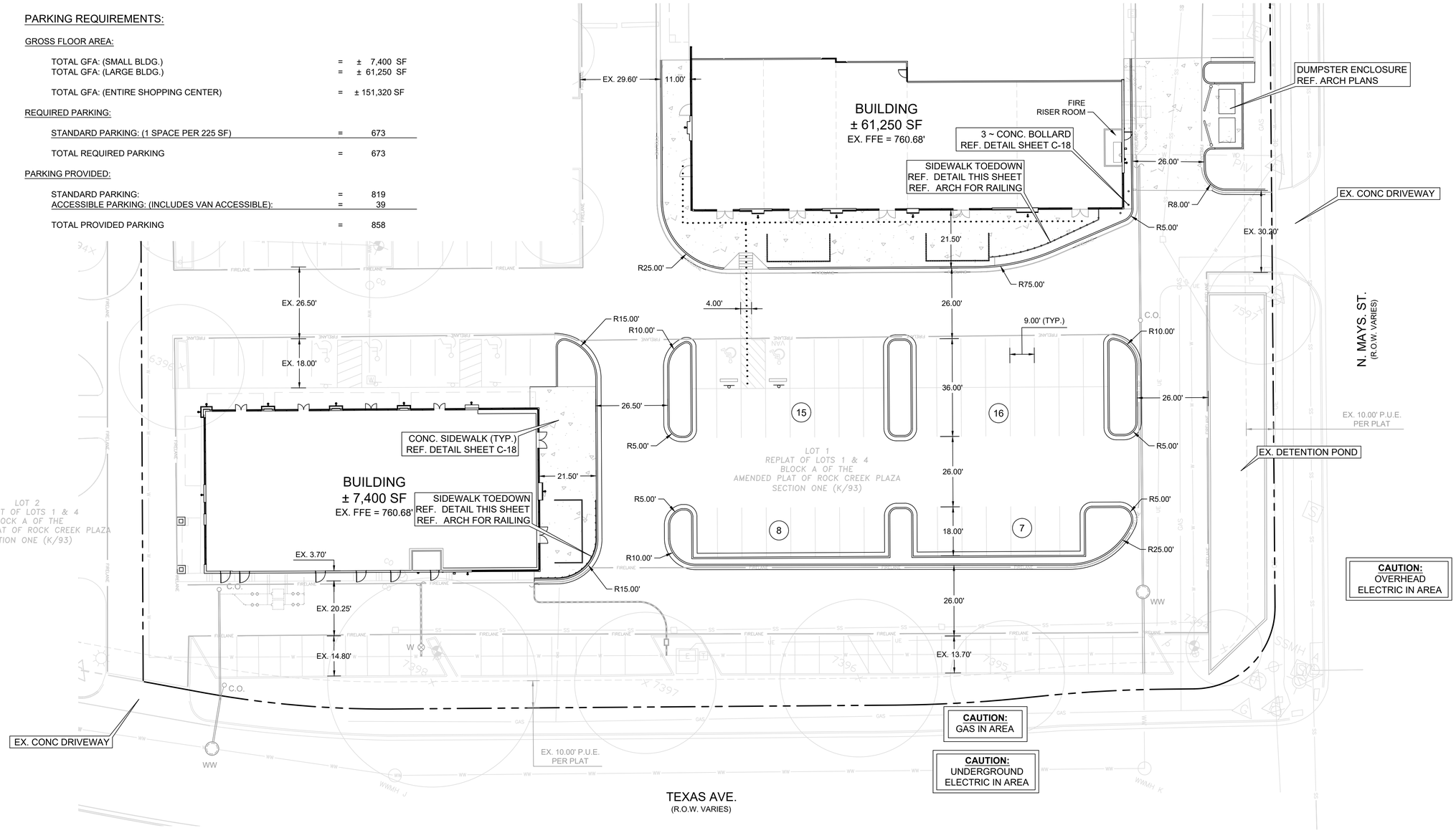
TOTAL GFA: (SMALL BLDG.)	=	± 7,400 SF
TOTAL GFA: (LARGE BLDG.)	=	± 61,250 SF
TOTAL GFA: (ENTIRE SHOPPING CENTER)	=	± 151,320 SF

REQUIRED PARKING:

STANDARD PARKING: (1 SPACE PER 225 SF)	=	673
TOTAL REQUIRED PARKING	=	673

PARKING PROVIDED:

STANDARD PARKING:	=	819
ACCESSIBLE PARKING: (INCLUDES VAN ACCESSIBLE):	=	39
TOTAL PROVIDED PARKING	=	858



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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

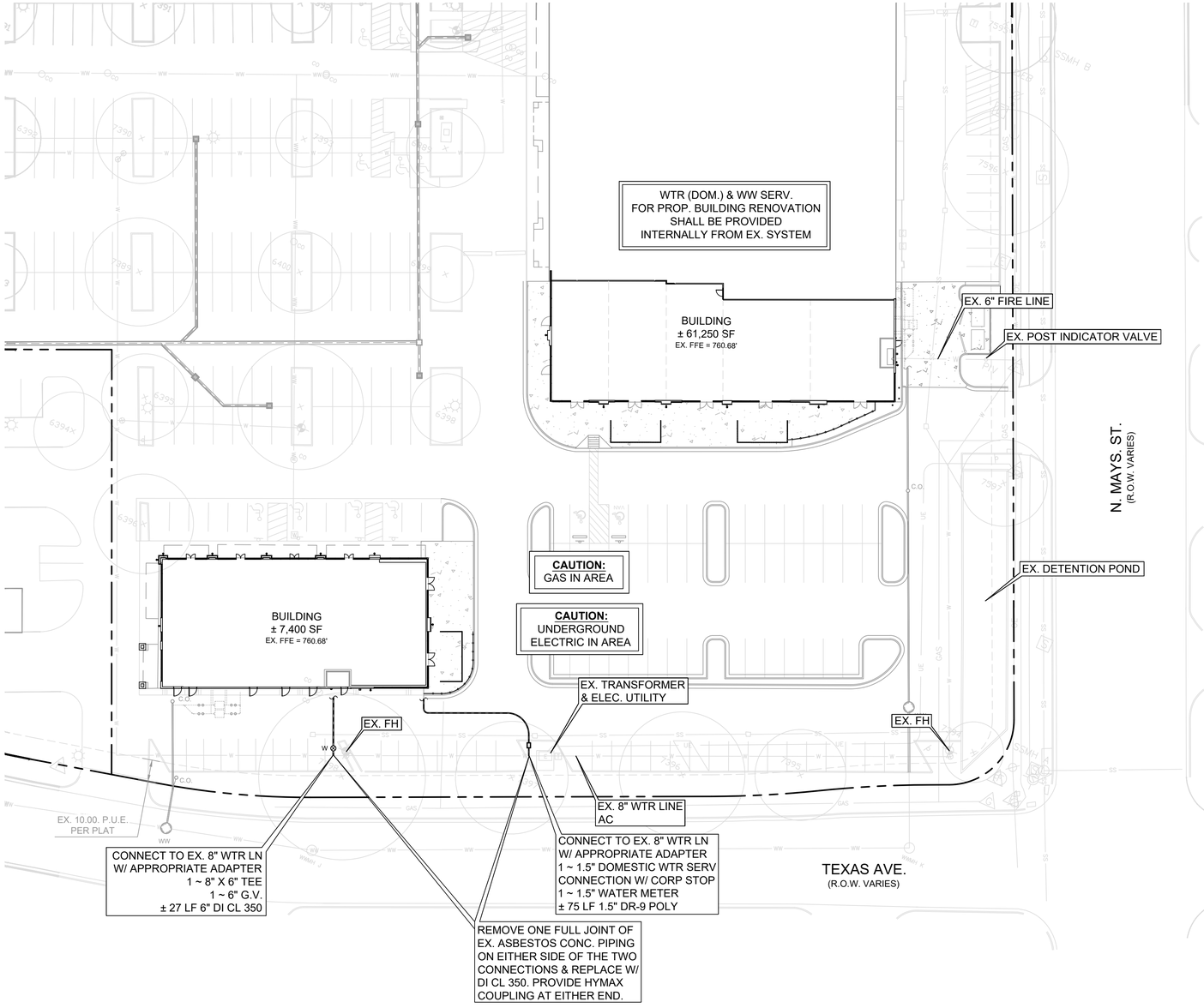
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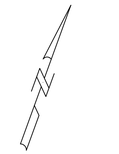
SITE &
DIMENSIONAL
CONTROL PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-7

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know what's **below.**
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NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.
4. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF ROUND ROCK.
5. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.
6. ADJUST ALL MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.
7. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
8. RESTRAIN ALL 6" PIPE FITTINGS, VALVES, ETC. RESTRAINT LENGTHS SHALL BE 35' LF FORWARD AND BACKWARDS OF THE FITTING, VALVE, ETC. USE MEGALUG OR APPROVED EQUAL.
9. ALL FITTINGS SHALL HAVE THRUST BLOCKING.
10. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
93759
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1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

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DRAWN: JRW DATE: 1/15/2026

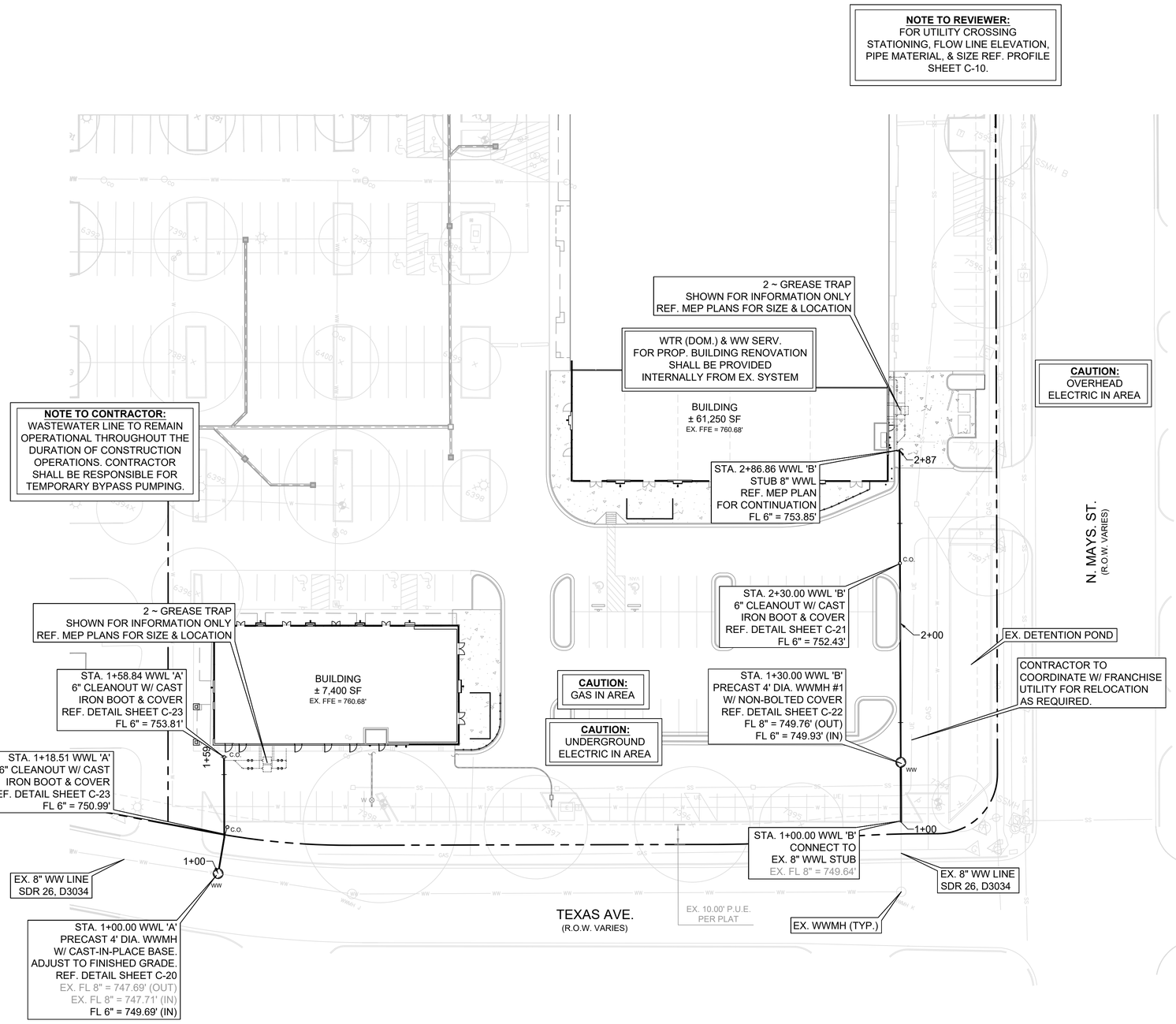
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

WATER PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-8

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0 15 30 60
HORIZONTAL SCALE

Texas 811
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6. ADJUST ALL EXISTING & PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.
7. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
1/15/2026

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

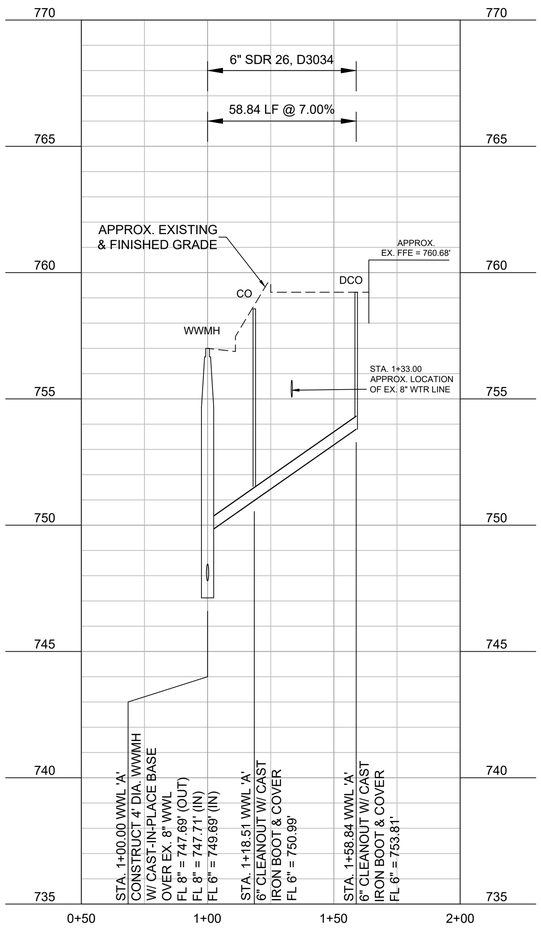
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SHEET TITLE:
WASTEWATER PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

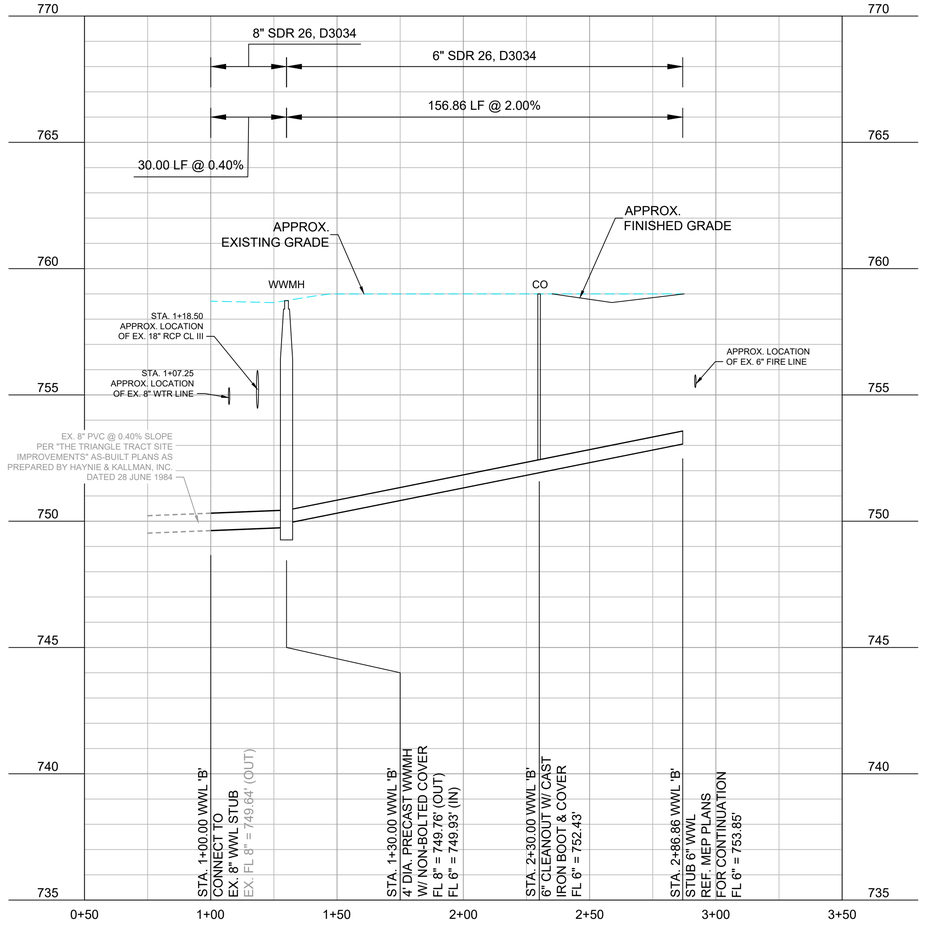
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C-9

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WASTEWATER LINE 'A' PROFILE

SCALE: 1" = 30' HORZ.
1" = 3' VERT.



WASTEWATER LINE 'B' PROFILE

SCALE: 1" = 30' HORZ.
1" = 3' VERT.

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STATE OF TEXAS
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93759
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1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

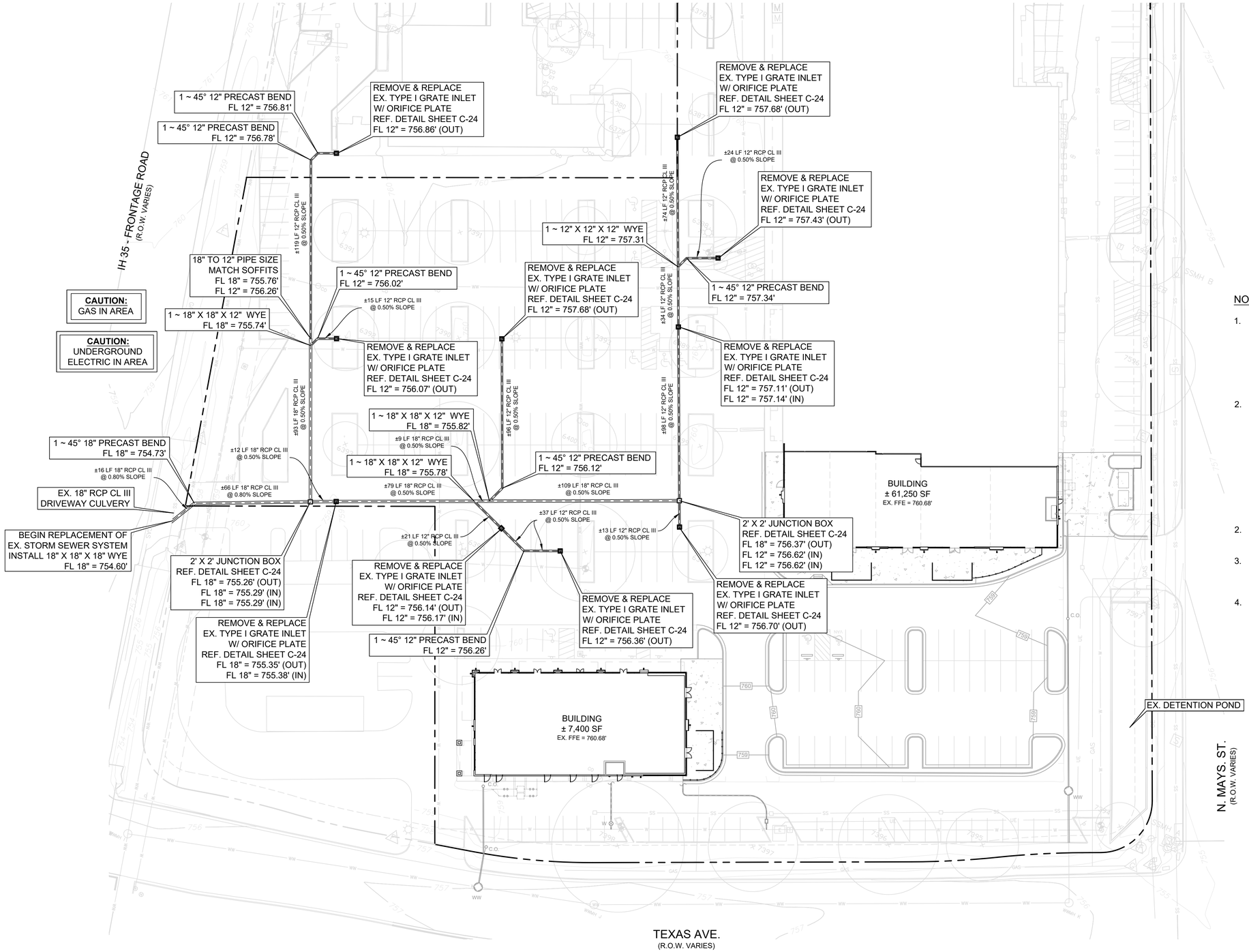
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WASTEWATER PROFILE

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-10

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HORIZONTAL SCALE

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NOTES:

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2. ALL STORM SEWER BENDS AND WYES SHALL BE PREFABRICATED.
3. ALL STORM SEWER INLETS AND JUNCTION BOXES SHALL BE PREFABRICATED UNLESS OTHERWISE NOTED.
4. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/26

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
STORM SEWER
REALIGNMENT
PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-11

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 STORM.dwg, 1/15/2026 2:13:43 PM, _DWG To PDF.pc3, 1:1, RW

NOTES:

1. PAVEMENT SECTIONS WERE PREPARED BY _____. THE CONSTRUCTION AND TESTING SHALL COMPLY WITH THEIR RECOMMENDATIONS FROM THE " _____" GETECHNICAL ENGINEERING REPORT DATED _____.

   P.O.C.:
   PHONE NO.:

2. LIGHT DUTY PAVEMENT AREAS ARE DEFINED AS PARKING STALLS & MEDIUM DUTY PAVEMENT AREAS ARE DEFINED AS DRIVE AISLES AND FIRE LANES.

3. CONCRETE PAVING SHALL HAVE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 12.5 FEET. DEPTH OF JOINTS SHALL BE AT LEAST 1/4 OF THE SLAB THICKNESS. THE JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT REAR OR RAVEL WHEN CUT, WITHIN 6-12 HOURS OF PLACEMENT.

4. SUPPORT REINFORCEMENT STEEL WITH CHAIRS OF PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.

5. PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEYED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINT AT PLANNED CONTRACTION JOINT LOCATIONS.

6. ALL JOINTS SHALL BE SEALED IN ACCORDANCE WITH CORR SPECIFICATION ITEM 360.

7. STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75% OF THE DESIGN STRENGTH, USUALLY 7 DAYS.

8. CONCRETE JOINTING FOR SIDEWALKS SHALL MATCH THE ADJACENT CURB OR PAVEMENT JOINTING.

9. SIDEWALKS ADJACENT TO CURB AND GUTTERS SHALL BE DOWELED TO PREVENT DIFFERENTIAL MOVEMENT.

10. SIDEWALKS AT DOORWAY LOCATIONS SHALL BE DOWELED TO THE BUILDING FOUNDATION TO PREVENT DIFFERENTIAL MOVEMENT.

11. CURBS WITHIN THE LIMITS OF CONCRETE PAVEMENT SHALL BE MONOLITHICALLY POURED WITH PAVEMENT.

12. FIRE ACCESS ALL WEATHER SURFACE (CONCRETE OR ASHPALT) IS REQUIRED FOR FIRE APPARTUS ACCESS ROADS BEFORE GOING VERTICAL WITH OR BRINGING CONBUSTIBLE MATERIALS TO THE CONSTRUCTION SITE. MUST SUPPORT 75,000 POUNDS. HYDRANTS AT THE CONSTRUCTION SITE SHALL BE IN SERVICE.

13. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

PAVEMENT SECTION RECOMMENDATIONS

FLEXIBLE PAVEMENT SECTION	LIGHT	MEDIUM
HOT MIX ASPHALTIC CONCRETE (TYPE D)		
CRUSHED LIMESTONE BASE		

RIGID PAVEMENT SECTION
JOINTED REINFORCED CONCRETE PAVEMENT 3600 PSI @ 28 DAYS

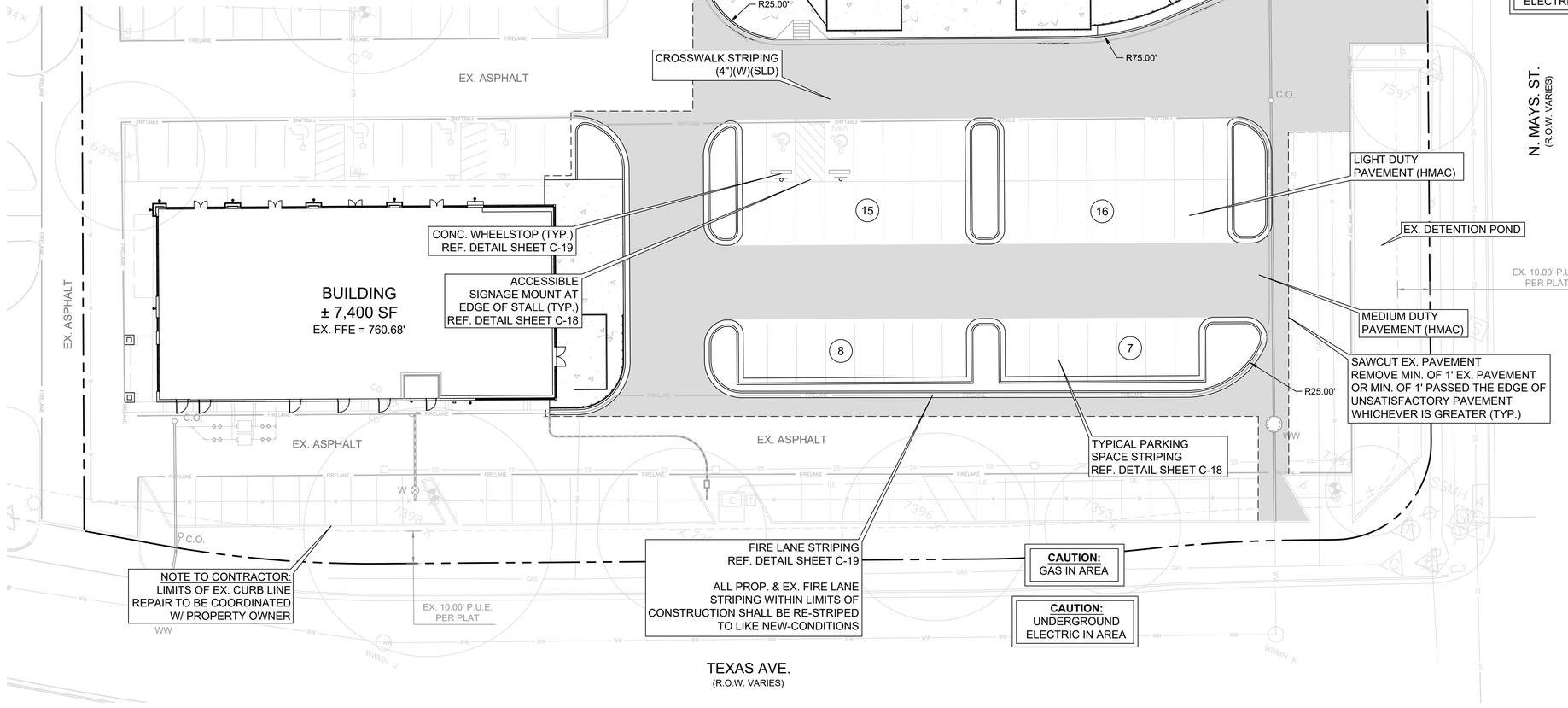
LEGEND:

MEDIUM DUTY PAVEMENT (HMAC)

LIGHT DUTY PAVEMENT (HMAC)

0 10 20 40
HORIZONTAL SCALE

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

RECOMD
REVISIONS
No. DATE

SHEET TITLE:

PAVING, SIGNAGE, & STRIPING PLAN

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-12

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 PAV.dwg, 1/15/2026 2:11:49 PM, _DWG To PDF.pc3, 1:1, JRW

0 10 20 40
HORIZONTAL SCALE

know what's below. Call before you dig.

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS AND RAMP/ RAIL SECTIONS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

LEGEND

DELINEATES ACCESSIBLE ROUTE

FLOW DIRECTION

MATCHLINE REF SHEET C-14

BUILDING
± 61,250 SF
EX. FFE = 760.68'

BUILDING
± 7,400 SF
EX. FFE = 760.68'

MEET & MATCH EX. PAVEMENT (TYP.)

EX. HPT

2 ~ 7" CONC. STEPS TAPER STEPS AS REQUIRED. REF. DETAIL SHEET C-20

SW @ DOOR = 760.64 (TYP.)

EX. PAV = ±759.93

EX. PAV = ±759.42

EX. PAV = ±759.56

EX. PAV = ±759.97

EX. PAV = ±760.18

EX. TC = ±760.50

EX. TG = ±758.30

EX. TG = ±758.20

EX. TG = ±758.45

EX. TG = ±758.32

EX. PAV = ± 759.00

EX. PAV = ± 758.65

EX. PAV = ± 758.80

EX. 4" PVC ±758.35

EX. DETENTION POND

MEET & MATCH EX. PAVEMENT (TYP.)

NOTE TO CONTRACTOR: CONTRACTOR TO PROVIDE & ENSURE POSITIVE DRAINAGE TO EX. 4" DIA. CURB OPENING. (TYP.)

CAUTION: OVERHEAD ELECTRIC IN AREA

CAUTION: GAS IN AREA

CAUTION: UNDERGROUND ELECTRIC IN AREA

N. MAYS. ST.
(R.O.W. VARIES)

TEXAS AVE.
(R.O.W. VARIES)

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

RECOMD
REVISIONS
DATE
No.

SHEET TITLE:

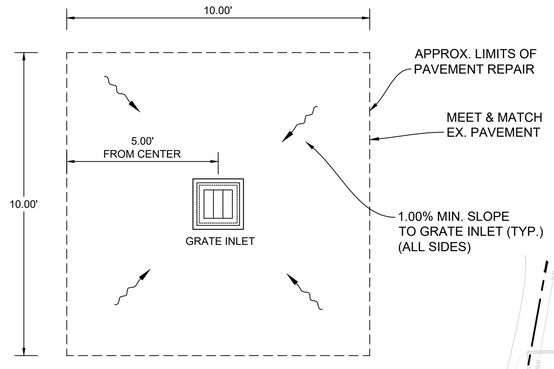
GRADING PLAN
(1 OF 2)

WP PROJECT NO.:
168-003

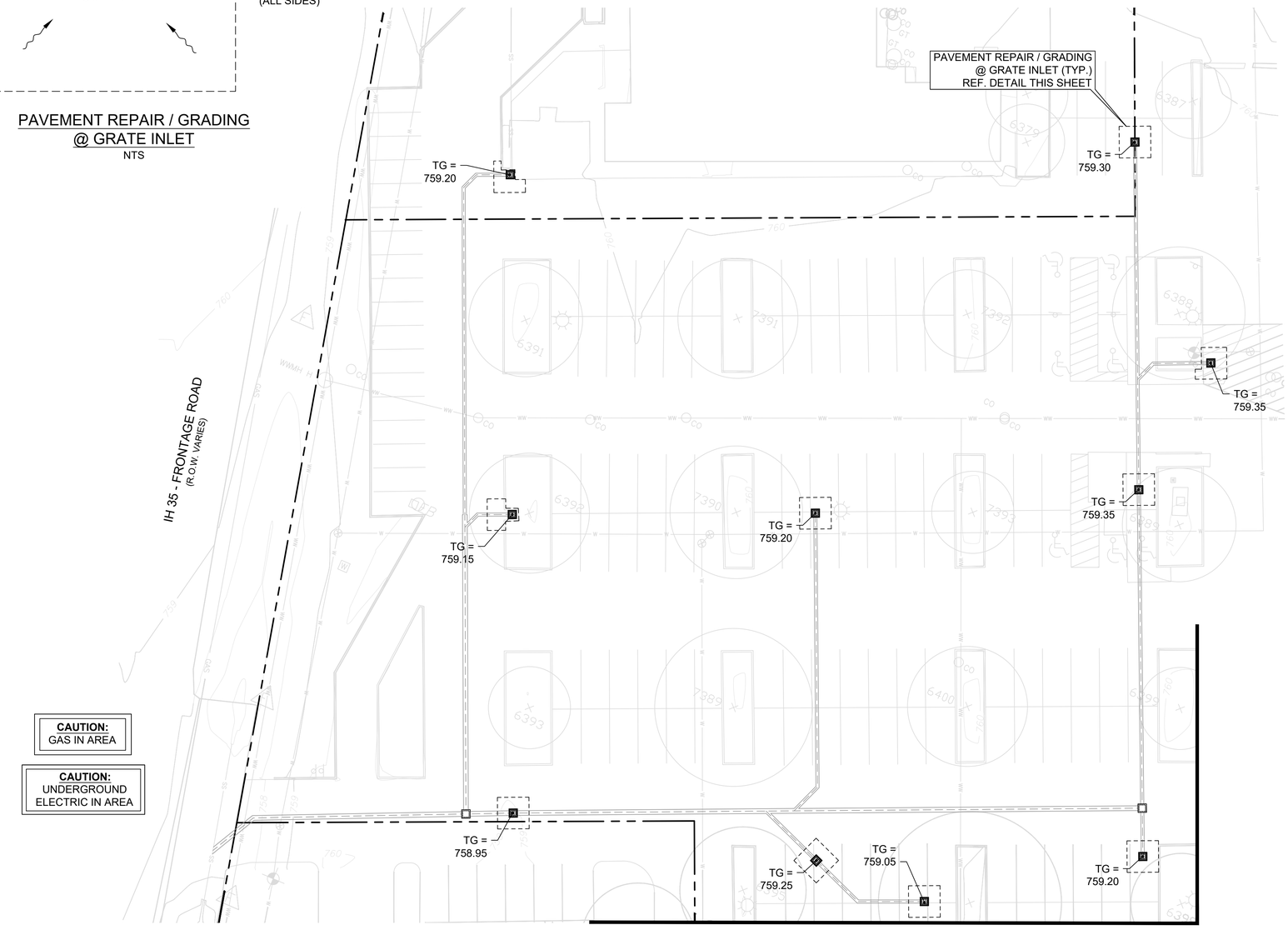
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-13

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PAVEMENT REPAIR / GRADING
@ GRATE INLET
NTS



MATCHLINE REF SHEET C-13





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

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS AND RAMP/ RAIL SECTIONS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

GRADING PLAN
(2 OF 2)

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-14

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 GRAD.dwg, 1/15/2026 2:13:58 PM, _DWG To PDF.pc3, 1:1, JRW

EXISTING CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14 BRUSHY CREEK WATERSHED):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
EX-1	4.04	5.0	93.81	0.72	0.80	0.85	0.94	6.24	9.13	11.00	14.20	18.15	29.51	37.77	53.93
EX-2	3.50	5.0	99.43	0.75	0.83	0.88	0.97	6.24	9.13	11.00	14.20	16.38	26.52	33.88	48.21
												34.53	56.03	71.65	102.13

FUTURE CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14 BRUSHY CREEK WATERSHED):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
DA-1	4.04	5.0	93.56	0.72	0.80	0.85	0.94	6.24	9.13	11.00	14.20	18.15	29.51	37.77	53.93
DA-2	3.50	5.0	98.00	0.74	0.82	0.87	0.96	6.24	9.13	11.00	14.20	16.16	26.20	33.50	47.71
												34.31	55.71	71.27	101.64

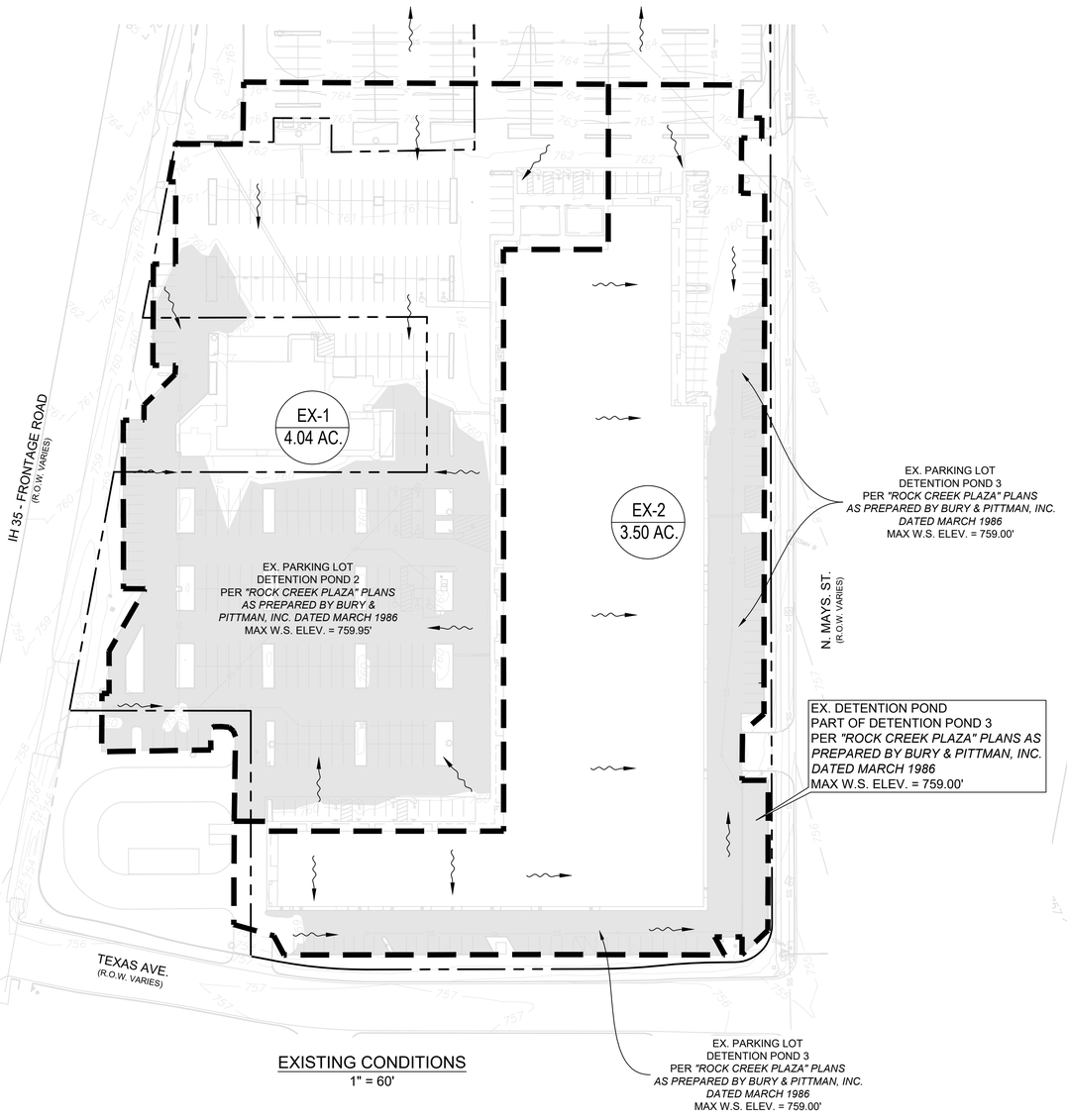
NOTE:

1. STORM WATER RUNOFF FROM THIS DEVELOPMENT DRAINS TO EXISTING DETENTION POND / PARKING LOT DETENTION 2 & 3 PER "ROCK CREEK PLAZA" PLANS AS PREPARED BY BURY & PITTMAN, INC. DATED MARCH 1986.
2. A VOLUME INCREASE OF 420 CF IS PROPOSED FOR DETENTION POND 3.
3. THIS PROJECT HAS AN OVERALL NET DECREASE IN IMPERVIOUS COVER AND RUNOFF. THEREFORE, THERE IS NO IDENTIFIABLE OR ADVERSE IMPACT TO BUILDINGS ON-SITE OR DOWNSTREAM.
4. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

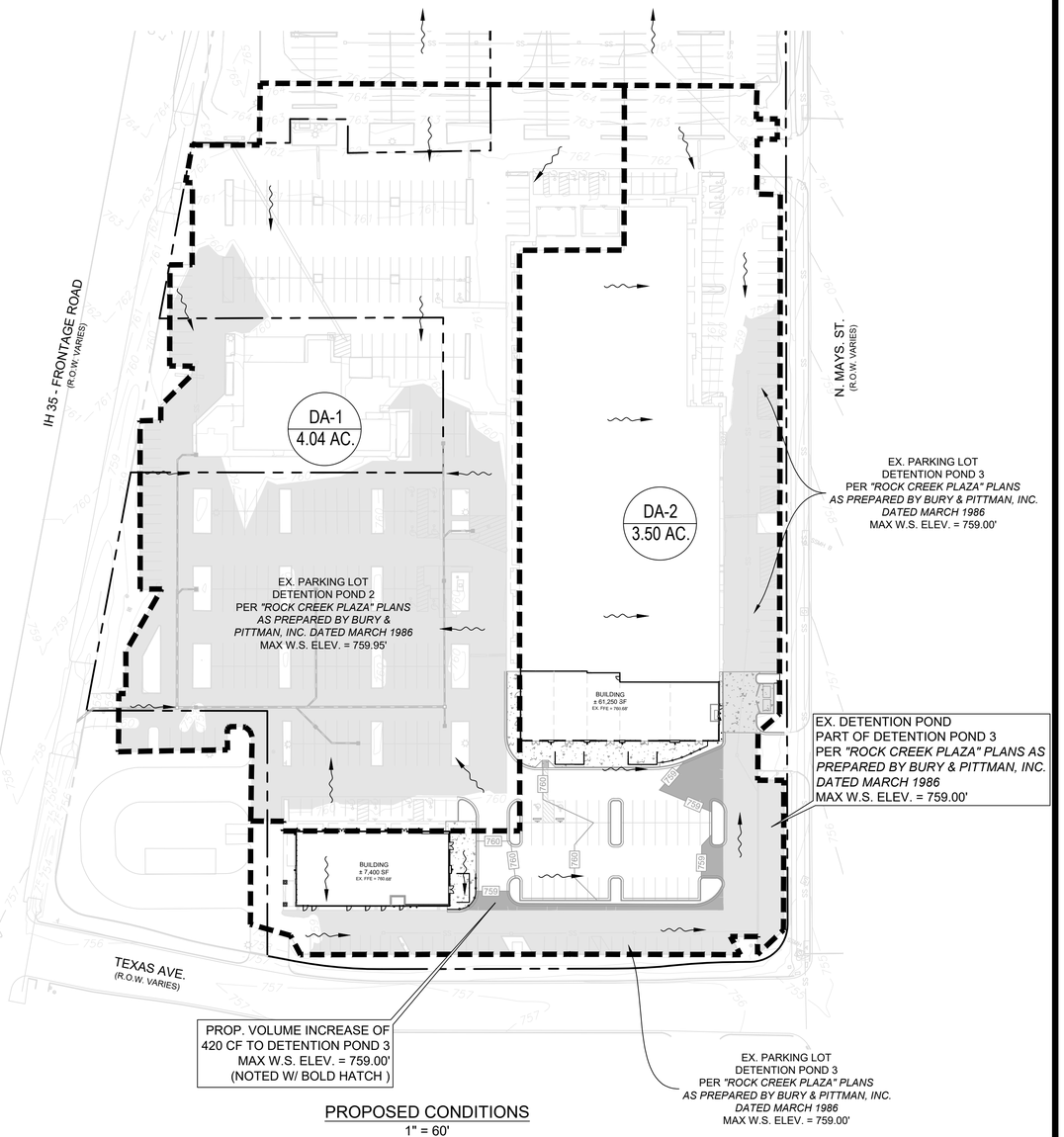
LEGEND

- EX. DRAINAGE BOUNDARY
- PROP. DRAINAGE BOUNDARY
- FLOW DIRECTION
- EX. PARKING LOT DETENTION & DETENTION POND AREA
- PROP. ADDITIONAL PARKING LOT DETENTION & DETENTION POND AREA

0 30 60 120
HORIZONTAL SCALE



EXISTING CONDITIONS
1" = 60'



PROPOSED CONDITIONS
1" = 60'

WAELTZ & PRETE, INC.
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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:
ROCK CREEK PLAZA
2120 N. MAYS ST.

CLIENT:
DANLY PROPERTIES

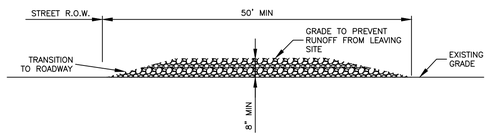
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS
		RECOMD

SHEET TITLE:
DRAINAGE AREA MAP

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014
SHEET NO.:
C-15

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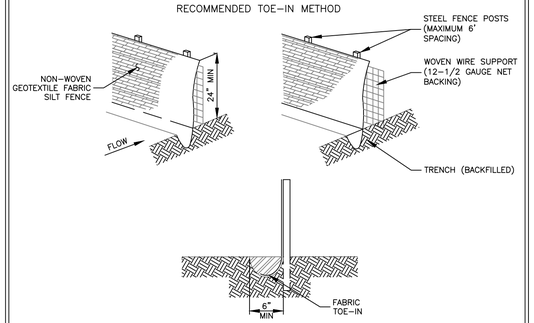
CROSS SECTION

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 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	ROUND ROCK, TEXAS FUTURE RIVERS TRADITIONS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

STABILIZED CONSTRUCTION ENTRANCE
NTS



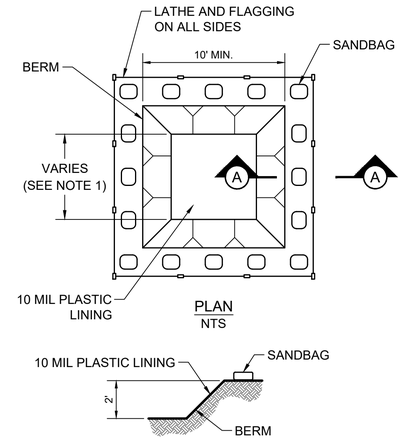
CROSS SECTION

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

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

SILT FENCE
NTS



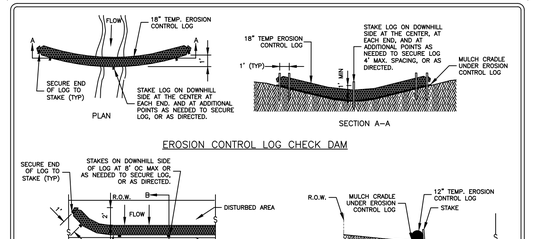
INSTALLATION NOTES:

1. 10' MIN. OR AS REQUIRED TO CONTAIN WASTE CONCRETE.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER EVERY STORM EVENT.

TEMPORARY CONCRETE TRUCK WASHOUT AREA
NTS



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 FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS,100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL, EXCLUDING STRAW AND HAY.
5. STAKES SHALL BE 2" X 2" 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 DATE	EROSION CONTROL LOG DETAIL	ROUND ROCK, TEXAS FUTURE RIVERS TRADITIONS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

EROSION CONTROL LOG
NTS

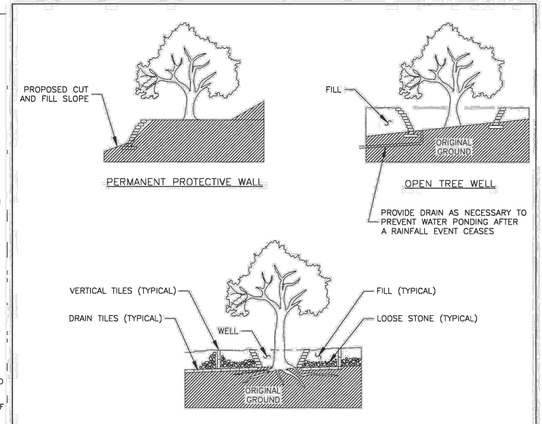
1. ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
2. ALL TREES SHOWN TO BE RETAINED ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.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

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

SCALE: NTS

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

PROTECTION NOTES
NTS



NOTE:

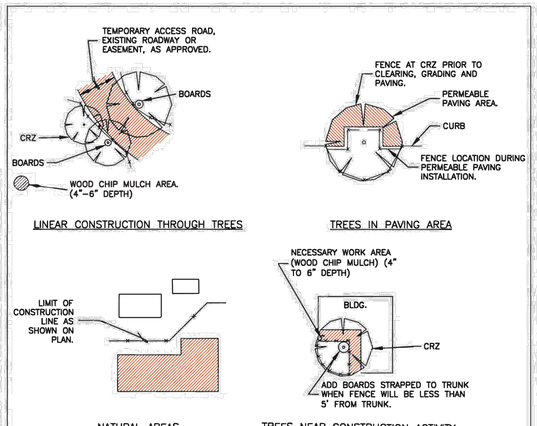
LOCATION, TYPE, DEPTHS AND CONSTRUCTION SPECIFICATIONS OF FILL, DRAINS AND WALLS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

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

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC–02 SHEET 1 of 1
APPROVED 01–28–21 DATE	TREE PROTECTION TREE WELLS	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

PROTECTION WELLS
NTS



NOTE:

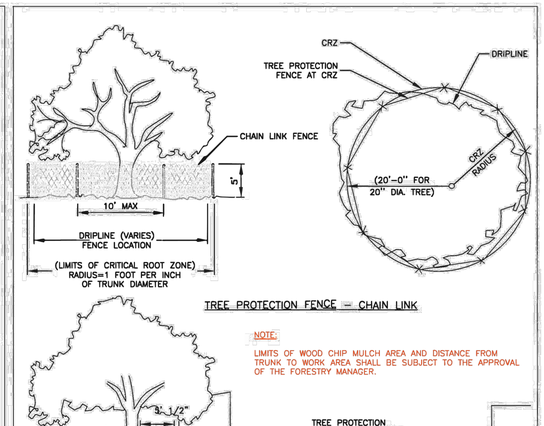
LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

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

SCALE: NTS

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

FENCE LOCATIONS
NTS



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

SCALE: NTS

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

FENCE CHAIN LINK
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

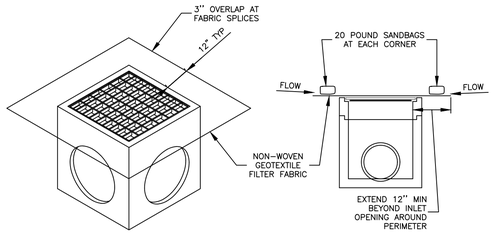
ESC DETAILS (1 OF 2)

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-16

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 DETAILS.dwg, 1/15/2026 2:14:49 PM, .DWG To PDF.pc3, 1:1, JRW



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-15
APPROVED	AREA INLET PROTECTION DETAIL	ROUND ROCK, TEXAS PUBLIC WORKS WARRANT
03-25-11		
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

AREA INLET PROTECTION
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

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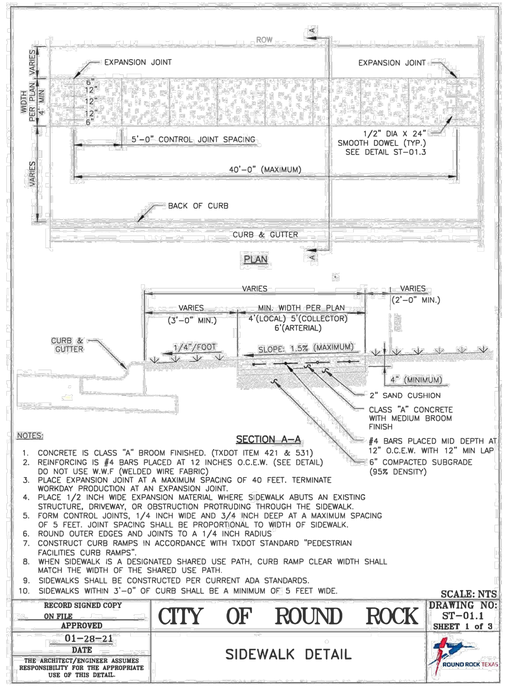
ESC DETAILS
(2 OF 2)

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-17

K:\CADD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 DETAIL.dwg, 1/15/2026 2:12:29 PM, _DWG To PDF.pc3, 1:1, JRW

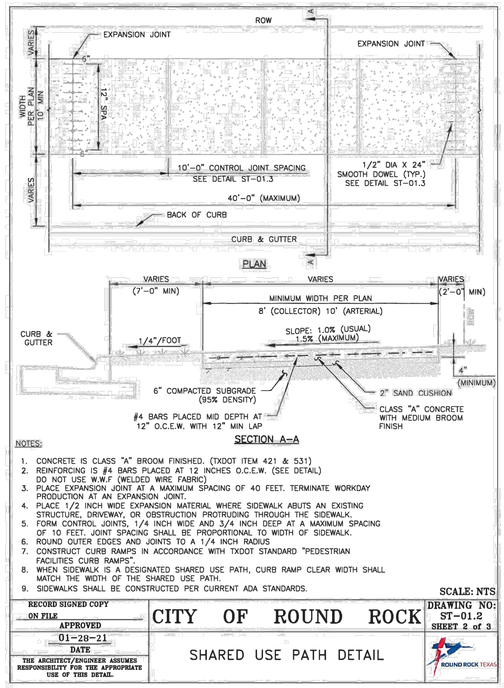


NOTES:

1. CONCRETE IS CLASS "A" BROOM FINISHED. (TXDOT ITEM 421 & 531)
2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.W. (SEE DETAIL) DO NOT USE W.W.F (WELDED WIRE FABRIC)
3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
4. PLACE 1/2 INCH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK.
5. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 5 FEET. JOINT SPACING SHALL BE PROPORTIONAL TO WIDTH OF SIDEWALK.
6. ROUND OUTER EDGES AND JOINTS TO A 1/4 INCH RADIUS
7. CONSTRUCT CURB RAMPS IN ACCORDANCE WITH TXDOT STANDARD "PEDESTRIAN FACILITIES CURB RAMPS".
8. 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 DATE	SIDEWALK DETAIL	SHEET 1 of 3
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS



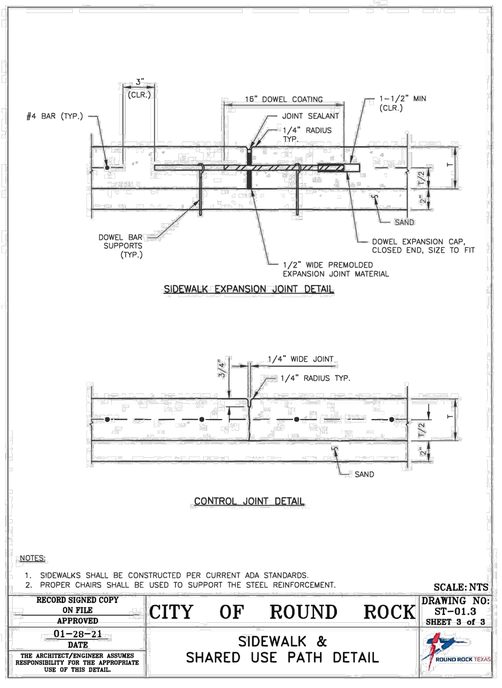
NOTES:

1. CONCRETE IS CLASS "A" BROOM FINISHED. (TXDOT ITEM 421 & 531)
2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.W. (SEE DETAIL) DO NOT USE W.W.F (WELDED WIRE FABRIC)
3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT.
4. PLACE 1/2 INCH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK.
5. FORM CONTROL JOINTS, 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10 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.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.2
APPROVED 01-28-21 DATE	SHARED USE PATH DETAIL	SHEET 2 of 3
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS

SIDEWALK DETAIL
NTS

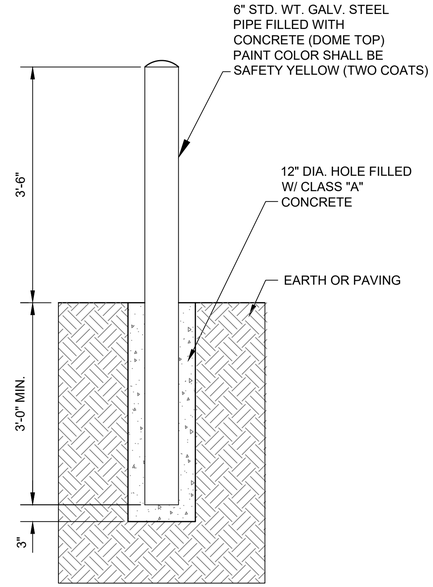


NOTES:

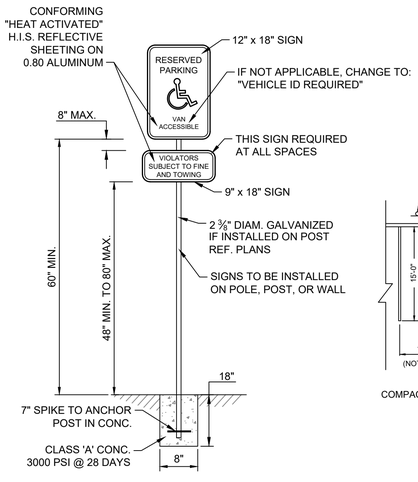
1. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
2. PROPER CHAIRS SHALL BE USED TO SUPPORT THE STEEL REINFORCEMENT.

SCALE: NTS

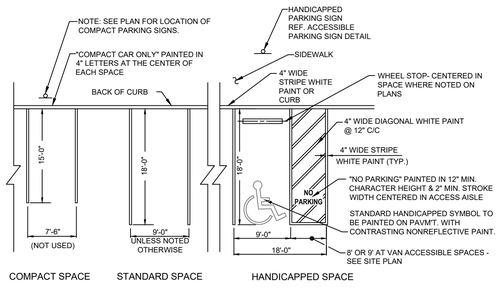
RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.3
APPROVED 01-28-21 DATE	SIDEWALK & SHARED USE PATH DETAIL	SHEET 3 of 3
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		ROUND ROCK TEXAS



BOLLARD
NTS

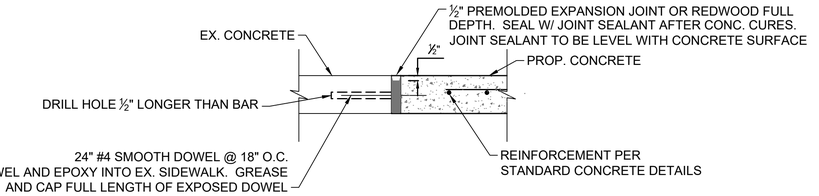


ACCESSIBLE PARKING SIGN
NTS

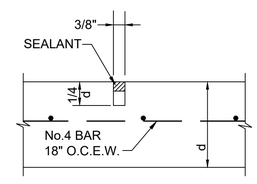


NOTES:
1. DRIVE AISLE IS MIN. 26' WIDE
2. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.
3. EACH HANDICAPPED PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS.

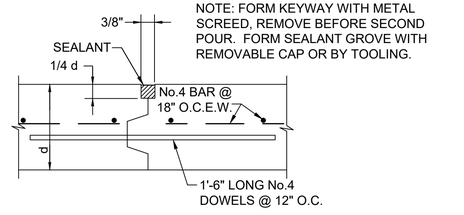
TYPICAL PARKING SPACE LAYOUT
NTS



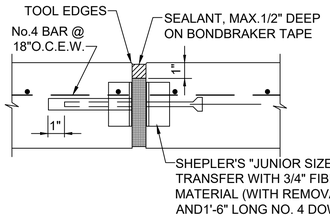
TYPICAL EXPANSION JOINT AT EXISTING CONCRETE CONNECTION



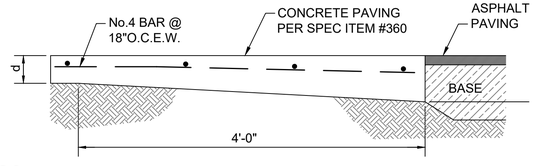
PAVING CONTROL JOINT



PAVING CONSTRUCTION JOINT



PAVING EXPANSION JOINT



ASPHALT/CONCRETE TRANSITION

RIGID PAVEMENT DETAILS
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS — ANTONIO A. PRETE — 93759 — LICENSED PROFESSIONAL ENGINEER

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

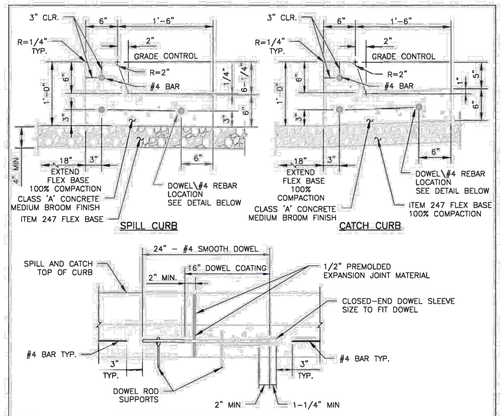
SITE DETAILS (1 OF 3)

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-18

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CURB EXPANSION JOINT DOWEL DETAIL

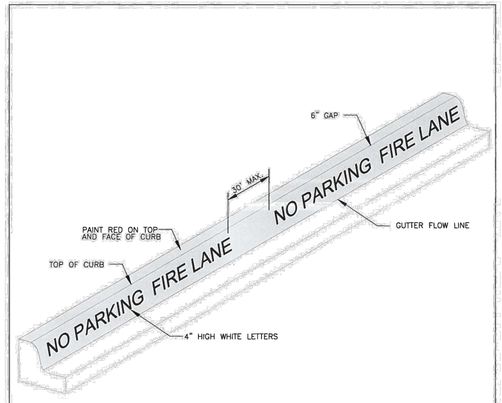
NOTES:

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

SCALE: NTS

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

SPILL AND CATCH CURB DETAIL
NTS



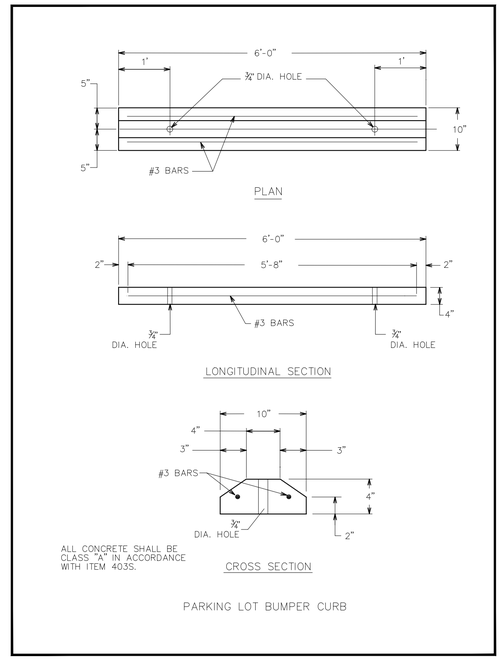
NOTES:

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 DATE	FIRE LANE MARKING DETAIL	SHEET 1 of 1
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL		ROUND ROCK TEXAS

FIRE LANE MARKING DETAIL
NTS



ALL CONCRETE SHALL BE CLASS "A" IN ACCORDANCE WITH ITEM 403S.

PARKING LOT BUMPER CURB

WHEEL STOP
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

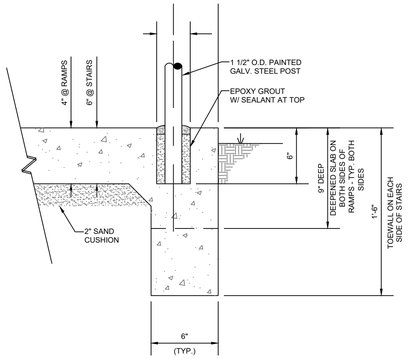
SITE DETAILS
(2 OF 3)

WP PROJECT NO.:
168-003

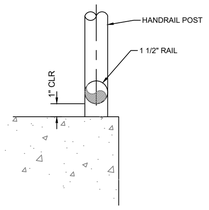
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-19

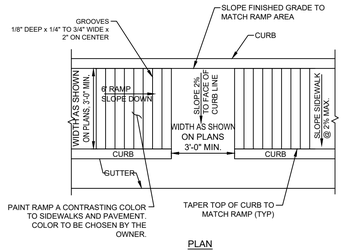
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DETAIL (3/AA)
NTS

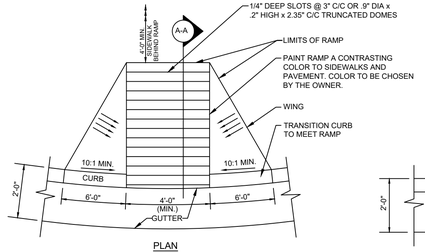


EDGE PROTECTION DETAIL (7/AA)
NTS

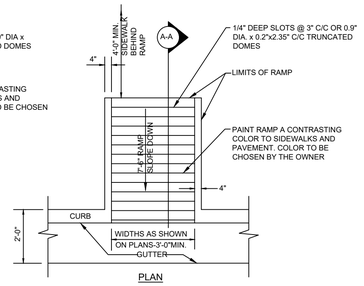


PLAN

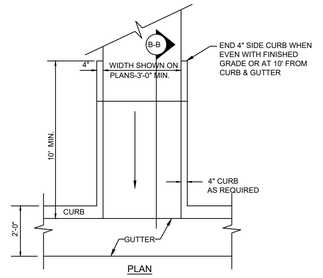
LAYDOWN CURB RAMP
PRIVATE PROPERTY
NTS (8/AA)



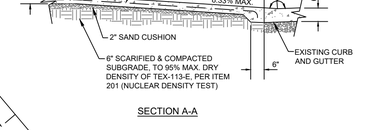
PLAN



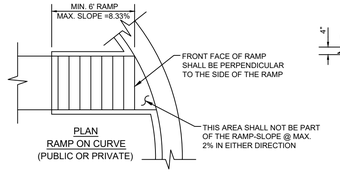
PLAN



PLAN

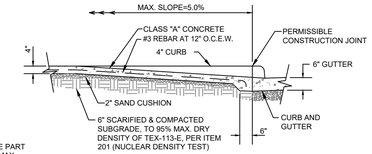


SECTION A-A



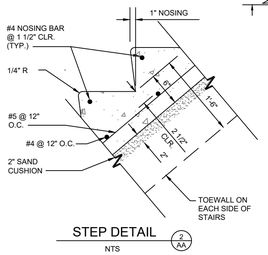
PLAN
RAMP ON CURVE
(PUBLIC OR PRIVATE)

CURB RAMP DETAIL
PRIVATE PROPERTY
NTS

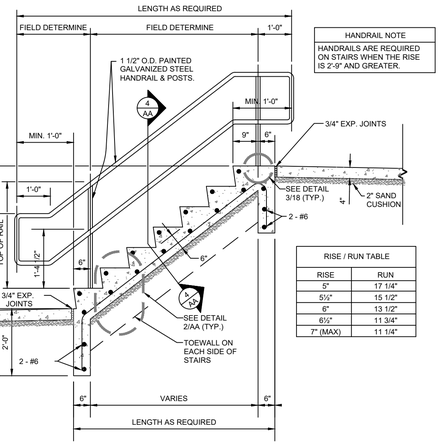


SECTION B-B

SIDEWALK SLOPING TO PAVEMENT
PRIVATE PROPERTY
NTS



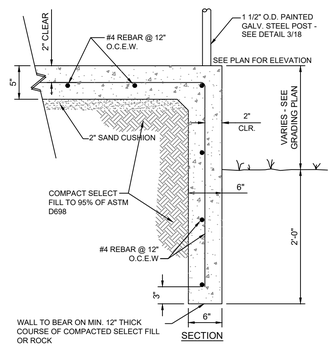
STEP DETAIL (2/AA)
NTS



HANDRAIL NOTE
HANDRAILS ARE REQUIRED ON STAIRS WHEN THE RISE IS 2'-9" AND GREATER.

RISE / RUN TABLE	
RISE	RUN
5"	17 1/4"
5½"	15 1/2"
6"	13 1/2"
6½"	11 3/4"
7" (MAX)	11 1/4"

STAIR DETAIL (1/AA)
NTS



SECTION

RAMP/ STAIRWAY WALL CONSTRUCTION DETAIL (5/AA)
NTS

ADA / TAS DESIGN - GENERAL

THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER AND WORK OUT A DESIGN THAT MEETS ADA & TAS, PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.

ADA SIDEWALK RAMP/ CURB RAMP SLOPES

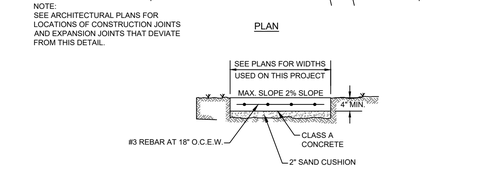
DETERMINE THE LENGTH OF A RAMP BY CHECKING THE ELEVATIONS AT THE TOP AND BOTTOM OF THE RAMP. THE SLOPE SHALL NOT EXCEED 8.33%.

ADA CROSSWALKS, SIDEWALKS AND ACCESSIBILE ROUTES

NO CROSS SLOPE SHALL EXCEED 2.00%.
NO RUNNING SLOPE SHALL EXCEED 5.00%.

ADA HANDICAP PARKING SPACES

NO SLOPE WITHIN A PARKING SPACE OR A STRIPED AISLE SHALL EXCEED 2.00% IN ANY DIRECTION.

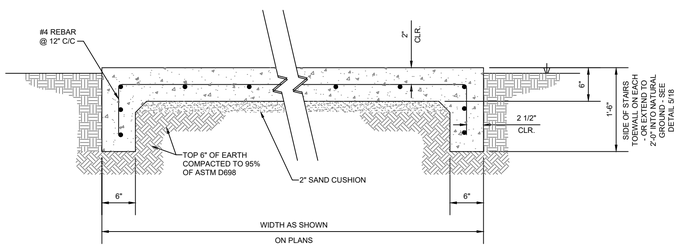


NOTE:
SEE ARCHITECTURAL PLANS FOR LOCATIONS OF CONSTRUCTION JOINTS AND EXPANSION JOINTS THAT DEVIATE FROM THIS DETAIL.

PLAN

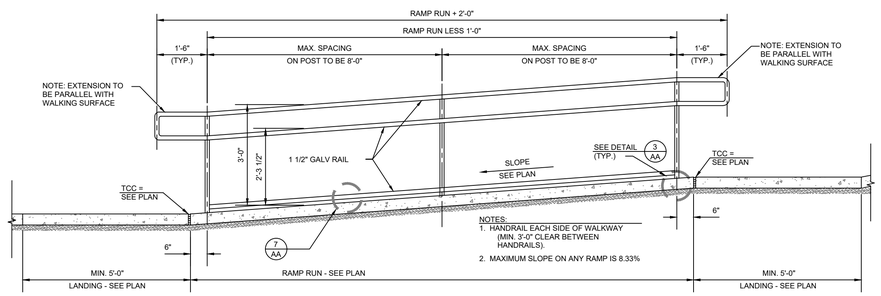
SECTION

CONCRETE SIDEWALK DETAIL
PRIVATE PROPERTY
NTS



SECTION

STAIR TOEWALL DETAIL (4/AA)
NTS



SIDEWALK RAMP DETAIL (6/AA)
NTS

NOTE TO CONTRACTOR:
THIS IS A STANDARD DETAIL SHEET WHICH SHOWS MULTIPLE STANDARD CONSTRUCTION DETAILS. DETAILS MAY OR MAY NOT BE APPLICABLE.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
4-15-2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

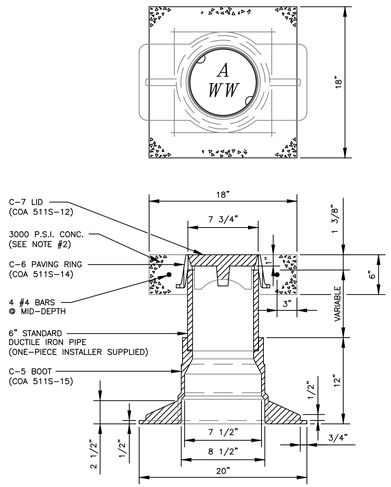
SHEET TITLE:

SITE DETAILS
(3 OF 3)

WP PROJECT NO.:
168-003
CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-20

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 DETAIL.dwg, 1/15/2026 2:13:35 PM, _DWG To PDF.pc3, 1:1, RW

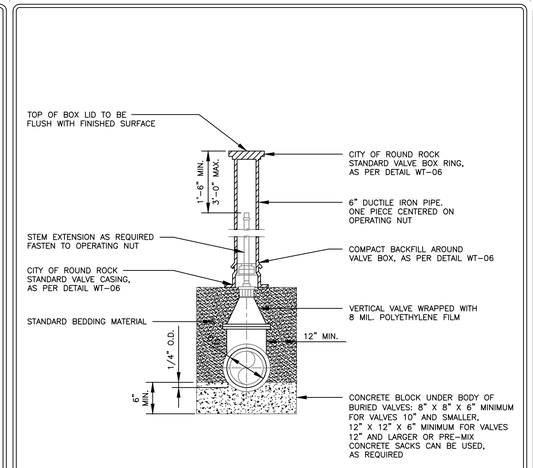


NOTES:

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

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

VALVE BOX ASSEMBLY
NTS

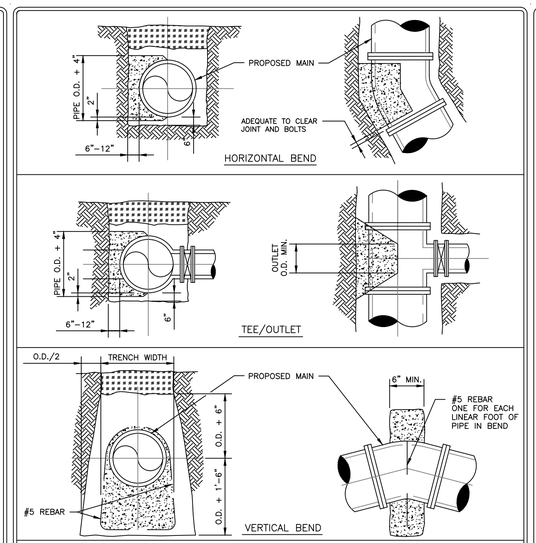


NOTES:

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

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

VERTICAL VALVE INSTALLATION
NTS



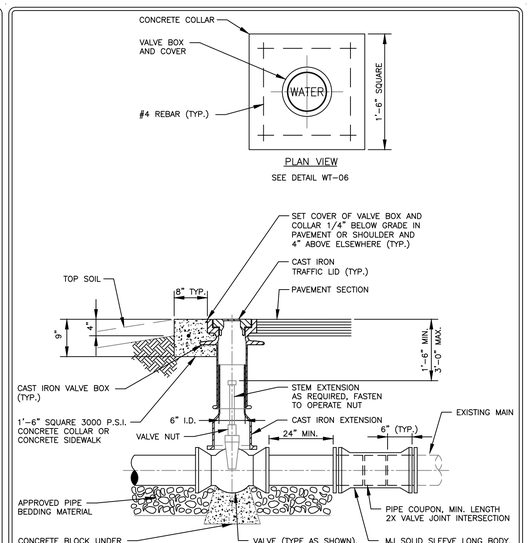
THRUST BLOCK DESIGN AS FOLLOWS:

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE
B. MAXIMUM SOIL BEARING:
C. ALL PIPE & FITTING TO BE WRAPPED WITH 40 PLASTIC MIL.

SOIL TYPE	PRESSURE
LIMESTONE	4000 LBS./SQ. FT.
UNDISTURBED SOIL, CALICHE	2000 LBS./SQ. FT.
LOOSE OR SPONGY SOIL	1500 LBS./SQ. FT.

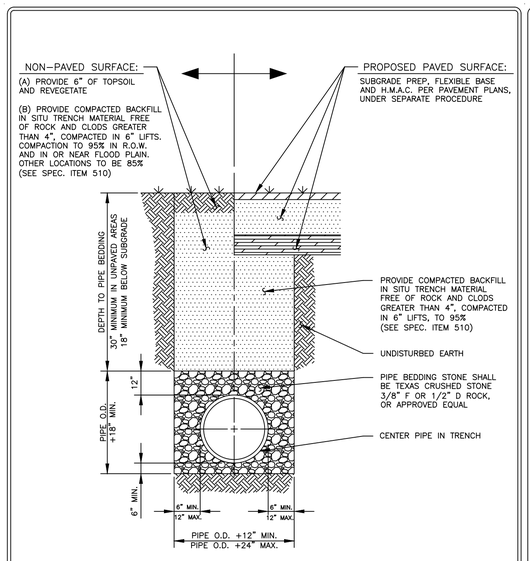
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT-25
APPROVED 03-01-18 DATE	THRUST BLOCK DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

THRUST BLOCK
NTS



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

GATE VALVE
NTS

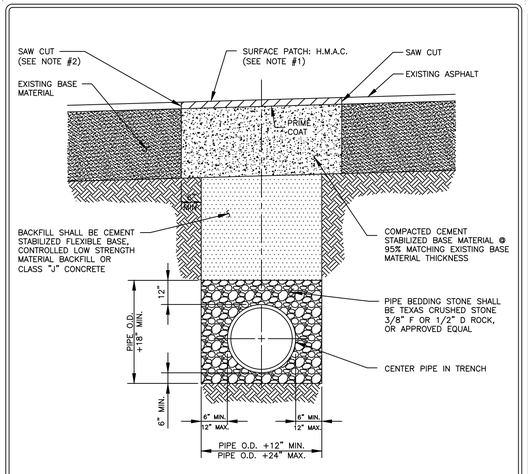


NOTE:

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

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

WATERLINE BEDDING AND SURFACE REPAIR
NTS

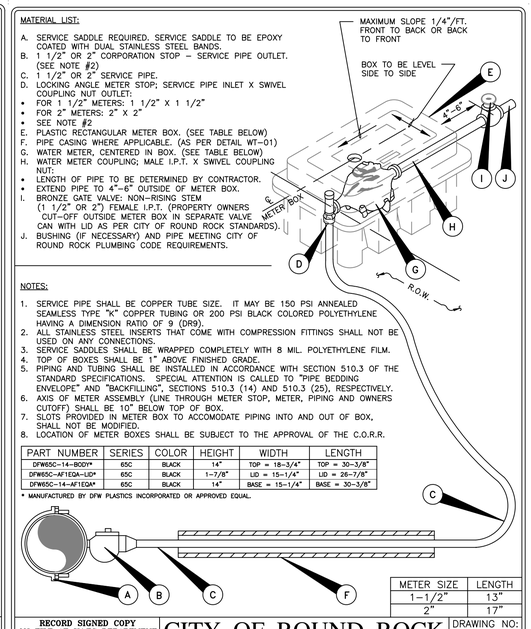


NOTES:

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

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT-07
APPROVED 03-01-18 DATE	WATERLINE BEDDING AND SURFACE REPAIR DETAIL (EXISTING PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

WATERLINE BEDDING AND SURFACE REPAIR
NTS



MATERIAL LIST:

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

NOTES:

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

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW65C-14-BODY*	65C	BLACK	14"	TOP = 18-3/4"	TOP = 30-3/8"
DFW65C-AF1EQA-LID*	65C	BLACK	1-7/8"	LID = 15-1/4"	LID = 26-7/8"
DFW65C-14-AF1EQA*	65C	BLACK	14"	BASE = 15-1/4"	BASE = 30-3/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
1-1/2"	13"
2"	17"

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

WATER METER
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

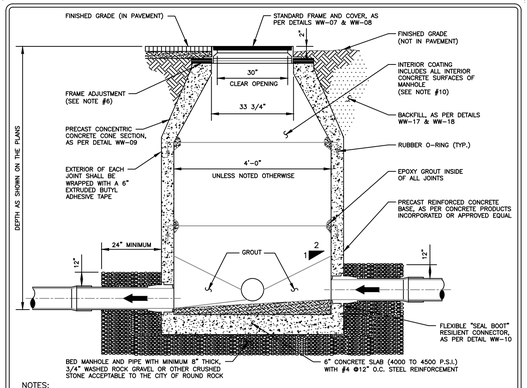
WATER DETAILS

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-21

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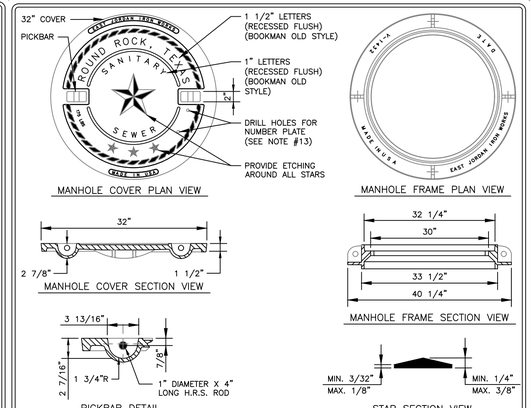


NOTES:

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

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

PRECAST WASTEWATER MANHOLE
NTS

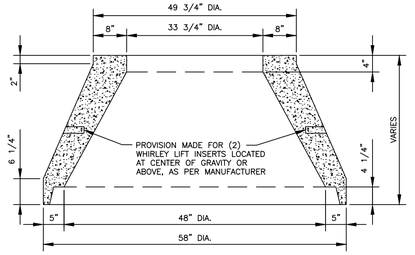


NOTES:

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

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

NON-BOLTED WASTEWATER MANHOLE COVER
NTS

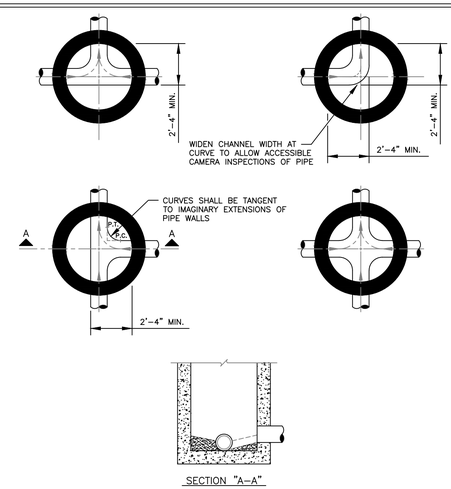


NOTE:

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

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

PRECAST CONCENTRIC CONCRETE CONE SECTION
NTS

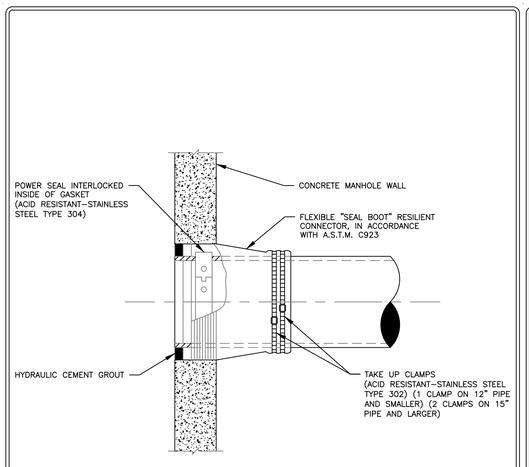


NOTES:

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

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

WASTEWATER FLOW PATTERNS
NTS

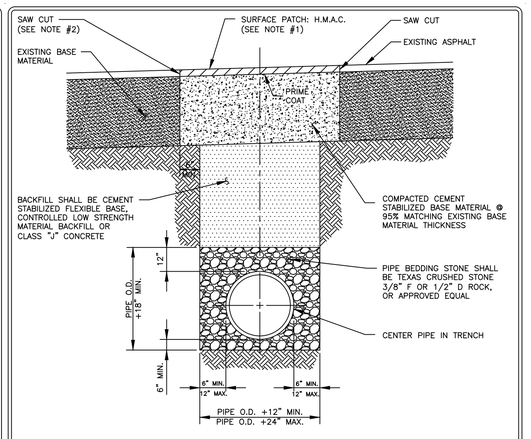


NOTE:

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

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

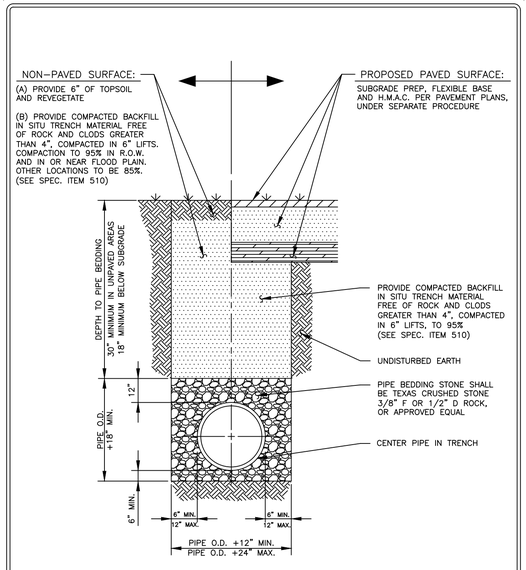
FLEXIBLE "SEAL BOOT" RESILIENT CONNECTOR
NTS



NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT AND FLEXIBLE BASE A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WASTEWATER LINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-17
APPROVED 03-01-18 DATE	WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (EXISTING PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTE:

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

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

WASTEWATER LINE BEDDING & SURFACE REPAIR
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS · ANTONIO A. PRETE · 93759 · LICENSED PROFESSIONAL ENGINEER

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

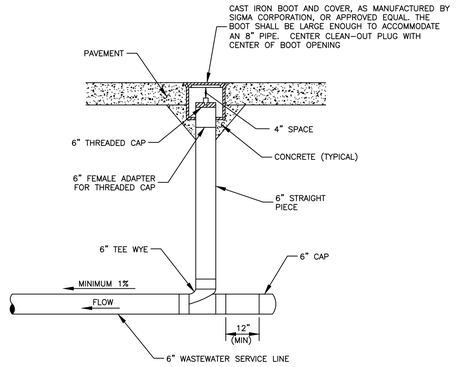
WASTEWATER DETAILS (1 OF 2)

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-22

K:\CADD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 DETAILS.dwg, 1/15/2026 2:11:55 PM, .DWG to PDF.pc3, 1:1, JRW



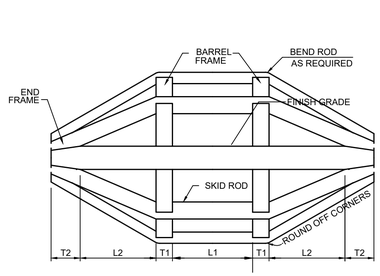
PROFILE VIEW

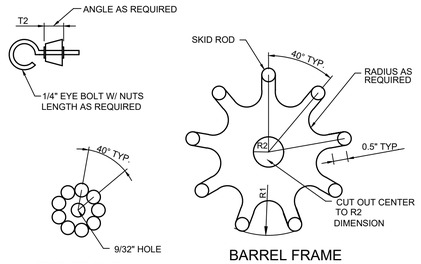
NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: WW-13
APPROVED	WASTEWATER SERVICE CLEAN-OUT DETAIL (PAVED SURFACES)	
12-01-10 DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK, TEXAS FUTURE HOME MADISON

CLEANOUT
NTS





END FRAME
TYPICAL BOTH ENDS

BARREL FRAME

SIZE	TYPE	O.D. AVERAGE	MIN. WALL THICKNESS	R1	R2	L1	L2	T1	T2	ROD DIAMETER
6"	D3034 SDR35	6.275	0.180	2.810	0.750	4.500	6.000	0.375	1.000	0.375
6"	D3034 SDR26	6.275	0.241	2.750	1.750	4.500	6.000	0.375	1.000	0.375
6"	D2241 SDR26	6.625	0.255	2.900	0.750	4.500	6.000	0.375	1.000	0.375
8"	D3034 SDR35	8.400	0.241	3.760	1.250	6.000	6.000	0.375	1.000	0.375
8"	D3034 SDR26	8.400	0.323	3.680	1.250	6.000	6.000	0.375	1.000	0.375
8"	D2241 SDR26	8.625	0.331	3.780	1.250	6.000	6.000	0.375	1.000	0.375
10"	D3034 SDR35	10.50	0.300	4.700	1.500	7.500	6.000	0.375	1.000	0.375
10"	D3034 SDR26	10.50	0.404	4.600	1.500	7.500	6.000	0.375	1.000	0.375
10"	D2241 SDR26	10.75	0.413	4.710	1.500	7.500	6.000	0.375	1.000	0.375
12"	D3034 SDR35	12.50	0.357	5.600	1.750	9.000	6.000	0.375	1.000	0.375
12"	D3034 SDR26	12.50	0.481	5.480	1.750	9.000	6.000	0.375	1.000	0.375
12"	D2241 SDR26	12.75	0.490	5.590	1.750	9.000	6.000	0.375	1.000	0.375
15"	D3034 SDR35	15.30	0.437	6.850	2.000	11.250	6.000	0.375	1.000	0.375
15"	D3034 SDR26	15.30	0.588	6.710	2.000	11.250	6.000	0.375	1.000	0.375
16"	D2241 SDR26	16.0	0.615	7.010	2.000	11.250	6.000	0.375	1.000	0.375
18"	F679 T-1	18.701	0.536	8.060	2.500	13.500	9.000	0.500	1.500	0.500
21"	F679 T-1	22.047	0.632	9.500	3.000	150.750	9.000	0.500	1.500	0.500
24"	F679 T-1	24.803	0.711	10.680	3.500	18.000	9.000	0.500	1.500	0.500
27"	F679 T-1	27.953	0.801	12.030	4.000	20.25	9.000	0.500	1.500	0.500

*MANDREL SHALL HAVE AN OUTSIDE DIAMETER (O.D.) EQUAL TO 95% OF THE INSIDE DIAMETER (I.D.) OF THE PIPE.

NOTES:

1. MANDREL SHALL BE CONSTRUCTED OF METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200PSI WITHOUT BEING DEFORMED.
2. AFTER WELDING IS COMPLETED, TRUE THE OUTSIDE DIAMETER DIMENSION. FOR THE FULL LENGTH OF "B" TO 0.010".
3. A PROVING RING SHALL BE PROVIDED AND USED FOR EACH SIZE MANDREL IN USE.
4. MANDREL OD MUST BE EQUAL TO 95% OF THE ID OF THE PIPE
5. MANDREL BARREL LENGTH 'B' MUST BE EQUAL TO 75% OF THE ID OF THE PIPE
6. ADJUSTABLE MANDREL IS NOT ACCEPTABLE.

WASTEWATER MANDREL
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
1/15/2026

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

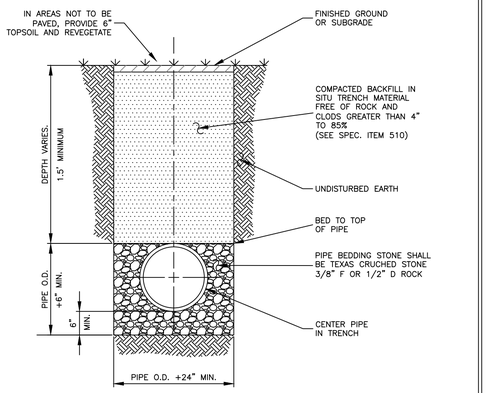
WASTEWATER DETAILS (2 OF 2)

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-23

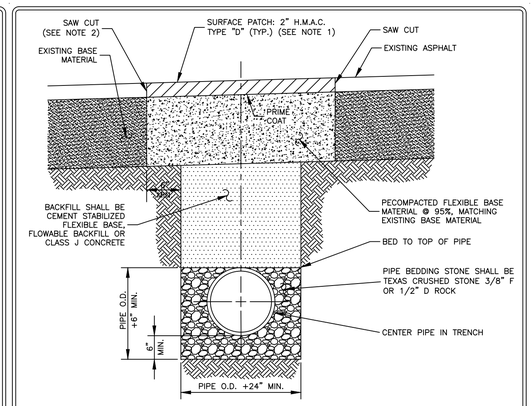
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NOTE:

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

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

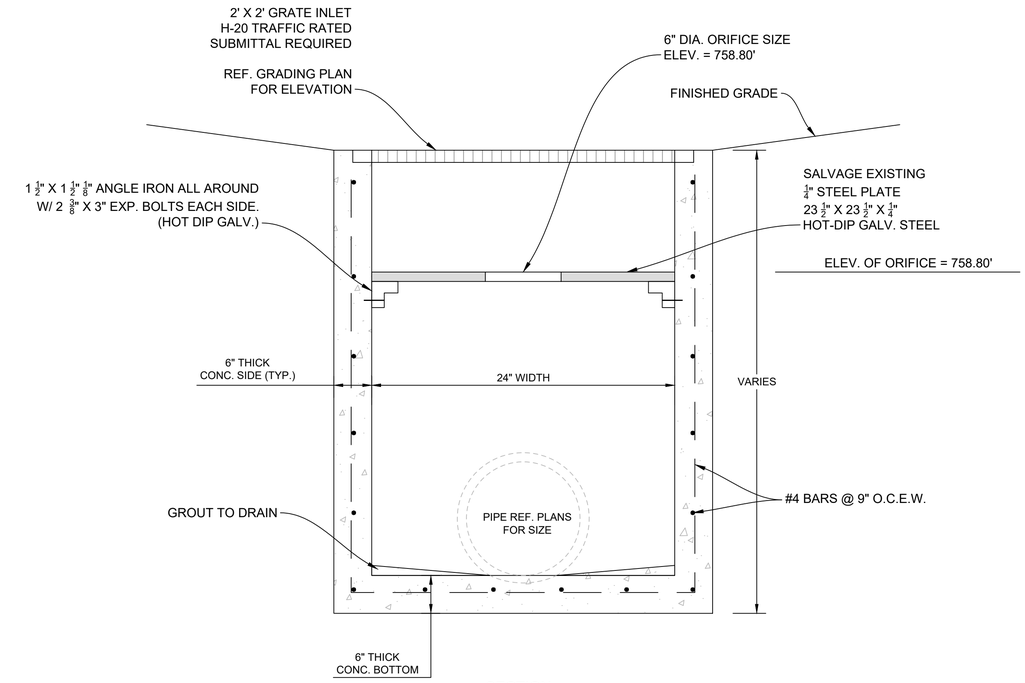


NOTES:

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

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

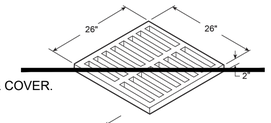
STORM SEWER BEDDING
NTS



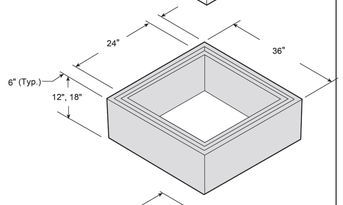
SECTION

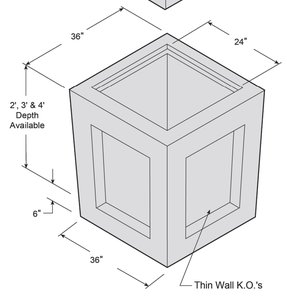
TYPE 1 GRATE INLET W/ ORIFICE PLATE
NTS

Precast Drainage Structures



REPLACE GRATE INLET W/ RING & COVER.
SUBMITTAL REQUIRED.





Materials & Features

MAXIMUM PIPE SIZE: 18" I.D. R.C.P.

CONCRETE: 5,000 PSI

REINFORCING: per ASTM A-615 or A-185

CAST IRON FRAME & GRATE per ASTM A 48; Class 30/35

GRATE WEIGHT: 100 Lbs.

CATCH BASIN WEIGHT:
2'..... 1,580 Lbs.
3'..... 2,500 Lbs.
4'..... 3,420 Lbs.

EXTENSION WEIGHT:
12"..... 500 Lbs.
18"..... 750 Lbs.

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION.PAGE	DATE	
#26 Catch Basin	Waco	TX	8.6	Feb 2016	FORTERRA

2' X 2' JUNCTION BOX
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
1/15/26

PROJECT:

ROCK CREEK PLAZA

2120 N. MAYS ST.

CLIENT:

DANLY PROPERTIES

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 1/15/2026

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

STORM DETAILS

WP PROJECT NO.:
168-003

CORR PROJECT NO.:
SDP25-00014

SHEET NO.:
C-24

K:\CAD\168-003 Retail Center @ Rock Creek Plaza\4-CAD\PLANS\168-003 DETAIL.dwg, 1/15/2026 2:12:59 PM, _DWG To PDF.pc3, 1:1, JRW

NOTES:

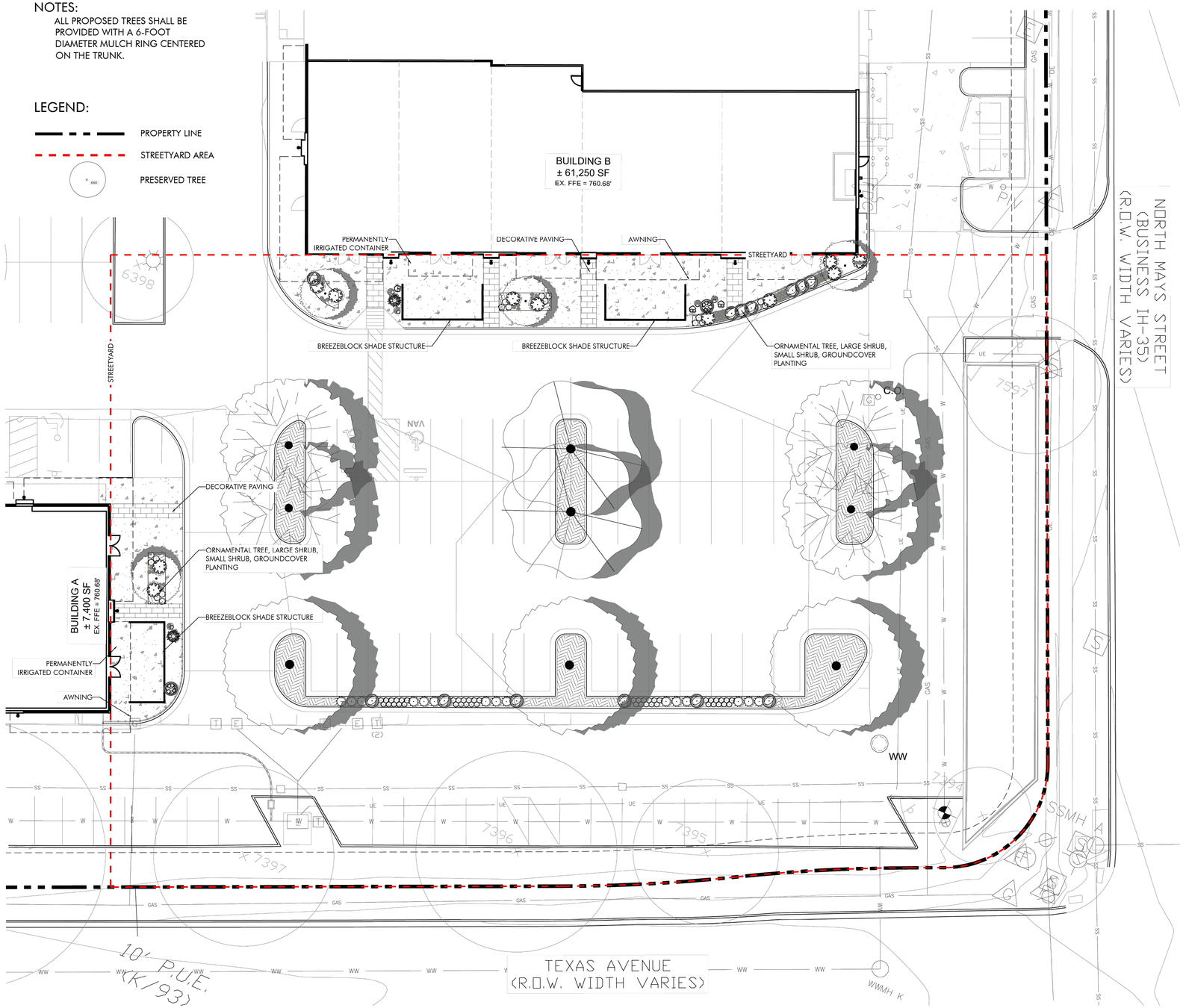
ALL PROPOSED TREES SHALL BE PROVIDED WITH A 6-FOOT DIAMETER MULCH RING CENTERED ON THE TRUNK.

LEGEND:

PROPERTY LINE

STREETYARD AREA

PRESERVED TREE



16 8 0 16 32 48

SCALE: 1/16" = 1'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY
TREES					
	CHI LIN	Chilopsis linearis / Desert Willow	2" Cal.		4
	QUE MUE	Quercus muehlenbergii / Chinquapin Oak	4" Cal.		4
	QUE VIR	Quercus shumardii / Shumard Oak	4" Cal.		3
	QUE STE	Quercus stellata / Post Oak	4" Cal.		2
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SHRUBS					
	AGA PAR	Agave parryi / Artichoke Agave	5 gal.	36" o.c.	15
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal.	48" o.c.	3
	LIR NMO	Liriope x 'NoMo' / NoMo Lilyturf	1 gal.	12" o.c.	69
	NAS TEN	Nassella tenuissima / Mexican Feather Grass	1 gal.	18" o.c.	44
	OPU CAC	Opuntia cacanapa 'Ellisiana' / Spineless Prickly Pear	3 gal.	48" o.c.	17
	POL LON	Poliomintha longiflora / Mexican Oregano	3 gal.	21" o.c.	24
	SAL TEX	Salvia farinacea 'Texas Violet' / Texas Violet Mealy Sage	3 gal.	12" o.c.	70
	SAL LEU	Salvia leucantha / Mexican Bush Sage	3 gal.	48" o.c.	11
GROUND COVERS					
	STE LA	Stemodia lanata / Woolly Stemodia	SF		1,507 sf

PARKING LOT LANDSCAPE REQUIREMENTS	
Category	**Provided**
Total islands and medians (sf.)	791
Total decorative groundcover (sf.)	0
% decorative groundcover	0.00%

PARKING LOT LANDSCAPE BUFFERS			
TEXAS AVENUE	BUFFER LENGTH (lf.)		376
Category	Requirement	**Required (qty.)**	**Provided (qty.)**
Large tree (3")	1 per every 40 ft	10	0
Small tree (2")	1 per every 60 ft	7	0
Large shrub, small shrub, or ornamental grass	1 per every 4 ft	94	0
NORTH MAYS STREET	BUFFER LENGTH (LF.)		140
Category	Requirement	**Required (qty.)**	**Provided (qty.)**
Large tree (3")	1 per every 40 ft	4	0
Small tree (2")	1 per every 60 ft	3	0
Large shrub, small shrub, or ornamental grass	1 per every 4 ft	35	0

FOUNDATION TREATMENT POINTS			
BUILDING A	STREET-FACING FACADES (lf.)		60
	Total required FTPs		240
	Total provided FTPs		596.5
Category	points	Provided (qty. /sf.)	Provided FTPs
Ornamental tree	15	1	15
Large shrub	5	0	0
Small shrub	3	14	42
Groundcover planting (per sq. ft.)	2	12	24
Groundcover - decorative (per sq. ft.)	1	0	0
Perennials and annuals (per sq. ft.)	0.5	0	0
Permanently irrigated container plantings (per sq. ft.)	5	16.1	80.5
Decorative paving (per sq. ft.)	2.5	162	405
Shade structure	30	1	30
BUILDING B	STREET-FACING FACADES (lf.)		160
	Total required FTPs		640
	Total provided FTPs		1267.5
Category	points	Provided (qty. / sf.)	Provided FTPs
Ornamental tree	15	1	15
Large shrub	5	0	0
Small shrub	3	76	228
Groundcover planting (per sq. ft.)	2	18	36
Groundcover - decorative (per sq. ft.)	1	0	0
Perennials and annuals (per sq. ft.)	0.5	0	0
Permanently irrigated container plantings (per sq. ft.)	5	28.2	141
Decorative paving (per sq. ft.)	2.5	315	787.5
Shade structure	30	2	60

LAND STRATEGIES INC.

1983 - 2025
42
YEARS OF EXCELLENCE

1411 W. 5TH ST.
SUITE 100
AUSTIN,TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

REGISTERED LANDSCAPE ARCHITECT
PAUL W. LINEHAN
5167
STATE OF TEXAS
10/29/2025

NOTES:

1.

ROCK CREEK PLAZA

2120 N MAYS ST, ROUND ROCK, TX 78664
LSI PROJECT #: 2194

REVISIONS

SET ISSUED
10/29/2025

DRAWN BY
SD

REVIEWED BY
DR

SHEET NAME

LANDSCAPE PLAN

SHEET

L1.00

K:\DATA\2151-2200\2194 ROCK CREEK PLAZA BOX DEMO & REMODEL\3.DRAWING\1.DWG\3.SUBMITTAL DRAWING SETS\1. LOCP SET\2194_LOCP SET.DWG 10/29/2025 8:50 AM

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TREE PROTECTION REQUIREMENTS:

A.Duration of Tree Protection
1.Installation
Tree protection shall be installed prior to the start of any site work, including demolition or site preparation, and maintained continuously throughout the project.

2.Removal
Tree protection shall be removed at the end of the project after all construction and final grading is complete, but before final inspection. Any premature removal or failure of tree protection can lead to Critical Root Zone impacts and may require remedial tree care. It is the permit holder's responsibility to avoid damage to preserved trees where tree protection has been removed or not installed.

B.Fencing Specifications
1.Material Requirements
Fencing is the primary method of tree protection. Fencing is intended to prevent access to the Critical Root Zone. Tree fencing shall be chain-link mesh with a minimum height of 5 feet. Fencing shall be installed on steel t-posts with a maximum spacing of 10 feet between the posts. More robust or existing permanent fencing may be approved as an alternative to chain-link fencing. Plastic fencing material shall not be used as tree protection.

2.Location of Fencing
Fencing shall be installed around or beyond the Critical Root Zone of all preserved trees or any natural areas designated for preservation. Fencing must be continuous and create a closed, inaccessible area of root zone protection.

3.Maintenance of Fenced Areas
Fencing shall not be temporarily moved or removed during development without prior authorization. There shall be minimal slack or sagging in the fence. The fenced Critical Root Zone shall not be used for tool or material storage of any kind and shall be kept free of litter.

4.Exceptions to Fencing Requirements
Any section of the Critical Root Zone not protected by fencing or covered by existing hardscape requires mulch. Exceptions to the CRZ fencing requirement shall be justified by site-specific considerations. Some exceptions are for areas:
i.that have been approved for impacts, such as the footprint of a building;ii.covered by existing hardscape, such as a patio or driveway (note: if hardscape is removed the exposed soil beneath becomes subject to tree protection requirements);iii.required for access to the work area; andiv.approved for use as a staging area.
Within the Half CRZ, fencing requirements will only be modified for existing hardscape or to allow an access path adjacent to approved structures. CRZ fencing modifications shall be shown on the development plans or approved by the inspector.

C.Mulch Specifications
1.Material Requirements
Mulch is required in any section of the Critical Root Zone that is not protected by fencing or under existing hardscape and has not been approved for impacts (such as building footprint or driveway). Mulch used for tree protection shall be any natural wood type. Rough single grind mulch, which resists compaction better than double grind and is usually less expensive is preferred but any natural wood type is acceptable. Dyed mulch or mulch made from non-biological material such as rubber or stone shall not be used as tree protection.

2.Depth of Mulch
Mulch shall be installed to a minimum depth of 8 inches. Mulch may need to be periodically replenished depending on the duration of the project. Since excessive mulch is harmful to trees, mulch shall not be installed to a depth greater than 12 inches. Mulch used for tree protection shall be removed at the end of the project. Mulch shall never be piled against tree trunks.

3.Mulch Within the Half CRZ
When mulch is used as alternative protection within the Half Critical Root Zone it shall be topped by decking to provide additional protection against compaction.

4.Exceptions to Mulch Requirements
Mulch is not required within fenced sections of the Critical Root Zone where existing turf or ground cover is present and undisturbed. Sections of bare or disturbed dirt within the fenced CRZ shall be covered by a three-inch layer of mulch.

D.Trunk and Branch Wrapping
1.Trunk Wrap
Wrapping is not required or recommended for most preserved trees. When necessary, trunk wrap shall be installed to protect the first 8 feet of tree height whenever protective fencing is located 5 feet or less from the trunk or when fencing cannot be placed around the tree. This will usually only be the case when existing hardscape provides Half Critical Root Zone protection or a structure has been approved for construction within the Half CRZ using an existing historical footprint. These circumstances can result in fencing closer to the trunk than would otherwise be allowed. Because trees vary in form, 8 feet is a general guideline rather than an absolute standard. More or less height of protection may be appropriate.

2.Branch Wrap
Branch wrap may be required when a major limb is over an access route or close to a proposed structure. Proximity of scaffolding or other necessary construction equipment needs to be considered.

3.Material Requirements
Dimensional lumber, such as 2x4s, shall be oriented parallel to and continuously around the trunk or branch and secured in place by tightening wires run around the outside of the lumber. Wrapping shall never be secured directly to the tree by screws or other means. Wrapping shall be loosened and retightened every six months to prevent the tree from being damaged as it grows outwards.

E.Protection for Natural Areas
Natural areas indicated for preservation on plans shall be protected by fencing that meets the standards for tree fencing in this section. Alternative protection allowed for trees is not acceptable for natural area preservation. Fencing shall be installed at the Limit of Construction line shown on plans.
BEFORE CONSTRUCTION
1. All trees and natural areas shown on plan to be preserved shall be protected.
2. Tree protection shall be installed prior to the start of any site work, including demolition or site preparation.
3. Fencing for tree protection shall be chain-link mesh with a minimum height of 5 feet and shall be installed around or beyond the Critical Root Zone.
4. Unfenced sections of the Critical Root Zone shall be covered with mulch at a minimum depth of 8 inches and a maximum depth of 12 inches.

Where fencing is located 5 feet or less from the trunk of a preserved tree, trunk wrapping shall be installed per Erosion and sedimentation controls shall be installed and maintained so as not to cause impacts that exceed preservation criteria.
DURING CONSTRUCTION
1. Trees approved for removal shall be removed in a manner that does not exceed preservation criteria for the trees to remain.
2. Fencing may not be temporarily moved or removed during development without prior authorization. The fenced Critical Root Zone shall not be used for tool or material storage of any kind and shall be kept free of litter.
3. Pruning shall be in compliance with the current ANSI A300 standard for tree care.

AFTER CONSTRUCTION
1. Tree protection shall be removed at the end of the project after all construction and final grading is complete, but before final inspection.
2. Landscape installation within the CRZ of preserved trees, including irrigation, soil and plantings, shall not exceed preservation criteria.
3. Documentation of tree work performed must be provided to inspector .

THIS LIST IS NOT EXHAUSTIVE.
REFER TO APPROPRIATE CODE SECTIONS FOR FULL REQUIREMENTS.

LANDSCAPE NOTES:

1. Existing Trees to Be Saved Shall Be Protected by Fencing Before Construction Begins. Fencing Shall Consist of 5' Chain Link Fence with Poles on 8' Centers. No Equipment or Materials Shall Be Stored, Operated or Maintained Within The Fenced in Area. Fences Shall Be at Drip Line (Or as per the Tree Protection Plan) and Completely Surround the Tree or Cluster of Trees. No Fires or Cleaning of Concrete Trucks Will Be Allowed in These Areas.
2. Irrigation Shall Be by Automated Underground Irrigation System to Be Installed Prior to Planting. No Piping Shall Extend into Canopied Areas, Except as Shown on Approved Tree Protection Plan. Large Open Spaces Will Have Spray or Rotary Nozzles. Employ Underground Drip Irrigation Within 4 Feet of Curb.
3. Grade Changes That Do Not Appear on Site Plans Shall Be Brought to the Attention of the Landscape Architect by General Contractor Before Construction Begins.
4. Trenching Shall Not Occur Within Areas Enclosed by Tree Protection Fencing.
5. The Owner Will Continuously Maintain the Required Landscaping.
6. For All Trees to Remain, a Comprehensive Tree Care Program, Including Fertilization of All Trees Encroached upon by Construction, Shall Be Implemented.
7. All Areas of Native Vegetation Beyond the Limit of Construction Are to Be Left Undisturbed. Native Areas to Be Saved Shall Be Cleaned, Pruned and Seeded under Direction of Landscape Architect.
8. Required Buffering of Street Yard Parking Will Be Accomplished Through the Use of Proposed, Existing, and Preserved Plant Material.
9. All Replacement Trees, Installed or Transplanted, Shall Have Adequate Irrigation Provided to Sustain Growth Through the First Year after Planting.
10. Areas Labeled "Turf" Are to Be Sodded with Bermuda Grass.
11. All Landscaping Shall Be Protected by Concrete Curbing, Wheel Stops or Equivalent Barriers in Vehicular Use Areas.
12. All Proposed Plant Material Shall Be from the City of Round Rock Preferred Plant List.
13. No More than 50% of the Same Genus Shall Be Used for Compliance in Either the Shrub or Tree Ordinance Calculation.
14. The Owner Will Continuously Maintain the Required Landscaping.
15. Special Precaution Should Be Taken in Areas with Continuous Electrical Easements to Avoid Contact with Underground Electric. Locate and Verify Conditions Of Utilities Prior to Any Excavation. Extreme Caution Shall Be Exercised in Excavating and Working near Existing Utilities.

REMEDIAL TREE CARE NOTES:

Trees will be Aerated and Provided Nutrients Prior to any Construction Activity.

1. As a condition of final acceptance of the site, all preserved trees with the limits of construction will be Aerated and provided with Supplements; Nutrients per the following guidelines. Macro and MicroNutrients are required, Humate/nutrient solutions with mycorrhizae components are highly recommended. These solutions are commonly utilized to provide remediation for trees affected by construction. Materials and Methods are to be approved by the City Arborist prior to application. The owner or general contractor shall select a fertilization contractor and insure coordination with the City Arborist.
2. Treatment is to commence prior to the beginning of construction activities and again after the completion of all construction. Areas to be treated include the entire critical root zone of trees as depicted on the City Approval plans. Trees are to be aerated by water injected into soil (under pressure via a soil probe at 50-125 psi) or by other method as approved by WPDR. The Proposed Nutrient Mix Specifications need to be provided to and approved by the City Arborist prior to application(Fax#974-3010). Applicants may also specify soil injections of Doggett X-L injecto 32-7-7 or equivalent at recommended rates. Construction which will be completed in less than 90 days should use materials at $\frac{1}{2}$ recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist.

LANDSCAPE/IRRIGATION NOTES:

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
2. the system must provide a moisture level adequate to sustain growth of the plant materials;
3. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
4. circuit remote control valves have adjustable flow controls;
5. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
6. a master valve installed on the discharge side of the backflow preventer;
7. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
8. an automatic rain shut-off device shuts off the irrigation system automatically after more than a one-half inch (½") rainfall; and
9. newly planted trees shall have permanent irrigation consisting of drip or bubblers.
10. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed; unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
11. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including: a laminated copy of the water budget containing zone numbers, precipitation rate, gallons per minute and the location of the isolation valve; and an as built plan.
12. The irrigation installer shall provide a report to the City on a form provided by Round Rock Water certifying compliance. When the final plumbing inspection is performed by the City.

STANDARD CONSTRUCTION METHODS AROUND TREES:

1. Prior to excavation within tree drip lines or the removal of trees adjacent to other trees that are to remain, make a clean cut between the disturbed and undisturbed root zones with a rock saw or similar equipment to minimize root damage.
2. In critical root zone areas that cannot be protected during construction with fencing and where heavy vehicular traffic is anticipated, cover those areas with 4 inches of organic mulch or gravel to minimize soil compaction.
3. Perform all grading within the critical root zone areas by hand or with small equipment to minimize root damage.
4. Water all trees most heavily impacted by construction activities deeply once a week during periods of hot, dry weather. Spray tree crowns with water periodically to reduce dust accumulation on the leaves.
5. When installing concrete adjacent to the root zone of the tree, use a plastic vapor barrier behind the concrete to prohibit leaching of lime into the soil.
6. Tree roots scarred by equipment shall be cut cleanly and covered with top soil. When tree roots are pruned, a comparable portion of selected branches shall be cut from the top side. Limb pruning shall be made at the branch collar. All limbs greater than 1 inch in diameter shall be disinfected with alcohol or 5 ppm chlorine solution between trees to prevent transmitting diseases.
7. All trees damaged during construction shall receive an application of fertilizer within the drip line, applied at a rate of 4 pounds per caliper inch with an analysis of 15-15-15.
8. When an excavation or embankment is placed within the drip line of any tree greater than 8 inches in diameter , a dry well shall be constructed to protect the tree as indicated, when the cut or fill exceeds 8 inches.
9. Where paving is necessary within the drip line of any tree greater than 6 inch diameter, a permeable pavement and aeration system must be installed as indicated, except for street

ADDITIONAL PLAN NOTES:

1. All landscaped areas are to be protected by 6-inch wheel curbs, wheelstops or other approved barriers.
2. Any trees planted within 20 lateral feet of underground electric equipment must install root barriers between the tree and the equipment with a minimum installation of four feet deep and five feet from the equipment. No posts or footing installation is allowed in the $\frac{1}{4}$ CRZ.
3. For any post installation in the $\frac{1}{2}$ CRZ:
   a. Post holes to be dug by hand or air excavated.
   b. Post holes shifted to avoid 1.5" diameter or greater roots.
   c. A vapor barrier will be installed between the poured concrete and the soil.

LAND STRATEGIES INC.
1983 - 2025
42
YEARS OF EXCELLENCE
1411 W. 5TH ST.
SUITE 100
AUSTIN, TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

REGISTERED LANDSCAPE ARCHITECT
PAUL N. LINEHAN
2597
STATE OF TEXAS
10/29/2025

NOTES:
1.

ROCK CREEK PLAZA

2120 N MAYS ST, ROUND ROCK, TX 78664
LSI PROJECT #: 2194

REVISIONS

SET ISSUED
10/29/2025

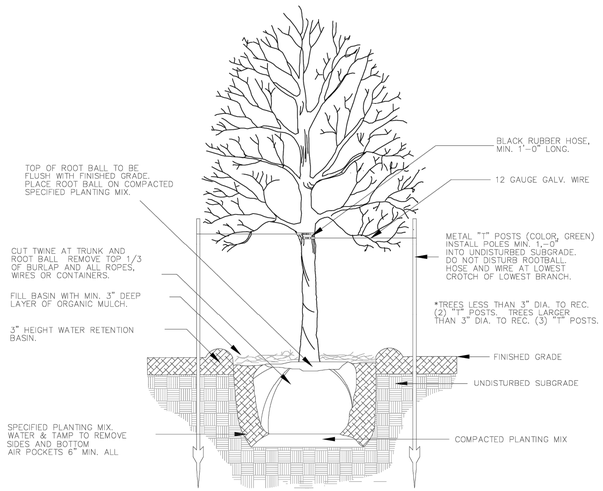
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SD

REVIEWED BY
DR

SHEET NAME
LANDSCAPE NOTES

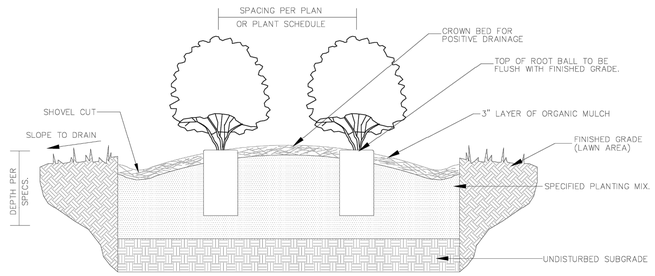
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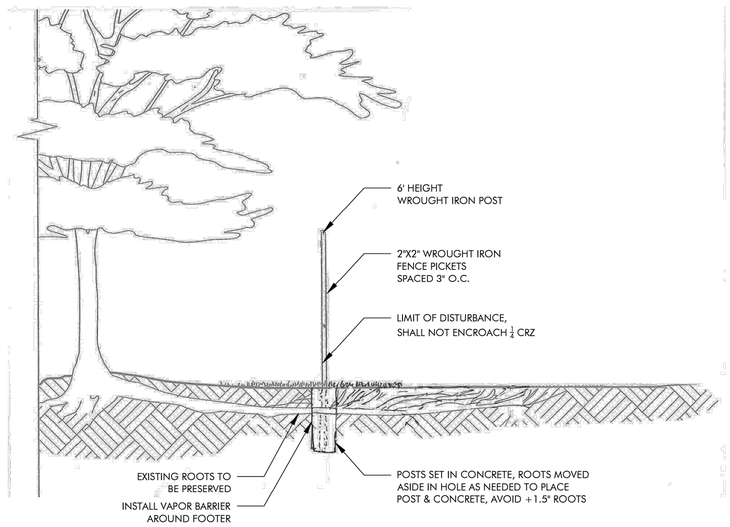
1 TREE PLANTING/STAKING DETAIL

SCALE: N.T.S.



2 SHRUB/GROUND COVER PLANTING

SCALE: N.T.S.



3 TREE ROOT PRESERVATION DETAIL

SCALE: N.T.S.

NOTES:

1. No posts or footing installation is allowed in the ¼ CRZ.
2. For any post installation in the ½ CRZ:
   a. Post holes to be dug by hand or air excavated.
   b. Post holes shifted to avoid 1.5" diameter or greater roots
   c. A vapor barrier will be installed between the poured concrete and the soil.

LAND STRATEGIES INC.

1983 - 2025
42
YEARS OF EXCELLENCE

1411 W. 5TH ST.
SUITE 100
AUSTIN,TX. 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM

REGISTERED LANDSCAPE ARCHITECT
PAUL W. LINEHAN
917
STATE OF TEXAS

10/29/2025

NOTES:

1.

ROCK CREEK PLAZA

2120 N MAYS ST, ROUND ROCK, TX 78664
LSI PROJECT #: 2194

REVISIONS

SET ISSUED
10/29/2025

DRAWN BY
SD

REVIEWED BY
DR

SHEET NAME
LANDSCAPE DETAILS

SHEET
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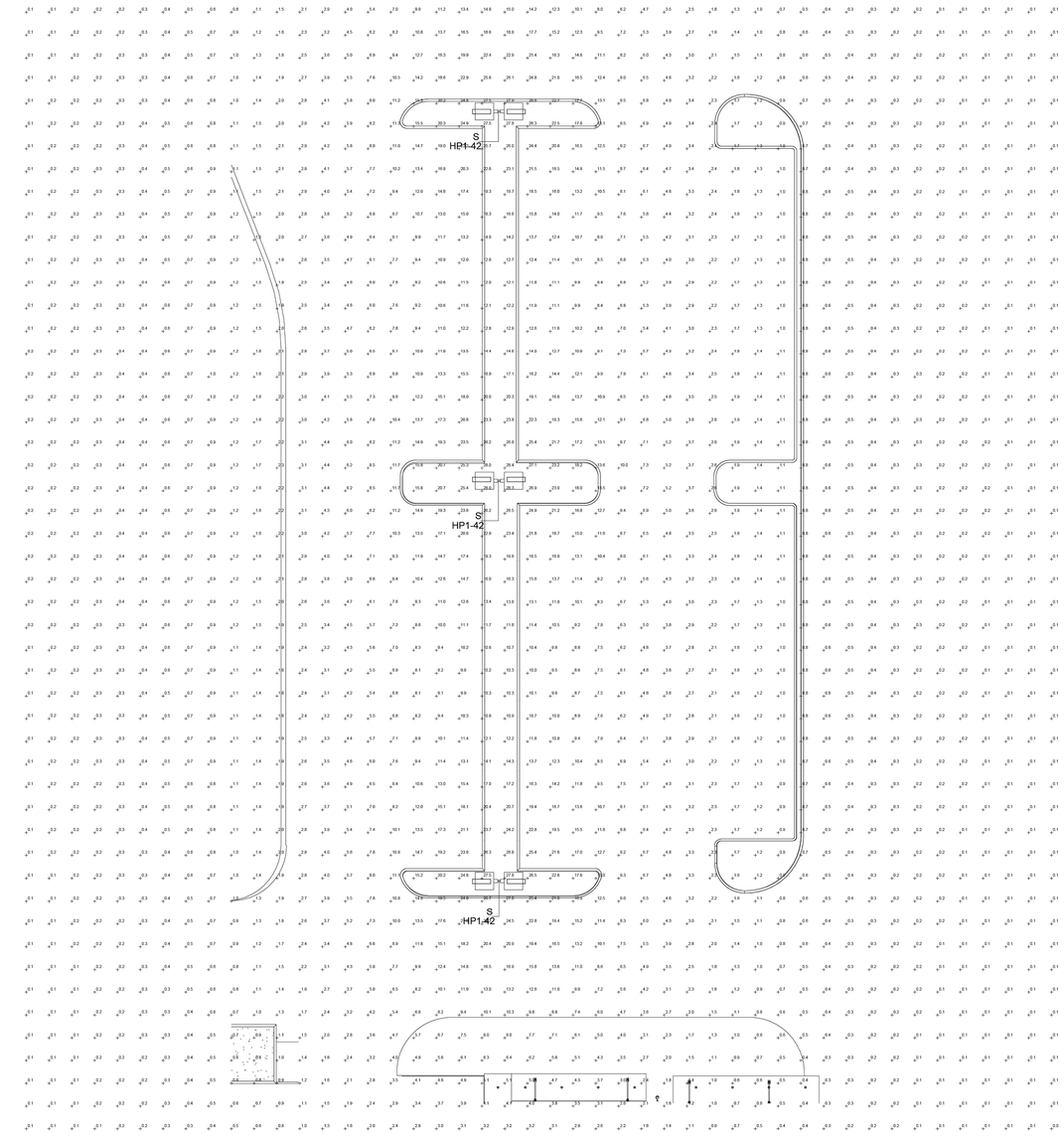
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GENERAL SHEET NOTES

A. FIXTURES ARE RATED FOR DIRECT ILLUMINATION OF GROUND AND HAVE NO MEASUREABLE ILLUMINATION ABOVE HORIZONTAL PLANE.

B. PHOTOMETRIC CALCULATIONS ARE BASED ON SPECIFIED FIXTURES AND ARE TAKEN AT GRADE.



1 ELECTRICAL PHOTOMETRIC POLE LIGHTING PLAN
12" = 1'-0"

LAND STRATEGIES INC.

1983 - 2024
41
YEARS OF EXCELLENCE

1411 W 5th St., #100,
Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.com
WEBSITE: LSIaustin.com

STATE OF TEXAS
JAMES HOLLOWAY
114321
LICENSED
PROFESSIONAL ENGINEER
11/21/2025

ROCK CREEK BOX DEMO & REMODEL

100% CD

2120 N MAYS ST, ROUND ROCK, TX 78664

LSI #: 2194

SET ISSUED
05/19/2025

REVISIONS

Issue	Delta	Description	Date

DRAWN BY
CG

SHEET NAME
ELECTRICAL PHOTOMETRIC PLAN

SHEET
E052

ENCOTECH
ENGINEERING CONSULTANTS
TBPE Firm 1141 | 8500 Bluffstone Cove, Suite B-103 Austin, Texas 78759 | 512.338.1101

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COORDINATION

1. The Contractor shall compare the Architectural, Structural, Mechanical, Electrical, Plumbing, and other series drawings and report any discrepancies between each set of drawings and within each set of drawings prior to fabrication and installation of any structural members.

2. Only larger sleeve openings and framed openings in structural framing component members are indicated on the Structural Drawings. However, all sleeves, inserts and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the Structural Drawings, but required as noted above, shall be submitted to the Engineer for review.

3. Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.

4. Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.

5. The details designated as "Typical Details" apply generally to the Structural Drawings in all areas where conditions are similar to those described in the details.

6. All dimensions and conditions of existing construction shall be verified at the job site prior to the preparation of shop drawings. Differences between existing construction and that shown on the Structural Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.

7. All structural elements of the project have been designed by the Engineer to resist the required code vertical and lateral forces that could occur in the final completed structure only. It is the responsibility of the Contractor to provide all required bracing during construction to maintain the stability and safety of all structural elements during the construction process until the lateral-load resisting or stability-providing system is completely installed and the structure is completely tied together. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.

8. The Contract Structural Drawings and Specifications represent the finished structure, and except where specifically shown, do not indicate the means or methods of construction. The Contractor and their Sub-Contractors shall supervise and direct the Work and shall be solely responsible for all construction means, methods, procedures, techniques, sequences and safety measures including, but not limited to, adherences to all OSHA guidelines. The Engineer shall not have control of, and shall not be responsible for, construction means, methods, techniques, sequences or procedures, for safety precautions and programs in connection with the Work, for the acts or omissions of the Contractor, Subcontractors, or any other person performing any of the Work, or for the failure of any of these persons to carry out the Work in accordance with the Structural Contract Documents.

9. Where conflict exists among the various parts of the Structural Contract Documents, Structural Drawings, Structural Notes, and Specifications, the strictest requirements, as indicated by the Engineer, shall govern.

10. Periodic site observation by field representatives of Encotech is solely for the purpose of determining if the Work is proceeding in accordance with the Structural Contract Documents. This limited site observation is not intended to be a check of the quality or quantity of the Work, but rather a periodic check in an effort to inform the Owner against defects and deficiencies in the work of the Contractor.

11. These structural drawings do not address water issues as it relates to but not limited to site drainage, roof runoff, or water introduced by adjacent properties. Adequate drainage shall be provided to limit the effects of erosion and to maintain the integrity of the structural system described. Water issues and/or waterproofing are the responsibility of the Architect and Contractor and are beyond the scope of these documents.

SUBSTITUTIONS

1. All requests for substitutions of materials or details shown in the Structural Contract Documents shall be submitted for approval during the bidding period.

2. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings or duration to be deducted from the contract and/or schedule impact. Submittals not satisfying the above criteria will not be considered once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings or duration to be deducted from the contract and/or schedule impact. Submittals not satisfying the above criteria will not be considered.

CODES AND REFERENCED REPORTS

1. The General Building Code used as the basis for the structural design is as follows:
   A. International Building Code, 2021 Edition
   B. International Existing Building Code, 2021 Edition

2. Structural Loading: Minimum Design Loads and Associated Criteria for Buildings and Other Structures, American Society of Civil Engineers, ASCE 7, as referenced by the General Building Code.

3. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318, as referenced by the General Building Code.

4. Structural Steel: Manual of Steel Construction, American Institute of Steel Construction Inc., ANSI/AISC 360, as referenced by the General Building Code.

5. Geotechnical : Per IBC Table 1806.2 Presumptive Load-Bearing Values (Vertical Foundation Pressure : 1500 PSF)

DESIGN LOADS

1. Dead Loads include the self-weight of the structural elements and the following superimposed loads:
   A. Ceiling and Mechanical at roof – 10 psf
   B. Ceiling and Mechanical at floors – 5 psf
   C. Roofing and rigid insulation – 8 psf

2. Live Loads
   A. Roof - Unreduced — 20 psf (300 lb)

3. Snow Loads
   A. Ground snow load, Pg — 5 psf

4. Seismic Loads
   A. The structure and structural components of the building have been designed in accordance with General Building Code with the following criteria:

a.	Risk Category	II
b.	Seismic Importance Factor: Ie	1.0
c.	Site Class	D
d.	Seismic Design Category	A
e.	Spectral Response Coefficients	
	• Ss (%g)	0.066
	• S1 (%g)	0.039
	• SDS	0.061
	• SD1	0.059

5. Rain Loads
   A. 100 year 15-min rainfall intensity, i — 4.5 in/hr

6. Wind Loads
   A. Wind lateral load on structural frame is based on ASCE 7 using the following:

a.	Basic Wind Speed	(LRFD)	105 mph
		(ASD)	81 mph
b.	Exposure		C
c.	Internal Pressure Coefficient, Gcpi		+/-0.18
d.	Risk Category		II

SUBMITTALS

1. Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Structural Drawings shall not be reproduced and used as shop drawings. All items deviating from the Structural Drawings or from previously submitted shop drawings shall be clouded.

2. Contractor shall review shop drawings for compliance with the Structural Drawings and shall certify that they have done so by a stamp noting that the drawings have been "Approved" and which bears the signature (or initials) of an authorized representative of the Contractor and the date. Submittals which do not reflect the Contractor's approval, signature and date will be returned without review.

3. Contractor shall be responsible for delays caused by rejection of inadequate shop drawings.

4. Where review and return of shop drawings is required or requested, the Engineer will review each submittal and, where possible, return within two (2) weeks of receipt.

5. Corrections or comments on shop drawings or manufacturer's data sheets do not relieve the Contractor from compliance with requirements of the plans and specifications. Engineer's review is for general conformance with the requirements of the Structural Drawings. Contractor is responsible for confirming and correcting all quantities and dimensions, selecting fabrication processes and techniques of construction, and coordinating the work with that of all other contractors.

6. Refer to individual sections for specific submittal requirements.

7. Contractor shall provide submittals electronically to Architect. Architect will provide to Engineer for review and comment. Engineer will return reviewed submittal to Architect for distribution to the Architect, Owner, and Contractor. Contractor will be responsible for providing and distributing Engineer's comments to their subcontractors.

CAST-IN-PLACE CONCRETE

1. Classes of Concrete: All concrete shall conform to the requirements as specified in the table below, unless noted otherwise on the Structural Drawings:

Concrete Mix Schedule

DESCRIPTION OF USE	STRENGTH (psi)	AGG. TYPE	AGG. SIZE	SLUMP (inches)	MAX W/C	EXPOSURE CLASSES	AIR CONTENT
Grade Beams and Footings	3000	NWT	1 1/2"	5-7	-	F0/S0/W0/C1	-

   A. "NWT" refers to normal concrete having air dry unit weight of approximately 145 PCF (ASTM C33 aggregate).
   B. "LWC" refers to sand lightweight concrete having an air-dry unit weight not to exceed 120 PCF (ASTM C330 aggregate).
   C. Where w/c ratio is not indicated in the Concrete Mix Schedule, it shall be as necessary to meet strength requirements.
   D. Where the w/c ratio is shown, it shall be adhered to regardless of strength requirements.
   E. "Strength" is required compressive cylinder strength at an age of 28 days.

2. The concrete design mix for exposure class F2 shall meet the following additional requirements:
   A. A maximum water/cement ratio of 0.45.
   B. A high-range water reducing admixture shall be added to increase the slump to 5-6". The noted slump applies before the addition of the admixture.
   C. Maximum shrinkage of the concrete shall be 0.03% at 28 days as determined by ASTM C157.
   D. Minimum entrained air content shall be 5 to 7 percent.

3. A maximum of 20% of the cementitious materials used in mix designs may be replaced with class C or F fly ash.

4. Fly ash shall not be used in architecturally exposed concrete.

5. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractor's option.

6. Lightweight concrete shall have a maximum cured density of 120 pounds per cubic foot.

7. Horizontal construction joints in concrete placements shall be permitted only where indicated on the Structural Drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on the Structural Drawings for review by the Architect and Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.

8. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318, Section 26.8, including the following:
   A. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
   B. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.

9. Concrete placements shall not exceed 10,000 square feet or 100 linear feet on each side without prior approval by the Architect for each placement.

10. Grade beams in contact with earth shall be formed both sides unless noted otherwise in details.

11. Submittal: Submit proposed mix designs in accordance with ACI 301, chapter 3.9. Each proposed mix design shall be accompanied by a record of past performance based on at least 30 consecutive strength tests, or by three laboratory trial mixtures with confirmation tests.

12. Concrete sampling for quality assurance: Concrete that is pumped shall be sampled at the point of discharge from the truck.

CONCRETE REINFORCING

1. Concrete reinforcement for the project shall conform to the following:
   A. All reinforcing steel shall be new billet steel in accordance ASTM A615, Grade 60, unless noted otherwise in the Structural Drawings or these notes.
   B. Deformed Bar Anchors. ASTM A496 minimum yield strength 70,000 psi as noted on the Structural Drawings. Reinforcing bars shall not be substituted for deformed bar anchors.
   C. Welded wire reinforcement. Welded smooth wire reinforcement, ASTM A185, yield strength 65,000 psi where noted on the Structural Drawings. Welded deformed wire reinforcement, ASTM A497, yield strength 70,000 psi where noted on the Structural Drawings. Welded wire reinforcement to be provided in flat sheets.

2. Detailing of reinforcing steel shall conform to the American Concrete Institute 315 Detailing Manual and all hooks and bends in reinforcing bars shall conform to ACI detailing standards, unless noted otherwise on the Structural Drawings.

3. In unscheduled grade beams, walls, and slabs, detail reinforcing as follows:
   A. Class A lap beam top reinforcing bars at mid span.
   B. Class A lap beam bottom reinforcing bars at the supports.
   C. Provide Class B lap at other location pending Engineer's approval.
   D. Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
   E. Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if horizontal bars are hooked.
   F. Provide 2-#4 diagonal bars at all slab re-entrant corners placed under the top mat of steel.

4. Welding of reinforcing steel will not be permitted unless specifically shown on the Structural Drawings.

5. Heat shall not be used in the fabrication or installation of reinforcement.

6. Reinforcing steel clear cover shall be as follows:

A.	Earth-formed grade beams	1 1/2" top, 3" sides, 3" bottom
B.	Formed Grade Beams	1 1/2" top, 2" sides, 3" bottom

7. Submittal: Submit shop drawings for fabrication, bending, and placement of concrete reinforcement. Comply with ACI 315 "Details and Detailing of Concrete Reinforcement". Do not reproduce the Structural Drawings for use as shop drawings.

SHEET LIST	
SHEET NUMBER	SHEET NAME
SDS-000	STRUCTURAL NOTES
SDS-001	TRASH ENCLOSURE - FOUNDATION PLAN & DETAILS

SCALE: 12" = 1'-0"
(Scale will be half-sized when printed at 11x17)

ENCOTECH ENGINEERING CONSULTANTS
TBPE Firm 1141 | 8500 Bluffstone Cove, Suite B-103 Austin, Texas 78759 | 512.338.1101

LAND STRATEGIES INC.
1983 - 2025
42
YEARS OF EXCELLENCE
1411 W 5th St., #100, Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.com
WEBSITE: LSIaustin.com

STATE OF TEXAS
F. ROMO DE VIVAR
117502
LICENSED
PROFESSIONAL
ENGINEER
11/25/2025

ROCK CREEK BOX DEMO & REMODEL

Bulletin No. 1

2120 N MAYS ST. ROUND ROCK, TX 78664

LSI #: 25-004

SET ISSUED
07/02/25

REVISIONS

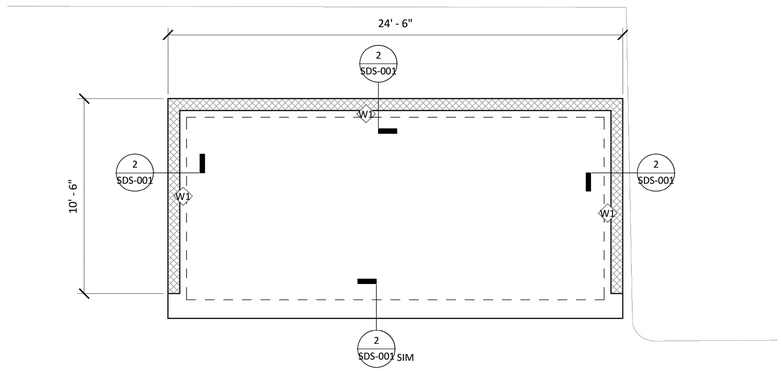
Issue	Description	Date

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SHEET NAME
STRUCTURAL NOTES

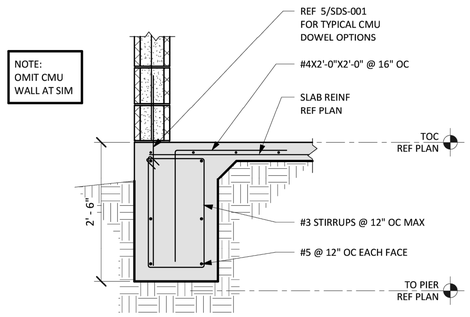
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1 SOUTH BUILDING TRASH ENCLOSURE FOUNDATION PLAN

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



2 PERIMETER GRADE BEAM WITH CMU WALL

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

CMU WALL REINFORCING SCHEDULE			
MARK	WALL THICKNESS	MAX HEIGHT	REINFORCEMENT
W1	8"	15'-0"	#5@48"OC
W2	-	-	-
W3	-	-	-

NOTES:
1. INTERIOR NON-LOAD BEARING WALLS LESS THAN 15'-0" TALL SHALL BE W1 UNO.

3 CMU WALL REINFORCING SCHEDULE

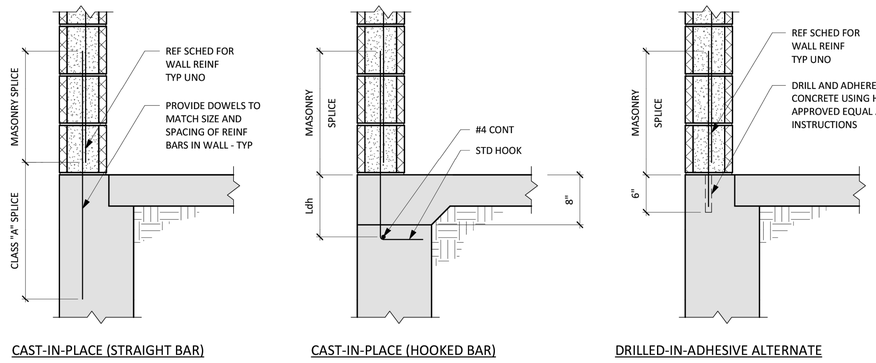
SCALE: NTS

CMU WALL LAP SPLICE SCHEDULE		
BAR SIZE	LAP LENGTH	
	BOND BEAMS	VERTICAL REINF
#4	1'-8"	2'-6"
#5	2'-1"	3'-2"
#6	2'-6"	3'-9"
#7	2'-11"	4'-5"

NOTES:
1. SPLICES FOR VERTICAL REINF SHALL BE STAGGERED IN ADJACENT CELLS SO THAT NO MORE THAN 1/2 OF ALL BARS ARE SPLICED AT THE SAME LOCATION.
2. DO NOT SPLICE BARS IN LINTELS

4 CMU WALL LAP SPLICE SCHEDULE

SCALE: NTS

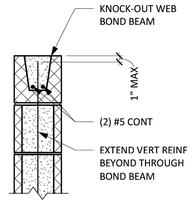


CAST-IN-PLACE (STRAIGHT BAR) | CAST-IN-PLACE (HOOKED BAR) | DRILLED-IN-ADHESIVE ALTERNATE

NOTES:
1. MASONRY DOWELS SHALL BE CENTERED IN MASONRY WALL - TYP UNO
2. MASONRY DOWEL TO MATCH SIZE AND SPACING OF VERTICAL WALL REINF - TYP
3. FOR HOOK Ldh REF

5 FOUNDATION DOWELS

SCALE: NTS



6 CMU BOND BEAM

SCALE: NTS

SCALE: As indicated
(Scale will be half-sized when printed at 11x17)

ENCOTECH ENGINEERING CONSULTANTS
TBPE Firm 1141 | 8500 Bluffstone Cove, Suite B-103 Austin, Texas 78759 | 512.338.1101

LAND STRATEGIES INC.
1983 - 2025
42
YEARS OF EXCELLENCE
1411 W 5th St., #100, Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.com
WEBSITE: LSIaustin.com

STATE OF TEXAS
F. ROMO DE VIVAR
117502
LICENSED PROFESSIONAL ENGINEER
07/25/2025

ROCK CREEK BOX DEMO & REMODEL
Bulletin No. 1
2120 N MAYS ST. ROUND ROCK, TX 78664
LSI #: 25-004

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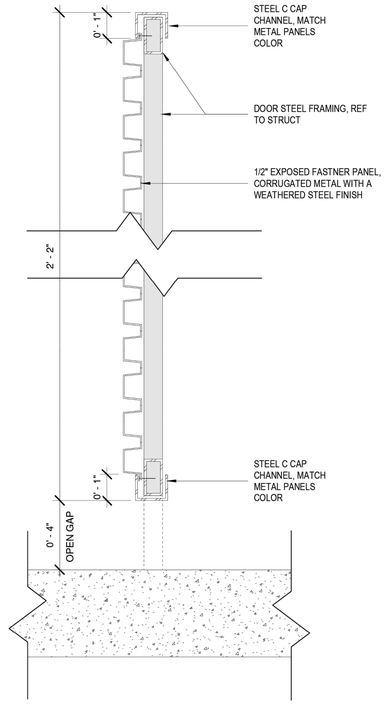
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Date | Description | Issue Delta

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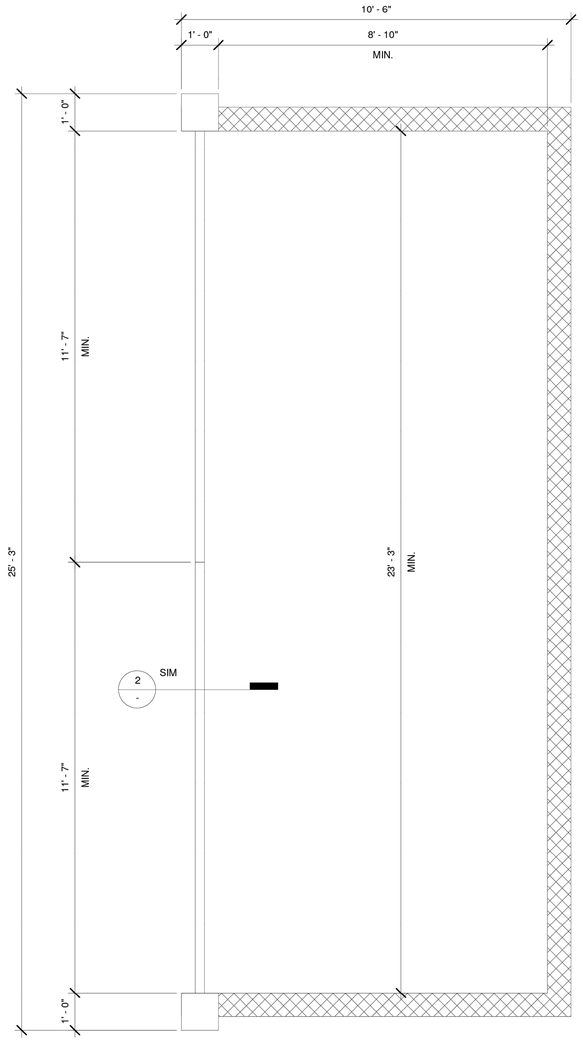
SHEET NAME
TRASH ENCLOSURE - FOUNDATION PLAN & DETAILS

SHEET
SDS-001

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2 DUMPSTER ENCLOSURE GATE DETAIL
3" = 1'-0"



1 STAND ALONE DUMPSTER ENCLOSURE
1/2" = 1'-0"

SCALE: As indicated
(Scale will be half-sized when printed at 11x17)

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1983 - 2025
42
YEARS OF EXCELLENCE
1411 W 6th St. #100,
Austin, TX 78703
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.com
WEBSITE: LSIaustin.com

REGISTERED ARCHITECT
MICHAEL LINEHAN
26973
STATE OF TEXAS
2025.05.29

ROCK CREEK PLAZA
BOX DEMO & REMODEL
2120 N MAYS ST, ROUND ROCK, TX 78664
LSI #: 2194

SET ISSUED
10/30/25

REVISIONS

Issue	Description	Date
Delta		

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SHEET NAME
STAND ALONE DUMPSTER ENCLOSURE

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