



07/15/2024

Water pollution Abatement Plan **SNACK TIME #4**

Project Location:

1412 CR 305, JARRELL TX

Prepared by:

Ahmed El Seweify, P.E.

Water Pollution Abatement Plan Checklist

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- **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

| | | | | | |
|--|---|---------------------------------------|------------------------------------|------------------------------------|--------------------------|
| 1. Regulated Entity Name: Snack Time #4 | | 2. Regulated Entity No.: | | | |
| 3. Customer Name: CR 305 REAL ESTATE LLC. | | 4. Customer No.: | | | |
| 5. Project Type: (Please circle/check one) | <input checked="" type="checkbox"/> New | <input type="checkbox"/> Modification | <input type="checkbox"/> Extension | <input type="checkbox"/> Exception | <input type="checkbox"/> |

| | | | | | | | | | |
|---|--|---|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-------------------------|----------------------------|
| 6. Plan Type: (Please circle/check one) | <input checked="" type="checkbox"/> WPAP | <input type="checkbox"/> CZP | <input type="checkbox"/> SCS | <input type="checkbox"/> UST | <input type="checkbox"/> AST | <input type="checkbox"/> EXP | <input type="checkbox"/> EXT | Technical Clarification | Optional Enhanced Measures |
| 7. Land Use: (Please circle/check one) | Residential | <input checked="" type="checkbox"/> Non-residential | | | 8. Site (acres): | | | 3.886 | |
| 9. Application Fee: | \$4000.00 | 10. Permanent BMP(s): | | | Sand Filter | | | | |
| 11. SCS (Linear Ft.): | | 12. AST/UST (No. Tanks): | | | | | | | |
| 13. County: | Williamson | 14. Watershed: | | | Salado 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.) | — | — | 1__ |
| Region (1 req.) | — | — | 1__ |
| County(ies) | — | — | 1__ |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek | <input type="checkbox"/> Barton Springs/ Edwards Aquifer | NA |
| City(ies) Jurisdiction | <input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley | <input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills | <input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input checked="" type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill |

| | | | |
|--|------------------------------------|--|---------------------------------------|
| | <input type="checkbox"/> Woodcreek | | <input type="checkbox"/> Pflugerville |
| | | | <input type="checkbox"/> Round Rock |

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

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

Ahmed El Seweify

Print Name of Customer/Authorized Agent 07/17/2024

Ahmed El Seweify Date

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.

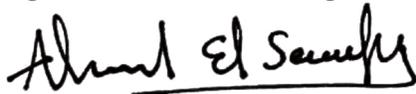
Signature

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: Ahmed El Seweify

Date: 07/17/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Snack Time #4
2. County: Williamson
3. Stream Basin: Salado 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: Sameer Umatiya
Entity: CR 305 Real Estate LLC.
Mailing Address: 4313 Mezzaluna Pass,
City, State: Leander, TX Zip: 78641
Telephone: 5125638790 FAX: _____
Email Address: sameerumatiya@yahoo.com

8. Agent/Representative (If any):

Contact Person: Ahmed El Seweify
Entity: AES Engineering Consultant
Mailing Address: 2514 Preserve Trail,
City, State: Cedar Park, TX Zip: 78613
Telephone: 5127859034 FAX: _____
Email Address: aelseweify@aesengineeringservices.com

9. Project Location:

- The project site is located inside the city limits of Jarrell.
- 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.

1412 CR 305 Jarrell Texas

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: 01/01/2024

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:

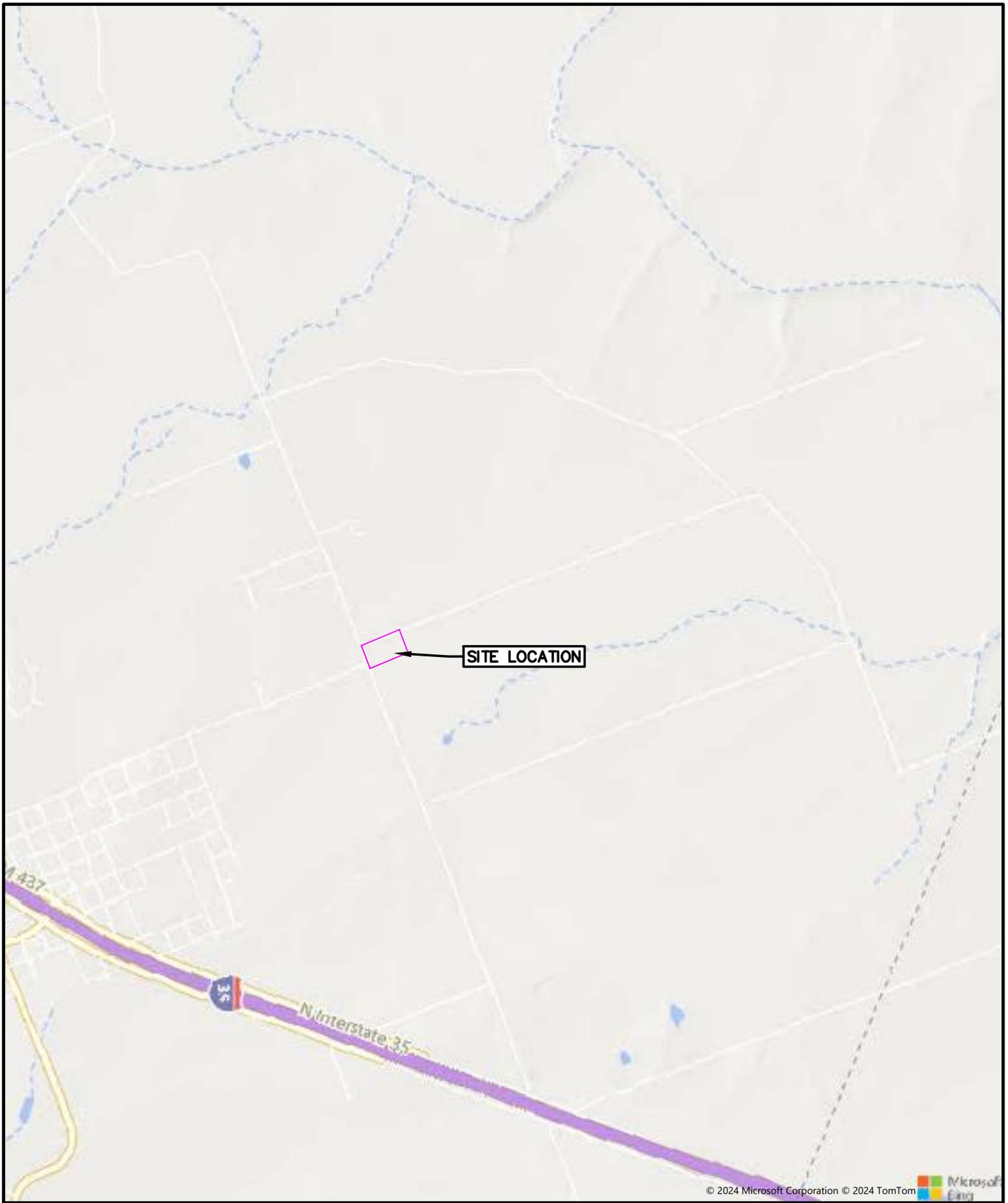
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (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:

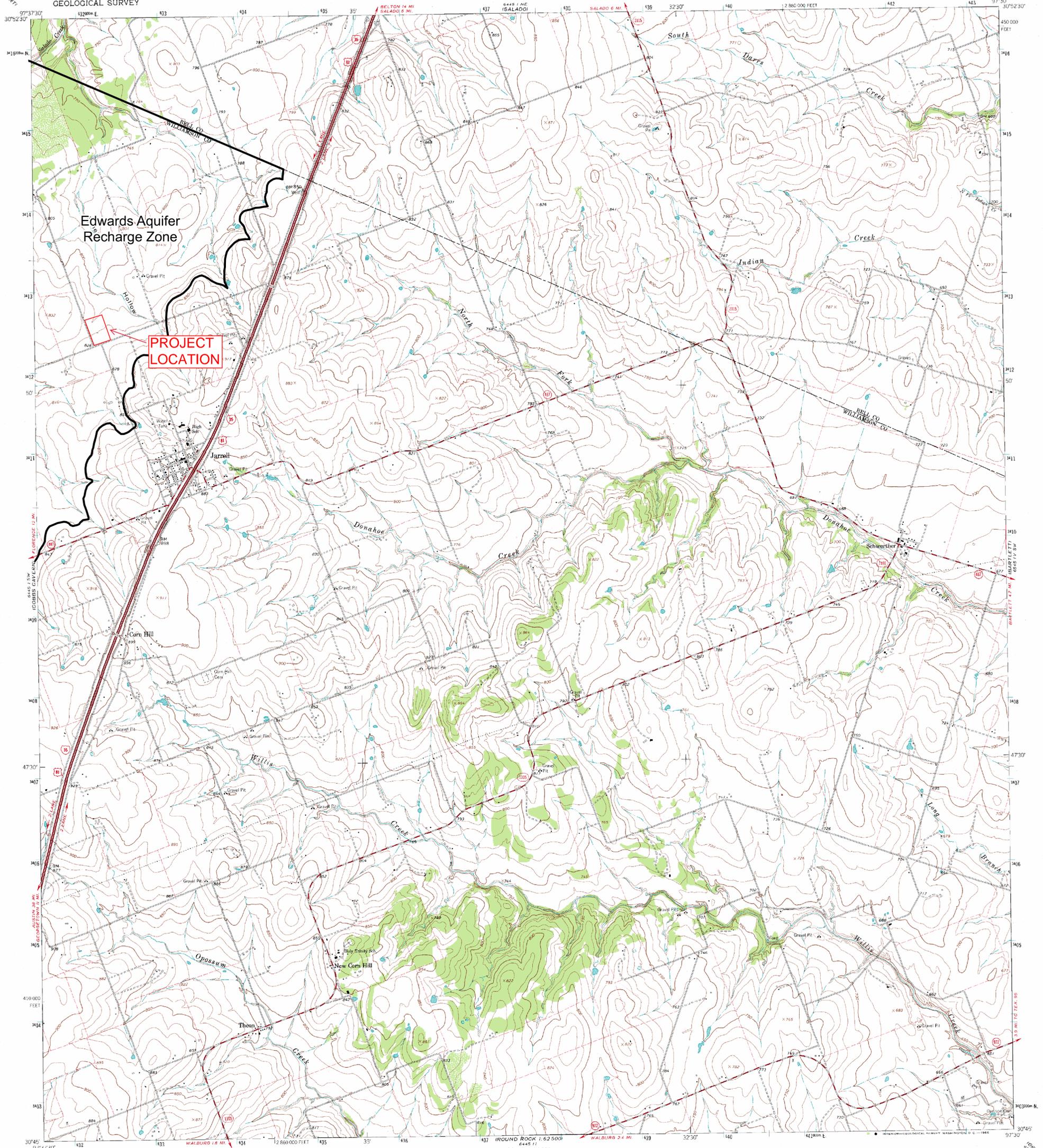
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST 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.



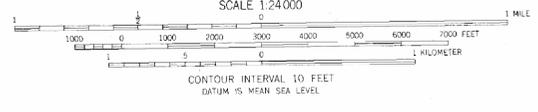
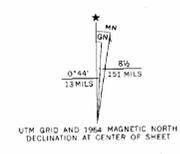
VICINITY MAP

SNACK TIME #4
1412 CR 305
JARRELL TX

PAGE
1 OF 1



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1963. Field checked 1964.
Polyconic projection. 1927 North American datum.
10,000-foot grid based on Texas coordinate system, central zone.
1000-meter Universal Transverse Mercator grid ticks,
zone 14 shown in blue.
Fine red dashed lines indicate selected fence lines.



ROAD CLASSIFICATION

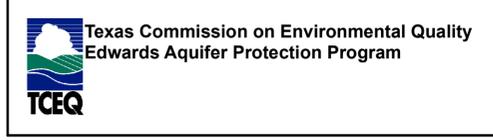
| | |
|------------------|-----------------|
| Heavy duty | Light-duty |
| Medium-duty | Unimproved dirt |
| Interstate Route | U.S. Route |
| | State Route |



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22082
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

JARRELL, TEX
N3045-W9730/7.5
1964
AMS 6445 1 SE-SERIES V882



Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer Effective May 1985

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

Snack Time #4

Project Description-Attachment C

This 3.886 -acre project site is located at 1412 CR 305 Jarrell TX. We are proposing a gas station with a 11,750 square foot convenience store and retail and 26,525 square foot office warehouses. We are providing water quality pond, the paving will be concrete.

Existing Conditions:

The existing site is covered with native grass/weeds with no trees. There is no existing impervious cover.

Proposed Conditions:

The proposed development of 3.886 acres (169,274 sf) includes gas pumps, 11,750 square foot convenience store and retail spaces, and 26,525 square foot office warehouses. The limit of construction is 3.873 acres and proposed impervious cover is 74.06%

Soil Condition: Clayey Sand.

Disturbance activities:

Grading and excavation on the entire site.

The pavement on the entire site.

Building at the building areas.

Landscaping.

Geologic Assessment
TCEQ-0585

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Mr. Chad M. Copeland, P.G.

Telephone: (512) 335-1785 x 124

Fax: (512) 335-0527

Date: 05/29/2024

Representing: Ranger Environmental Services, LLC (Reg No. 50140) (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:







05/29/2024

Regulated Entity Name: Snack Time #4

Project Information

1. Date(s) Geologic Assessment was performed: 04/24/2024

2. Type of Project:

WPAP
 SCS

AST
 UST

3. Location of Project:

Recharge Zone
 Transition Zone
 Contributing Zone within the Transition Zone

4. **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

| Soil Name | Group* | Thickness(feet) |
|---|--------|-----------------|
| Denton silty clay, 1 to 3 percent slopes (DnB) | D | 1.83 - 5.0 |
| Houston Black clay, 0 to 1 percent slopes (HoA) | D | >6.67 |
| | | |
| | | |

| Soil Name | Group* | Thickness(feet) |
|-----------|--------|-----------------|
| | | |

* Soil Group Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 30'
 Site Geologic Map Scale: 1" = 30'
 Site Soils Map Scale (if more than 1 soil type): 1" = ~91' & ~100'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____

10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

ATTACHMENT A

Geological Assessment Table
TCEQ-0585 Table

| GEOLOGIC ASSESSMENT TABLE | | | PROJECT NAME: Snack Time #4 | | | | | | | | | | | | | | | | |
|---------------------------|-----------|------------|-----------------------------|--------|-----------|-------------------|---|---------|-----------------|-----|-----------------|-----------------|--------|----------------------------|-------|------------------|-----|------------------------|------------|
| LOCATION | | | FEATURE CHARACTERISTICS | | | | | | | | | | | EVALUATION | | PHYSICAL SETTING | | | |
| 1A | 1B * | 1C * | 2A | 2B | 3 | 4 | | | 5 | 5A | 6 | 7 | 8A | 8B | 9 | 10 | 11 | | 12 |
| FEATURE ID | LATITUDE | LONGITUDE | FEATURE TYPE | POINTS | FORMATION | DIMENSIONS (FEET) | | | TREND (DEGREES) | DIP | DENSITY (NO/FT) | APERTURE (FEET) | INFILL | RELATIVE INFILTRATION RATE | TOTAL | SENSITIVITY | | CATCHMENT AREA (ACRES) | TOPOGRAPHY |
| | | | | | | X | Y | Z | | | | | | | | <40 | ≥40 | | |
| G-1 | 30.839021 | -97.617752 | MB | 30 | Kgt | 2 | 2 | unknown | -- | | -- | -- | -- | 5 | 35 | X | | X | Hilltop |
| G-2 | 30.839088 | -97.617811 | MB | 30 | Kgt | 6 | 4 | unknown | -- | | -- | -- | -- | 5 | 35 | X | | X | Hilltop |
| G-3 | 30.840068 | -97.618251 | MB | 30 | Kgt | 1 | 1 | unknown | -- | | -- | -- | -- | 5 | 35 | X | | X | Hilltop |
| G-4 | 30.840075 | -97.618440 | MB | 30 | Kgt | 2 | 2 | unknown | -- | | -- | -- | -- | 5 | 35 | X | | X | Hilltop |
| G-5 | 30.839193 | -97.616890 | MB | 30 | Kgt | 1.5 | 1 | unknown | -- | | -- | -- | -- | 5 | 35 | X | | X | Hilltop |

* DATUM WGS84

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

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

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

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

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

CMC

Date 05/29/2024

Sheet 1 of 1

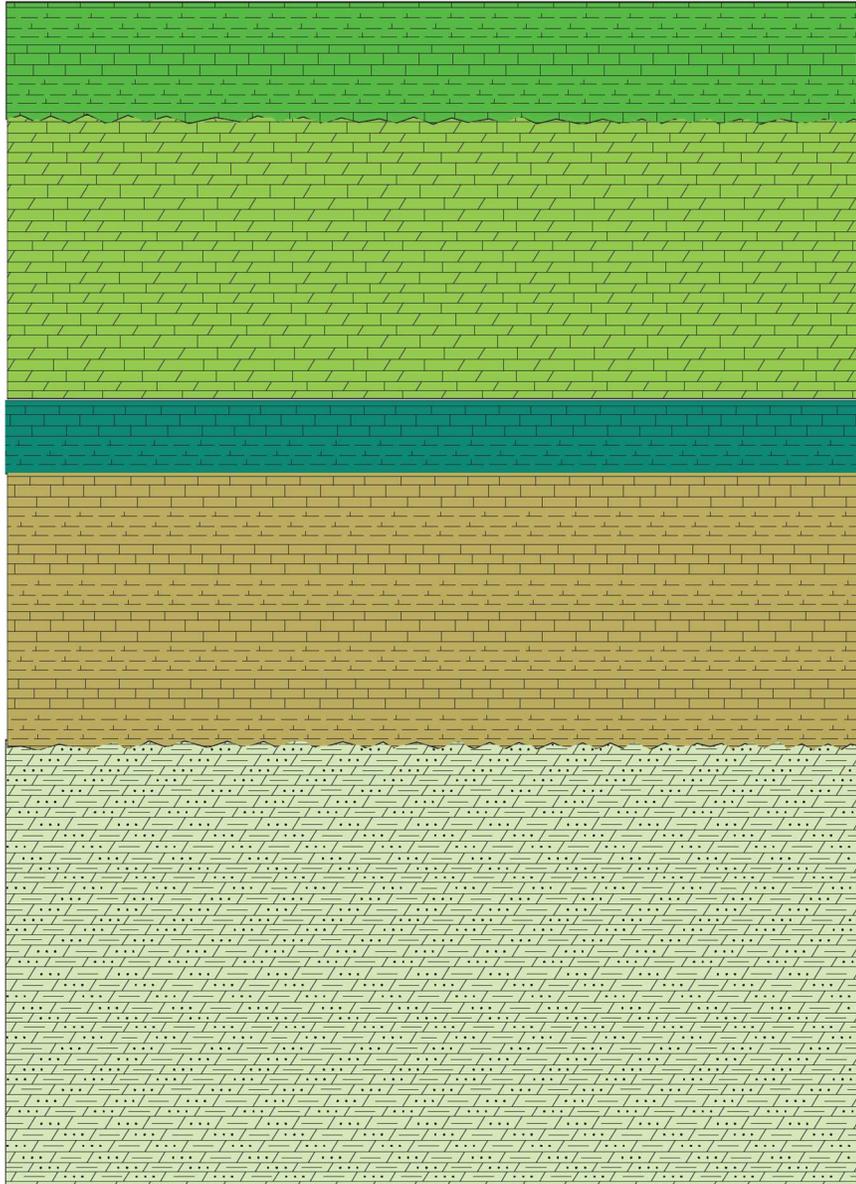


CMC
05/29/2024

ATTACHMENT B

Stratigraphic Column

Edwards Aquifer



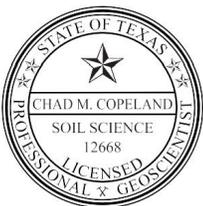
Georgetown Formation (Kgt)
Limestone and marl

Edwards Limestone (Ked)
Limestone and dolostone

Comanche Peak Formation (Kc)
Limestone and marl

Walnut Formation (Kwa)
Limestone and marl
(Includes Kkv, Kcp, Kbc)

Glen Rose Formation (Kgr)
Limestone, dolostone, and marl



CMC

05/29/2024

RANGER ENVIRONMENTAL SERVICES

Stratigraphic Column

1412 County Road

Jarrell, Texas

Ranger Project No. 6958

COMMENTS: NOT FOR CONSTRUCTION

Adapted from the Bureau of Economic Geology, 1990, Hydrogeology of the Northern Segment of the Edwards Aquifer, Austin Region, Report of Investigations No. 192, Figure 4

ATTACHMENT C

Site Geology



GEOLOGIC ASSESSMENT

Snack Time #4

1412 County Road 305

Jarrell, Texas

Williamson County

May 2024

INTRODUCTION

Ranger Environmental Services, LLC (Ranger) was contracted to conduct a Geologic Assessment of the referenced property. This location lies within the designated Edwards Aquifer Recharge Zone. The site is undeveloped and was previously used for agricultural purposes. Since the subject site is located over the Edwards Aquifer Recharge Zone, site development should adhere to the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program Rules in accordance with Title 30 of the Texas Administrative Code, Section 213 (30 TAC§ 213).

PROJECT DESCRIPTION

The subject site consists of one approximate 3.887-acre lot, more or less, located at 1412 County Road 305, Jarrell, in Williamson County, Texas at approximately 30.83978° N and approximately 97.617350° W.

The site is undeveloped land with native vegetation and was previously used for agricultural purposes. The surrounding area is a mix of residential and agricultural land.

METHODOLOGY

This assessment follows general guidelines contained in Texas Commission on Environmental Quality (TCEQ) guidance “*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*” (TCEQ Guidance 0585). The site is located on an area of the recharge zone that may contain karst features within the outcropping limestone. Karst features may be expressed as surface features but more commonly tend to persist with depth.

A field geologic assessment was conducted by Mr. Chad M. Copeland P.G. and Ms. Caroline Hamilton, GIT on April 24, 2024. The site is undeveloped and there are no permanent structures on-site.

The walking geologic survey was conducted on 50-foot center transects, where possible. No intrusive testing was conducted. If present, features identified in the field were photographed and recorded with a hand held global positioning system (GPS). Features include, but were not limited to, caves, solution cavities, solution-enlarged fractures, faults, manmade features in bedrock,

swallow holes, sinkholes, non-karst closed depressions, and zone clustered or aligned features. The geologic assessment table, stratigraphic column, geologic, soils and topographic maps are included herein.

RESEARCH INFORMATION

Prior to conducting the geologic survey, Ranger conducted a review of existing geologic data and maps to prepare for the field survey. Reviewed references included, but are not limited to:

- Barnes, V.E. 1974. *Geologic Atlas of Texas, Austin Sheet*. The University of Texas at Austin, Bureau of Economic Geology.
- Senger, R.K., E.W. Collins and C.W. Kreitler. 1990. Hydrogeology of the Northern Segment of the Edwards Aquifer, Austin Region, Report of Investigations 192. The University of Texas at Austin, Bureau of Economic Geology.
- Texas Commission on Environmental Quality. 1999. Complying with the Edwards Aquifer Rules: Administrative Guidance.
- Texas Commission on Environmental Quality. Revised 2004. Instructions to Geologist for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones.
- Sellards, E.H., W.S. Adkins and F.B. Plummer. 1932. The University of Texas Bulletin No. 3232. The Geology of Texas. Volume 1, Stratigraphy.
- U.S. Department of Agriculture National Resources Conservation Services (www.nrcs.usda.gov).
- Texas Commission on Environmental Quality (www.tceq.state.tx.us).
- FEMA Flood Plain Maps.
- Center for Geospatial Technology, Texas Tech University, obtained from the Texas Geologic Atlas of Texas.
- USGS Topographic Maps – Terrain Navigator Pro 2015.
- ESRI

SITE GEOLOGY

The subject site is underlain by Cretaceous sedimentary strata. In general, the Cretaceous strata dip regionally one degree towards the east-southeast. The area lies within the Balcones Fault Zone, a geologic province characterized in this region by north-northeast trending en echelon normal faults with the downthrown side most commonly to the east of the fault planes.

The Balcones Fault Zone trend closely follows the structural trend of the late Paleozoic Ouachita fold and thrust belt. Faulting may have been initiated in the Late Cretaceous with the majority of movement taking place during the late Oligocene and early Miocene. Minor isostatic adjustments resulting from sediment loading in the Gulf of Mexico continue to the present.

Referencing the Geologic Atlas of Texas, Austin Sheet, and The University of Texas Bulletin No. 3232, The Geology of Texas, Volume 1 the local stratigraphic unit that outcrops at the site is the Georgetown Formation (Kgt).

The Cretaceous age Georgetown Formation unconformably overlies the Edwards Limestone in Williamson County. The Georgetown Formation consists primarily of nodular limestones interbedded with marls and is typically light gray to white, massive, indurated, and fossiliferous. Small vugs may be present within the formation but are not common. The formation thickens to the north from approximately 65 feet to 110 feet. The Georgetown Formation represents the uppermost Edwards aquifer strata.

SITE SPECIFIC GEOLOGIC FEATURES

The following geologic features, as defined in Texas Commission on Environmental Quality (TCEQ) guidance “*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*” (TCEQ Guidance 0585), were observed at the site:

G-1 (MB) Man-made Feature in Bedrock, Water Main

The manmade feature in bedrock was observed at approximately 30.839021° N. 097.617752° W. The dimensions of the feature were measured to be approximately 2 ft long by 2 ft wide. The depth of the feature is unknown. The probability of rapid infiltration was low, and the catchment area was less than 1.6 acres.

G-2 (MB) Man-made Feature in Bedrock, Water Main

The manmade feature in bedrock was observed at approximately 30.839088° N. 097.617811° W. The dimensions of the feature were measured to be approximately 6 ft long by 4 ft wide. The depth of the feature is unknown. The probability of rapid infiltration was low, and the catchment area was less than 1.6 acres.

G-3 (MB) Man-made Feature in Bedrock, Fire Hydrant

The manmade feature in bedrock was observed at approximately 30.840068° N. 097.618251° W. The dimensions of the feature were measured to be approximately 1 ft long by 1 ft wide. The depth of the feature is unknown. The probability of rapid infiltration was low, and the catchment area was less than 1.6 acres.

G-4 (MB) Man-made Feature in Bedrock, Water Main

The manmade feature in bedrock was observed at approximately 30.840075° N. 097.618440° W. The dimensions of the feature were measured to be approximately 2 ft long by 2 ft wide. The depth of the feature is unknown. The probability of rapid infiltration was low, and the catchment area was less than 1.6 acres.

G-5 (MB) Man-made Feature in Bedrock, Water Meter

The manmade feature in bedrock was observed at approximately 30.839193° N. 097.616890° W. The dimensions of the feature were measured to be approximately 1.5 ft long by 1 ft wide. The depth of the feature is unknown. The probability of rapid infiltration was low, and the catchment

area was less than 1.6 acres.

SOIL DESCRIPTION

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the soil at the subject site was noted to be Denton silty clay, 1 to 3 percent slopes (DnB) and Houston Black clay, 0 to 1 percent slopes (HoA).

Please see attached USDA NRCS Custom Soil Resource Report.

TOPOGRAPHY AND DRAINAGE

The site has minimal topographic variation and drains to the northwest.

CONCLUSIONS AND RECOMMENDATIONS

Ranger Environmental Services, LLC conducted a Geologic Assessment of the site in accordance with 30 TAC§ 213. Ranger concludes that no sensitive features as defined by the TCEQ (30 TAC§ 213) were observed at the site.

This assessment does not address the possible presence of subsurface conditions that may be exposed during future construction and/or development. Should solution features or conditions be exposed during site construction activities that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

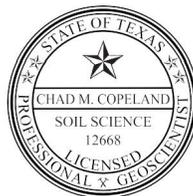
LIMITATIONS

It should be noted that only areas readily accessible were inspected. There may be geologic features present that were not identified as part of this study. This non-intrusive visual field assessment cannot wholly eliminate the possibility of sensitive features at the site.

Prepared by:



Chad M. Copeland, P.G.



05/29/2024



Photograph 1:
Photograph documenting G-1, Water Main.



Photograph 2:
Photograph documenting G-2, Water Main.



Photograph 3:
Photograph documenting G-3, Water Main.



Photograph 4:
Photograph documenting G-4, Water Main.

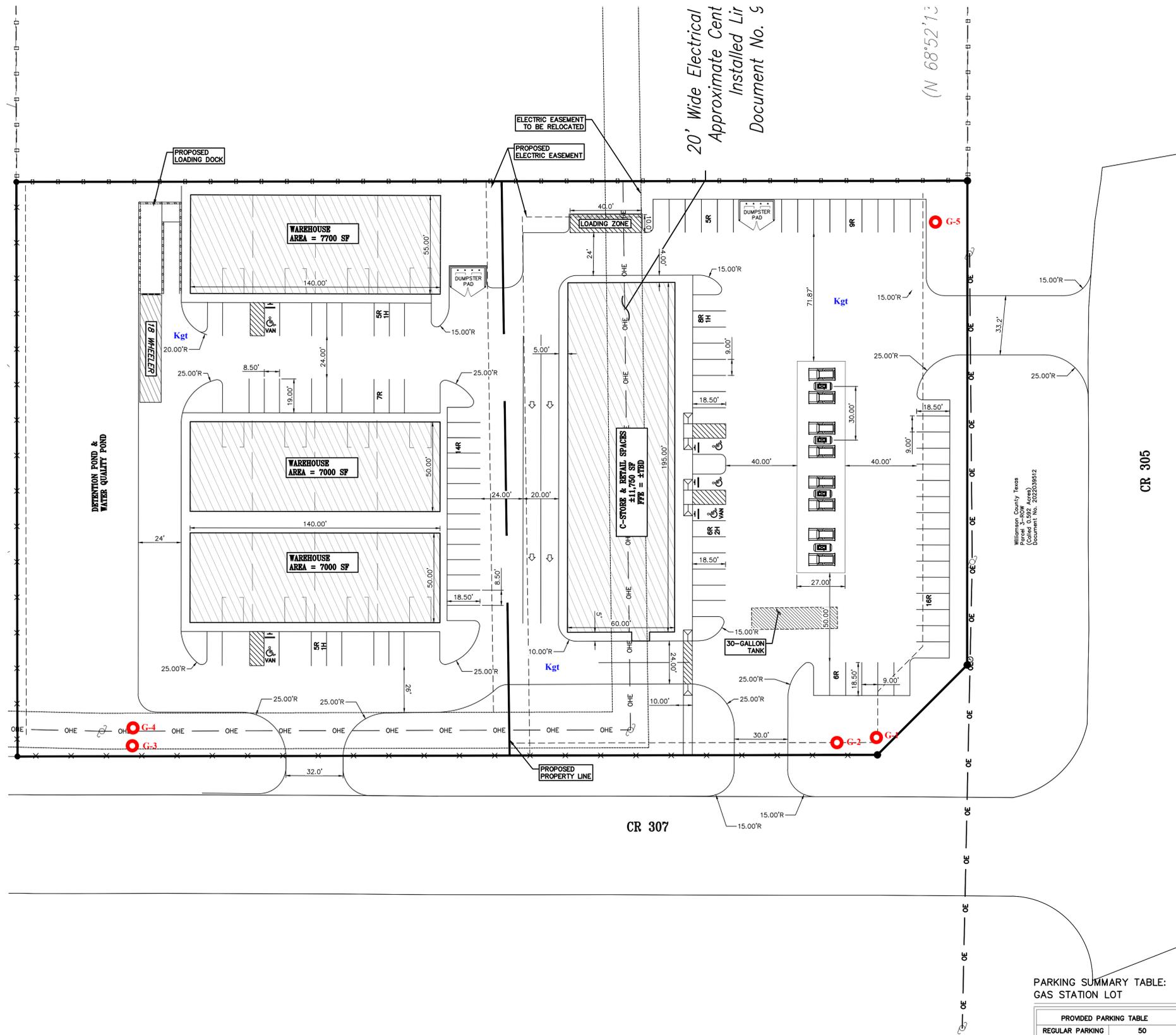
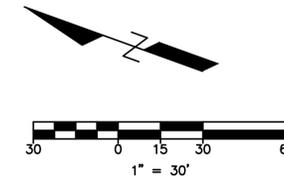


Photograph 5:
Photograph documenting G-5, Water Main.

ATTACHMENT D

Site Geologic Map(s)

● X-# Geologic Feature
 Kgt Georgetown Formation Geologic Unit



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| (XXX) | | PROPERTY LINE / (R.O.W.) LINE |
| | | RECORD INFORMATION |
| | | LIGHT POLE |
| | | GROUND LIGHT |
| | | POWER POLE |
| | | DOWN GUY |
| | | TRANSFORMER (SIZE VARIES) |
| | | FIRE HYDRANT |
| | | WATER VALVE |
| | | WATER METER |
| | | WATER METER VAULT (SIZE VARIES) |
| | | CABLE TV RISER |
| | | ELECTRIC BOX |
| | | ELECTRIC METER |
| | | GRATE INLET |
| | | CURB INLET (SIZE VARIES) |
| | | OVERHEAD ELECTRIC |
| | | ELECTRIC MANHOLE (SIZE VARIES) |
| | | WASTEWATER MANHOLE (SIZE VARIES) |
| | | STORMSEWER MANHOLE (SIZE VARIES) |
| | | TELEPHONE MANHOLE (SIZE VARIES) |
| | | WASTEWATER CLEANSOUT |
| | | CURB & GUTTER |
| | | EDGE OF PAVEMENT |
| | | FIRE LANE DESIGNATION |
| | | HANDICAP ACCESS ROUTE |
| | | CONCRETE SIDEWALKS |
| | | SIGN |
| | | WHEELSTOP |
| | | FINISH FLOOR ELEVATION |
| | | PARKING COUNT (REGULAR SPACES) |
| | | PARKING COUNT (HANDICAP SPACES) |
| | | HANDICAP SPACE |
| | | LIMITS OF CONSTRUCTION |

PROJECT:
GAS STATION
 LOCATION:
 1412 CR 305
 JARRELL TEXAS



project team
 OWNER:
 SAMEER UMATIYA
 LAND DEVELOPER AND BUILDER
 512-563-8790
 SAMEERUMATIYA@YAHOO.COM
 CIVIL/STRUCTURAL ENGINEER:
 Ahmed El Sewify P.E.
 2514 PRESERVE TRAIL,
 CEDAR PARK, TX 78613
 Ph. (512) 785-9034
 email: contact@aes-engs.com
 Texas Firm F-22721



IMPERVIOUS COVER CALCULATION

| DESCRIPTION | AREA SQUARE FOOT | AREA ACRE | PERCENTAGE % |
|--------------|---------------------|-------------------|---------------|
| GRASS | 83,199 S.F. | 1.910 ACRE | |
| PAVEMENT | 65,198 S.F. | 1.497 ACRE | |
| BUILDING | 61,950 S.F. | 1.422 ACRE | |
| TOTAL | 210,351 S.F. | 4.829 ACRE | 60.45% |

PARKING SUMMARY TABLE: GAS STATION LOT

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 50 |
| ADA PARKING | 3 |
| TOTAL | 53 |

PARKING SUMMARY TABLE: WAREHOUSE LOT

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 30 |
| ADA PARKING | 3 |
| TOTAL | 33 |

SIGNS AND OUTDOOR ADVERTISING DISPLAY
 1. SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE
 1. ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
 2. APPROVAL OF THESE PLANS BY THE CITY OF BEE CAVE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 3. SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
 4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

GENERAL NOTES:
 1. NOTE THAT ALL SITE HAS BEEN BUILT EXCEPT FOR THE DETENTION POND AND 18" HDPE PIPE.
 2. PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:
 • JOINTS BETWEEN PAVERS 1/2" MAXIMUM
 • VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
 • RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
 • CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
 • REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |

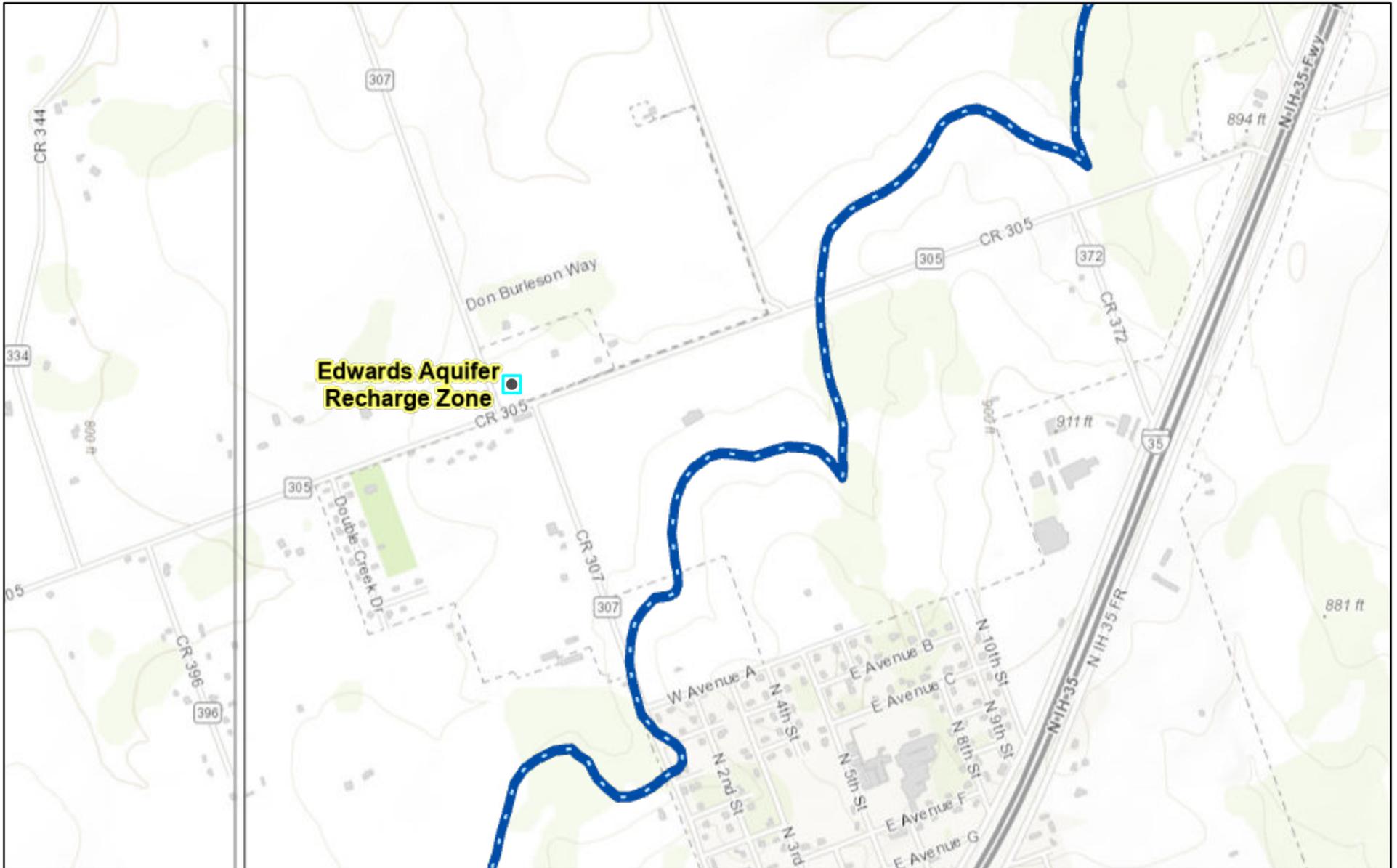
DRAWING TITLE:
PROPOSED SITE LAYOUT

| | |
|-------------------------------|---------------------------------------|
| PROJECT NO: 10-1080 | DRAWN BY: / CHECKED BY: ABS |
| DATE: 2024-03-01 | SCALE: 1"=30' |

SHEET NUMBER:
EXH 1

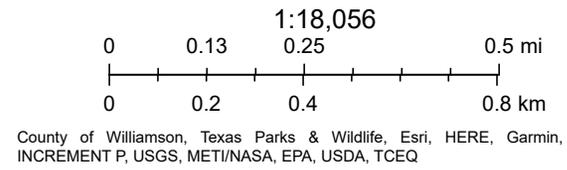
DRAWING PATH: G:\M\T DRIVES\AES ENGINEERING\10-1082 JARRELL GAS STATION\CAD\SITE PLAN & DIMENSION.DWG

Edwards Aquifer Viewer Custom Print



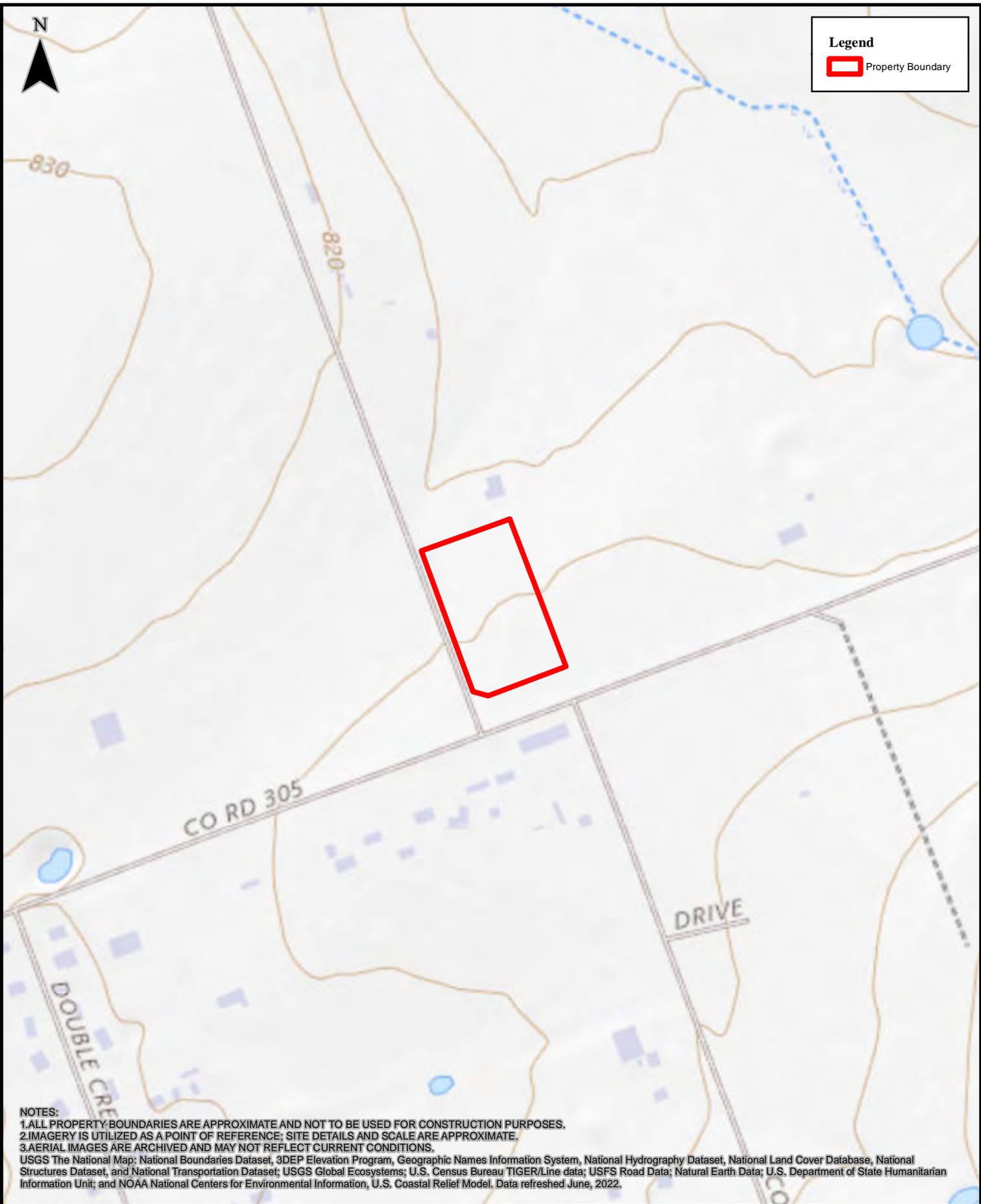
5/29/2024, 1:49:05 PM

-  Edwards Aquifer Label
-  Edwards Aquifer Boundary
-  Edwards Aquifer Boundary central line
-  TX Counties
-  7.5 Minute Quad Grid
-  TCEQ_EDWARDS_OFFICIAL_MAPS





Legend
 Property Boundary



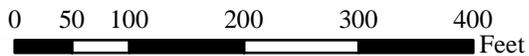
- NOTES:
1. ALL PROPERTY BOUNDARIES ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. IMAGERY IS UTILIZED AS A POINT OF REFERENCE; SITE DETAILS AND SCALE ARE APPROXIMATE.
3. AERIAL IMAGES ARE ARCHIVED AND MAY NOT REFLECT CURRENT CONDITIONS.

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.



1:5,000

Topographic Map (Jarrell Quadrangle)
Ranger Project No. 6958
1412 County Road 305
Jarrell, Texas

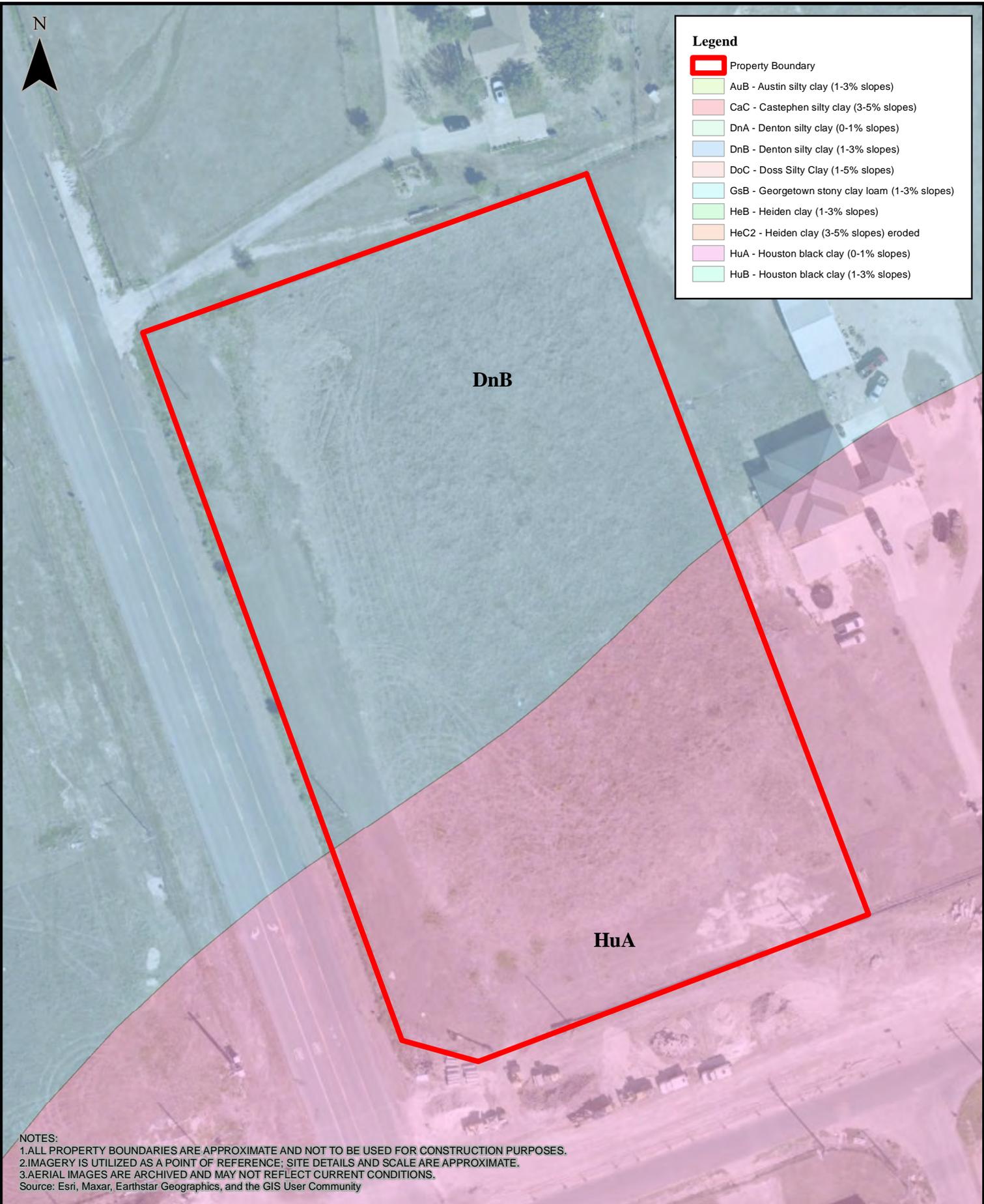


1:2,000

Geologic Unit Map
 Ranger Project No. 6958
 1412 County Road 305
 Jarrell, Texas

Legend

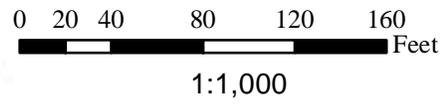
- Property Boundary
- AuB - Austin silty clay (1-3% slopes)
- CaC - Castephen silty clay (3-5% slopes)
- DnA - Denton silty clay (0-1% slopes)
- DnB - Denton silty clay (1-3% slopes)
- DoC - Doss Silty Clay (1-5% slopes)
- GsB - Georgetown stony clay loam (1-3% slopes)
- HeB - Heiden clay (1-3% slopes)
- HeC2 - Heiden clay (3-5% slopes) eroded
- HuA - Houston black clay (0-1% slopes)
- HuB - Houston black clay (1-3% slopes)



DnB

HuA

NOTES:
1. ALL PROPERTY BOUNDARIES ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2. IMAGERY IS UTILIZED AS A POINT OF REFERENCE; SITE DETAILS AND SCALE ARE APPROXIMATE.
3. AERIAL IMAGES ARE ARCHIVED AND MAY NOT REFLECT CURRENT CONDITIONS.
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Soil Map
Ranger Project No. 6958
1412 County Road 305
Jarrell, Texas

Custom Soil Resource Report for **Williamson County, Texas**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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| Soil Map (1412 County Road 305, Jarrell, Texas 76537)..... | 9 |
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| Map Unit Legend (1412 County Road 305, Jarrell, Texas 76537)..... | 11 |
| Map Unit Descriptions (1412 County Road 305, Jarrell, Texas 76537)..... | 11 |
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| HoA—Houston Black clay, 0 to 1 percent slopes..... | 14 |
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

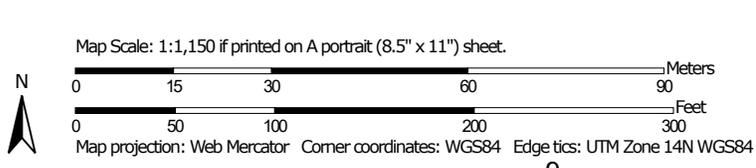
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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map (1412 County Road 305, Jarrell, Texas 76537)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
 Survey Area Data: Version 24, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (1412 County Road 305, Jarrell, Texas 76537)

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| DnB | Denton silty clay, 1 to 3 percent slopes | 2.4 | 60.4% |
| HoA | Houston Black clay, 0 to 1 percent slopes | 1.6 | 39.6% |
| Totals for Area of Interest | | 4.0 | 100.0% |

Map Unit Descriptions (1412 County Road 305, Jarrell, Texas 76537)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

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pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Williamson County, Texas

DnB—Denton silty clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t26l
Elevation: 570 to 1,870 feet
Mean annual precipitation: 31 to 36 inches
Mean annual air temperature: 65 to 68 degrees F
Frost-free period: 220 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Denton and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denton

Setting

Landform: Hillslopes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Silty and clayey slope alluvium over residuum weathered from limestone

Typical profile

A - 0 to 14 inches: silty clay
Bw - 14 to 25 inches: silty clay
Bk - 25 to 33 inches: silty clay
Ck - 33 to 36 inches: gravelly silty clay
R - 36 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 22 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 80 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Minor Components

Krum

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Doss

Percent of map unit: 4 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081BY343TX - Shallow 23-31 PZ
Hydric soil rating: No

Anhalt

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY358TX - Deep Redland 29-35 PZ
Hydric soil rating: No

HoA—Houston Black clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2shgy
Elevation: 300 to 870 feet
Mean annual precipitation: 31 to 39 inches
Mean annual air temperature: 65 to 70 degrees F
Frost-free period: 238 to 288 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Houston black and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Houston Black

Setting

Landform: Plains

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Microfeatures of landform position: Linear gilgai

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Clayey residuum weathered from calcareous mudstone of upper cretaceous age

Typical profile

Ap - 0 to 6 inches: clay

Bkss - 6 to 70 inches: clay

BCKss - 70 to 80 inches: clay

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 35 percent

Gypsum, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 2.0

Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: D

Ecological site: R086AY011TX - Southern Blackland

Hydric soil rating: No

Minor Components

Wilson

Percent of map unit: 8 percent

Landform: Stream terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: R086AY004TX - Southern Claypan Prairie

Hydric soil rating: No

Heiden

Percent of map unit: 7 percent

Landform: Plains

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Interfluve

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Microfeatures of landform position: Linear gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

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Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

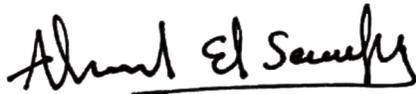
Signature

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

Print Name of Customer/Agent: Ahmed El Seweify

Date: 07/17/2024

Signature of Customer/Agent:



Regulated Entity Name: CR 305 Real Estate LLC.

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 3.886 acre

3. Estimated projected population: n/a

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

Table 1 - Impervious Cover Table

| Impervious Cover of Proposed Project | Sq. Ft. | Sq. Ft./Acre | Acres |
|---|----------------|---------------------|--------------|
| Structures/Rooftops | 38,275 | ÷ 43,560 = | 0.878 |
| Parking | 87,105 | ÷ 43,560 = | 2.000 |
| Other paved surfaces | | ÷ 43,560 = | |
| Total Impervious Cover | 125,274 | ÷ 43,560 = | 2.878 |

Total Impervious Cover 2.878 ÷ Total Acreage 3.886 X 100 = 74.06% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

| | |
|-------------------------|------------------------|
| _____ % Domestic | _____ Gallons/day |
| <u>100</u> % Industrial | <u>500</u> Gallons/day |
| _____ % Commingled | _ Gallons/day |
| TOTAL gallons/day _____ | |

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

The sewage collection system will convey the wastewater to the Jarrell (name) Treatment Plant. The treatment facility is:

- Existing.
 Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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



Snack Time #4

Volume and Character of Storm Water-Attachment B

A pre and post-development drainage analysis was performed to determine flow for 25- and 100-year storm event as follow:

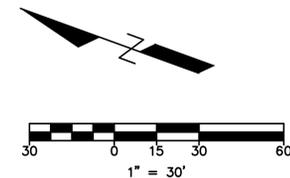
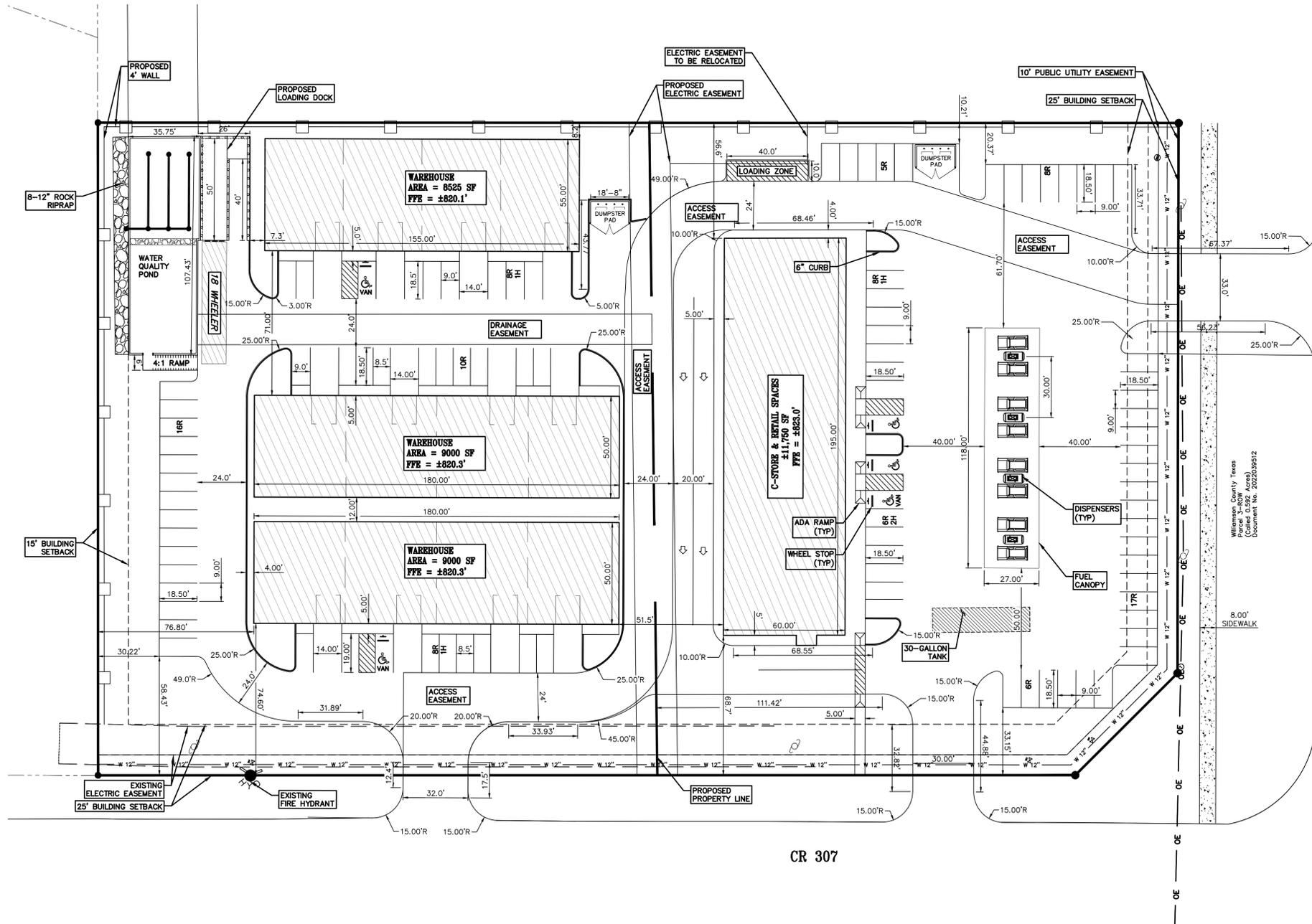
At pre-developed conditions, the flow for Q (25) and Q (100) is 27.83 cfs and 37.9 cfs, respectively. At post developed condition the flow for Q(25) and Q(100) are 30.35 cfs and 39.71 cfs, respectively.

Water quality pond are being provided.

Table 2.2 on the City of Austin Drainage manual has been used to determine the CN Value, see the construction plan for details.

Hec-Hms has been used to determine the runoff, a model is available upon request, please email aelseweify@aesengineeringservices.com to request a copy if needed.

Temporary Erosion and sedimentation control such as silt fence, concrete washout, spoil area, and construction entrance have been provided to prevent sediments and pollutants from leaving the site. In addition, a water-quality pond has been provided, please see construction plan for details.



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|-------------------|-------------------|----------------------------------|
| (Dashed line) | (Solid line) | PROPERTY LINE / (R.O.W.) LINE |
| (Circle with X) | (Circle with X) | RECORD INFORMATION |
| (Circle with dot) | (Circle with dot) | LIGHT POLE |
| (Circle with dot) | (Circle with dot) | GROUND LIGHT |
| (Circle with dot) | (Circle with dot) | POWER POLE |
| (Circle with dot) | (Circle with dot) | DOWN GUY |
| (Circle with dot) | (Circle with dot) | TRANSFORMER (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | FIRE HYDRANT |
| (Circle with dot) | (Circle with dot) | WATER VALVE |
| (Circle with dot) | (Circle with dot) | WATER METER |
| (Circle with dot) | (Circle with dot) | WATER METER VAULT (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | CABLE TV RISER |
| (Circle with dot) | (Circle with dot) | ELECTRIC BOX |
| (Circle with dot) | (Circle with dot) | ELECTRIC METER |
| (Circle with dot) | (Circle with dot) | GRATE INLET |
| (Circle with dot) | (Circle with dot) | CURB INLET (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | OVERHEAD ELECTRIC |
| (Circle with dot) | (Circle with dot) | ELECTRIC MANHOLE (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | WASTEWATER MANHOLE (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | STORMSEWER MANHOLE (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | TELEPHONE MANHOLE (SIZE VARIES) |
| (Circle with dot) | (Circle with dot) | WASTEWATER CLEANOUT |
| (Circle with dot) | (Circle with dot) | CURB & GUTTER |
| (Circle with dot) | (Circle with dot) | EDGE OF PAVEMENT |
| (Circle with dot) | (Circle with dot) | FIRE LANE DESIGNATION |
| (Circle with dot) | (Circle with dot) | HANDICAP ACCESS ROUTE |
| (Circle with dot) | (Circle with dot) | CONCRETE SIDEWALKS |
| (Circle with dot) | (Circle with dot) | SIGN |
| (Circle with dot) | (Circle with dot) | WHEELSTOP |
| (Circle with dot) | (Circle with dot) | FINISH FLOOR ELEVATION |
| (Circle with dot) | (Circle with dot) | PARKING COUNT (REGULAR SPACES) |
| (Circle with dot) | (Circle with dot) | PARKING COUNT (HANDICAP SPACES) |
| (Circle with dot) | (Circle with dot) | HANDICAP SPACE |
| (Circle with dot) | (Circle with dot) | LIMITS OF CONSTRUCTION |

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team

OWNER:
SAMEER UMATIA
LAND DEVELOPER AND BUILDER
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SAMEERUMATIA@YAHOO.COM

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CR 307

CR 305

IMPERVIOUS COVER CALCULATION

| DESCRIPTION | AREA SQUARE FOOT | AREA ACRE | PERCENTAGE % |
|--------------|---------------------|-------------------|-----------------|
| GRASS | 43,560 S.F. | 1.008 ACRE | |
| PAVEMENT | 87,105 S.F. | 2.000 ACRE | |
| BUILDING | 38,275 S.F. | 0.878 ACRE | |
| TOTAL | 169,274 S.F. | 3.886 ACRE | 74.06% |

**PARKING SUMMARY TABLE:
GAS STATION LOT**

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 50 |
| ADA PARKING | 3 |
| TOTAL | 53 |

**PARKING SUMMARY TABLE:
WAREHOUSE LOT**

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 42 |
| ADA PARKING | 2 |
| TOTAL | 44 |

SIGNS AND OUTDOOR ADVERTISING DISPLAY
1. SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE

- ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
- APPROVAL OF THESE PLANS BY THE CITY OF BEE CAVE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

GENERAL NOTES:

PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:

- JOINTS BETWEEN PAVERS 1/2" MAXIMUM
- VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
- RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
- CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
**SITE PLAN AND
DIMENSIONS**

PROJECT NO: 10-1062 **DRAWN BY: / CHECKED BY:** ABS
DATE: 2024-06-26 **SCALE:** 1"=30'

SHEET NUMBER:
10 of 25

DRAWING PATH - G:\MY DRIVE\MES ENGINEERING\10-1062 JARRELL GAS STATION\CAD\ISTE PLAN & DIMENSION.DWG

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.

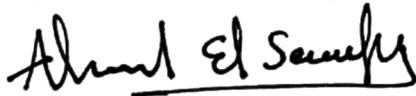
Signature

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: Ahmed El Seweify

Date: 07/17/2024

Signature of Customer/Agent:



Regulated Entity Name: CR 305 REAL ESTATE LLC.

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: SALADO 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.

Snack Time #4
Spill Response Action Attachment A

Major Spills:

Only trained personnel should ever approach a spill. Containment, clean up, or neutralization of the hazardous material be accomplished by individuals or organizations familiar with or trained in such activities. The following steps should be considered general guidelines and may not apply to all circumstances.

1. Notify responsible site contact for spill management and control.
2. Survey the scene and assess extent of spill, determine the existence or possibility of runoff, determine if any dead animals are near, and evaluate the distressed nature of surrounding vegetation. Evaluate any markings on containers. Assess the physical characteristics of the material (color, solid, liquid, powder, or granules).
3. Restrict access to the spill site. Keep the public away from the hazard. Provide traffic control, as needed.
4. Notify supervisor by radio or telephone.
5. Supervisor should notify local fire department, Department of Public Safety, and district hazardous materials coordinator. Supervisors should ensure that field personnel only conduct traffic control from a safe distance from the spill.
6. Determine if a reportable discharge or spill has occurred and if so, the district hazardous materials coordinator should ensure TCEQ has been notified of the spill or release as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Provide the following information, if possible:
 - the name, address, and phone number of the person making the report.
 - the date, time, and location of the spill or discharge.
 - a specific description of the hazardous substance discharged or spilled, or an estimate of the quantity discharged or spilled.
 - the duration of the incident.
 - the name of the surface water affected or threatened by the discharge or spill.
 - the source of the discharge or spill.
 - a description of the extent of actual or potential harmful impact on the environment and an identification of any environmentally sensitive areas or natural resources at risk.
 - the names, addresses, and telephone numbers of the responsible person and the contact person at the location of the discharge or spill.
 - a description of any actions that have been taken, are being taken and will be taken to contain and respond to the discharge or spill any known or anticipated health risks.
 - the identity of any governmental representatives, including local authorities or third parties, responding to the discharge or spill
 - any other information that may be significant to the response action.



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

In addition to the good housekeeping and material management practices discussed above, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly
- posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and material will include, but not be limited to, brooms, dustpans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

Minor Spills:

The responsible site contact person shall designate an area as spill storage location prepared with sand and containment device such as silt fence to store spilled material and removal to a facility for further handling. Minor spills are defined as minor equipment leakage of oil and gasoline.

Snack Time #4**Potential Source of Contamination-Attachment B**

| Pollutant-Generating Activity | Pollutants or Pollutant Constituents (that could be discharged if exposed to stormwater) | Location on Site |
|--------------------------------------|--|-------------------------|
| Grading, Excavation | Oil, Gasoline, grease, hydraulic fluid, rock, gravel, sand, and soil | Entire site |
| Pavement | Concrete & Conc. Product, reinforcement bars | Entire site |
| Building | Stucco, paint | At Building |
| Landscaping | Fertilizer, pesticide | All landscape areas |
| Utility Work | PVC pipe | Site, Front building |

Snack Time #4**Sequence of Major Activities- Attachment C**

Order of work shall be as follows:

- 1- Installation of the exterior silt fence along property line downstream of site.
- 2- Installation of interior erosion control measures such as sediment trap, concrete wash-out area, storage, and staging areas as shown on plan (Erosion Control Sheet).
- 3- Construct underground utilities.
- 4- Construct foundations and buildings.
- 5- Construct concrete pavement and striping.
- 6- Install landscaping.
- 7- Construct permanent water-quality pond.

Snack Time #4**Temporary BMP and Measures-Attachment D**

These TBMP's shall be considered and followed:

Temporary silt fence, spoils area, and construction entrance are installed and designated to protect natural streams, sensitive features, and surface and groundwater. These protection measures will be installed prior to the start of any construction and shall be inspected after each rain and every week, any damaged areas shall be repaired or replaced if necessary. Remove siltation as required when siltation reaches ½ of its design depth or one foot. Inspect after each rain or every week.

When 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 basin/trap. All sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved method.

A sediment trap will be constructed and inspected after each rainfall or every six (6) months. Designate a spoil area (shown on plan) for handling waste, and inspect and secure the silt fence to prevent pollution spills. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Contractor's staging area and construction material are designated on the plans. This area is enclosed with silt fence and inspected regularly. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Designated washout area will also be enclosed with silt fence. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Important factor in this area is to transport contaminated soil due to fuel and oil to spoil areas frequently and as required by the city/TCEQ. This area is designated on the plan and enclosed with a silt fence.

All equipment will be washed in the designated area as shown on the plan.

Silt fences will be inspected and properly maintained as required.

Gravel, stone, reinforcement bars for concrete foundation and retaining wall, sand, rock, construction equipment and/or any mechanical equipment will be stored on site.

A silt fence area adjacent to material storage area is set up for washout area where concrete mix trucks, will be washed and handled.

All equipment/vehicle fueling, and discharge are handled within this area. In event of spills, contractor shall have sand and/or hay available on-site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of off-site at a disposal site by the contractor.

Measures taken to prevent pollution: A construction exit/entrance will be installed to reduce tracking dirt on the pavement after exiting the construction area. Silt fences at critical locations are installed to reduce run-off velocity and retain sediments. All drainage inlets or culverts affected by this project's site activities shall be covered with silt fence, hay bale or rock berm.

a. Sensitive feature(s):

If any sensitive feature is discovered during construction, replacement, or rehabilitation, all regulated activities near the sensitive feature must be suspended immediately.

(A) The holder of an approved Edwards Aquifer protection plan must immediately notify the appropriate regional office of any sensitive features encountered during construction. This notice must be given before continuing construction.

(B) Regulated activities near the sensitive feature may not proceed until the executive director has reviewed a geologic assessment report prepared by a geologist that consists of information required under subsection (b)(3)(C) and (D) of this section for the sensitive feature and has reviewed and approved the methods proposed to protect the sensitive

feature and the Edwards Aquifer from potentially adverse impacts to water quality. The geologic assessment report must be signed, sealed, and dated by the geologist preparing the report.

(C) The holder of an approved sewage collection system plan, must meet the following.

(i) Upon completion of any lift station excavation, a geologist must certify that the excavation has been inspected for the presence of sensitive features. The certification must be signed, sealed, and dated by the geologist preparing the certification.

Certification that the excavation has been inspected must be submitted to the appropriate regional office.

(i) Further activities may not proceed until the executive director has reviewed and approved the methods proposed to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality from the lift station.

(ii) Construction may continue if the geologist certifies that no sensitive feature or features were present.

(iii) The applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The plan must be certified by a Texas licensed professional engineer. These plans must be submitted to the appropriate regional office for review and approval.

(D) For an approved underground storage tank facility plan, a geologist must certify that a completed tankhold excavation has been inspected for the presence of sensitive features. The certification must be signed, sealed, and dated by the geologist preparing the certification.

(i) Certification that the tankhold excavation has been inspected must be submitted to the appropriate regional office.

(ii) If a sensitive feature is discovered, the applicant must propose methods to protect the feature and the Edwards Aquifer from potentially adverse impacts to water quality from the underground storage tank system. Installation activities may not proceed until the executive director has reviewed and approved the proposed methods. The protection methods must be consistent with subsection (d)(1)(B) of this section.

(iii) Construction may continue if the geologist certifies that no sensitive feature or features were present.

Snack Time #4
Request to Seal a Feature-Attachment E

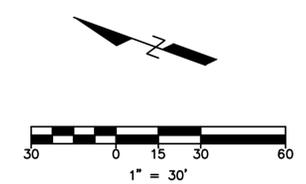
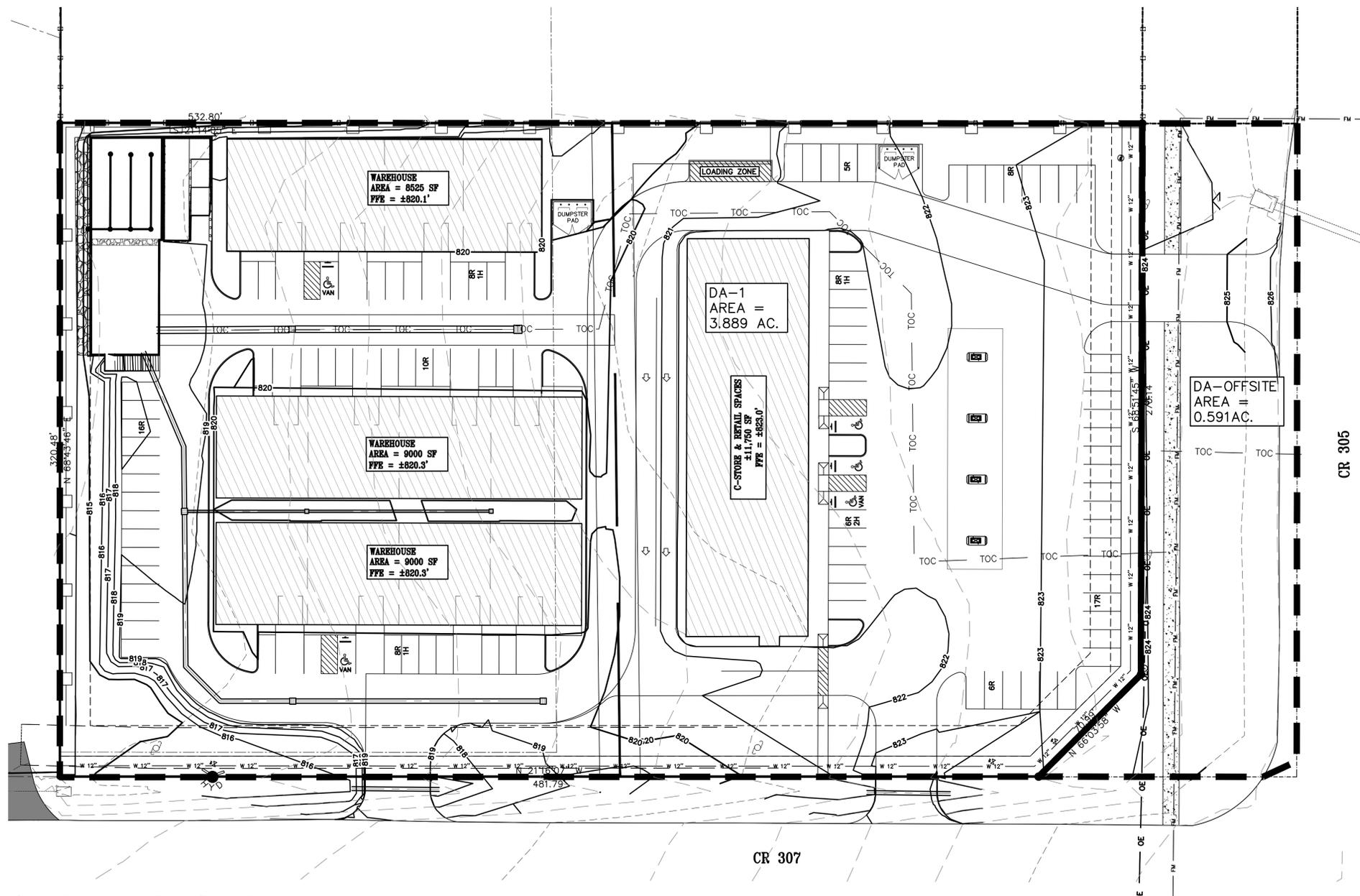
If required per Attachment D, a Request will be filed.

Snack Time #4

Structural Practices- Attachment F

Silt Fence will be installed as shown on the plan, silt fence will be regularly checked and maintained per attachment D.





LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| (---) | (---) | PROPERTY (R.O.W.) LINE |
| (---) | (---) | RECORD INFORMATION |
| (---) | (---) | LIGHT POLE |
| (---) | (---) | UTILITY POLE |
| (---) | (---) | DOWN GUY |
| (---) | (---) | GROUND LIGHT |
| (---) | (---) | TRANSFORMER (SIZE VARIES) |
| (---) | (---) | FIRE HYDRANT |
| (---) | (---) | WATER VALVE |
| (---) | (---) | WATER METER |
| (---) | (---) | WATER METER VAULT |
| (---) | (---) | WATER MANHOLE |
| (---) | (---) | SPRINKLER CONTROL BOX |
| (---) | (---) | TELEPHONE RISER |
| (---) | (---) | CABLE TV RISER |
| (---) | (---) | ELECTRIC BOX |
| (---) | (---) | ELECTRIC METER |
| (---) | (---) | GAS METER |
| (---) | (---) | GAS VALVE |
| (---) | (---) | TRAFFIC CONTROL BOX |
| (---) | (---) | TRAFFIC SIGNAL POST |
| (---) | (---) | UNDERGROUND CABLE MARKER |
| (---) | (---) | UNDERGROUND FIBER OPTIC MARKER |
| (---) | (---) | UNDERGROUND GAS LINE MARKER |
| (---) | (---) | UNDERGROUND TELEPHONE MARKER |
| (---) | (---) | GAS RISER |
| (---) | (---) | GRATE INLET |
| (---) | (---) | CURB INLET (SIZE VARIES) |
| (---) | (---) | CHAIN LINK FENCE |
| (---) | (---) | WATER LINE |
| (---) | (---) | FIRE LINE |
| (---) | (---) | CHILLED WATER |
| (---) | (---) | WASTEWATER LINE |
| (---) | (---) | ELECTRIC LINE |
| (---) | (---) | OVERHEAD ELECTRIC |
| (---) | (---) | UNDERGROUND TELEPHONE |
| (---) | (---) | UNDERGROUND CABLE AND INTERNET |
| (---) | (---) | UNDERGROUND CABLE AND INTERNET |
| (---) | (---) | TELECOMMUNICATIONS LINE |
| (---) | (---) | ELECTRIC MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER MANHOLE (SIZE VARIES) |
| (---) | (---) | STORMSEWER MANHOLE (SIZE VARIES) |
| (---) | (---) | TELEPHONE MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER CLEANOUT |
| (---) | (---) | LIMITS OF CONSTRUCTION |
| (---) | (---) | LIMITS OF CONSTRUCTION |
| (---) | (---) | TRASH COMPACTOR |
| (---) | (---) | CURB & GUTTER |
| (---) | (---) | VERTICAL CURB |
| (---) | (---) | EDGE OF PAVEMENT |
| (---) | (---) | IMPERVIOUS WALKWAYS |
| (---) | (---) | CRUSHED GRANITE WALKWAYS |
| (---) | (---) | HANDICAP ACCESS ROUTE |
| (---) | (---) | WALL |
| (---) | (---) | INFLECTOR |
| (---) | (---) | BOLLARD |
| (---) | (---) | DIRECTION OF FLOW |
| (---) | (---) | CONTOUR |
| (---) | (---) | HIGH POINT |
| (---) | (---) | LOW POINT |
| (---) | (---) | SPOT ELEVATION |
| (---) | (---) | TOP OF WALK ELEVATION |
| (---) | (---) | FINISH FLOOR ELEVATION |
| (---) | (---) | ROCK BERM |
| (---) | (---) | ROCK RIPRAP |
| (---) | (---) | BOTTOM OF CURB |
| (---) | (---) | TOP OF CURB |
| (---) | (---) | FINISHED GRADE |

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team
OWNER:
SAMEER UMATIYA
LAND DEVELOPER AND BUILDER
512-563-8790
SAMEERUMATIYA@YAHOO.COM

CIVIL/STRUCTURAL ENGINEER:
AES Engineering Consultant
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email: contact@aes-engs.com
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SURVEY
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1002 ASH STREET
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CAPITAL GEOTECHNICAL SERVICES PLLC
AUSTIN, TX
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NICKK@CAPITALGEOTECHNICAL.COM



| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
PROPOSED DRAINAGE PLAN

PROJECT NO: **10-1082** DRAWN BY: / CHECKED BY: **AES**

DATE: **2024-06-26** SCALE: **1"=30'**

SHEET NUMBER:
14 of 25

Tc Calculations (SCS Unit Hydrograph Model)

| AREA No. | Sheet Flow | | | | Shallow Concentrated Flow | | | | Total Tc (minimum 5 min) | | T lag | | |
|----------|------------|------|-----------|---------|---------------------------|---------|-----------|---------|--------------------------|------|-------|------|------|
| | L (ft) | n | s (ft/ft) | Pz (in) | L (ft) | Surface | s (ft/ft) | V (fps) | t _{shallow} min | min | | hrs | |
| OFFSITE | 69 | 0.30 | 0.0300 | 4.08 | 9.55 | 0 | Unpaved | 0.0100 | 1.61 | 0.00 | 9.55 | 0.16 | 5.7 |
| PRE DA-1 | 100 | 0.30 | 0.0250 | 4.08 | 13.82 | 433 | Unpaved | 0.0260 | 2.60 | 2.77 | 16.59 | 0.28 | 10.0 |
| POST-DA1 | 100 | 0.02 | 0.0400 | 3.96 | 1.33 | 586 | Paved | 0.0060 | 1.57 | 6.20 | 17.03 | 0.28 | 10.2 |

PROPOSED CONDITIONS

| BASIN | AREA ACRE | AREA SQ.MILE | TC MIN | LAG | CN | 2-YRS CFS | 10-YRS CFS | 25-YRS CFS | 100-YRS CFS |
|--------------|-----------|--------------|--------|-------|-------|-------------|--------------|--------------|--------------|
| OFFSITE | 0.492 | 0.000769 | 9.55 | 5.73 | 84 | 1.65 | 2.91 | 3.75 | 5.1 |
| DA-1 | 3.886 | 0.006072 | 17.03 | 10.22 | 94.37 | 14.05 | 21.6 | 26.6 | 34.61 |
| TOTAL | | | | | | 15.7 | 24.51 | 30.35 | 39.71 |

CN CALCULATION

| DESC | AREA | CN | A*CN |
|--------------|--------------|----|---------------|
| PERVIOUS | 1,008 | 84 | 84,672 |
| IMPERVIOUS | 2,878 | 98 | 282,044 |
| TOTAL | 3,886 | | 94,368 |

EXISTING CONDITIONS

| BASIN | AREA ACRE | AREA SQ.MILE | TC MIN | LAG | CN | 2-YRS CFS | 10-YRS CFS | 25-YRS CFS | 100-YRS CFS |
|--------------|-----------|--------------|--------|-------|----|--------------|-------------|--------------|--------------|
| OFFSITE | 0.492 | 0.000769 | 9.55 | 5.73 | 84 | 1.65 | 2.91 | 3.75 | 5.1 |
| DA-1 | 3.886 | 0.006072 | 16.59 | 9.954 | 84 | 10.5 | 18.59 | 24.02 | 32.71 |
| TOTAL | | | | | | 12.15 | 21.5 | 27.77 | 37.81 |

DEPTH-DURATION VALUES

| STORM EVENT | DCM DEPTH |
|--------------------------------|-----------|
| 2-YEAR SCS TYPE III, 24-HOUR | 4.08 |
| 10-YEAR SCS TYPE III, 24-HOUR | 6.72 |
| 25-YEAR SCS TYPE III, 24-HOUR | 7.92 |
| 100-YEAR SCS TYPE III, 24-HOUR | 10.08 |

IMPERVIOUS COVER CALCULATION

| DESCRIPTION | AREA SQUARE FOOT | AREA ACRE | PERCENTAGE % |
|--------------|---------------------|-------------------|---------------|
| GRASS | 43,560 S.F. | 1.008 ACRE | |
| PAVEMENT | 87,105 S.F. | 2.000 ACRE | |
| BUILDING | 38,275 S.F. | 0.878 ACRE | |
| TOTAL | 169,274 S.F. | 3.886 ACRE | 74.06% |

SPECIAL EASEMENT NOTE:
*** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
1. ANY WORK COMMENCED PRIOR TO THE ISSUANCE OF CITY BUILDING PERMIT WITH PUBLIC WORKS APPROVALS WILL BE AT THE SOLE RISK OF THE CONTRACTOR.
2. THIS SHEET HAS BEEN REVISED, PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

DRAWING PATH - PROPOSED DRAINAGE PLAN.DWG

Snack Time #4

Temporary Sediment Pond Plans and Calculation- Attachment H

Sediment Pond has been proposed.

Snack Time #4

Inspection and maintenance for BMPs- Attachment I

I) Maintenance Procedures

The Contractor will be responsible for ensuring the maintenance of the erosion and sedimentation controls. Repairs will be made to damaged areas as soon as practicable after damage is discovered, but no later than seven (7) days after the inspection. Built-up sediment will be removed when the depth reaches six inches.

Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. Irrigation shall occur at 10-day intervals during the first two months.

Rainfall of 1/2 inch or more shall postpone the watering schedule by one week.

II) Inspection Procedures

The Contractor will inspect the control measures weekly and within 24 hours after rainfall events on 1/2 inch or more.

The Contractor will also be responsible for inspections, maintenance, and repair activities as well as preparing the inspection and maintenance forms. Major observations to be made during inspections include:

- Locations of discharges of sediment or other pollutants from the site.
- Locations of BMPs that need maintenance.
- Locations of BMPs that are not performing, failing to operate, or were inadequate.
- Locations where additional BMPs are needed.

III) Additional Maintenance Procedure

Keep necessary equipment in working order ready for sediment/pollutant cleanup which may possibly escape the construction site and onto streets, drainage inlets, or streams.

All construction debris and litter shall be picked up and area cleaned on a daily basis. All construction materials and/or chemicals shall be stored in designated areas as shown on the plan. Inspect all equipment on a daily basis for potential leaks and repair as required.

Snack Time #4**Inspection and maintenance for BMP's- Attachment I**

Inspect all seeded areas for failures and reseed within planting season if necessary. (See below for more information).

Inspect on monthly basis. Maintain width and length and if required add rock to keep required thickness.

In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of offsite to a disposal site by the contractor.

Snack Time #4**Schedule of Interim and Permanent Soil Stabilization Practices- Attachment J**

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

1. Grasses:

Un-hulled Bermuda and Winter Rye from September 15 to March Hulled Bermuda from March 2 to September 14.

4. Application:

Broadcast seeding or hydro-mulch

5. Fertilization:

Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

6. Mulch: Mulch type used shall be hay, straw, or mulch applied at a rate of 45 pounds per 1,000 square feet.

7. Sprinkling: The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at 10-day intervals during the first two months.

8. Rainfall occurrences of $\frac{1}{2}$ inch or more shall postpone the watering schedule for one week.

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

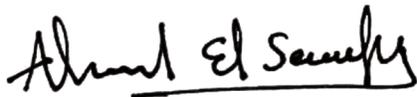
Signature

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

Print Name of Customer/Agent: Ahmed El Seweify

Date: 07/17/2024

Signature of Customer/Agent



Regulated Entity Name: Snack Time #4 LLC.

Permanent Best Management Practices (BMPs)

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

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

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

N/A

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

N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

Snack Time #4

BMP For Upgradient stormwater- Attachment B

Temporary erosion and sedimentation control such as Silt fence, construction entrance, and concrete washout have been added to the plan to contain upgradient stormwater.

Filtration and sedimentation water quality pond has also been provided as a permanent measure to contain upgradient stormwater.



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

Snack Time #4
Building BMP for On-Site Storm Water- Attachment C

We are proposing a sand filter water quality pond on the north side of the property.



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

Snack Time #4
Streams-Attachment D

The existing Sediment/Filtration Pond as explained in Attachment "C", will serve as a measure to prevent pollutants from entering the surface stream.



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

Snack Time #4

Construction Plans-Attachment F

Construction plans which include a water quality plan and cross section will be provided with this update.

TCEQ construction notes can be found on the General notes included in the plan set.
All proposed structural BMP(s) are shown on the plans.

SITE DEVELOPMENT PERMIT PLANS WATER DAIRY INVESTMENT

| SHEET NO. | DESCRIPTION |
|-----------|-----------------------------------|
| 1 | COVER SHEET |
| 2 | PLAT - 1 |
| 3 | PLAT - 2 |
| 4 | PLAT - 3 |
| 5 | GENERAL NOTES |
| 6 | EXISTING CONDITIONS |
| 7 | EXISTING DRAINAGE AREA MAP |
| 8 | EROSION & SEDIMENTATION CONTROL |
| 9 | EROSION & SEDIMENTATION DETAILS |
| 10 | SITE PLAN AND DIMENSIONS |
| 11 | SITE PLAN DETAIL 1 |
| 12 | SITE PLAN DETAIL 2 |
| 13 | GRADING PLAN |
| 14 | PROPOSED DRAINAGE PLAN |
| 15 | STORM PLAN & PROFILE |
| 16 | DRAINAGE DETAILS |
| 17 | WATER QUALITY - 1 |
| 18 | WATER QUALITY - 2 |
| 19 | WATER QUALITY - 3 |
| 20 | UTILITY PLAN (WATER & WASTEWATER) |
| 21 | WASTEWATER PLAN AND PROFILE |
| 22 | WATER & WASTEWATER DETAILS |
| 23 | WATER & WASTEWATER DETAILS (2) |
| 24 | PAVING PLAN |
| 25 | FIRE PROTECTION PLAN |

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:
APPROVED FOR ACCEPTANCE:

CITY ENGINEER _____ APPROVAL DATE _____

FIRE DEPARTMENT _____ APPROVAL DATE _____



VICINITY MAP
SCALE 1"=2000'

GENERAL NOTES

APPLICANT/OWNER MUST COORDINATE WITH UTILITY COMPANIES PRIOR TO CONSTRUCTION. NO POND HAVE EMBANKMENT EQUALING OR EXCEEDING 6 FEET. THIS SITE IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

SITE INFORMATION:

LEGAL DESCRIPTION: Davis, E. Sur., ACRES 3.887
PROPERTY: R386588
WATERSHED: SALADO CREEK
ZONING: C2

PROJECT DESCRIPTION:

CONSTRUCTION OF A GAS STATION, AND WAREHOUSES, PARKING, AND WATER QUALITY POND.

FLOODPLAIN INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: THIS PROPERTY IS NOT IN FEMA FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48491C0150F, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 20, 2019.

PROJECT:

SNACK TIME #4

LOCATION:

1412 CR 305
JARRELL TEXAS



project team

OWNER:
SAMEER UMATIYA
LAND DEVELOPER AND BUILDER
512-563-8790
SAMEERUMATIYA@YAHOO.COM

CIVIL/STRUCTURAL ENGINEER:
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Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |
| | | |

DRAWING TITLE:
COVER SHEET

| | | | |
|-------------|------------|-------------------------|-----|
| PROJECT NO: | 10-1082 | DRAWN BY: / CHECKED BY: | AES |
| DATE: | 2024-06-26 | SCALE: | NTS |

SHEET NUMBER:
1 of 25

| NO. | REVISION DESCRIPTION | REVIEWED BY: | APPROVAL OF REVISION | DATE |
|-----|----------------------|--------------|----------------------|------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Ahmed El Seweify
AHMED EL SEWEIFY, P.E.

June 26, 2024
DATE

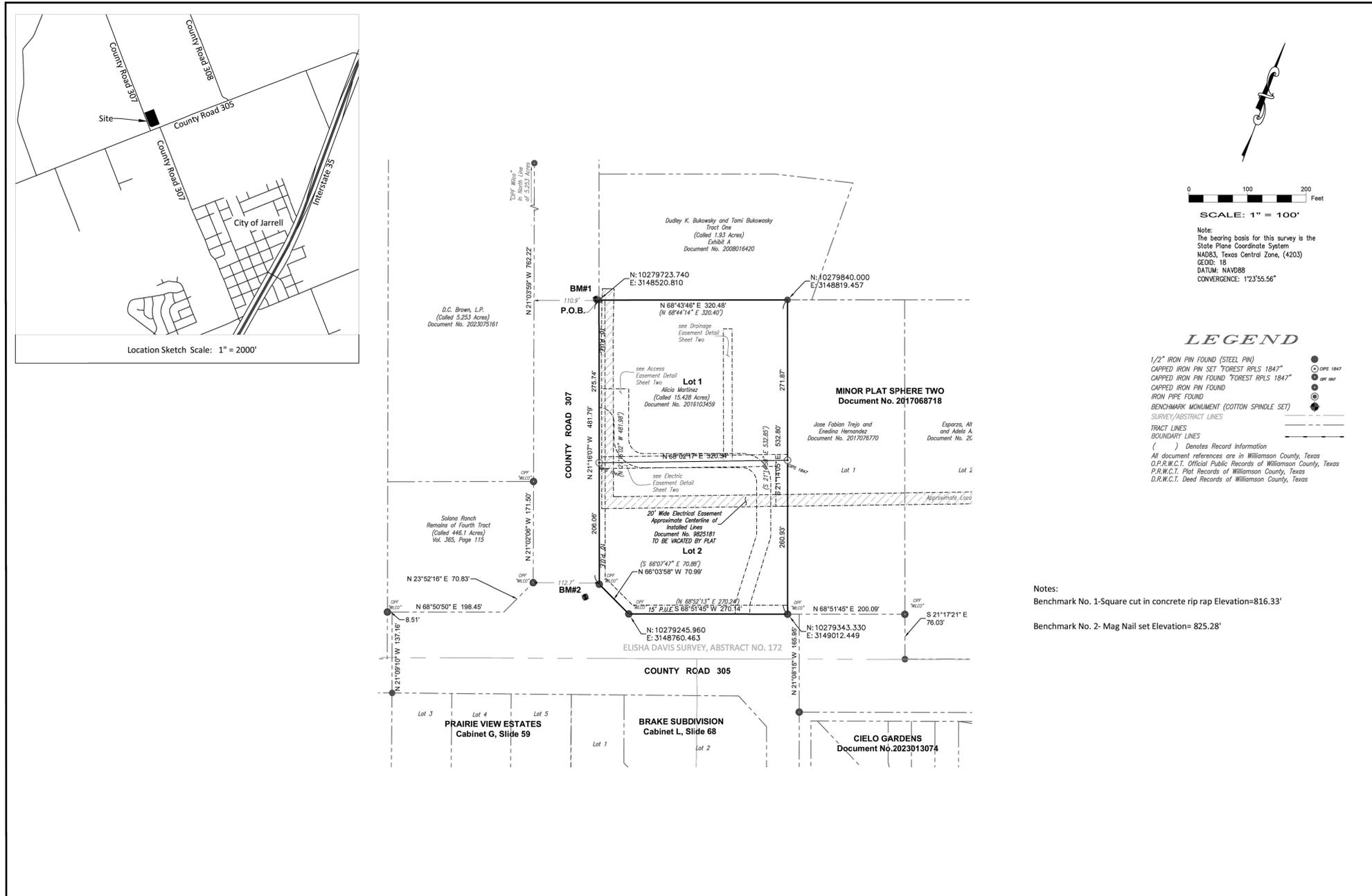
IMPERVIOUS COVER CALCULATION

SPECIAL EASEMENT NOTE:
*** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
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2. THIS SHEET HAS BEEN REVISED. PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

| DESCRIPTION | AREA | | PERCENTAGE % |
|--------------|---------------------|-------------------|---------------|
| | SQUARE FOOT | ACRE | |
| GRASS | 43,560 S.F. | 1.008 ACRE | |
| PAVEMENT | 87,105 S.F. | 2.000 ACRE | |
| BUILDING | 38,275 S.F. | 0.878 ACRE | |
| TOTAL | 169,274 S.F. | 3.886 ACRE | 74.06% |

PLAT IN PROGRESS



PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
 JARRELL TEXAS**



project team

OWNER:
 SAMEER UMATIYA
 LAND DEVELOPER AND BUILDER
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CIVIL/STRUCTURAL ENGINEER:
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 NICKK@CAPITALGEOTECHNICAL.COM



Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
PLAT - 1

| | |
|-------------------------------|--------------------------------|
| PROJECT NO: 10-1062 | DRAWN BY: / CHECKED BY: AES |
| DATE: 2024-06-26 | SCALE: NTS |

SHEET NUMBER:
2 of 25

**Minor Plat
 County Road 305 Lot 1 and Lot 2
 3.886 Acres
 Situated in the Elisha Davis Survey, Abstract No. 172
 Williamson County, Texas**

Forest Surveying & Mapping Company
 1002 Ash Street, Georgetown, Texas
 Phone: (512) 930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
 1017 S. Interstate 35 Austin, TX 78741, US (512) 440-3723

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

| |
|---------------------------------------|
| Drawing Date: June 6, 2024 |
| Field Book/Page: 163/23 |
| PP: P:\1200 CR 305 |
| Dwg: County Road 305 Lot 1 and Lot 2 |
| SHEET ONE OF THREE |
| Forest Surveying & Mapping Co. © 2024 |

PLAT IN PROGRESS

PROJECT:

SNACK TIME #4

LOCATION:

**1412 CR 305
JARRELL TEXAS**



project team

OWNER:
SAMEER UMATIYA
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Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |
| | | |

DRAWING TITLE:
PLAT - 3

| | | | |
|-------------|------------|-------------------------|-----|
| PROJECT NO: | 10-1062 | DRAWN BY: / CHECKED BY: | AES |
| DATE: | 2024-06-26 | SCALE: | NTS |

SHEET NUMBER:
4 of 25

Access Easement Detail
Scale: 1"=100'

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L1 | N 69°00'00" E | 50.40' |
| L2 | S 21°06'00" E | 84.55' |
| L4 | N 68°43'13" E | 167.54' |
| L6 | S 21°12'08" E | 88.71' |
| L8 | S 04°02'19" E | 112.29' |
| L10 | S 21°01'01" E | 12.89' |
| L11 | S 68°51'44" W | 25.00' |
| L12 | N 20°24'53" W | 15.15' |
| L14 | N 03°50'22" W | 113.95' |
| L16 | N 21°17'07" W | 84.85' |
| L18 | S 68°43'13" W | 167.69' |
| L20 | N 21°10'02" W | 26.78' |
| L22 | N 21°16'07" W | 31.90' |

| Curve # | Radius | Chord Bearing | Chord Distance | Central Angle | Arc Length |
|---------|--------|---------------|----------------|---------------|------------|
| C1 | 25.00' | S 66°11'24" E | 35.41' | 90°10'47" | 39.35' |
| C2 | 49.00' | S 66°16'57" E | 69.29' | 89°59'41" | 76.96' |
| C3 | 25.00' | S 12°46'33" E | 7.33' | 16°51'09" | 7.35' |
| C4 | 25.00' | S 12°31'40" E | 7.38' | 16°58'42" | 7.41' |
| C5 | 25.00' | N 12°07'38" W | 7.21' | 16°34'31" | 7.23' |
| C6 | 25.00' | N 12°33'44" W | 7.58' | 17°26'44" | 7.61' |
| C7 | 25.00' | N 66°16'57" W | 35.35' | 89°59'41" | 39.27' |
| C8 | 49.84' | N 66°06'01" W | 70.71' | 90°21'33" | 78.61' |
| C9 | 25.00' | N 66°27'07" W | 35.53' | 90°34'11" | 39.52' |

Electric Easement Detail
Scale: 1"=100'

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L23 | S 21°16'07" E | 20.00' |
| L24 | S 68°02'17" W | 320.35' |
| L25 | N 21°14'05" W | 87.94' |
| L26 | N 68°52'43" E | 20.00' |
| L27 | S 21°07'20" E | 67.65' |
| L28 | N 68°02'17" E | 300.47' |

Drainage Easement Detail
Scale: 1"=100'

| Line # | Bearing | Distance |
|--------|---------------|----------|
| L29 | S 68°02'17" W | 15.00' |
| L30 | N 21°16'47" W | 224.02' |
| L31 | N 68°43'13" E | 15.00' |
| L32 | S 21°16'47" E | 223.85' |

Minor Plat
County Road 305 Lot 1 and Lot 2
3.886 Acres
Situated in the Elisha Davis Survey, Abstract No. 172
Williamson County, Texas

Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

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

Drawing Date: June 6, 2024
Field Book/Page: 163/23
PP: P:\1200 CR 305
Dwg: County Road 305 Lot 1 and Lot 2
SHEET TWO OF THREE
Forest Surveying & Mapping Co. © 2024

GENERAL CONSTRUCTION NOTES:

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TO ALL REQUIREMENTS HEREIN.
2. THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURES INSTALLATION RECOMMENDATIONS.
3. REPORT ANY CHANGES OR REVISIONS TO GEOMETRY AND OR MATERIAL SO THAT THE DESIGN(S) SHOWN HEREIN CAN BE REMOVED OR MODIFIED, IF REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND/OR VERIFYING THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES AND COORDINATING WITH THE APPROPRIATE UTILITY AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE AND PAY 100% OF THE COST TO REPAIR OR REPLACE UTILITY DAMAGES THAT OCCUR AS A RESULT OF THE PROPOSED CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL INTERIM BRACING, SHORING, AND INTERIM DRAINAGE AND EROSION CONTROL PROVISIONS. BRACING AND SHORING FOR PROTECTION OF EXISTING STRUCTURES ARE NOT INCLUDED IN THIS DESIGN AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER TO PROTECT AGAINST POSSIBLE FOUNDATION FAILURES. AT THE END OF EACH WORK DAY, THE CONTRACTOR SHALL GRADE THE SITE TO PREVENT INTRUSION OF WATER INTO THE WORK AREA.
6. ASSURE CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, LOCAL, STATE, AND FEDERAL REGULATIONS.
7. PROVIDE CONSTRUCTION SURVEYING SERVICES FOR HORIZONTAL AND VERTICAL CONTROL.
8. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AND ARRANGEMENTS FOR DELIVERY OF MATERIALS.
9. THE CONTRACTOR SHALL SOLELY BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TRAFFIC CONTROL DEVICES IN ACCORDANCE TO THE TRAFFIC CONTROL PLAN PROVIDED. ALL TRAFFIC CONTROL DEVICES, CONSTRUCTION PAVEMENT MARKINGS AND TYPICAL WORK ZONE SIGNS SHALL MEET OR EXCEED THE REQUIREMENTS SHOWN IN THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (TMUTCD). THE CONTRACTOR SHALL COORDINATE ALL STREET AND CURB CUTS WITHIN PUBLIC RIGHT-OF-WAY WITH THE PUBLIC WORKS - ENGINEERING DIVISION (INSPECTION HOTLINE: 254-501-7620).
10. THE CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER UTILITY TIE-INS TO PUBLICLY-DEDICATED INFRASTRUCTURE WITH THE PUBLIC WORKS - ENGINEERING DIVISION (INSPECTION HOTLINE: 254-501-7620).
11. SPECIFICATIONS SHALL CONFORM TO THOSE ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004.

CONSTRUCTION NOTES:

1. CONTRACTOR TO REMOVE ALL ROCK AND UNSUITABLE MATERIAL TO A DEPTH OF TWO FEET BELOW FINISHED GRADE OR AS DIRECTED BY A GEOTECHNICAL ENGINEER AND/OR THE OWNER/DEVELOPER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS.
3. EARTHWORK IN PERMANENT STRUCTURE AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM SPEC. D-68) OR AS DIRECTED BY GEOTECHNICAL ENGINEER.
4. ALL FILL AREAS TO BE PROOF ROLLED.
5. ALL CUT AND FILL SLOPES TO BE MINIMUM 3H:1V OR AS SHOWN.
6. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT OR EXISTING STRUCTURES THAT ARE TO REMAIN.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AND PROTECT ADJACENT STREETS FROM ACCUMULATION OF SOIL.
8. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND SEDIMENT CAUSED BY THE CONSTRUCTION.
9. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

PERMITS AND PERMIT REQUIREMENTS:

THE CONTRACTOR SHALL OBTAIN COPIES OF ALL REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE REQUIREMENTS AND LIMITATIONS SET FORTH IN THE PERMITS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE AGENCIES PRIOR TO BEGINNING WORK.

ALL NEW ADVERTISING SIGNS SHALL BE UNDER SEPARATE PERMIT

LAYOUT & CONTROL:

UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

LIMIT OF CONSTRUCTION:

THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE SITE LIMITS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED

GENERAL DESIGN INTENT:

ALL PAVED SURFACES AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE FLOW ARROWS AND SPOT ELEVATIONS ON THE PLANS AND TO PROVIDE A SMOOTH TRANSITION BETWEEN SURFACES WITH NO SHARP BREAKS IN GRADE AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. IT MAY BECOME ADVISABLE TO MAKE MINOR FIELD ADJUSTMENTS IN THE PROPOSED GRADES TO CONSTRUCT THE DESIGN INTENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE. THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS

MATERIAL STORAGE/DEBRIS REMOVAL:

ALL WASTE MATERIALS EXCAVATED FROM THE SITE SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE BY THE CONTRACTOR. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NON-ORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE

EXCAVATION:

REMOVE ALL ORGANIC MATTERS, STUMPS, DELETERIOUS MATTERS, AND CONCRETE PAVING, FOUNDATIONS, ETC. WITHIN THE BUILDING PADS. PRE-DENSIFY WITH LOADED DUMP TRUCK (20-TON MINIMUM) OR OTHER SUITABLE RUBBER Tired EQUIPMENT. OVERLAPPING PASSES OF THE VEHICLE SHALL BE MADE ACROSS THE SITE IN ONE DIRECTION AND THEN AT RIGHT ANGLES TO THE ORIGINAL DIRECTION OF ROLLING. ALL YIELDING, PUMPING, OR SOFT AREAS IN PAVED AREAS AND BUILDING PADS SHALL BE CUT OUT AND REPLACED WITH FILL COMPACTED AS SPECIFIED ON GRADING PLAN.

GRADING:

STRUCTURAL FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE AS SHOWN IN THE GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT, FILL MATERIAL WILL BE LIMITED TO SOILS CLASSIFIED IN ACCORDANCE WITH ASTM D2487 AS GM, GC, SW, SP, SM, SC, ML, AND CL.

TOP SOIL:

THE CONTRACTOR SHALL STOCKPILE AND LATER SPREAD A MINIMUM OF 6 INCHES OF TOPSOIL IN AREAS TO BE LANDSCAPED, SODDED OR SEEDED.

SURFACE DAMAGE:

THE CONTRACTOR SHALL BE EXPECTED AT THE END OF EACH DAY TO HAVE THE SITE GRADED IN SUCH A WAY AS TO NOT CAUSE ANY ADVERSE IMPACT FROM RUNOFF OR SILTATION TO ANY ADJACENT PROPERTIES. SILTATION BARRIERS SHALL BE MAINTAINED AND REPAIRED IF REQUIRED AT THE END OF EACH WORKING DAY.

PAVEMENT SECTION REQUIREMENTS:

SUBGRADE PREPARATIONS AND PAVEMENT INSTALLATION SHALL CONFORM TO CITY AND/OR TxDOT STANDARDS AND SPECIFICATION. REFER TO DRAWINGS AND/OR GEOTECHNICAL REPORT FOR THE REQUIRED PAVEMENT SECTIONS.

SIDEWALKS:

SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 3,000 PSI. JOINTS SHALL BE EITHER TOoled OR SAW CUT. HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH STATE REGULATIONS FOR HANDICAP ACCESSIBILITY.

GENERAL UTILITIES:

INSTALLATION OF ALL UTILITIES SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS.

COORDINATE WATER & SEWER CONNECTIONS WITH PLUMBING CONTRACTOR & REFER TO PLUMBING PLANS.

ALL EXTERIOR LIGHTS FACING RESIDENTIAL DISTRICTS SHALL SHINE DOWNWARDS.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONFIDENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING THE RELOCATION OPERATION. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

SANITARY SEWER:

ALL SANITARY SEWER PIPE SHALL BE PVC, CONFORMING TO ASTM D3034 SDR-26. INSTALLATION OF SEWER PIPE SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS. REFER TO "LOCAL GOVERNING MANUAL" FOR DETAILS. HORIZONTAL SEPARATION OF AT LEAST 10' SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES. WHEN WATER AND SEWER LINES CROSS WITH LESS THAN 24" VERTICAL SEPARATION OR WHEN THE WATER LINE CROSSES BENEATH THE SEWER LINE AT ANY DEPTH, THE SEWER LINE SHALL BE ENCASED IN CONCRETE. ALL SEWER FITTINGS SHALL BE PVC MEETING THE REQUIREMENTS OF ASTM D3034. FITTINGS SHALL BE SUITABLE FOR USE WITH PVC SDR-26 GRAVITY SEWER PIPE. ALL FITTINGS SHALL HAVE ELASTOMETRIC RUBBER SEALS. GASKETS SHALL CONFORM TO ASTM F477.

SANITARY SEWER SERVICES SHALL BE SCH40 PVC PIPE

WATER LINES:

ALL WATER MAINS SHALL BE AWWA C900 PVC PIPE UNLESS OTHERWISE NOTED. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER CITY OF TEMPLE STANDARDS AND SPECIFICATION. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE APPURTENANCES AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND PROTECTING ALL UTILITIES REGARDLESS OF THE DEPICTION HEREIN. ALL WATER MAINS SHAL HAVE A MINIMUM DEPTH OF COVER OF 42" BELOW FINISH GRADE. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER CITY OF GEORGETOWN STANDARD DETAIL. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS. WATER MAIN SHALL BE CONSTRUCTED AS SHOWN ON THE CONSTRUCTION PLANS. SERVICE LINE SHALL BE SCH 40 PVC. INSTALLATION OF WATER PIPE SHALL CONFORM TO THE LOCAL GOVERNING AGENCIES STANDARDS & SPECIFICATIONS.

SPECIFICATIONS:

PROPOSED PROJECT IMPROVEMENTS SHALL BE IN ACCORDANCE TO THE PROJECT SPECIFICATIONS INCLUDING LOCAL, STATE AND FEDERAL GOVERNING SPECIFICATIONS AS THEY APPLY

ACCESSIBILITY NOTES:

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

DEMOLITION:

DEMOLITION BY SEPARATE PERMIT BY CONTRACTOR.

SEQUENCE OF MAJOR ACTIVITIES:

EROSION CONTROL CONSTRUCTION SCHEDULE:

1. PLACE TEMPORARY CONSTRUCTION ENTRANCE FOR TRUCKING AND EQUIPMENT MOBILIZATION WITH STONE.
2. ROUGH GRADE SILT PERIMETER AND INSTALL SILT FENCE SAME DAY WITH GOOD WEATHER PREDICTED BY THE NATIONAL WEATHER BUREAU.
3. CONSTRUCT DETENTION FACILITY AND DETENTION OUTFALL TO DESIGN CONTROLS BEFORE ANY VERTICAL OR IMPERVIOUS CONSTRUCTION PROCEEDS.
4. BEGIN UTILITY WORK AND ROUGH GRADING.
5. FINISH ROUGH GRADING AND START FINISH GRADING.
6. INSTALL ON-SITE PAVING.
7. INSTALL SODDING AND/OR SEEDING.
8. REMOVE SILT FENCING IN AREAS PROTECTED BY PERMANENT STRUCTURES.
9. REMOVE TEMPORARY STONE CONSTRUCTION ENTRANCE.
10. PAVE CONCRETE APPROACHES.
11. COMPLETE INSTALLING SODDING AND LANDSCAPING.
12. REMOVE ALL TEMPORARY EROSION CONTROL DEVICES WHEN APPROVED BY LOCAL GOVERNING AUTHORITY.

SITE ABBREVIATIONS:

| | | | |
|------------|-----------------------------|-------------|----------------------------|
| Ø | - DIAMETER | N.I.C. | - NOT IN CONTRACT |
| ± | - PLUS OR MINUS | N.T.S. | - NOT TO SCALE |
| % | - PERCENT | O.E. | - OVERHEAD ELECTRIC |
| B.F.P | - BACKFLOW PREVENTOR | O.T. | - OVERHEAD TELEPHONE |
| B.O.C | - BACK OF CURB | PL | - PROPERTY LINE |
| C.B | - CATCH BASIN | P.P. | - POWER POLE |
| C&G | - CURB & GUTTER | P.V.C. | - POLYVINYL CHLORIDE |
| C.I. | - CURB INLET | R | - RADIUS |
| CL | - CENTERLINE | R.C.P. | - REINFORCED CONCRETE PIPE |
| C.M.P. | - CORRUGATED METAL PIPE | REINF. | - REINFORCED |
| CMU | - CONCRETE MASONRY UNIT | R.O.W. | - RIGHT OF WAY |
| C.O. | - CLEANOUT | R.W. | - RETAINING WALL |
| CONC. | - CONCRETE | SECT. | - SECTION |
| CONS | - CONSTRUCTION | S.F. | - SQUARE FEET |
| CONT. | - CONTINUOUS | SHT. | - SHEET |
| CULV. | - CULVERT | SPECS. | - SPECIFICATIONS |
| D.E. | - DRAINAGE EASEMENT | S.S. | - SANITARY SEWER |
| D.E. | - DIAMETER | STA. | - STATION |
| D.I. | - DROP INLET | STD. | - STANDARD |
| E.A. | - EACH | S.W. | - SIDEWALK |
| ELEV. | - ELEVATION | T.B.M. | - TEMPORARY BENCH MARK |
| E.O.A | - EDGE OF ASPHALT | T.C./T.O.C. | - TOP OF CURB |
| E.O.P | - EDGE OF PAVING | THK. | - THICK |
| EASM | - EASEMENT | TRANS. | - TRANSFORMER |
| EX./EXIST. | - EXISTING | T.W. | - TOP OF WALL |
| EXP. JT. | - EXPANSION JOINT | TYP. | - TYPICAL |
| F.F.E. | - FINISH FLOOR ELEVATION | U.E. | - UTILITY EASEMENT |
| F.G. | - FINISH GRADE | U.G.E. | - UNDERGROUND ELECTRIC |
| F.H. | - FIRE HYDRANT | U.G.T. | - UNDERGROUND TELEPHONE |
| F& I | - FURNISH & INSTALL | V.C. | - VTRIFIED CLAY |
| F.M. | - FORCE MAIN | VERT. | - VERTICAL |
| GALV. | - GALVANIZED | W/ | - WITH |
| G.C. | - GENERAL CONTRACTOR | W/O | - WITHOUT |
| G.I. | - GRATE INLET | W.M. | - WATER METER |
| H.C. | - HANDICAP | W.W.F. | - WELDED WIRE FABRIC |
| H.D.P.E. | - HIGH DENSITY POLYETHYLENE | W.V. | - WATER VALVE |
| PIPE | | | |
| HORIZ. | - HORIZONTAL | | |
| H.W. | - HEADWALL | | |
| INV. | - INVERT | | |
| J.B. | - JUNCTION BOX | | |
| L.F. | - LINEAR FEET | | |
| M.H. | - MANHOLE | | |
| MON. | - MONUMENT | | |

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than

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Page 1 of 2

- when it occupies 50% of the basin's design capacity.
8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

| | |
|--|---|
| Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795 | San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329 |
|--|---|

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

TCEQ-0592 (Rev. July 15, 2015)

Page 2 of 2

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team

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CIVIL/STRUCTURAL ENGINEER:

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Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:

GENERAL NOTES

| | |
|-------------------------------|--------------------------------|
| PROJECT NO: 10-1062 | DRAWN BY: / CHECKED BY: AES |
| DATE: 2024-06-26 | SCALE: NTS |

SHEET NUMBER:

5 of 25

PROJECT:

SNACK TIME #4

LOCATION:

1412 CR 305
JARRELL TEXAS



project team

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Ahmed El Seweify

REVISION DATE ISSUE TITLE

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:

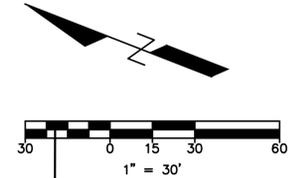
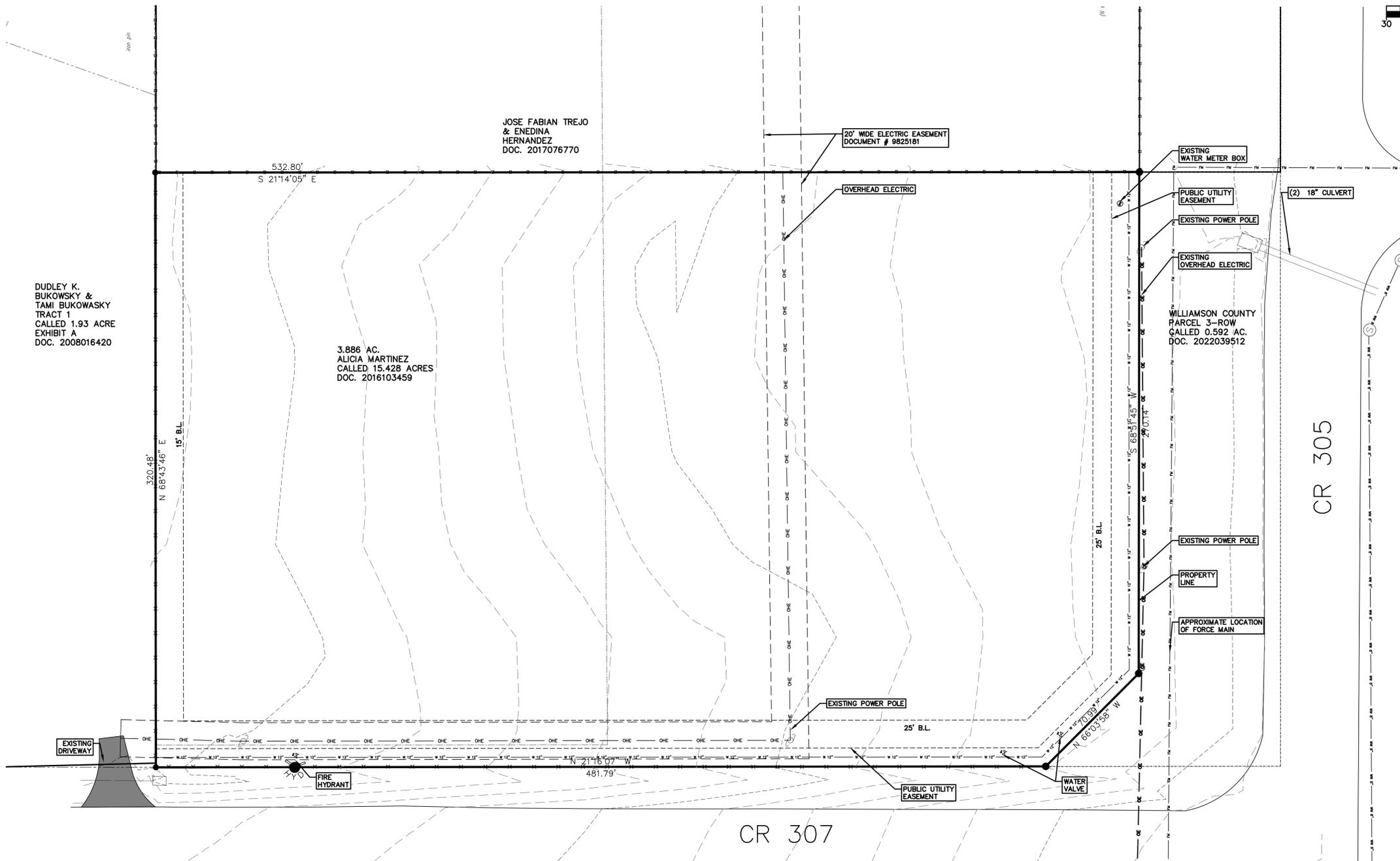
EXISTING CONDITIONS

PROJECT NO: 10-1062 DRAWN BY: / CHECKED BY: AES

DATE: 2024-06-26 SCALE: 1"=30'

SHEET NUMBER:

6 of 25



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ☆ LIGHT POLE
- ⊗ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊞ ELECTRIC BOX
- ⊗ WATER METER
- ⊞ CATV RISER
- ⊞ AT&T JUNCTION BOX
- ⊞ FIBER OPTIC MARKER
- OE — OVERHEAD ELECTRIC LINE
- WMH ○ WASTEWATER MANHOLE
- SSMH ○ STORM SEWER MANHOLE
- — — LIMITS OF CONSTRUCTION

LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ☆ LIGHT POLE
- ⊗ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊞ ELECTRIC BOX
- ⊗ WATER METER
- ⊞ CATV RISER
- ⊞ AT&T JUNCTION BOX
- ⊞ FIBER OPTIC MARKER
- OE — OVERHEAD ELECTRIC LINE
- WMH ○ WASTEWATER MANHOLE
- SSMH ○ STORM SEWER MANHOLE
- — — LIMITS OF CONSTRUCTION

EXISTING CONDITION NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION, INCLUDING SURVEY DATA, FINAL PLATS AND RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL IMPROVEMENTS AND GRADES IN THE FIELD. NOTIFY ENGINEER IN THE EVENT OF DISCREPANCY BETWEEN THIS PLAN AND ACTUAL CONDITIONS.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS, CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- ALL EXISTING CONCRETE AND ASPHALT IMPROVEMENTS TO BE REMOVED FROM SITE AS SHOWN. CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT, AND OTHER CONSTRUCTION DEBRIS AT AN APPROVED OFF-SITE FACILITY.
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- ANY HAZARDOUS OR ENVIRONMENTALLY HARMFUL MATERIALS SHALL BE REMOVED AND DISPOSED BY PROPERLY LICENSED CONTRACTORS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR DEMOLITION FROM THE PROPER AUTHORITIES.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

DUDLEY K. BUKOWSKY & TAMI BUKOWASKY TRACT 1 CALLED 1.93 ACRE EXHIBIT A DOC. 2008016420

JOSE FABIAN TREJO & ENEDINA HERNANDEZ DOC. 2017076770

3.886 AC. ALICIA MARTINEZ CALLED 15.428 ACRES DOC. 2016103459

WILLIAMSON COUNTY PARCEL 3-ROW CALLED 0.592 AC. DOC. 2022039512

CR 307

CR 305

PROJECT:

SNACK TIME #4

LOCATION:

1412 CR 305
JARRELL TEXAS



project team

OWNER:
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Ahmed El Seweify

REVISION DATE ISSUE TITLE

DRAWING TITLE:

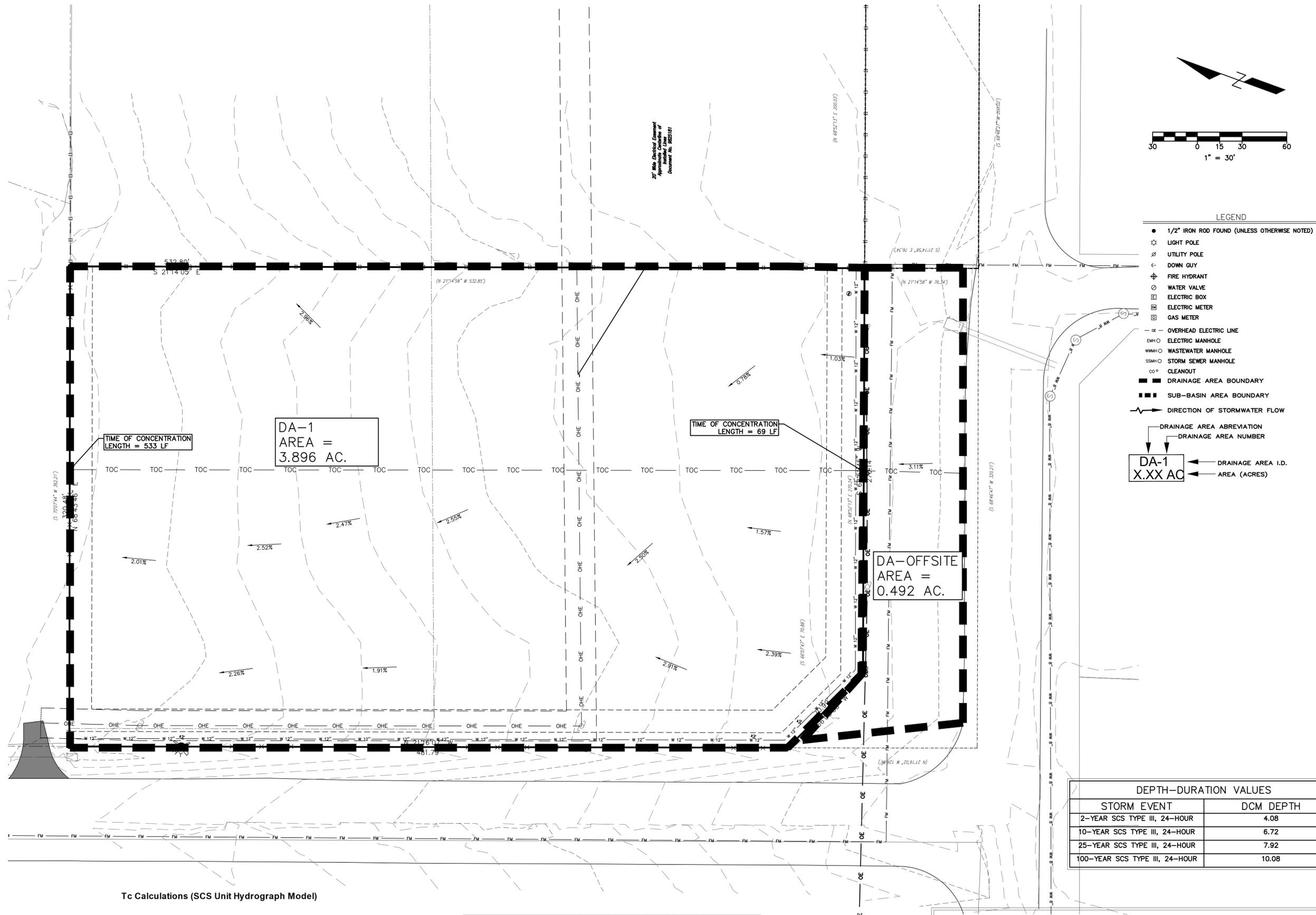
EXISTING DRAINAGE
AREA MAP

PROJECT NO: 10-1082 DRAWN BY: / CHECKED BY: AES

DATE: 2024-06-26 SCALE: 1"=40'

SHEET NUMBER:

7 of 25



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ☆ LIGHT POLE
- ⊗ UTILITY POLE
- ⊖ DOWN GUY
- ⊕ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊞ ELECTRIC BOX
- ⊞ ELECTRIC METER
- ⊞ GAS METER
- OE — OVERHEAD ELECTRIC LINE
- EMH ○ ELECTRIC MANHOLE
- WMH ○ WASTEWATER MANHOLE
- SSMH ○ STORM SEWER MANHOLE
- CO ○ CLEANOUT
- ▬ DRAINAGE AREA BOUNDARY
- ▬ SUB-BASIN AREA BOUNDARY
- DIRECTION OF STORMWATER FLOW
- DA-1 X.XX AC DRAINAGE AREA ABBREVIATION
- ← DRAINAGE AREA I.D.
- ← AREA (ACRES)

| DEPTH-DURATION VALUES | |
|--------------------------------|-----------|
| STORM EVENT | DCM DEPTH |
| 2-YEAR SCS TYPE III, 24-HOUR | 4.08 |
| 10-YEAR SCS TYPE III, 24-HOUR | 6.72 |
| 25-YEAR SCS TYPE III, 24-HOUR | 7.92 |
| 100-YEAR SCS TYPE III, 24-HOUR | 10.08 |

Tc Calculations (SCS Unit Hydrograph Model)

| AREA No. | Sheet Flow | | | | Shallow Concentrated Flow | | | | Total Tc (minimum 5 min) | | T lag | | |
|----------|------------|------|-----------|---------------------|---------------------------|--------|---------|-----------|--------------------------|--------------------------|-------|------|------|
| | L (ft) | n | s (ft/ft) | P ₂ (in) | t _{sheet min} | L (ft) | Surface | s (ft/ft) | V (fps) | t _{shallow min} | | min | hrs |
| OFFSITE | 69 | 0.30 | 0.0300 | 4.08 | 9.55 | 0 | Unpaved | 0.0100 | 1.61 | 0.00 | 9.55 | 0.16 | 5.7 |
| PRE DA-1 | 100 | 0.30 | 0.0250 | 4.08 | 13.82 | 433 | Unpaved | 0.0260 | 2.60 | 2.77 | 16.59 | 0.28 | 10.0 |

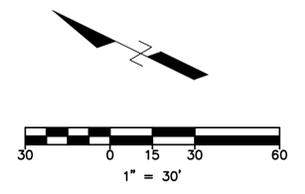
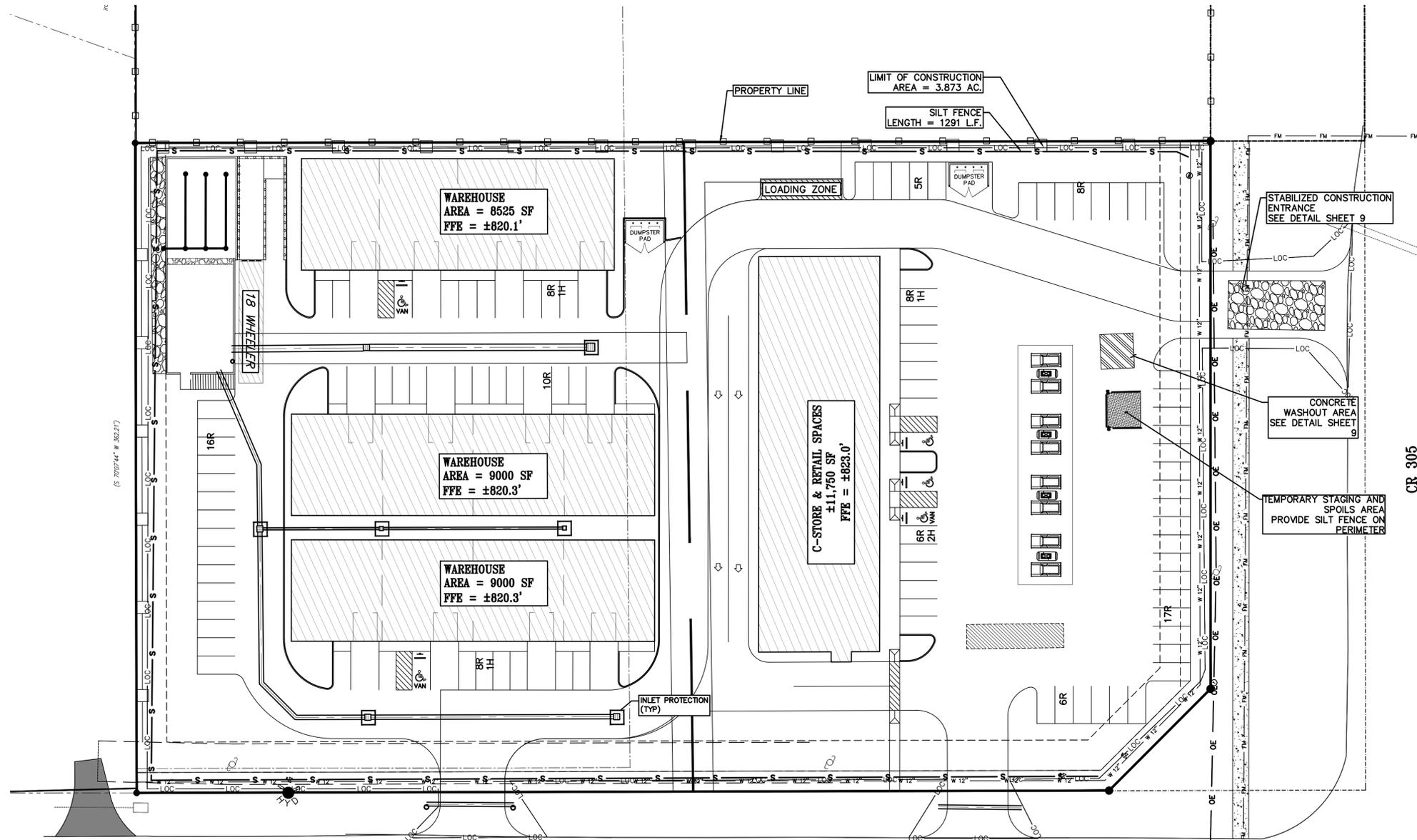
| EXISTING CONDITIONS | | | | | | | | | | |
|---------------------|-------|----------|-------|-------|----|-------|--------|--------|---------|--|
| BASIN | AREA | AREA | TC | LAG | QN | 2-YRS | 10-YRS | 25-YRS | 100-YRS | |
| | ACRE | SQ.MILE | MIN | | | CFS | CFS | CFS | CFS | |
| OFFSITE | 0.492 | 0.000769 | 9.55 | 5.73 | 84 | 1.65 | 2.91 | 3.75 | 5.1 | |
| DA-1 | 3.896 | 0.006088 | 16.59 | 9.954 | 84 | 10.53 | 18.64 | 24.08 | 32.8 | |
| TOTAL | | | | | | 12.18 | 21.55 | 27.83 | 37.9 | |

SPECIAL EASEMENT NOTE:
*** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
1. ANY WORK COMMENCED PRIOR TO THE ISSUANCE OF CITY BUILDING PERMIT WITH PUBLIC WORKS APPROVALS WILL BE AT THE SOLE RISK OF THE CONTRACTOR.
2. THIS SHEET HAS BEEN REVISED. PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

GENERAL NOTES:

- DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED ON PRECIPITATION FREQUENCY DATA FOUND IN THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE, WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW OF 500 FEET AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
- TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED MARCH, 2024 PERFORMED BY FOREST SURVEYING AND MAPPING.
- NO TREES FOUND WITHIN THE LIMIT OF CONSTRUCTION.



PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team

OWNER:
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512.271.9749
NICKK@CAPITALGEOTECHNICAL.COM



Ahmed El Seweify

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------------|
| --- | --- | PROPERTY (L.O.C.) LINE |
| --- | --- | RECORD INFORMATION |
| --- | --- | LIGHT POLE |
| --- | --- | UTILITY POLE |
| --- | --- | DOWN OUT |
| --- | --- | TRANSFORMER (SIZE VARIES) |
| --- | --- | GROUND LIGHT |
| --- | --- | FIRE HYDRANT |
| --- | --- | WATER VALVE |
| --- | --- | WATER METER |
| --- | --- | WATER METER VAULT |
| --- | --- | WATER MANHOLE |
| --- | --- | SPRINKLER CONTROL BOX |
| --- | --- | TELEPHONE RISER |
| --- | --- | CABLE TV RISER |
| --- | --- | ELECTRIC BOX |
| --- | --- | ELECTRIC METER |
| --- | --- | GAS METER |
| --- | --- | GAS VALVE |
| --- | --- | UNDERGROUND CABLE MARKER |
| --- | --- | UNDERGROUND FIBER OPTIC MARKER |
| --- | --- | UNDERGROUND GAS LINE MARKER |
| --- | --- | UNDERGROUND TELEPHONE MARKER |
| --- | --- | GAS RISER |
| --- | --- | GRATE INLET |
| --- | --- | CURB INLET (SIZE VARIES) |
| --- | --- | CHAIN LINK FENCE |
| --- | --- | WIRE FENCE |
| --- | --- | STORMSEWER LINE |
| --- | --- | WATER LINE |
| --- | --- | FIRE LINE |
| --- | --- | CHILLED WATER |
| --- | --- | WASTEWATER LINE |
| --- | --- | ELECTRIC LINE |
| --- | --- | OVERHEAD ELECTRIC |
| --- | --- | UNDERGROUND TELEPHONE |
| --- | --- | UNDERGROUND CABLE AND INTERNET |
| --- | --- | UNDERGROUND CABLE AND INTERNET |
| --- | --- | TELECOMMUNICATIONS LINE |
| --- | --- | ELECTRIC MANHOLE (SIZE VARIES) |
| --- | --- | WASTEWATER MANHOLE (SIZE VARIES) |
| --- | --- | STORMSEWER MANHOLE (SIZE VARIES) |
| --- | --- | TELEPHONE MANHOLE (SIZE VARIES) |
| --- | --- | WASTEWATER CLEANOUT |
| --- | --- | CURB & GUTTER |
| --- | --- | VERTICAL CURB |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | IMPERVIOUS WALKWAYS |
| --- | --- | WALL |
| --- | --- | WATER LINE |
| --- | --- | WASTEWATER LINE |
| --- | --- | FINISH FLOOR ELEVATION |
| --- | --- | CONTOUR |
| --- | --- | SILT FENCE |
| --- | --- | LIMITS OF CONSTRUCTION & SILT FENCE |
| --- | --- | INLET PROTECTION |
| --- | --- | STABILIZED CONSTRUCTION ENTRANCE |
| --- | --- | ROCK RIPRAP |

- NOTES:**
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETATION MULCH, TARP OR RE-VEGETATION MATING.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
 - CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LIMITS OF CONSTRUCTION TO THE DETENTION & WATER QUALITY PONDS.

SPECIAL EASEMENT NOTE:
*** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
1. ANY WORK COMMENCED PRIOR TO THE ISSUANCE OF CITY BUILDING PERMIT WITH PUBLIC WORKS APPROVALS WILL BE AT THE SOLE RISK OF THE CONTRACTOR.
2. THIS SHEET HAS BEEN REVISED. PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
EROSION & SEDIMENTATION CONTROL

PROJECT NO: **10-1082** DRAWN BY: / CHECKED BY: **AES**

DATE: **2024-06-26** SCALE: **1"=30'**

SHEET NUMBER:
8 of 25

PROJECT:

SNACK TIME #4

LOCATION:

1412 CR 305
JARRELL TEXAS



project team

OWNER:
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Ahmed El Seweify

REVISION DATE ISSUE TITLE

DRAWING TITLE:

EROSION & SEDIMENTATION DETAILS

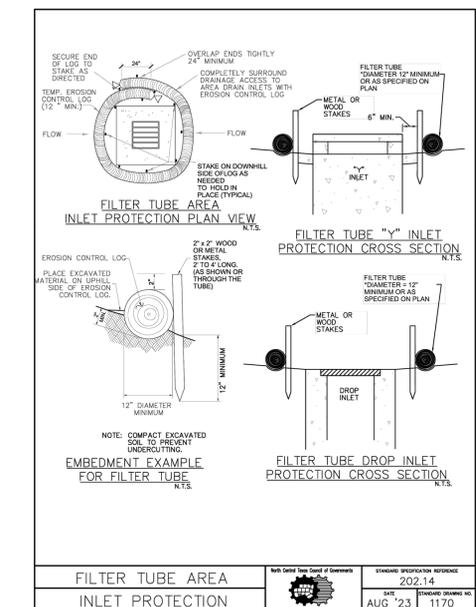
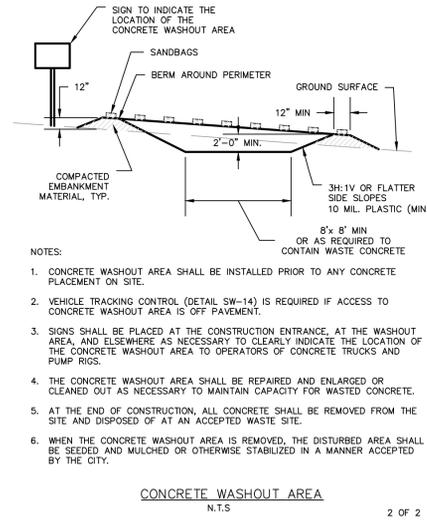
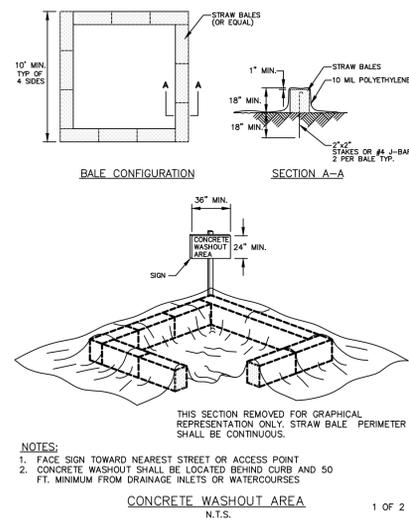
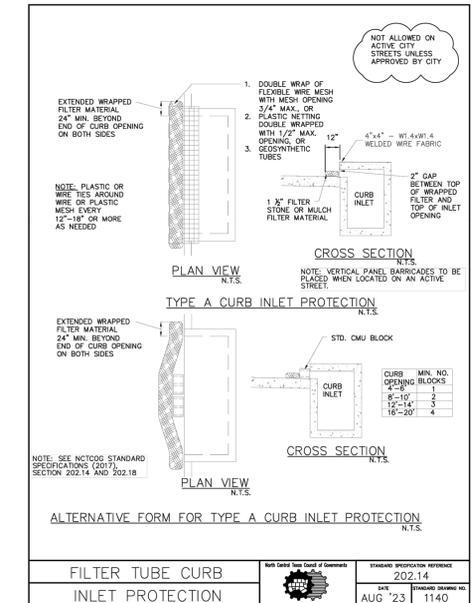
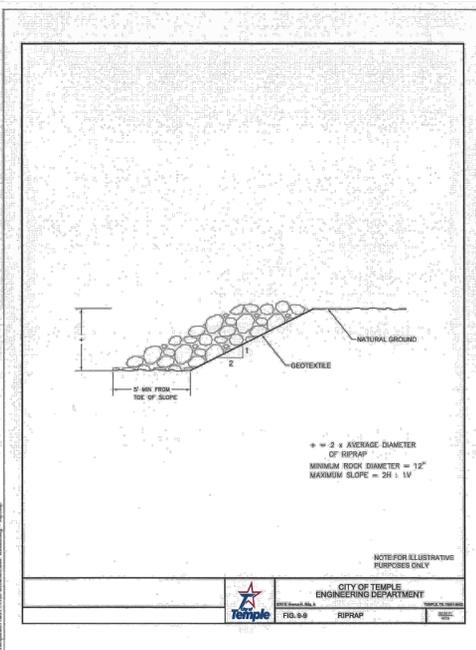
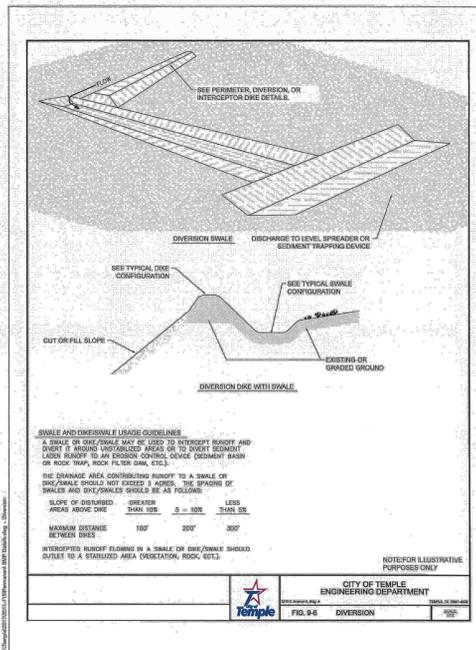
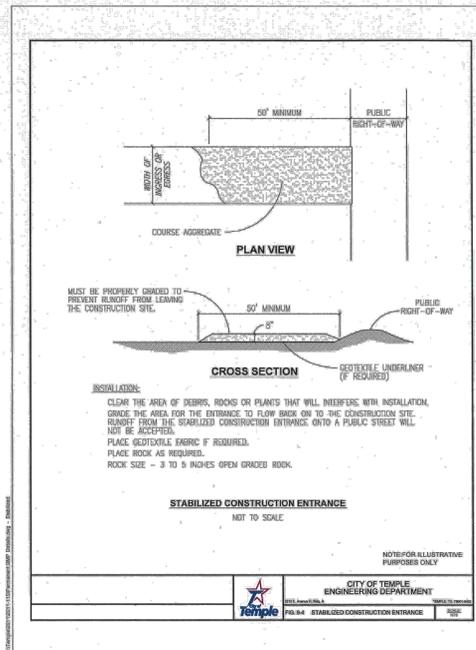
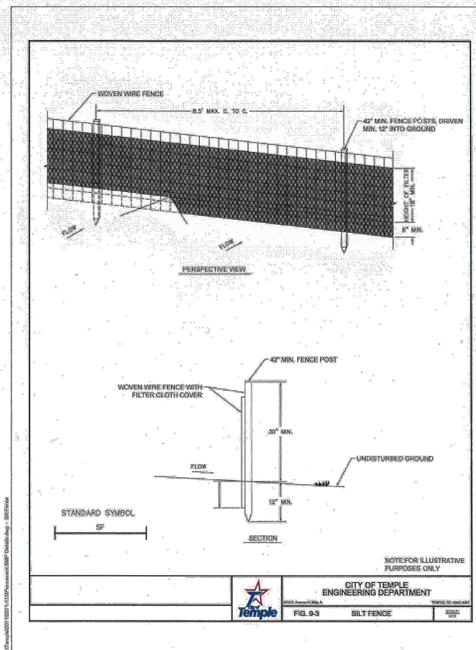
PROJECT NO: 10-1082 DRAWN BY: / CHECKED BY: ABS

DATE: 2024-06-26 SCALE: NTS

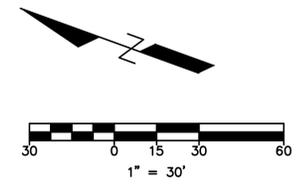
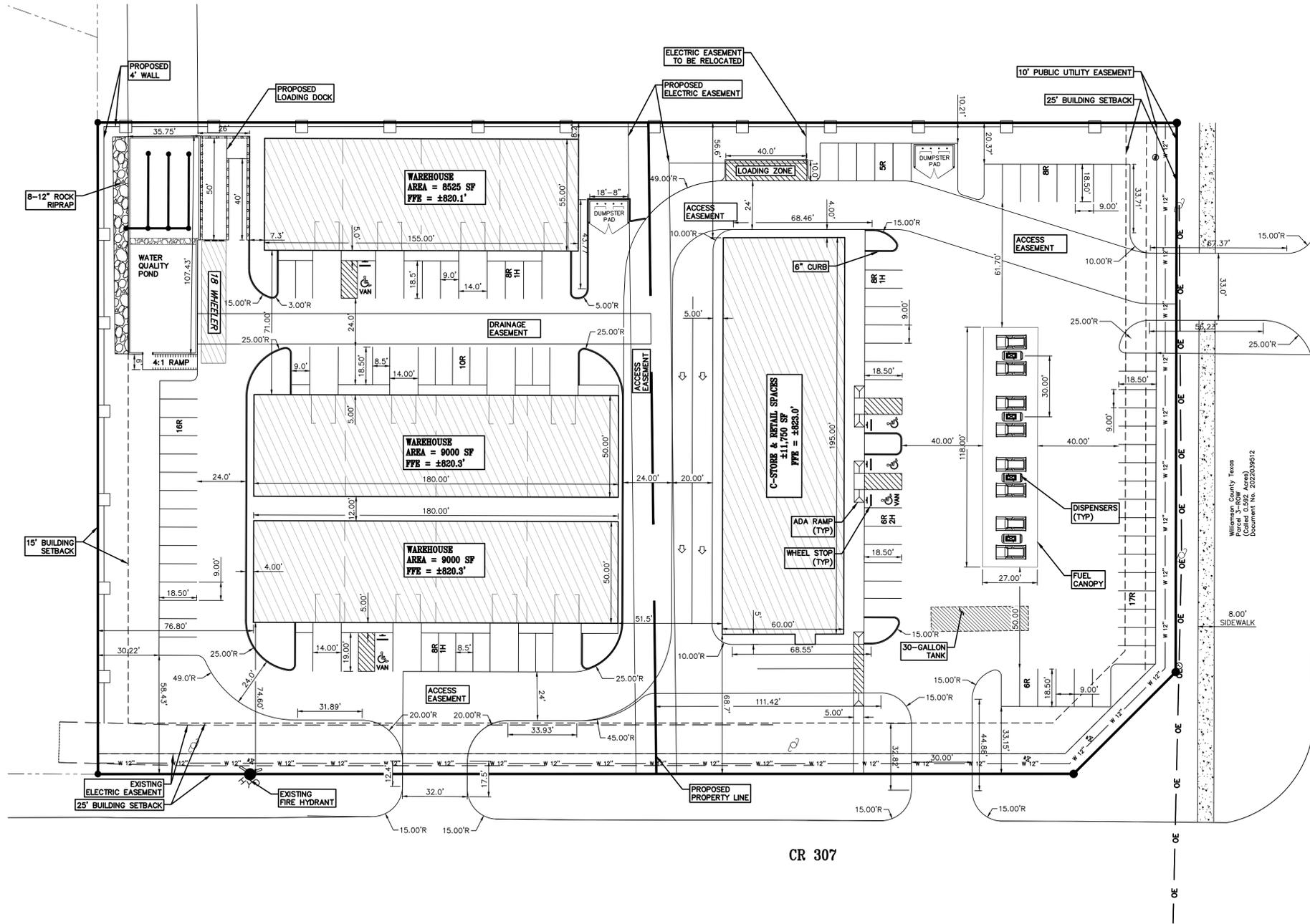
SHEET NUMBER:

9 of 25

SAVED ON 6/26/2024 3:16:07 AM



DRAWING PATH - 10-1048 EROSION AND SEDIMENTATION CONTROL.DWG



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| (---) | (---) | PROPERTY LINE / (R.O.W.) LINE |
| (---) | (---) | RECORD INFORMATION |
| (---) | (---) | LIGHT POLE |
| (---) | (---) | GROUND LIGHT |
| (---) | (---) | POWER POLE |
| (---) | (---) | DOWN GUY |
| (---) | (---) | TRANSFORMER (SIZE VARIES) |
| (---) | (---) | FIRE HYDRANT |
| (---) | (---) | WATER VALVE |
| (---) | (---) | WATER METER |
| (---) | (---) | WATER METER VAULT (SIZE VARIES) |
| (---) | (---) | CABLE TV RISER |
| (---) | (---) | ELECTRIC BOX |
| (---) | (---) | ELECTRIC METER |
| (---) | (---) | GRATE INLET |
| (---) | (---) | CURB INLET (SIZE VARIES) |
| (---) | (---) | OVERHEAD ELECTRIC |
| (---) | (---) | ELECTRIC MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER MANHOLE (SIZE VARIES) |
| (---) | (---) | STORMSEWER MANHOLE (SIZE VARIES) |
| (---) | (---) | TELEPHONE MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER CLEANOUT |
| (---) | (---) | CURB & GUTTER |
| (---) | (---) | EDGE OF PAVEMENT |
| (---) | (---) | FIRE LANE DESIGNATION |
| (---) | (---) | HANDICAP ACCESS ROUTE |
| (---) | (---) | CONCRETE SIDEWALKS |
| (---) | (---) | SIGN |
| (---) | (---) | WHEELSTOP |
| (---) | (---) | FINISH FLOOR ELEVATION |
| (---) | (---) | PARKING COUNT (REGULAR SPACES) |
| (---) | (---) | PARKING COUNT (HANDICAP SPACES) |
| (---) | (---) | HANDICAP SPACE |
| (---) | (---) | LIMITS OF CONSTRUCTION |

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team

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Ahmed El Seweify

CR 307

CR 305

IMPERVIOUS COVER CALCULATION

| DESCRIPTION | AREA SQUARE FOOT | AREA ACRE | PERCENTAGE % |
|--------------|---------------------|-------------------|-----------------|
| GRASS | 43,560 S.F. | 1.008 ACRE | |
| PAVEMENT | 87,105 S.F. | 2.000 ACRE | |
| BUILDING | 38,275 S.F. | 0.878 ACRE | |
| TOTAL | 169,274 S.F. | 3.886 ACRE | 74.06% |

**PARKING SUMMARY TABLE:
GAS STATION LOT**

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 50 |
| ADA PARKING | 3 |
| TOTAL | 53 |

**PARKING SUMMARY TABLE:
WAREHOUSE LOT**

| PROVIDED PARKING TABLE | |
|------------------------|-----------|
| REGULAR PARKING | 42 |
| ADA PARKING | 2 |
| TOTAL | 44 |

SIGNS AND OUTDOOR ADVERTISING DISPLAY
1. SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE

- ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
- APPROVAL OF THESE PLANS BY THE CITY OF BEE CAVE INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

GENERAL NOTES:

PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:

- JOINTS BETWEEN PAVERS 1/2" MAXIMUM
- VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
- RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
- CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

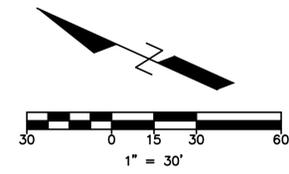
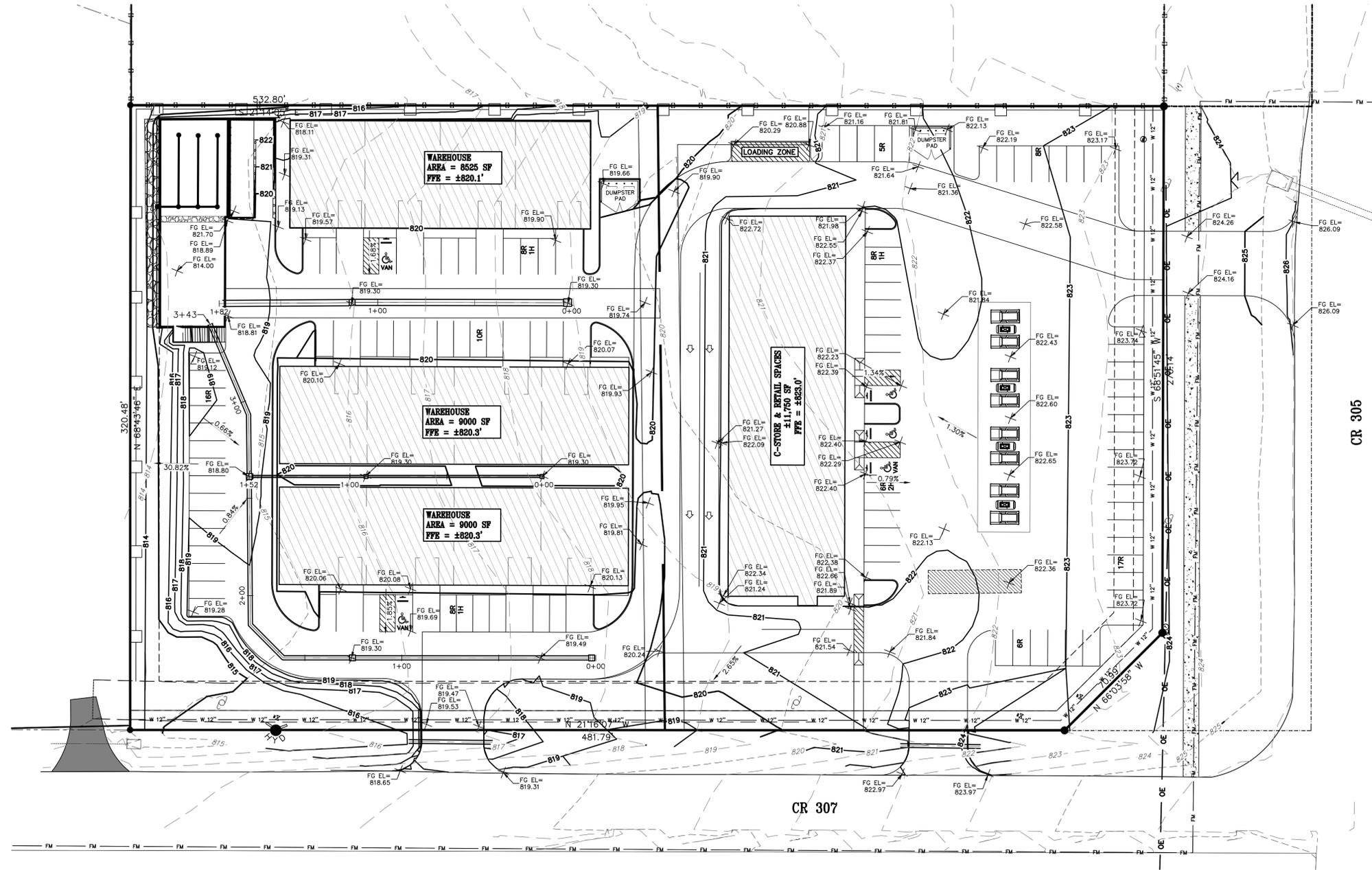
| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
**SITE PLAN AND
DIMENSIONS**

PROJECT NO: 10-1082 **DRAWN BY: / CHECKED BY:** ABS
DATE: 2024-06-28 **SCALE:** 1"=30'

SHEET NUMBER:
10 of 25

DRAWING PATH - G:\MY DRIVE\MES ENGINEERING\10-1082 JARRELL GAS STATION\CAD\SITE PLAN & DIMENSION.DWG



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| 0000 | XX | PROPERTY (R.O.W.) LINE |
| XX | XX | RECORD INFORMATION |
| XX | XX | LIGHT POLE |
| XX | XX | UTILITY POLE |
| XX | XX | TRANSFORMER (SIZE VARIES) |
| XX | XX | FIRE HYDRANT |
| XX | XX | WATER VALVE |
| XX | XX | WATER METER |
| XX | XX | WATER METER VAULT |
| XX | XX | WATER MANHOLE |
| XX | XX | ELECTRIC BOX |
| XX | XX | ELECTRIC METER |
| XX | XX | GAS METER |
| XX | XX | GAS VALVE |
| XX | XX | GRATE INLET |
| XX | XX | CURB INLET (SIZE VARIES) |
| XX | XX | STORMSEWER LINE |
| XX | XX | WATER LINE |
| XX | XX | FIRE LINE |
| XX | XX | CHILLED WATER |
| XX | XX | WASTEWATER LINE |
| XX | XX | ELECTRIC LINE |
| XX | XX | OVERHEAD ELECTRIC |
| XX | XX | UNDERGROUND TELEPHONE |
| XX | XX | UNDERGROUND CABLE AND INTERNET |
| XX | XX | TELECOMMUNICATIONS LINE |
| XX | XX | ELECTRIC MANHOLE (SIZE VARIES) |
| XX | XX | WASTEWATER MANHOLE (SIZE VARIES) |
| XX | XX | TELEPHONE MANHOLE (SIZE VARIES) |
| XX | XX | WASTEWATER CLEANOUT |
| XX | XX | CURB & GUTTER |
| XX | XX | HANDICAP SPACE |
| XX | XX | BIWHEELSTOP |
| XX | XX | DIRECTION OF FLOW |
| XX | XX | CONTOUR |
| XX | XX | HIGH POINT |
| XX | XX | LOW POINT |
| XX | XX | SPOT ELEVATION |
| XX | XX | TOP OF WALK ELEVATION |
| XX | XX | FINISH FLOOR ELEVATION |

- ACCESSIBILITY NOTES**
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

- NOTES:**
- CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN ±0.2 FEET.
 - DRIVEWAY SLOPE SHALL NOT EXCEED 10% SLOPE.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION. GRADE SHALL DROP A MINIMUM OF 6" IN 10' AWAY FROM FOUNDATION.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW. ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
 - MINIMUM ACCEPTABLE FINAL GRADE SLOPE IS 1% UNLESS OTHERWISE NOTED.
 - MAXIMUM ALLOWABLE UN-STABILIZED SLOPE IS 3:1 SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
 - CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO INTENT OF GRADING PLAN.
 - SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.
 - FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS IN SITE SPECIFIC GEO-TECHNICAL REPORT.

SPECIAL EASEMENT NOTE:
 *** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
 1. ANY WORK COMMENCED PRIOR TO THE ISSUANCE OF CITY BUILDING PERMIT WITH PUBLIC WORKS APPROVALS WILL BE AT THE SOLE RISK OF THE CONTRACTOR.
 2. THIS SHEET HAS BEEN REVISED. PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
 JARRELL TEXAS**



project team

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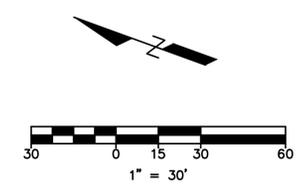
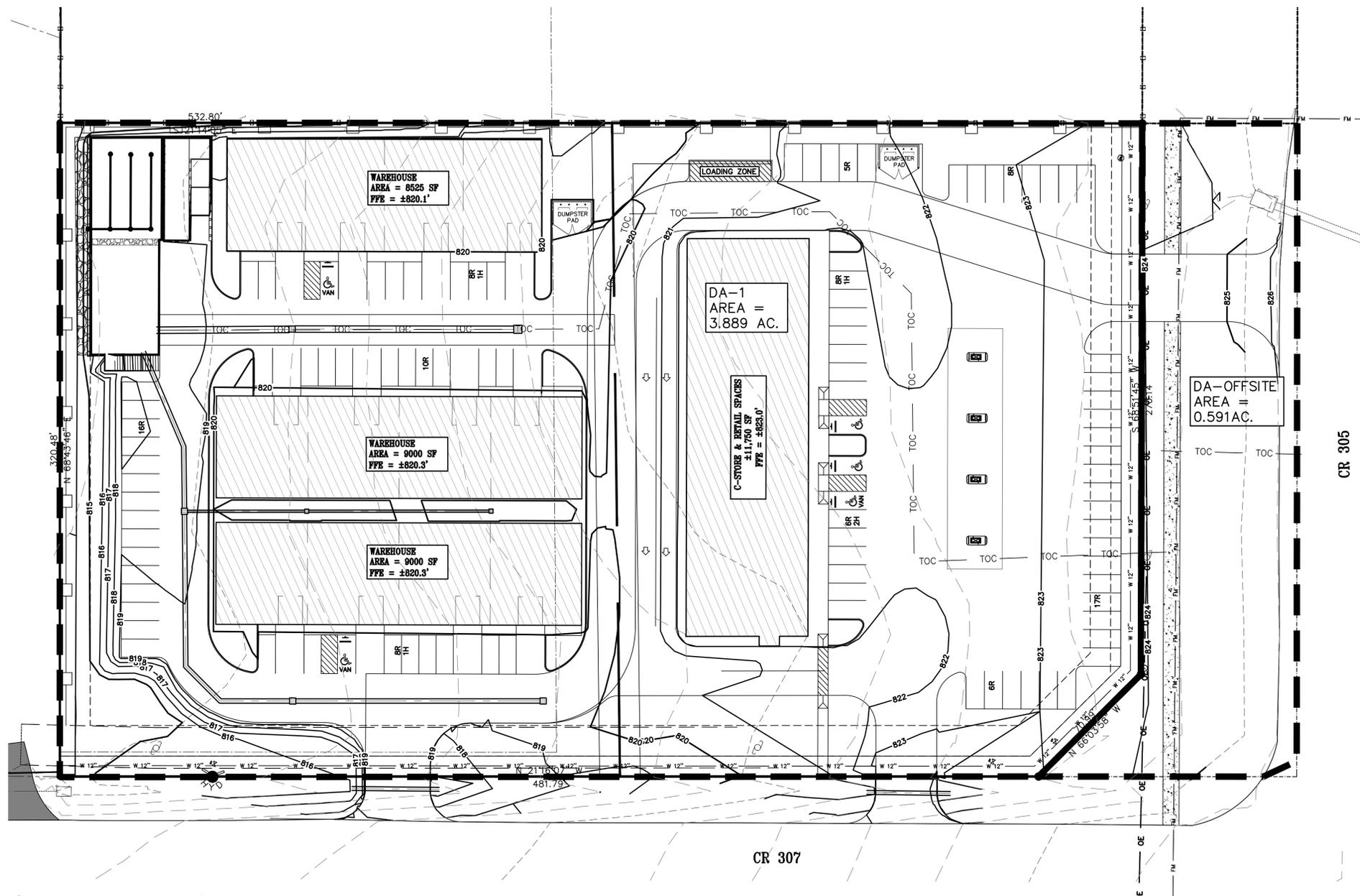
Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
GRADING PLAN

| | |
|-------------------------------|--------------------------------|
| PROJECT NO: 10-1082 | DRAWN BY: / CHECKED BY: AES |
| DATE: 2024-06-26 | SCALE: 1"=30' |

SHEET NUMBER:
13 of 25



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| (---) | (---) | PROPERTY (R.O.W.) LINE |
| (---) | (---) | RECORD INFORMATION |
| (---) | (---) | LIGHT POLE |
| (---) | (---) | UTILITY POLE |
| (---) | (---) | DOWN GUY |
| (---) | (---) | TRANSFORMER (SIZE VARIES) |
| (---) | (---) | FIRE HYDRANT |
| (---) | (---) | WATER VALVE |
| (---) | (---) | WATER METER |
| (---) | (---) | WATER METER VAULT |
| (---) | (---) | WATER MANHOLE |
| (---) | (---) | SPRINKLER CONTROL BOX |
| (---) | (---) | TELEPHONE RISER |
| (---) | (---) | CABLE TV RISER |
| (---) | (---) | ELECTRIC BOX |
| (---) | (---) | ELECTRIC METER |
| (---) | (---) | GAS METER |
| (---) | (---) | GAS VALVE |
| (---) | (---) | TRAFFIC CONTROL BOX |
| (---) | (---) | TRAFFIC SIGNAL POST |
| (---) | (---) | UNDERGROUND CABLE MARKER |
| (---) | (---) | UNDERGROUND FIBER OPTIC MARKER |
| (---) | (---) | UNDERGROUND GAS LINE MARKER |
| (---) | (---) | UNDERGROUND TELEPHONE MARKER |
| (---) | (---) | GAS RISER |
| (---) | (---) | GRATE INLET |
| (---) | (---) | CURB INLET (SIZE VARIES) |
| (---) | (---) | CHAIN LINK FENCE |
| (---) | (---) | WATER LINE |
| (---) | (---) | FIRE LINE |
| (---) | (---) | CHILLED WATER |
| (---) | (---) | WASTEWATER LINE |
| (---) | (---) | ELECTRIC LINE |
| (---) | (---) | OVERHEAD ELECTRIC |
| (---) | (---) | UNDERGROUND TELEPHONE |
| (---) | (---) | UNDERGROUND CABLE AND INTERNET |
| (---) | (---) | UNDERGROUND CABLE AND INTERNET |
| (---) | (---) | TELECOMMUNICATIONS LINE |
| (---) | (---) | ELECTRIC MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER MANHOLE (SIZE VARIES) |
| (---) | (---) | STORMSEWER MANHOLE (SIZE VARIES) |
| (---) | (---) | TELEPHONE MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER CLEANOUT |
| (---) | (---) | LIMITS OF CONSTRUCTION |
| (---) | (---) | LIMITS OF CONSTRUCTION |
| (---) | (---) | TRASH COMPACTOR |
| (---) | (---) | CURB & GUTTER |
| (---) | (---) | VERTICAL CURB |
| (---) | (---) | EDGE OF PAVEMENT |
| (---) | (---) | IMPERVIOUS WALKWAYS |
| (---) | (---) | CRUSHED GRANITE WALKWAYS |
| (---) | (---) | HANDICAP ACCESS ROUTE |
| (---) | (---) | WALL |
| (---) | (---) | INLET STOP |
| (---) | (---) | BOLLARD |
| (---) | (---) | DIRECTION OF FLOW |
| (---) | (---) | CONTOUR |
| (---) | (---) | HIGH POINT |
| (---) | (---) | LOW POINT |
| (---) | (---) | SPOT ELEVATION |
| (---) | (---) | TOP OF WALK ELEVATION |
| (---) | (---) | FINISH FLOOR ELEVATION |
| (---) | (---) | ROCK BERM |
| (---) | (---) | ROCK RIPRAP |
| (---) | (---) | BOTTOM OF CURB |
| (---) | (---) | TOP OF CURB |
| (---) | (---) | FINISHED GRADE |

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



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| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:

PROPOSED DRAINAGE PLAN

PROJECT NO: **10-1082** DRAWN BY: / CHECKED BY: AES
DATE: **2024-06-26** SCALE: **1"=30'**

SHEET NUMBER:

14 of 25

SAVED ON 7/18/2024 6:44:20 AM

Tc Calculations (SCS Unit Hydrograph Model)

| AREA No. | Sheet Flow | | | | | Shallow Concentrated Flow | | | | | Total Tc (minimum 5 min) | | T lag |
|----------|------------|------|-----------|---------|------------------------|---------------------------|---------|-----------|---------|--------------------------|--------------------------|------|-------|
| | L (ft) | n | s (ft/ft) | P2 (in) | t _{sheet} min | L (ft) | Surface | s (ft/ft) | V (fps) | t _{shallow} min | min | hrs | |
| OFFSITE | 69 | 0.30 | 0.0300 | 4.08 | 9.55 | 0 | Unpaved | 0.0100 | 1.61 | 0.00 | 9.55 | 0.16 | 5.7 |
| PRE DA-1 | 100 | 0.30 | 0.0250 | 4.08 | 13.82 | 433 | Unpaved | 0.0260 | 2.60 | 2.77 | 16.59 | 0.28 | 10.0 |
| POST-DA1 | 100 | 0.02 | 0.0400 | 3.96 | 1.33 | 586 | Paved | 0.0060 | 1.57 | 6.20 | 17.03 | 0.28 | 10.2 |

PROPOSED CONDITIONS

| BASIN | AREA ACRE | AREA SQ.MILE | TC MIN | LAG | CN | 2-YRS CFS | 10-YRS CFS | 25-YRS CFS | 100-YRS CFS |
|--------------|-----------|--------------|--------|-------|-------|-------------|--------------|--------------|--------------|
| OFFSITE | 0.492 | 0.000769 | 9.55 | 5.73 | 84 | 1.65 | 2.91 | 3.75 | 5.1 |
| DA-1 | 3.886 | 0.006072 | 17.03 | 10.22 | 94.37 | 14.05 | 21.6 | 26.6 | 34.61 |
| TOTAL | | | | | | 15.7 | 24.51 | 30.35 | 39.71 |

CN CALCULATION

| DESC | AREA | CN | A*CN |
|--------------|--------------|----|---------------|
| PERVIOUS | 1,008 | 84 | 84,672 |
| IMPERVIOUS | 2,878 | 98 | 282,044 |
| TOTAL | 3,886 | | 94,368 |

EXISTING CONDITIONS

| BASIN | AREA ACRE | AREA SQ.MILE | TC MIN | LAG | CN | 2-YRS CFS | 10-YRS CFS | 25-YRS CFS | 100-YRS CFS |
|--------------|-----------|--------------|--------------|-------------|--------------|-----------|------------|------------|--------------|
| OFFSITE | 0.492 | 0.000769 | 9.55 | 5.73 | 84 | 1.65 | 2.91 | 3.75 | 5.1 |
| DA-1 | 3.886 | 0.006072 | 16.59 | 9.954 | 84 | 10.5 | 18.59 | 24.02 | 32.71 |
| TOTAL | | | 12.15 | 21.5 | 27.77 | | | | 37.81 |

DEPTH-DURATION VALUES

| STORM EVENT | DCM DEPTH |
|--------------------------------|-----------|
| 2-YEAR SCS TYPE III, 24-HOUR | 4.08 |
| 10-YEAR SCS TYPE III, 24-HOUR | 6.72 |
| 25-YEAR SCS TYPE III, 24-HOUR | 7.92 |
| 100-YEAR SCS TYPE III, 24-HOUR | 10.08 |

IMPERVIOUS COVER CALCULATION

| DESCRIPTION | AREA SQUARE FOOT | AREA ACRE | PERCENTAGE % |
|--------------|---------------------|-------------------|---------------|
| GRASS | 43,560 S.F. | 1.008 ACRE | |
| PAVEMENT | 87,105 S.F. | 2.000 ACRE | |
| BUILDING | 38,275 S.F. | 0.878 ACRE | |
| TOTAL | 169,274 S.F. | 3.886 ACRE | 74.06% |

SPECIAL EASEMENT NOTE:
*** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
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DRAWING PATH - PROPOSED DRAINAGE PLAN.DWG

PROJECT:

SNACK TIME #4

LOCATION:

1412 CR 305
JARRELL TEXAS



project team

OWNER:
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Ahmed El Seweify

REVISION DATE ISSUE TITLE

DRAWING TITLE:

STORM PLAN &
PROFILE

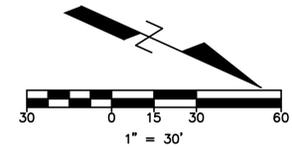
PROJECT NO: 10-1082 DRAWN BY: / CHECKED BY: AES

DATE: 2024-06-26 SCALE: 1"=30'

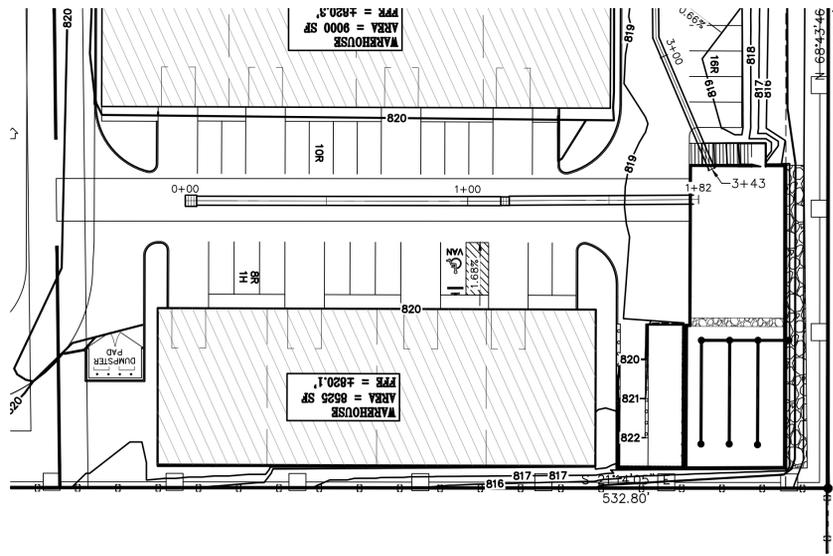
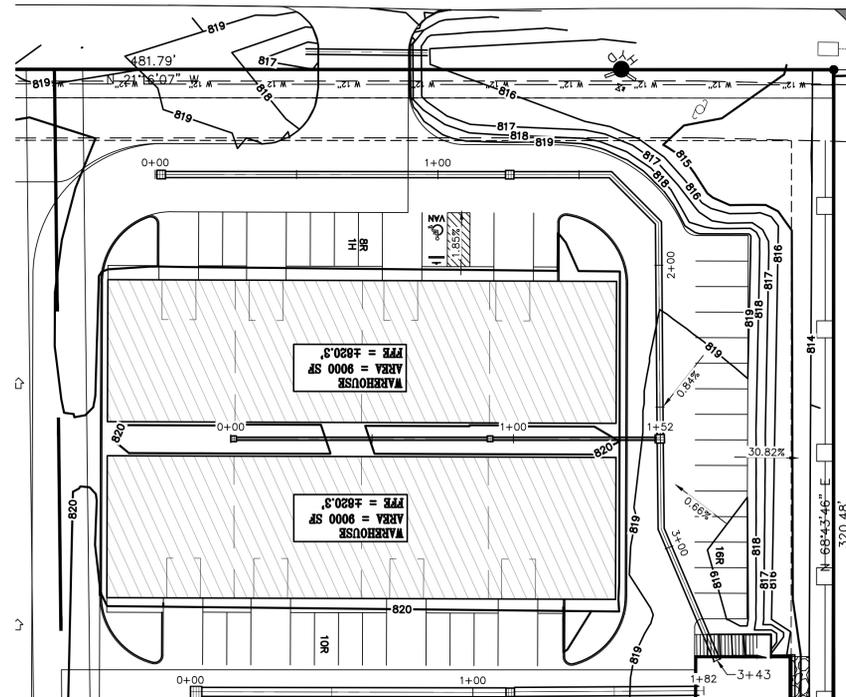
SHEET NUMBER:

15 of 25

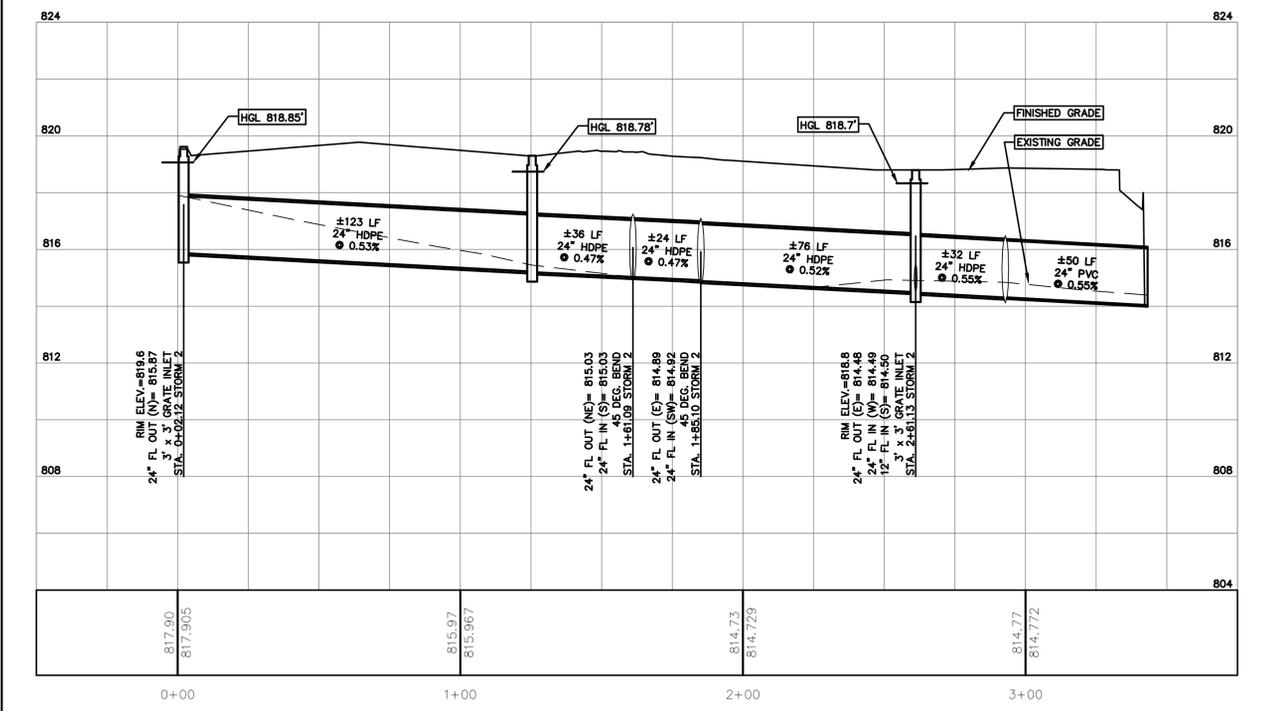
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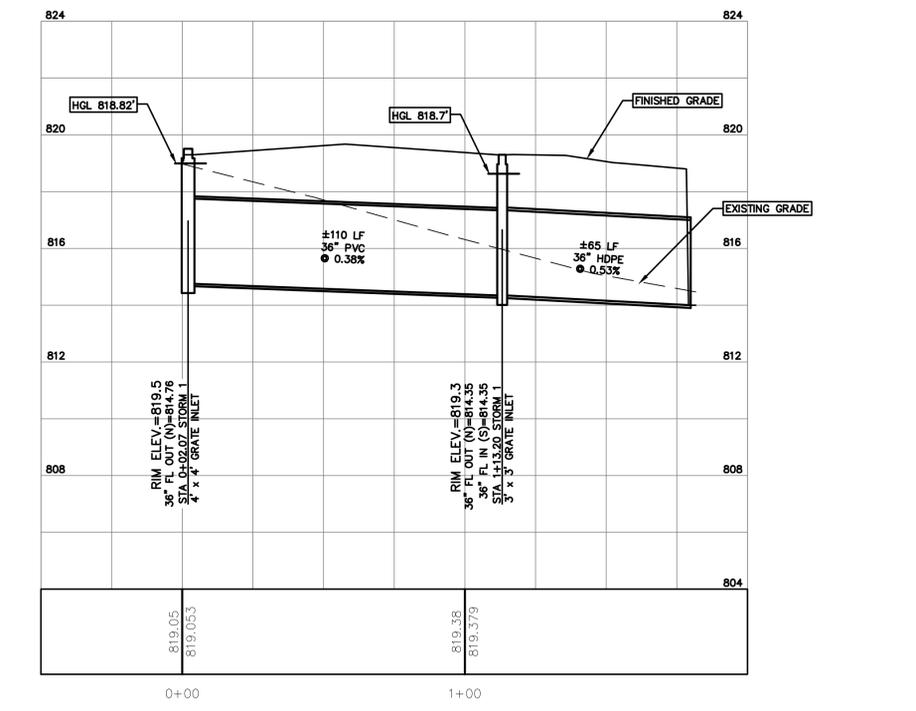
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| 0000 | | PROPERTY (R.O.W.) LINE |
| 3A | | RECORD INFORMATION |
| 3B | | LIGHT POLE |
| 3C | | UTILITY POLE |
| | TR | TRANSFORMER (SIZE VARIES) |
| | PH | FIRE HYDRANT |
| | WV | WATER VALVE |
| | WM | WATER METER |
| | WTV | WATER METER VAULT |
| | WMH | WATER MANHOLE |
| | EB | ELECTRIC BOX |
| | EM | ELECTRIC METER |
| | GM | GAS METER |
| | GV | GAS VALVE |
| | GI | GRATE INLET |
| | CI | CURB INLET (SIZE VARIES) |
| | SSL | STORMSEWER LINE |
| | WL | WATER LINE |
| | FL | FIRE LINE |
| | CLW | CHILLED WATER |
| | WW | WASTEWATER LINE |
| | EL | ELECTRIC LINE |
| | OE | OVERHEAD ELECTRIC |
| | UE | UNDERGROUND ELECTRIC |
| | UC | UNDERGROUND CABLE AND INTERNET |
| | TC | TELECOMMUNICATIONS LINE |
| | EMH | ELECTRIC MANHOLE (SIZE VARIES) |
| | WMH | WASTEWATER MANHOLE (SIZE VARIES) |
| | TMH | TELEPHONE MANHOLE (SIZE VARIES) |
| | WC | WASTEWATER CLEANOUT |
| | | CURB & GUTTER |
| | | HANDICAP SPACE |
| | | SOB |
| | | WHEELSTOP |
| | | BOLLARD |
| | | DIRECTION OF FLOW |
| | 678 | CONTOUR |
| | HP | HIGH POINT |
| | LP | LOW POINT |
| | 100.0 | SPOT ELEVATION |
| | TOW | TOP OF WALK ELEVATION |
| | FTE | FINISH FLOOR ELEVATION |



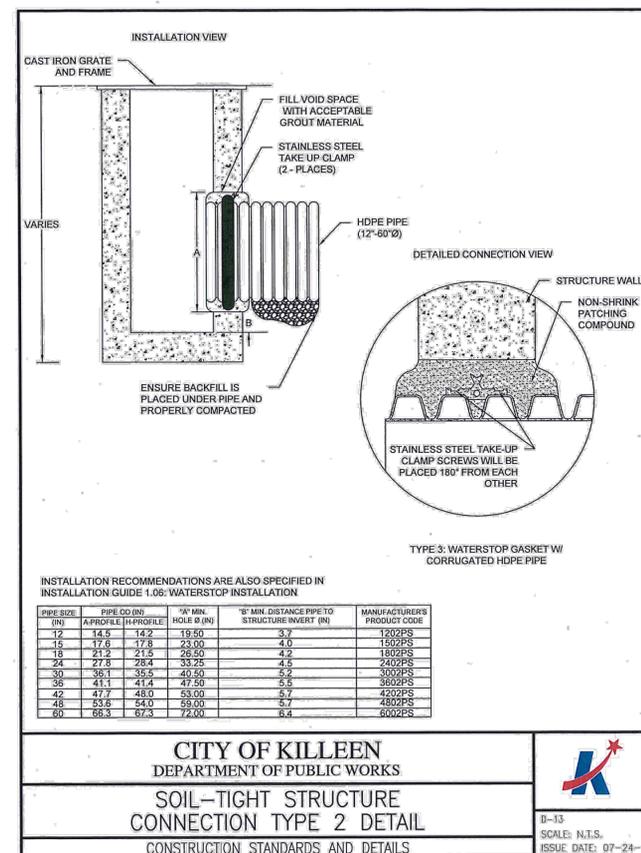
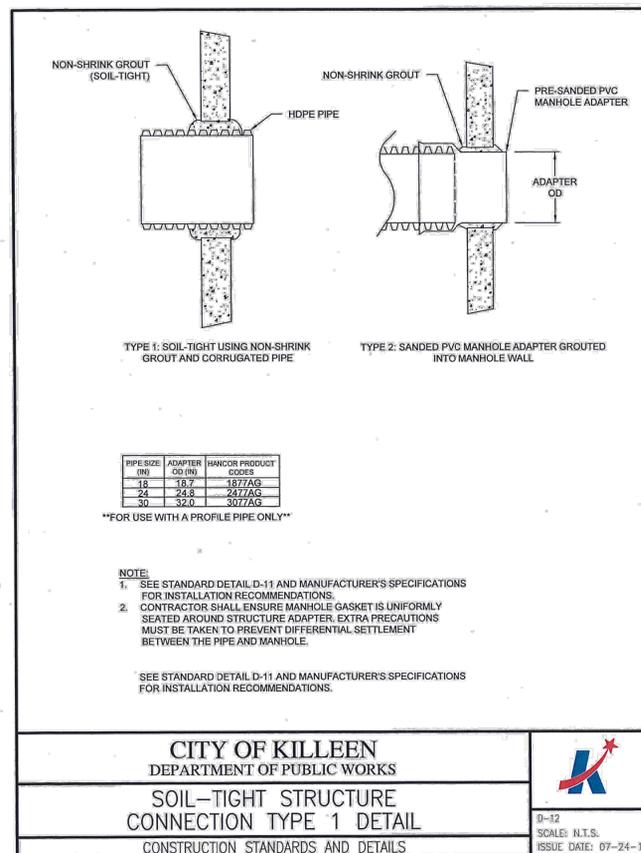
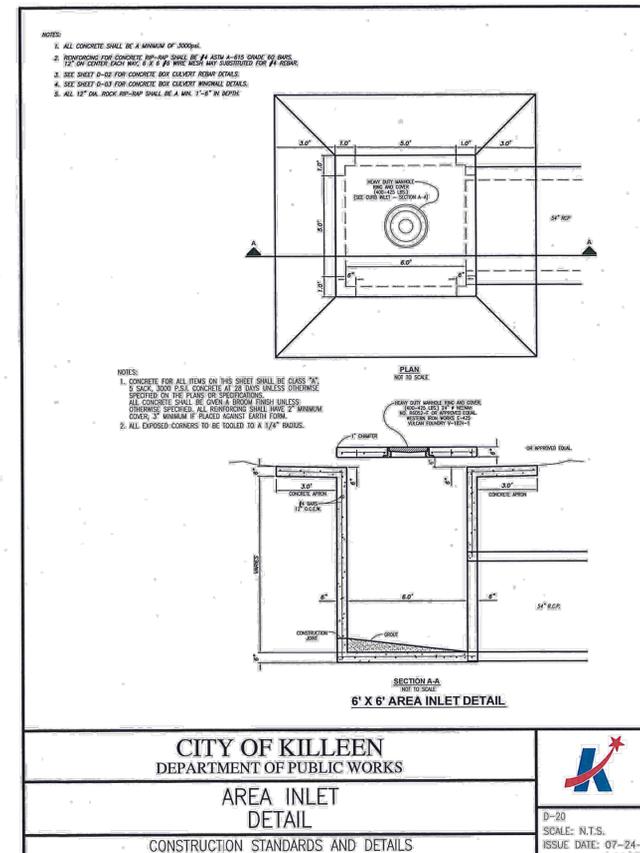
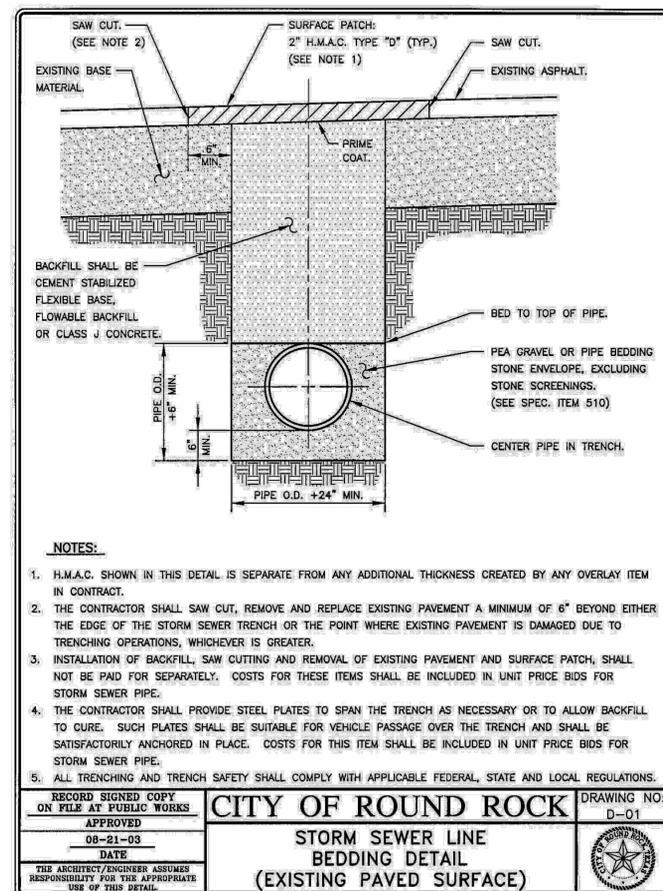
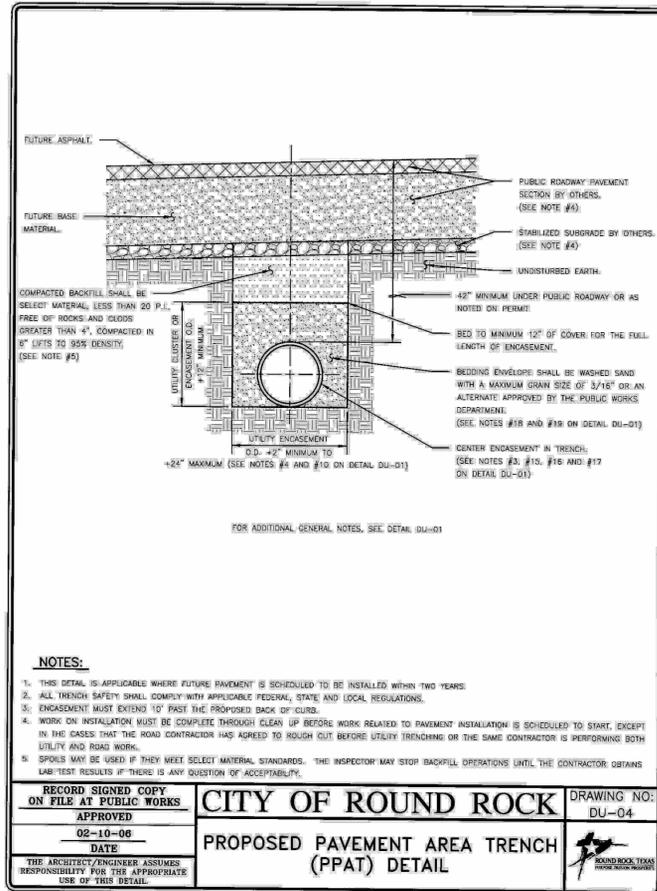
STORM 2



STORM 1



DRAWING PATH - G:\MY DRIVE\AES ENGINEERING\10-1082-JARRELL GAS STATION\CAD\GRADING PLAN.DWG



PROJECT:
SNACK TIME #4
 LOCATION:
**1412 CR 305
 JARRELL TEXAS**



project team
OWNER:
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| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
DRAINAGE DETAILS

PROJECT NO: **10-1082** DRAWN BY: / CHECKED BY: **AES**
 DATE: **2024-06-26** SCALE: **1"=30'**

SHEET NUMBER:
16 of 25

DRAWING PATH - PROPOSED DRAINAGE PLAN.DWG

POND NOTES:

- 1- INSTALL COMMON BERMUDA SOD FOR THE ENTIRE DETENTION POND & DISTURBED AREA.
- 2- INSTALL TEMPORARY IRRIGATION SYSTEM FOR DISTURBED AREA TO ESTABLISH LAWN AND PLANTS.
- 3- DETENTION BASIN FLOOR AFTER EXCAVATION IS SCARIFIED TO A DEPTH OF 2 TO 3 INCHES TO IMPROVE INFILTRATION.
- 4- 6 TO 8 INCHES OF TOPSOIL MUST BE ADDED TO DETENTION BASIN FLOOR WITH A MIXTURE OF 30% TO 40% SAND 60% TO 70% TOPSOIL AND SUGGEST 5%-10% COMPOST OR PEAT SOIL BLEND MUST HAVE CLAY CONTENT OF LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH. SANDY LOAM OR CALICHE IS NOT AN ACCEPTABLE SOIL.
- 5- THE RISER (STANDARD DRAWDOWN) SHOULD BE DOUBLE-WRAPPED WITH FILTER FABRIC UNTIL THE CONTRIBUTING DRAINAGE AREA IS VEGETATED AND STABILIZED.

MAINTENANCE:

1. QUARTERLY REMOVAL OF DEBRIS SEDIMENT ACCUMULATION SOIL MEDIA SHOULD BE REPLACED IN VOID AREAS CAUSED BY SETTLEMENT AND REPAIR ERODED AREAS.
2. THE WATER QUALITY POND SHALL BE INSPECTED TWICE ANNUALLY. BARE SPOTS AND AREAS OF EROSION IDENTIFIED DURING THE SEMI-ANNUAL INSPECTION SHOULD BE RESTORED. SEDIMENT BUILT UP IN THE SEDIMENT FOREBAY, ESPECIALLY IN THE ROCK GABION MUST BE REMOVED DURING THE EMI-ANNUAL INSPECTION. ANY DISTURBANCE TO THE POND AS A RESULT OF MAINTENANCE PROCEDURES (OR OTHER REASONS) SHALL BE REPAIRED.
3. MAINTENANCE ACCESS TO POND SHALL NOT BE MODIFIED TO PROHIBIT ACCESS.
4. SEDIMENT SHOULD BE CLEARED FROM THE INLET STRUCTURE AT LEAST EVERY YEAR.

SITE INFORMATION

| |
|-----------------------------------|
| TOTAL SITE AREA=3.89 AC |
| DRAINAGE AREA TO CONTROL=3.89 AC |
| PROPOSED IMPERVIOUS COVER=2.92 AC |
| PERVIOUS COVER=0.97 AC |
| % IMPERVIOUS COVER=2.92/3.89=75% |

WATER QUALITY CONTROL CALCULATIONS

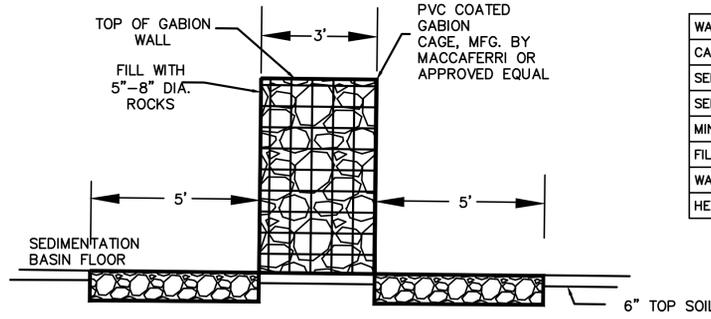
| |
|--|
| TOTAL AREA DRAINING TO THE POND=4.48 AC |
| ONSITE = 3.89 ACRE OFFSITE = 0.59 ACRE |
| DESIGN PEAK FLOW RATE=26.6 CFS (25 YRS FLOW) |
| DESIGN PEAK FLOW RATE=34.61 CFS (100 YRS FLOW) |

STAGE-STORAGE TABLE

| WATER QUALITY | | SEDIMENTATION POND | | |
|----------------|------------|--------------------|--------------|-----------------|
| ELEVATION (FT) | STAGE (FT) | AREA SF | STORAGE (CF) | STORAGE (AC.FT) |
| 814 | 1 | 1686 | 0 | 0 |
| 815 | 1 | 1686 | 1686 | 0.0387052 |
| 816 | 1 | 1686 | 3372 | 0.0774105 |
| 817 | 1 | 1686 | 5058 | 0.1161157 |
| 818 | 1 | 1686 | 6744 | 0.1548209 |
| 818.65 | 0.55 | 1686 | 7671.3 | 0.1761088 |

WATER QUALITY FILTRATION POND

| WATER QUALITY | | SEDIMENTATION POND | | |
|----------------|------------|--------------------|--------------|-----------------|
| ELEVATION (FT) | STAGE (FT) | AREA SF | STORAGE (CF) | STORAGE (AC.FT) |
| 814 | 1 | 1686 | 0 | 0 |
| 815 | 1 | 1686 | 1686 | 0.0387052 |
| 816 | 1 | 1686 | 3372 | 0.0774105 |
| 817 | 1 | 1686 | 5058 | 0.1161157 |
| 818 | 1 | 1686 | 6744 | 0.1548209 |
| 818.65 | 0.55 | 1686 | 7671.3 | 0.1761088 |



NOTE: PLACE ON FULL WIDTH OF SEDIMENTATION BASIN.

ROCK GABION DETAIL

N.T.S.

ORIFICE GAP CALCULATION

MAXIMUM DRAWDOWN = 24 HOURS = 86400 SEC.
WATER TO BE REMOVED = 16,250 CF
VOLUME REMOVED PER SECOND = 0.535 CFS

ORIFICE EQUATION:
 $Q = 0.6 * A * \sqrt{2gh}$

WHERE:

Q = FLOW

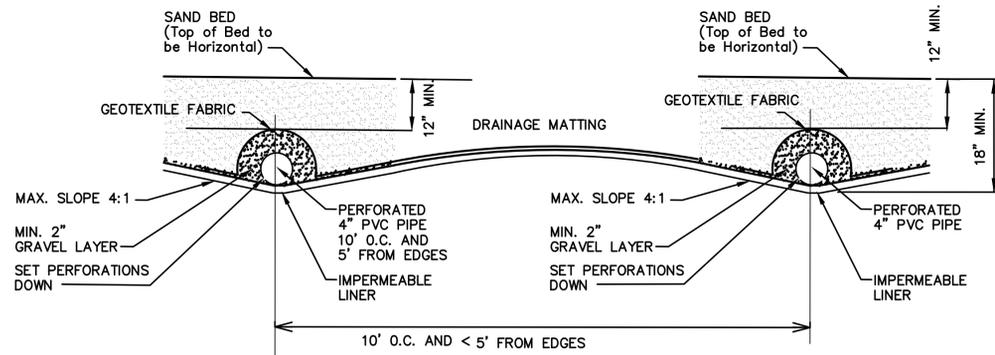
A = AREA OF ORIFICE

H = DEPTH OF POND

G = 32.2

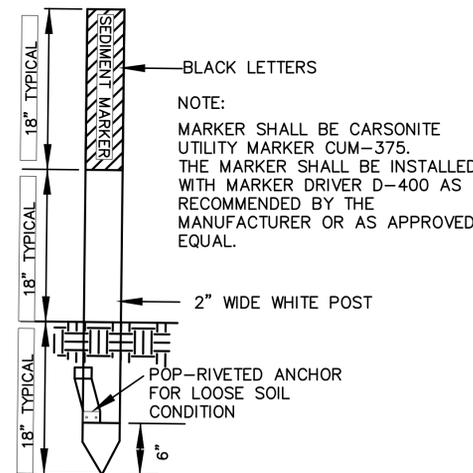
$A = 0.535 / (0.6 * \sqrt{2 * 32.2 * 4}) = 0.055 \text{ SF} = 8 \text{ SQ.IN.}$

INSTALL A 3.2 INCH DIAMETER ORIFICE AT THE FILTRATION POND OUTLET



SAND BED PROFILE (TRENCH DESIGN)

THE TOP LAYER SHALL BE 12-18 INCHES OF WASHED CONCRETE SAND (ASTM C33 FINE AGGREGATE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF 1/2 TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE LATERALS SHALL BE UNDERLAIN BY A LAYER OF DRAINAGE MATTING. THE DRAINAGE MATTING IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE DRAINAGE MATTING IS NEEDED TO PROVIDE FOR ADEQUATE VERTICAL AND HORIZONTAL HYDRAULIC CONDUCTIVITY TO THE LATERALS.



SEDIMENT DEPTH MARKER

N.T.S.

SPLITTER BOX WEIR CALCULATION

$$Q = C * L * (H)^{3/2}$$

$$Q_{100} = 74.84 \text{ CFS}$$

$$C = 3.32$$

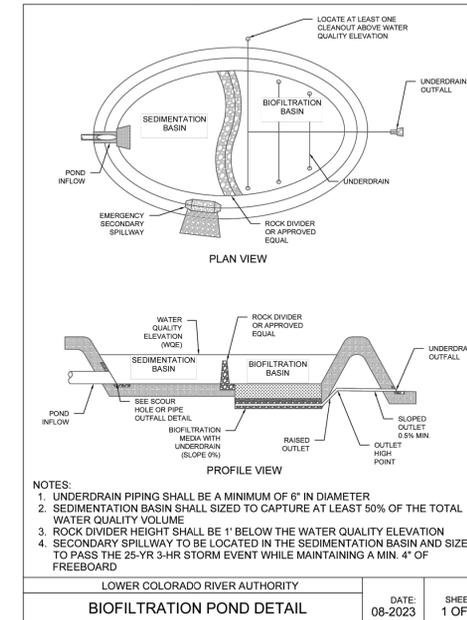
$$L = 23'$$

$$H^{3/2} = Q / C * L$$

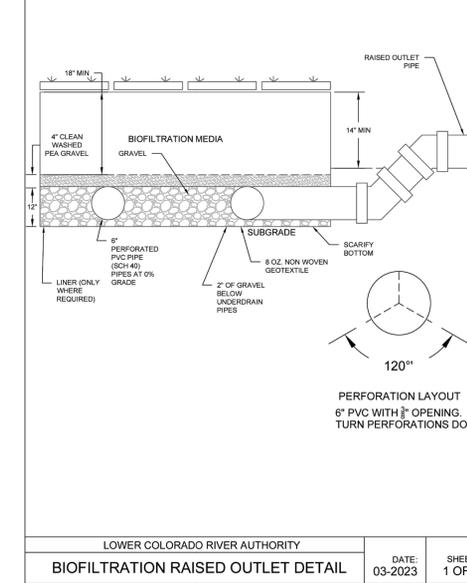
$$= 54.3 / (3.32 * 23)$$

$$H = 0.8'$$

| RAIN EVENT | ELEV (FT) |
|------------|-----------|
| 2 YR | 741.2' |
| 10 YR | 742.0' |
| 25 YR | 742.5' |
| 100 YR | 743.3' |



BIOFILTRATION POND DETAIL



BIOFILTRATION RAISED OUTLET DETAIL

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

1. The Required Load Reduction for the total project:

Site Data: Determine Required Load Removal Based on the
Total project area included
Predevelopment impervious area within the limits of
Total post-development impervious area within the limits of
Total post-development impervious cover

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

Number of drainage basins / outfalls areas leaving the

2. Drainage Basin Parameters (This information should be provided)

Drainage Basin/Outfall
Total drainage basin/
Predevelopment impervious area within drainage basin/
Post-development impervious area within drainage basin/
Post-development impervious fraction within drainage basin/
L_p

3. Indicate the proposed BMP Code for this basin.

Proposed
Removal

4. Calculate Maximum TSS Load Removed (L_p) for this Drainage Basin

5. Calculate Fraction of Annual Runoff to Treat the drainage Basin

Desired L_p

6. Calculate Capture Volume required by the BMP Type for this Drainage Basin

Rain
Post Development Runoff Coefficient
On-site Water Quality

Off-site area draining to this basin

Off-site impervious cover draining to this basin

Off-site runoff coefficient

Off-site Water Quality

Storage for this basin

Total Capture Volume (required water quality volume) for this Drainage Basin

9. Filter area for Sand Filters

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation and filtration

Minimum filter area

Maximum sedimentation and filtration

Minimum sedimentation and filtration

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined sedimentation and filtration

Minimum filter area

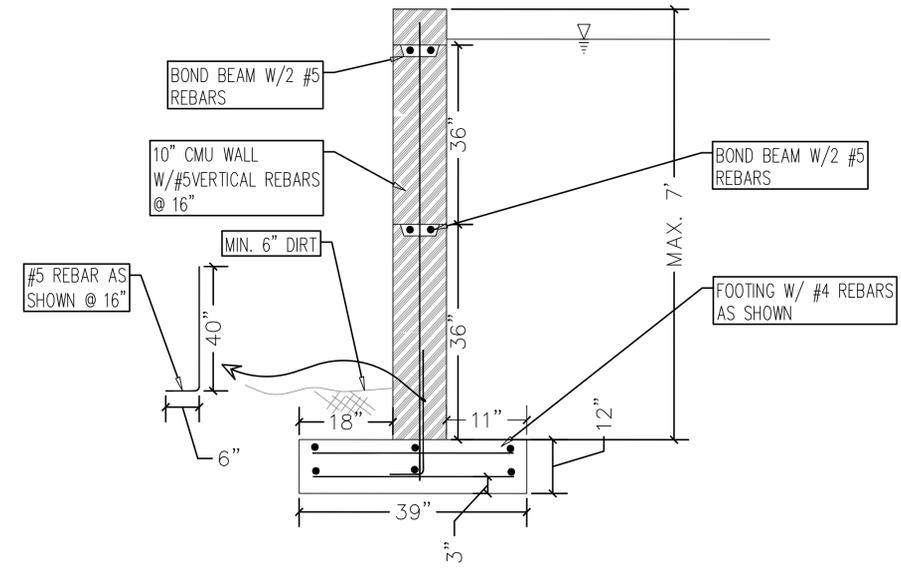
Maximum sedimentation and filtration

Minimum sedimentation and filtration

IMPERVIOUS COVER

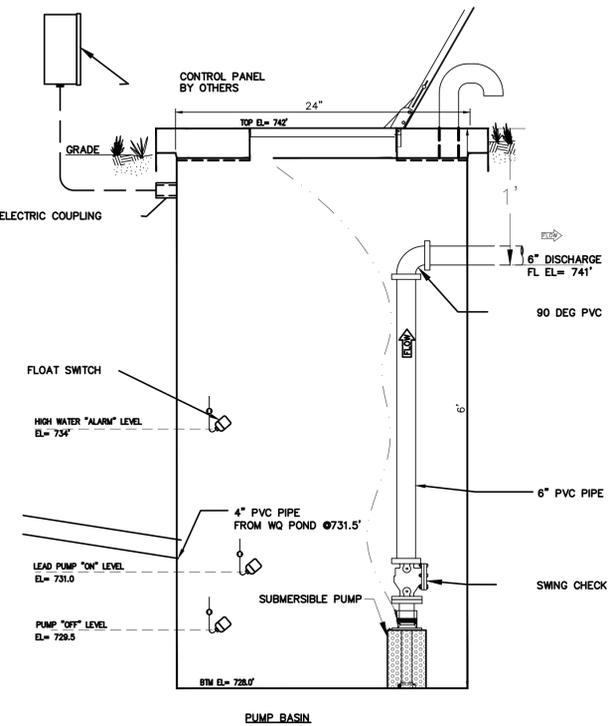
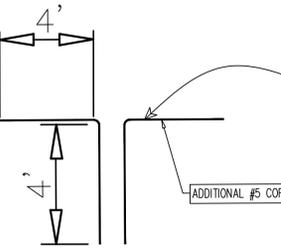
| DESCRIPTION | AREA (AC) |
|-------------|-----------|
| GRASS | |
| PAVEMENT | |
| BUILDING | |
| TOTAL | |

NOTE:
 ONLY ONE BOND BEAM IS REQUIRED FOR HEIGHTS
 LESS THAN 5'.
 THE WALL BELOW IS FOR THE WATER QUALITY POND
 AND NOT INTENDED TO BE USED TO RETAIN SOIL.



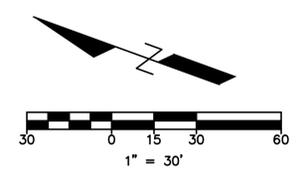
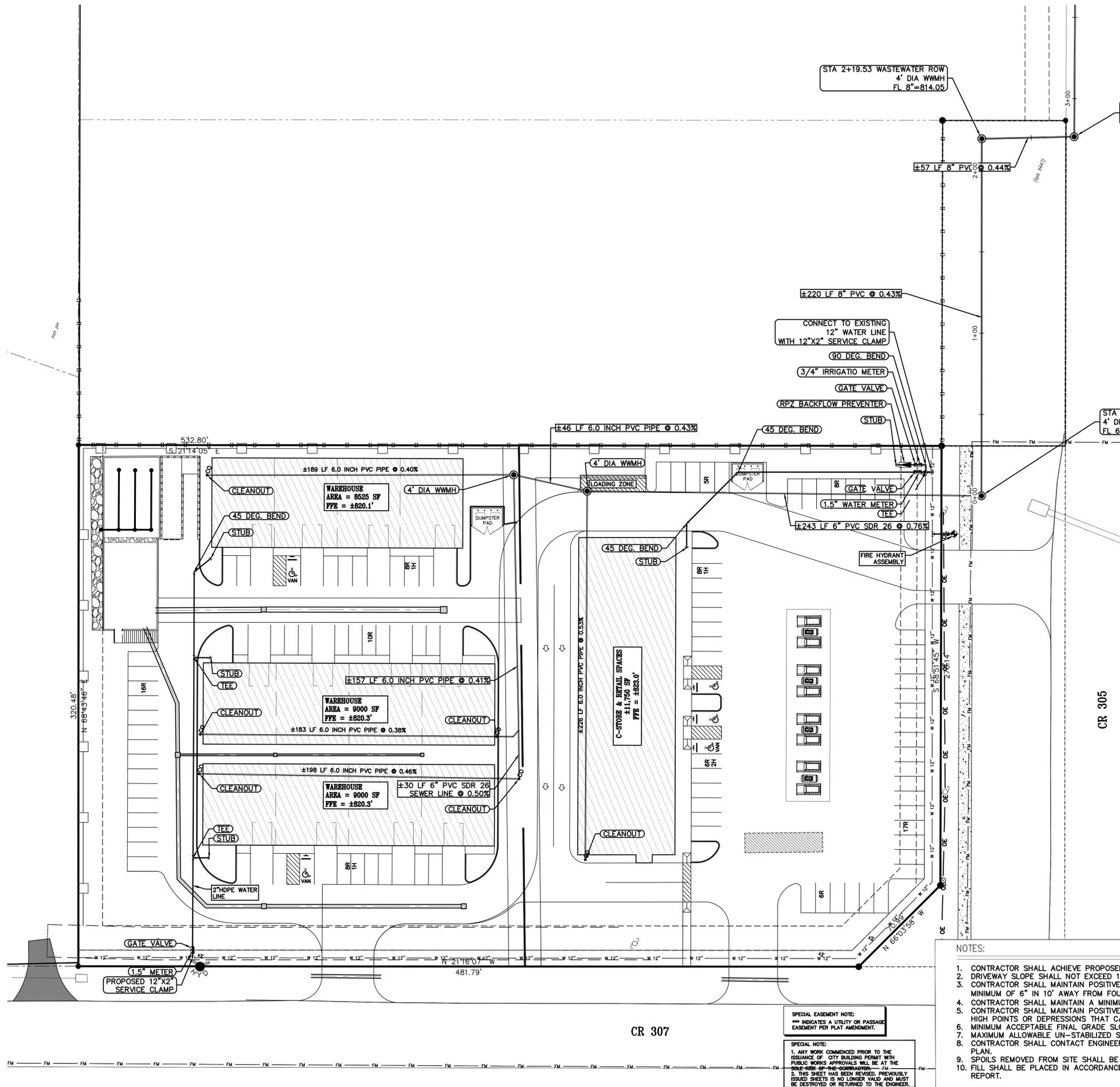
S1 (MAX 7' HEIGHT CMU WALL)

N.T.S.



PUMP NOTES

- CONTACT ADVANCED MECHANICAL SYSTEM AT (512)280-4599 FOR PURCHASE, FINAL DESIGN AND MORE PUMP SPECIFICATIONS.
- 1 DEMING 7365N-664-1H-30N, 7.5 H.P., 230 VOLT, 3 PHASE, 1150 R.P.M. DEMING NON CLOG, W/6" DISCHARGE, W/ 20' POWER CORD AND 190 MM IMPELLER
 - 1 # GP 1012, SIMPLEX CONTROL PANEL, W/H.W.A. AUDIO AND VISUAL, W/SEPERATE CIRCUIT, W/NEMA 3-R ENCLOSURE.
 - 1 #PD-15-N/P PUMP FLOAT.
 - 1 #PM-20-N/O ALARM FLOAT.
 - 1 6 #1520-15 PVC CHECK VALVE
 - 1 6 #2622-15 PVC BALL VALVE
 - 1 2-1/2 #457-15 PVC UNION
 - 1 1-1/2 PVC MALE ADAPTER
 - 1 1-1/2 PVC 90 DEGREE ELL.
 - 1 24"x72" FIVERGLASS BASIN, W/SOLID FIBERGLASS COVER, W/(1) 6" INLET HUB, W/(1) 1 1/2" DISCHARGE, & (1)6 ELECTRICAL HUB.
- A DUAL PUMP SYSTEM IS REQUIRED WITH EACH PUMP CAPABLE OF DELIVERING 100% OF THE DESIGN CAPACITY. ECM 1.6.7(A) (3)
 - PLUG VALVES MUST BE LOCATED OUTSIDE THE WET WELL ON THE DISCHARGE SIDE OF EACH PUMP TO ISOLATE PUMPS FOR MAINTENANCE AND THROTTLING. PLEASE INCLUDE THE REQUIRE PLUG VALVES IN THE DESIGN. ECM 1.6.7(A) (2)
 - FLOAT CONTROLS. FOUR CONTROL SETTING MUST BE USED: (1) ONE FOR STARTING THE PUMP, (2) ONE FOR SHUTTING OFF THE PUMP AT THE NORMAL LOW WATER LEVEL, (3) ONE FOR BACK UP SHUT OFF THE PUMP IN CASE THE FIRST SHUT-OFF FAILS, AND (4) ONE TO INDICATE A HIGH WATER LEVEL. [ECM 1.6.7(A) (2)]
 - AN ALARM SYSTEM SHALL BE PROVIDED CONSISTING OF A RED LIGHT LOCATED AT A HEIGHT OF AT LEAST 5 FEET ABOVE THE GROUND LEVEL AT THE WET WELL. THE ALARM SHALL ACTIVATE WHEN:
 - THE HIGH WATER LEVEL HAS BEEN MAINTAINED IN EXCESS OF 72 HOURS.
 - THE WATER LEVEL IS BELOW THE SHUTOFF FLOAT AND THE PUMP HAS NOT TURNED OFF.
 - THE HIGH/LOW-PRESSURE PUMP SHUT OFF SWITCH HAS BEEN ACTIVATED.
 - THE ALARM MUST BE VANDAL PROOF AND WEATHER RESISTANT. ECM 1.6.7(A)(2)
 - A GREEN "PUMP RUN LIGHT" SHALL BE PROVIDED WHICH IS ACTIVATED ANY TIME A PUMP IS RUNNING. THE GREEN LIGHT SHOULD BE LOCATED DIRECTLY ADJACENT TO THE RED ALARM LIGHT. PROVIDE PUMP DETAILS INDICATING THIS. ECM 1.6.7(A) (2)
 - ALL VALVES MUST BE DESIGNED SPECIFICALLY FOR SEDIMENT BEARING WATER, AND BE OF APPROPRIATE DESIGN FOR THE INTENDED PURPOSE. ALL REMOTE CONTROL, GATE, AND QUICK COUPLING VALVES MUST BE LOCATED IN TEN-INCH OR LARGER PLASTIC CONTROL, GATE, AND QUICK COUPLING VALVES MUST BE LOCATED IN TEN-INCH OR LARGER PLASTIC VALVE BOXES.
 - SYSTEMS MUST INCLUDE A PLUG VALVE TO ALLOW FLUSHING AT THE END OF EVERY LINE.
 - THE WET WELL MUST BE CONSTRUCTED OF PRECAST OR CAST IN PLACE CONCRETE.
 - COMPLETE ACCESS TO THE PUMPS AND OTHER INTERNAL COMPONENTS OF THE WET WELL FOR MAINTENANCE MUST BE PROVIDED THROUGH A LOCKABLE HATCH COVER.
 - THE PUMP INSTALLATION IN THE WET WELL AND ACCESS TO THE WET WELL MUST BE DESIGNED TO ALLOW THE PUMPS TO BE REMOVED USING TRUCK-MOUNTED HYDRAULIC HOIST EQUIPMENT OR A PORTABLE "A-FRAME."
 - A SYSTEM MUST BE PROVIDED TO ALLOW PUMP REMOVAL WITHOUT ENTERING THE WET WELL. IF RAILS ARE USED, THEY MUST BE STAINLESS STEEL.



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| 0000 | | PROPERTY (R.O.W.) LINE |
| 3A | | RECORD INFORMATION |
| 3B | | LIGHT POLE |
| 3C | | UTILITY POLE |
| | TR | TRANSFORMER (SIZE VARIES) |
| | PH | FIRE HYDRANT |
| | WV | WATER VALVE |
| | WM | WATER METER |
| | WV | WATER METER VAULT |
| | WM | WATER MANGROVE |
| | EM | ELECTRIC BOX |
| | EM | ELECTRIC METER |
| | EM | GAS METER |
| | EM | GAS VALVE |
| | GI | GRATE INLET |
| | GI | CURB INLET (SIZE VARIES) |
| | SS | STORMSEWER LINE |
| | W | WATER LINE |
| | WC | WATER COLD |
| | WCW | CHILLED WATER |
| | WW | WASTEWATER LINE |
| | E | ELECTRIC LINE |
| | EO | OVERHEAD ELECTRIC |
| | UT | UNDERGROUND TELEPHONE |
| | UC | UNDERGROUND CABLE AND INTERNET |
| | TC | TELECOMMUNICATIONS LINE |
| EMH | EMH | ELECTRIC MANHOLE (SIZE VARIES) |
| WMH | WMH | WASTEWATER MANHOLE (SIZE VARIES) |
| TMH | TMH | TELEPHONE MANHOLE (SIZE VARIES) |
| WC | WC | WASTEWATER CLEANOUT |
| | | CURB & GUTTER |
| | | HANDICAP SPACE |
| | | STOP |
| | | BOLLARD |
| | | DIRECTION OF FLOW |
| | | CONTOUR |
| | | HP |
| | | LP |
| | | 100.0 |
| | | TOP OF WALK ELEVATION |
| | | TOWX |
| | | FFE |
| | | FINISH FLOOR ELEVATION |

- ACCESSIBILITY NOTES**
1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
 2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
 4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

- NOTES:**
1. CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN ±0.2 FEET.
 2. DRIVEWAY SLOPE SHALL NOT EXCEED 10% SLOPE.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION. GRADE SHALL DROP A MINIMUM OF 6" IN 10' AWAY FROM FOUNDATION.
 4. CONTRACTOR SHALL MAINTAIN A MINIMUM SLAB EXPOSURE OF 6".
 5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW. ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
 6. MINIMUM ACCEPTABLE FINAL GRADE SLOPE IS 1% UNLESS OTHERWISE NOTED.
 7. MAXIMUM ALLOWABLE UN-STABILIZED SLOPE IS 3:1 SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
 8. CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO INTENT OF GRADING PLAN.
 9. SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.
 10. FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS IN SITE SPECIFIC GEO-TECHNICAL REPORT.

SPECIAL EASEMENT NOTE:
 *** INDICATES A UTILITY OR PASSAGE EASEMENT PER PLAT AMENDMENT.

SPECIAL NOTE:
 1. ANY WORK COMMENCED PRIOR TO THE ISSUANCE OF CITY BUILDING PERMIT WITH THE SIGNATURE OF THE CONTRACTOR.
 2. THIS SHEET HAS BEEN REVERSED. PREVIOUSLY ISSUED SHEETS IS NO LONGER VALID AND MUST BE DESTROYED OR RETURNED TO THE ENGINEER.

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
 JARRELL TEXAS**



project team

OWNER:
 SAMEER UMATIYA
 LAND DEVELOPER AND BUILDER
 512-563-8790
 SAMEERUMATIYA@YAHOO.COM

CIVIL/STRUCTURAL ENGINEER:
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 email: contact@aes-engs.com
 Texas Firm F-22721

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 CASEY.BUTLER@FORESTSURVEYING.COM

GEOTECHNICAL ENGINEER
 CAPITAL GEOTECHNICAL SERVICES PLLC
 AUSTIN, TX
 512.271.9749
 NICKK@CAPITALGEOTECHNICAL.COM



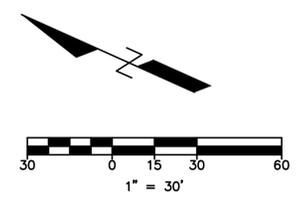
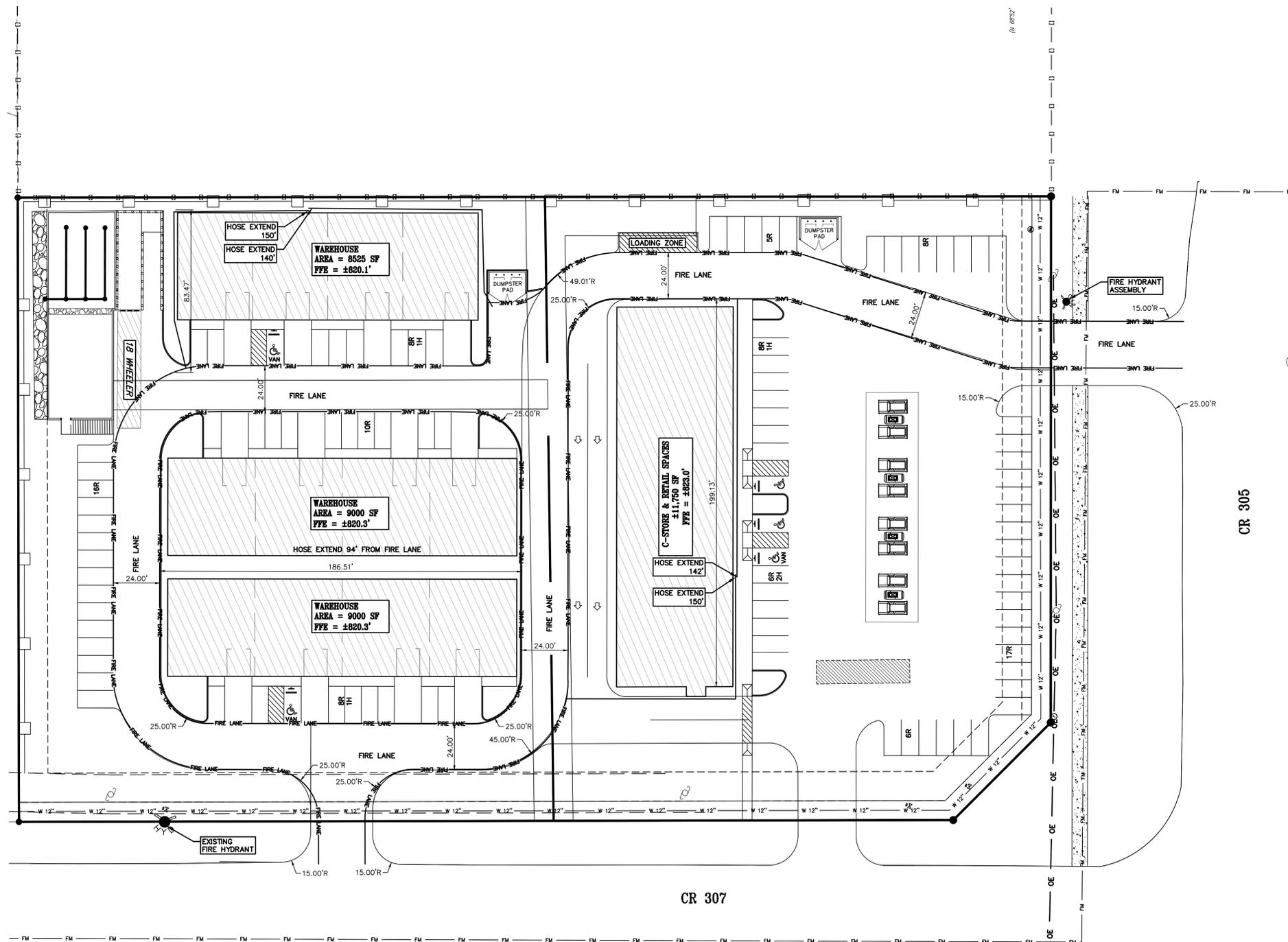
Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
**UTILITY PLAN
 (WATER &
 WASTEWATER)**

| | |
|-------------------------------|--------------------------------|
| PROJECT NO: 10-1082 | DRAWN BY: / CHECKED BY: AES |
| DATE: 2024-06-26 | SCALE: 1"=30' |

SHEET NUMBER:
20 of 25



LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------------|
| (---) | (---) | PROPERTY LINE / (R.O.W.) LINE |
| (---) | (---) | RECORD INFORMATION |
| (---) | (---) | LIGHT POLE |
| (---) | (---) | GROUND LIGHT |
| (---) | (---) | POWER POLE |
| (---) | (---) | DOWN GUY |
| (---) | (---) | TRANSFORMER (SIZE VARIES) |
| (---) | (---) | FIRE HYDRANT |
| (---) | (---) | WATER VALVE |
| (---) | (---) | WATER METER |
| (---) | (---) | WATER METER VAULT (SIZE VARIES) |
| (---) | (---) | CABLE TV RISER |
| (---) | (---) | ELECTRIC BOX |
| (---) | (---) | ELECTRIC METER |
| (---) | (---) | GRATE INLET |
| (---) | (---) | CURB & GUTTER |
| (---) | (---) | OVERHEAD ELECTRIC |
| (---) | (---) | ELECTRIC MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER MANHOLE (SIZE VARIES) |
| (---) | (---) | STORMSEWER MANHOLE (SIZE VARIES) |
| (---) | (---) | TELEPHONE MANHOLE (SIZE VARIES) |
| (---) | (---) | WASTEWATER CLEANOUT |
| (---) | (---) | FINISH FLOOR ELEVATION |
| (---) | (---) | EDGE OF PAVEMENT |
| (---) | (---) | FIRE LANE DESIGNATION |
| (---) | (---) | HANDICAP ACCESS ROUTE |
| (---) | (---) | CONCRETE SIDEWALKS |
| (---) | (---) | SIGN |
| (---) | (---) | WHEELSTOP |
| (---) | (---) | FINISH FLOOR ELEVATION |
| (---) | (---) | PARKING COUNT (REGULAR SPACES) |
| (---) | (---) | PARKING COUNT (HANDICAP SPACES) |
| (---) | (---) | HANDICAP SPACE |
| (---) | (---) | LIMITS OF CONSTRUCTION |

PROJECT:
SNACK TIME #4

LOCATION:
**1412 CR 305
JARRELL TEXAS**



project team

OWNER:
SAMEER UMATIYA
LAND DEVELOPER AND BUILDER
512-563-8790
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NICKK@CAPITALGEOTECHNICAL.COM



Ahmed El Seweify

| REVISION | DATE | ISSUE TITLE |
|----------|------|-------------|
| | | |
| | | |

DRAWING TITLE:
FIRE PROTECTION PLAN

| | |
|-------------------------------|--------------------------------|
| PROJECT NO: 10-1082 | DRAWN BY: / CHECKED BY: ABS |
| DATE: 2024-06-26 | SCALE: 1"=30' |

SHEET NUMBER:
25 of 25

GENERAL NOTES:

- ANY BEND IN THE FIRE LINE MUST BE SUPPORTED BY THRUST BLOCKING TO BE VERIFIED BY THE FIRE CODE OFFICIAL.
- FIRE LINE IS REQUIRED TO BE HYDROSTATIC TESTED AND VERIFIED BY THE FIRE CODE OFFICIAL PRIOR TO ACCEPTANCE.
- FIRE HYDRANTS TO BE OPERATIONAL BEFORE ANY VERTICAL CONSTRUCTION OR STORAGE OF COMBUSTIBLE MATERIALS ONSITE.
- UNDERGROUND FUEL STORAGE TANKS TO BE A SEPARATE SUBMITTAL AND PERMIT.

FIRE PROTECTION DURING CONSTRUCTION

- DURING CONSTRUCTION, FIRE APPARATUS ACCESS ROADS SHALL:
 - BE MAINTAINED IN AN EASILY DISTINGUISHABLE CONDITION THROUGHOUT CONSTRUCTION WHERE THIS IS IMPOSSIBLE OR IMPRACTICAL SIGNS APPROVED BY THE FIRE CODE OFFICIAL MAY BE USED.
 - ALL CONSTRUCTION VEHICLES AND CONSTRUCTION WORKER VEHICLES MUST BE PARKED ON SITE.
 - NO VEHICLE SHALL BE ALLOWED TO PARK OR STOP IN THE FIRE APPARATUS ACCESS ROADS, WHETHER OCCUPIED OR UNOCCUPIED.

FIRE HYDRANTS

WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS SHALL BE CONSTRUCTED AS SET FORTH IN IFC SECTION 312 AND COMPLY WITH THE FOLLOWING REQUIREMENTS:

- CONSTRUCTED OF STEEL NOT LESS THAN 4 INCHES IN DIAMETER, FILLED COMPLETELY WITH CONCRETE
- SPACED NOT MORE THAN 4 FEET ON CENTER BETWEEN POSTS
- SET NOT LESS THAN 3 FEET DEEP IN A CONCRETE FOOTING OF NOT LESS THAN 15 INCHES IN DIAMETER
- SET WITH THE TOP OF THE POSTS NOT LESS THAN 3 FEET ABOVE GRADE
- LOCATED NOT LESS THAN 3 FEET FROM THE PROTECTED OBJECT

FIRE APPARATUS ACCESS ROADS (FIRE LANES)

FIRE APPARATUS ACCESS ROADS SHALL:

- BE INSTALLED SUCH THAT NO DEAD-END STRETCH IS GREATER THAN 150 FEET IN LENGTH WITHOUT AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS
- HAVE A MINIMUM INSIDE RADIUS OF 25 FEET FOR ALL TURNAROUNDS
- HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 14 FEET : AERIAL APPARATUS ACCESS ROADS SHALL HAVE NO VERTICAL OVERHANGS
- BE MARKED BY LINES OF RED TRAFFIC PAINT OR DYE A MINIMUM OF 6 INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE
- THE WORDS 'FIRE LANE TOW AWAY ZONE' SHALL APPEAR IN 4 INCH WHITE LETTERS NO GREATER THAN 35 FEET APART
 - THESE WORDS SHALL BE MARKED WITHIN THE RED STRIPE
 - FIRE LANE STRIPING SHALL BE CONTINUOUS THROUGHOUT
 - CURB FACING SHALL BE USED WHERE AVAILABLE
 - WHERE THERE IS NO CURB, LAY DOWN STRIPING SHALL BE USED

DRAWING PATH - G:\M1 DRIVE\ENGS ENGINEERING\10-1082 JARRELL GAS STATION\CAD\FIRE PROTECTION PLAN.DWG



AES ENGINEERING CONSULTANT
2514 Preserve Trail, Cedar Park, TX
Firm Reg. F-22721

Snack Time #4

Inspection, Maintenance, Repair and Retrofit Plan-Attachment G

During the first year of operation and after large storms, inspect the sand filter system monthly to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter (Sand bed, PVC pipes, and clean-outs). After the first year of operation, inspect after every significant rainfall event and as needed based on first years' experience.

Sediment Removal: Remove sediments from the inlet structure, sedimentation chamber, and filtration chamber after each rainfall event.

Media Replacement: sand bed shall be cleaned once a year or when the drawdown time exceeds 48 hours. The geotextile wrapping around the PVC pipes should be inspected each time the sand bed is being replaced and should be repaired or replaced if damaged or permanent clogging is observed. Debris and Litter Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the pipes and valves.

Filter Underdrain: Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time.

Controls: Verify that all controls are functioning correctly at least once per month and after each rainfall event. Inspect any components that are inoperative, i.e.....gates, ladder, and fence. Should any operational problems be found, repairs or replacement should be completed immediately.

Security Fencing: Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately.

Responsible Party for Maintenance: CR 305 Real Estate Inc.

Contact name: Abid Umatiya

Telephone Number: 512-563-8790

Signature of Responsible Party:

Date: 07-17-2024

Project Engineer: Ahmed El Seweify, P.E.

Address: 2514 Preserve Trail, Cedar Park, TX 78613

Phone: 512-785-9034

Date: 07-17-2024

A handwritten signature in black ink, appearing to read "Ahmed El Seweify", with a stylized flourish at the end.

Snack Time #4**Measures for Minimizing Surface Stream Contamination-Attachment I**

The measures that will be used to avoid or minimize surface stream contamination due to the changes in the way the water enters a stream as a result of the construction and development will be as outlined below:

I- During Construction**A) Erosion and Sedimentation:**

Silt fences will be installed prior to construction at the downstream edge of disturbed areas where there will be shallow sheet flow. A stabilized construction entrance pad will be installed prior to construction to control tracking off-site. Disturbed areas will be restored as soon as practicable during construction. Temporary erosion and sedimentation controls will be removed only after all disturbed areas have been restored.

B) Stabilization Practices:

Disturbed areas including spoils disposal sites where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and mulching by the 14th day after the last disturbance. Seeding shall be as follows:

1. Grasses:

Unlulled Bermuda and Winter Rye from September 15 to March
Hulled Bermuda from March 2 to September 14.

2. Application:

Broadcast seeding or hydro-mulch

3. Fertilization:

Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

C) Other Pollutant Sources:

There will be no source of pollutants other than those generated by the construction of this project and the water quality/detention pond associated with the site.

D) Dissipation devices:

Rock riprap and rock berm shall be installed at the end of the outflow structure for pond.

II- After Construction

E) See Attachment G- Inspection, Maintenance, repair, and Retrofit Plan.

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

I ABID UMATIYA,
Print Name

OWNER
Title - Owner/President/Other

of CR305 Real Estate LLC,
Corporation/Partnership/Entity Name

have authorized Ahmed El Seweify
Print Name of Agent/Engineer

of AES Engineering Consultant
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

[Signature]
Applicant's Signature

07/05/24
Date

THE STATE OF TEXAS §

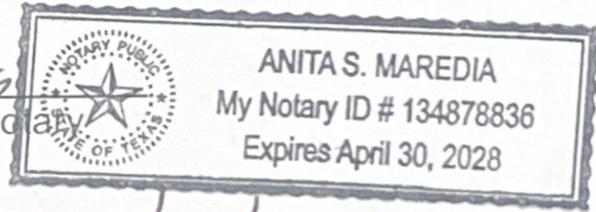
County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Abid Janatiya 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 5th day of July, 2024.

[Signature]
NOTARY PUBLIC

Anita S. Maredia
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 04/30/2028

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: CR 305 Real Estate LLC.

Regulated Entity Location: 1412 CR 305 Jarrell Tx

Name of Customer: Ahmed El Seweify

Contact Person: Ahmed El Seweify Phone: 512-785-9034

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

| <i>Type of Plan</i> | <i>Size</i> | <i>Fee Due</i> |
|---|-------------|----------------|
| Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks | Acres | \$ |
| Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential | 3.885 Acres | \$ 4000 |
| Sewage Collection System | L.F. | \$ |
| Lift Stations without sewer lines | Acres | \$ |
| Underground or Aboveground Storage Tank Facility | Tanks | \$ |
| Piping System(s)(only) | Each | \$ |
| Exception | Each | \$ |
| Extension of Time | Each | \$ |

Signature: Ahmed El Seweify

Date: 07/17/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

| | | |
|--|---|---|
| 1. Reason for Submission (If other is checked please describe in space provided.) | | |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) | | |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) | <input type="checkbox"/> Other | |
| 2. Customer Reference Number (if issued) | Follow this link to search for CN or RN numbers in Central Registry** | 3. Regulated Entity Reference Number (if issued) |
| CN | | RN |

SECTION II: Customer Information

| | | | | | |
|--|--|--|---|---|--|
| 4. General Customer Information | | 5. Effective Date for Customer Information Updates (mm/dd/yyyy) | | 7/17/2024 | |
| <input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) | | | | | |
| <i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i> | | | | | |
| 6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) | | | | <i>If new Customer, enter previous Customer below:</i> | |
| CR 305 Real Estate LLC. | | | | | |
| 7. TX SOS/CPA Filing Number | | 8. TX State Tax ID (11 digits) | | 9. Federal Tax ID | 10. DUNS Number (if applicable) |
| 0805462102 | | 32094192310 | | (9 digits) 991918726 | |
| 11. Type of Customer: | | <input type="checkbox"/> Corporation | | <input type="checkbox"/> Individual | Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited |
| Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other | | <input checked="" type="checkbox"/> Sole Proprietorship | | <input type="checkbox"/> Other: | |
| 12. Number of Employees | | | | 13. Independently Owned and Operated? | |
| <input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher | | | | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| 14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following | | | | | |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant | | | | | |
| 15. Mailing Address: | | 4313 Mezzaluna Pass | | | |
| City | | Leander | State | TX | ZIP |
| | | | | 78641 | ZIP + 4 |
| 16. Country Mailing Information (if outside USA) | | | 17. E-Mail Address (if applicable) | | |
| | | | Uaa1977@yahoo.com | | |
| 18. Telephone Number | | 19. Extension or Code | | 20. Fax Number (if applicable) | |
| | | | | | |

SECTION III: Regulated Entity Information**21. General Regulated Entity Information** (If 'New Regulated Entity' is selected, a new permit application is also required.)
 New Regulated Entity
 Update to Regulated Entity Name
 Update to Regulated Entity Information

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

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

CR 305 Real Estate LLC

23. Street Address of the Regulated Entity:

4313 Mezzaluna Pass

(No PO Boxes)

| | | | | | | | |
|-------------|---------|--------------|----|------------|-------|----------------|--|
| City | Leander | State | TX | ZIP | 78641 | ZIP + 4 | |
|-------------|---------|--------------|----|------------|-------|----------------|--|

24. County

USA

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

25. Description to**Physical Location:**

1412 CR 305 Jarrell Texas

26. Nearest City**State****Nearest ZIP Code**

Jarrell

Tx

76537

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

27. Latitude (N) In Decimal:

30.839523

28. Longitude (W) In Decimal:

-97.617342

Degrees

Minutes

Seconds

Degrees

Minutes

Seconds

30

83

95

97

61

73

29. Primary SIC Code**30. Secondary SIC Code****31. Primary NAICS Code****32. Secondary NAICS Code**

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

4932

475110

493110

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)**34. Mailing**

4313 Mezzaluna Pass

Address:

| | | | | | | | |
|-------------|---------|--------------|----|------------|-------|----------------|--|
| City | Leander | State | TX | ZIP | 78641 | ZIP + 4 | |
|-------------|---------|--------------|----|------------|-------|----------------|--|

35. E-Mail Address:

Uaa1977@yahoo.com

36. Telephone Number**37. Extension or Code****38. Fax Number** (if applicable)

(512) 563-8790

() -

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

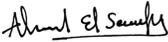
| | | | | |
|--|---|---|--|---|
| <input type="checkbox"/> Dam Safety | <input type="checkbox"/> Districts | <input type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| <input type="checkbox"/> Municipal Solid Waste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

SECTION IV: Preparer Information

| | | | | |
|-----------------------------|----------------------|-----------------------|---------------------------|-----------------------|
| 40. Name: | Ahmed El Seweify | | 41. Title: | Professional Engineer |
| 42. Telephone Number | 43. Ext./Code | 44. Fax Number | 45. E-Mail Address | |
| (512) 785-9034 | | () - | contact@aes-engs.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: | AES Engineering Consultant | | Job Title: | Professional Engineer | |
| Name (In Print): | Ahmed El Seweify | | | Phone: | (512) 785- 9034 |
| Signature: |  | | | Date: | 7/17/2024 |