WATER POLLUTION ABATEMENT PLAN

FOR

CROSSROADS DRIVE

(Private Road)

CROSSROADS DRIVE

WILLIAMSON COUNTY,

AUSTIN, TEXAS 78717

Prepared for:

CSW O'CONNOR, LP

Mr. Jon Switzer

1703 W. 5th Street, Ste. 850

Austin, Texas 78703

Prepared by:

WAELTZ & PRETE, INC.

Antonio A. Prete, P.E.

211 N. A.W. Grimes Blvd.

Round Rock, Texas 78665

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

July 2024
Job No. 073-016

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.

<table>
<tr><td colspan="5">1. Regulated Entity Name: Crossroads Drive (Private Road)</td><td colspan="5">2. Regulated Entity No.:</td></tr>
<tr><td colspan="5">3. Customer Name: CSW O'Connor, LP</td><td colspan="5">4. Customer No.:</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td colspan="2">New √</td><td colspan="2">Modification</td><td colspan="2">Extension</td><td colspan="2">Exception</td><td></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP √</td><td>CZP</td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential √</td><td colspan="2">8. Site (acres):</td><td>30.784</td></tr>
<tr><td colspan="2">9. Application Fee:</td><td>$6,500.00</td><td colspan="3">10. Permanent BMP(s):</td><td colspan="3">Vegetative Filter Strips</td></tr>
<tr><td colspan="2">11. SCS (Linear Ft.):</td><td>N/A</td><td colspan="3">12. AST/UST (No. Tanks):</td><td colspan="3">N/A</td></tr>
<tr><td colspan="2">13. County:</td><td>Williamson</td><td colspan="3">14. Watershed:</td><td colspan="3">Lake Creek & Rattan Creek</td></tr>
</table>

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Antonio A. Prete, P.E.
Print Name of ~~Customer~~/Authorized Agent AAP 08/09/2024
Signature of ~~Customer~~/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

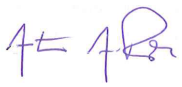
Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 08/09/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Crossroads Drive (Private Road)
2. County: Williamson
3. Stream Basin: Lake Creek/Rattan 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: Jon Switzer
   Entity: CSW O'Connor, LP
   Mailing Address: 1703 W. 5th Street, Suite 850
   City, State: Austin, TX Zip: 78703
   Telephone: (512) 861-3550 FAX: N/A
   Email Address: jswitzer@cswdevelopment.com

8. Agent/Representative (If any):

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

9. Project Location:

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

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

    The site is located on the Northwest corner of the intersection of O'Connor Drive and SH 45 (Toll Road)

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: 30Aug24

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

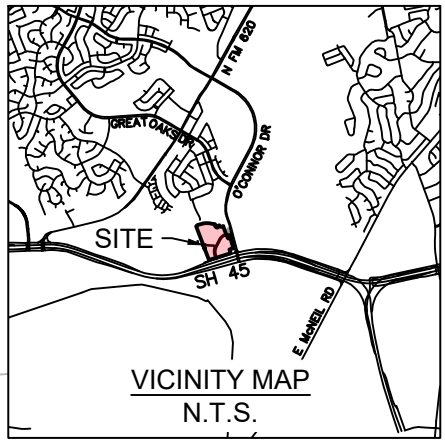
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

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

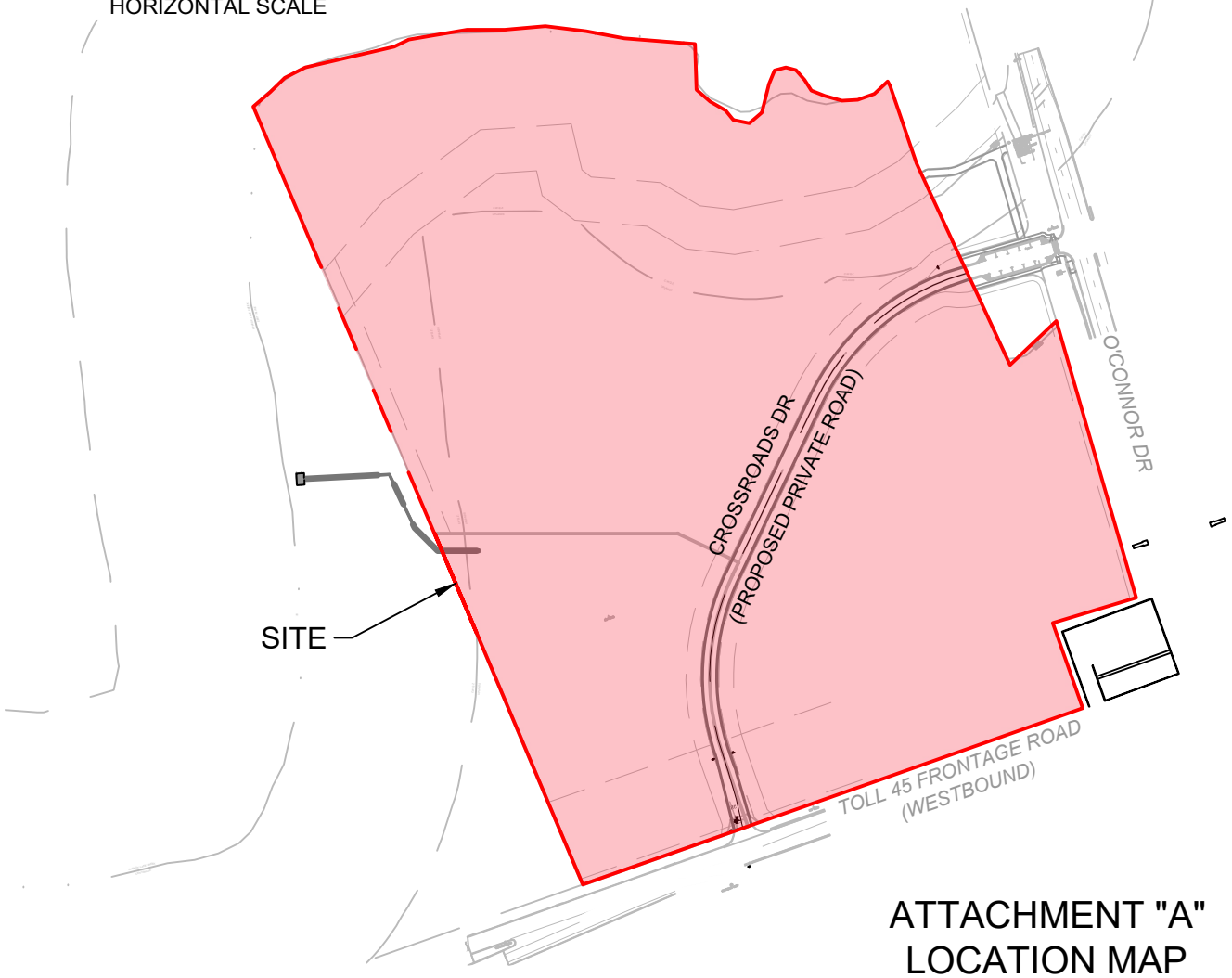
ATTACHMENT “A” – ROAD MAP



VICINITY MAP
N.T.S.

0 150 300 600

HORIZONTAL SCALE



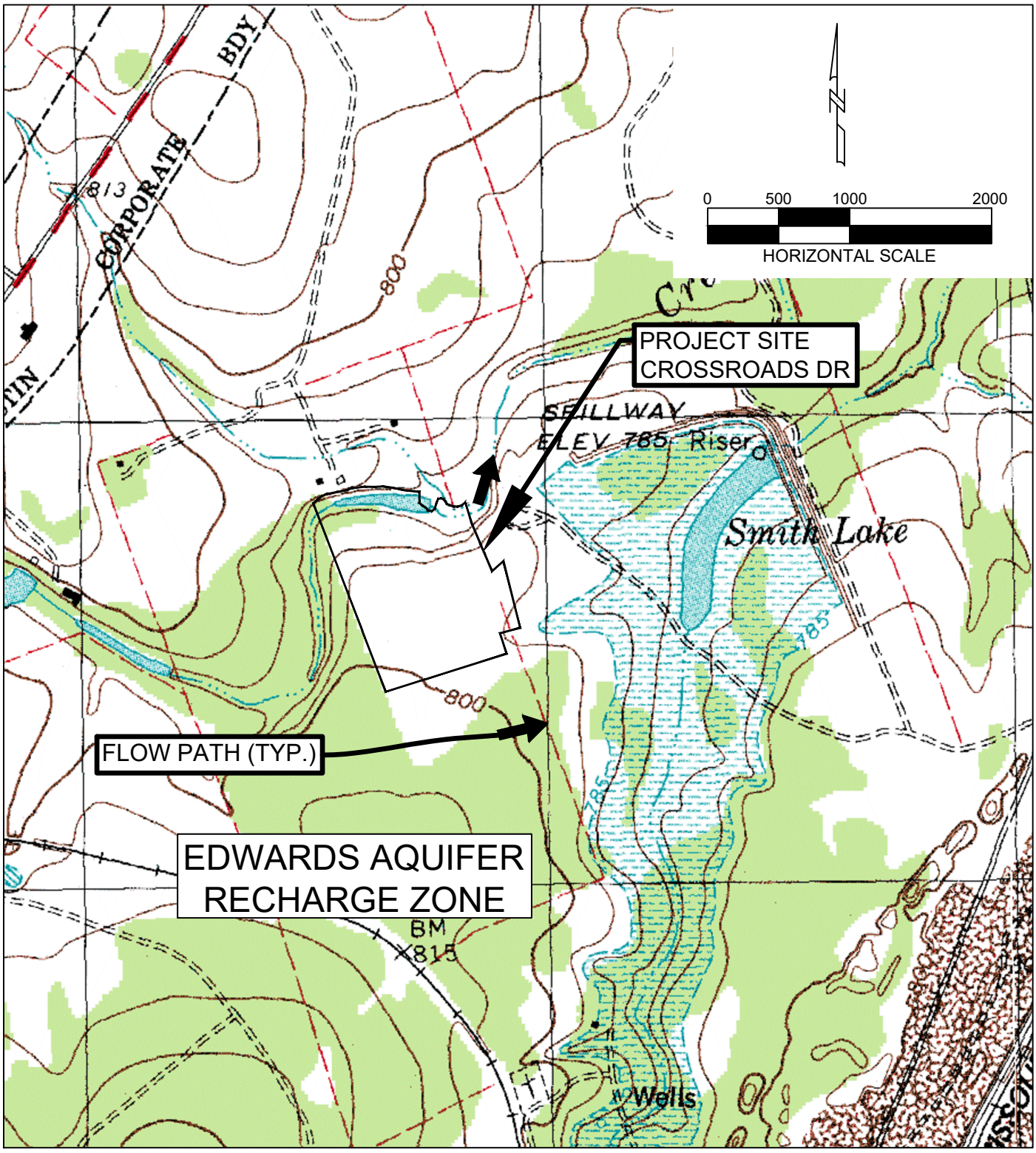
ATTACHMENT "A"
LOCATION MAP
CROSSROADS DRIVE

NOTES:

1. THIS LOCATION MAP IS FOR REFERENCE ONLY.

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

ATTACHMENT “B” – USGS/EDWARDS RECHARGE ZONE MAP



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

USGS - 7 1/2 MIN.
EDWARDS RECHARGE ZONE MAP
CROSSROADS DRIVE

ATTACHMENT "C" – PROJECT DESCRIPTION

We are submitting a Water Pollution Abatement Plan (WPAP) for a 30.784-acre site located in Williamson County, Austin, Texas 78717. The site is on the northwest corner of the O'Connor Drive and SH 45 intersection and consists of Lots 2, 3, and 4, Block A, Gene Taylor Tract Subdivision. The site is undeveloped and currently cleared. The site lies within the Edward's Aquifer Recharge Zone. Therefore, Water Quality Best Management Practices (BMP's) are required for the site. The 80% TSS load removal, as required by the TCEQ Edwards Aquifer Protection Program, is achieved by treating the runoff with vegetative filter strips (VFS). The VFS design follows the TCEQ RG-348 – Complying with the Ewards Aquifer Rules: Technical Guidance on Best Management Practices.

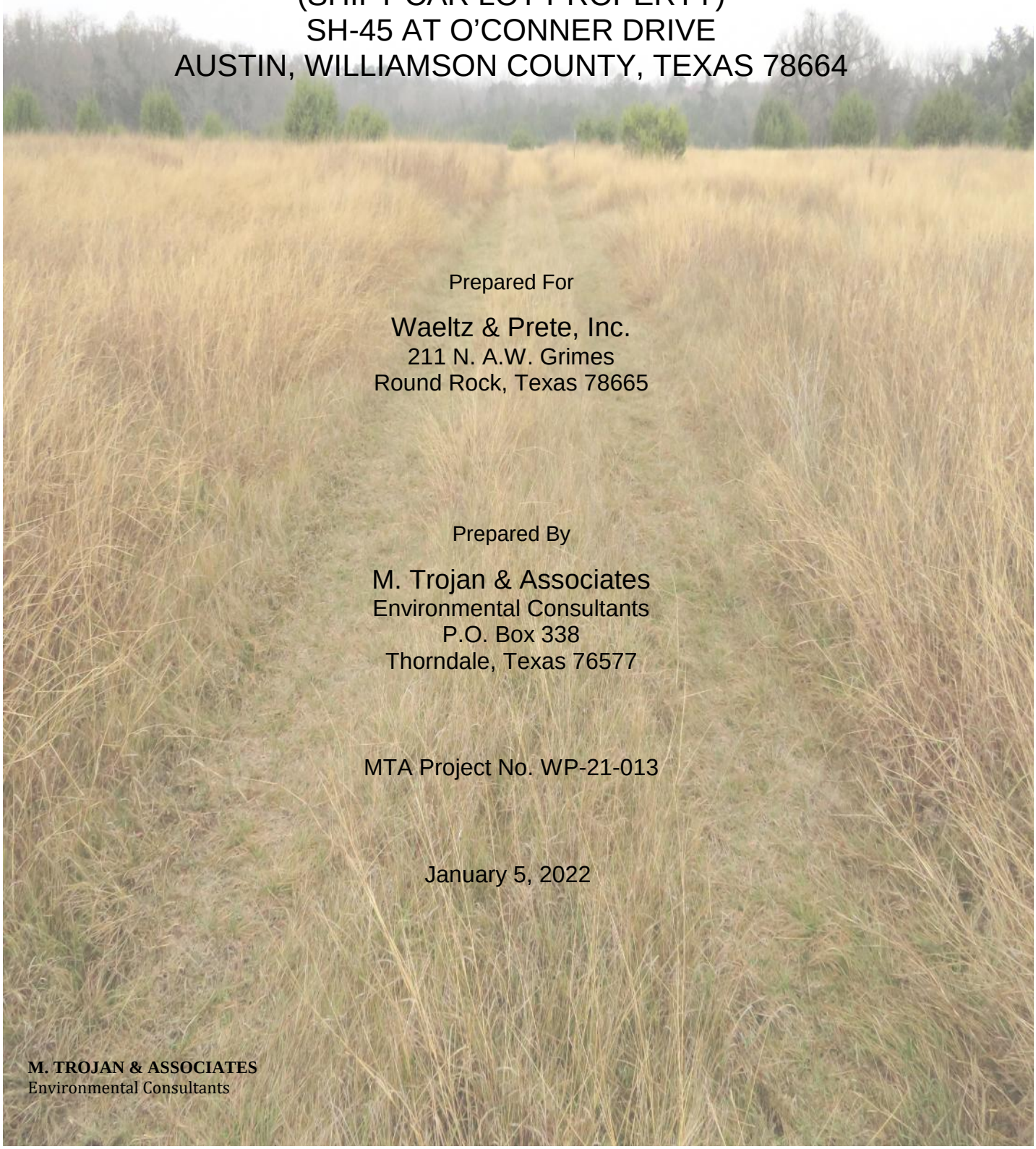
This project is an interim phase which will build a private road for the future development of Lots 2, 3, and 4 of the Gene Taylor Tract Subdivision. The proposed construction for Crossroads Drive (Private Road) is located within an existing 30-foot Joint Use Access Easement (JUAE) which is centered between the lots. The Crossroads Drive typical section consists of a 26-foot-wide crowned roadway with 2-foot shoulders on each side (30-foot total). A 15-foot vegetative filer strip on each side of Crossroads Drive will also be proposed with the roadway typical section.

The existing site has an impervious cover of 0.00 acres (0.0%). Post this project, the site will have an impervious cover of 0.67 acres (2.18%). There is a net increase of 0.67 acres in impervious cover area for the site.

To accommodate for the increase in impervious cover, ~~two new~~ Water Quality Best Management Practices (BMP's) will be utilized for storm water treatment. The BMP's will be Vegetative Filter Strips on each side of Crossroads Drive.

TCEQ GEOLOGIC ASSESSMENT

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664



Prepared For

Waeltz & Prete, Inc.
211 N. A.W. Grimes
Round Rock, Texas 78665

Prepared By

M. Trojan & Associates
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577

MTA Project No. WP-21-013

January 5, 2022

M. TROJAN & ASSOCIATES
Environmental Consultants

January 5, 2022

Tony Prete, PE
Waeltz & Prete, Inc.
211 N. A.W. Grimes
Round Rock, Texas 78665

Subject: Report of TCEQ Geologic Assessment
32-Acre Undeveloped Tract (Shift Car Lot Property)
SH-45 at O'Conner Drive
Austin, Williamson County, Texas 78664
MTA Project No. WP-21-013

Mr. Prete:

M. Trojan & Associates is pleased to submit this report of a Texas Commission on Environmental Quality (TCEQ) *Geologic Assessment* for the above referenced property. This *Geologic Assessment* was performed in accordance with the TCEQ requirements and instructions for completing TCEQ Form 0585.

I appreciate the opportunity to assist you in your environmental matters associated with the subject property. Should you have any questions or require additional information, please feel free to contact me at (512) 917-3695, or forward an email to mtrojan0316@gmail.com.

Respectfully,

Michael Trojan, PG
M. TROJAN & ASSOCIATES

Certified Professional Geoscientist #1109 (TX)

c: MTA Project File WP-21-013

TABLE OF CONTENTS

ATTACHMENTS

1.0 TCEQ FORM 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: Michael Trojan, PG Telephone: (512) 917-3695

Representing: M. Trojan & Associates Fax:

Signature of Geologist:

_____

Michael Trojan, PG
Certified Professional Geoscientist #1109 (TX)

Regulated Entity Name: 32-Acre Undeveloped Tract (Shift Car Lot Property)
SH-45 at O'Conner Drive, Austin, Williamson Co, Texas 78664

Project Information

1. Date(s) Geologic Assessment was performed: December 28, 2021

2. Type of Project:

X	WPAP		AST
X	SCS		UST

3. Location of Project:

X	Recharge Zone
	Transition Zone
	Contributing Zone within the Transition Zone

4. [X] **Attachment A – Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. [X] 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 (refer to Attachment D).

Table 1 – Soil Units, Infiltration, Characteristics and Thickness

Soil Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
Crawford clay, 1-3% slopes (CfB)	D	up to 2.3
Eckrant-Rock outcrop association, 1-10% slopes (ErE)	D	up to 1.0
Georgetown stony clay loam, 1-3% slopes (GsB)	D	up to 2.9

* 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. [X] **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. [X] **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. [X] **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan.

   Applicant's Site Plan Scale: unknown
   Site Geologic Map Scale: 1" = 150'
   Site Soils Map Scale (if more than 1 soil type): 1" = 150'

9. Method of collecting positional data:

   [X] 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. [X] 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.

    [X] 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

    [X] There are 0 (#) 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. [X] 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.

2.0 OVERVIEW

M. Trojan & Associates was retained to conduct a Geologic *Assessment* for proposed future development on a 32-acre undeveloped tract (Shift Car Lot property) located at SH-45 and O'Conner Drive in Austin, Williamson County, Texas 78664 (refer to Figures 1 and 2 of Attachment D). All aspects of the *Geologic Assessment* were conducted by Mr. Michael Trojan, PG (Certified Professional Geoscientist #1109 in Texas), and the assessment was performed in accordance with Texas Commission on Environmental Quality (TCEQ) requirements and instructions for completing TCEQ Form 0585. The assessment included reconnaissance of the entire property as well as bordering portions of all neighboring properties.

Based on information obtained from the TCEQ, the study area is located on the Edwards Aquifer Recharge Zone. Accordingly, the objective of the *Geologic Assessment* was to identify any naturally occurring geologic (karst) or manmade features that may significantly contribute to recharge of the subsurface. The Edwards Aquifer rules define sensitive features as:

> *" . . . those that have potential for interconnectedness between the surface and the Edwards Aquifer and where rapid infiltration to the subsurface may occur."*

The scope of the *Geologic Assessment* included the following general components:

- Review of published soils and geologic/hydrogeologic information;
- Field evaluation of topographic features;
- Field evaluation of soil types and horizons, relative thicknesses, and hydrologic characteristics (visual only);
- General review of the subsurface geologic units beneath the property as well as geologic units exposed at ground surface (if visible);
- Field evaluation of geologic conditions to determine the presence or absence of caves, solution cavities, solution-enlarged fractures, faults, other natural bedrock features, sinkholes, swallets or swallow holes in drainage features, non-karst closed depressions, manmade features in bedrock, and any other natural or manmade features, and evaluation of such features with respect to their potential ability to convey infiltrating surface water to the underlying subsurface; and
- Preparation of TCEQ Form 0585 for presentation of the findings of this assessment.

3.0 GENERAL PROPERTY DESCRIPTION AND SITE DEVELOPMENT

3.1 Study Area

The study area is comprised of approximately 32 acres of undeveloped land located at the intersection of SH-45 and S. O'Conner Drive (refer to Figures 1 and 2 of Attachment D and photographs included in Attachment E). With the exception of woodlands along the north property boundary (centerline of Lake Creek) and on the northeast quadrant of the tract, majority of the property has been historically cleared. The cleared component of the study area represents gently-sloping grassland that is routinely shredded/mowed.

3.2 Proposed Site Development

The study area is divided into five components (lots), of which the southwest quadrant (Lot 3) will be developed as a car lot facility. In addition, the car lot site plan includes a roadway (Crossroads Drive) on the southern and eastern parts of the tract and a potential drainage channel. The northwest quadrant (Lot 2) will be developed as the North Austin Crossroads Community Church (Note: The church development is not part of the Shift Car Lot site plan).

3.3 Previously Published Reports

No previously published, site-specific technical report were reviewed as part of this *Geologic Assessment*.

4.0 GEOLIC ASSESSMENT LIMITATIONS

This *Geologic Assessment* was conducted in accordance with rules and guidelines set forth by the TCEQ, as well as consistent with standard methods and practices generally employed by professionals engaged in conducting karst assessments. Still, the scope of the *Geologic Assessment* presents certain limitations. The primary limitations include:

1. The field reconnaissance is conducted to effectively identify the geologic conditions/features at the subject property. However, certain site conditions may render features undetectable as a result of obstruction by: (1) soil cover, (2) very dense, inaccessible vegetation, (3) manmade cover including, but not limited to driveways, concrete slabs, soil and debris piles/mounds, and/or (4) stormwater runoff ground cover following significant rainfall events.

2. The scope of the *Geologic Assessment* does not include identification of features that may be discovered at the time of site development – during excavation, trenching, grading and/or leveling.

3. While this *Geologic Assessment* is confident of the identification of karst features, or lack thereof, the regulatory community reserves the right to conduct a reconnaissance of the study area. At times, regulatory field inspectors may identify additional potential karst features that, in their professional opinion, may require consideration in terms of proposed development on the study area. In this event, the author of this *Geologic Assessment* and the developer are provided the opportunity to conduct additional field investigation of such features, including employment of certain invasive methodologies (e.g., excavation), to either confirm or refute the field findings of the regulatory field inspectors.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: Shift Car Lot Property

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	>1.6	
ONSITE																				
None																				
OFFSITE																				
MB-1	30.480341	97.719551	MB	30	Ked	160	130	4					F/X	≤5	≤35	≤35		unk	unk	drainage
MB-2	30.480817	97.719411	MB	30	Ked	unk	unk	unk					X	0	30	30		unk	unk	drainage
MB-3	30.482093	97.719777	MB	30	Ked	unk	unk	unk					X	0	30	30		unk	unk	drainage
MB-4	30.482813	97.720002	MB	30	Ked	90	13	4					X	0	30	30		unk	unk	drainage

* DATUM:_____

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.

_____ Date: January 5, 2022

Sheet 1 of 1

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

ATTACHMENT B

STRATIGRAPHIC COLUMN

SYSTEM	SERIES	GROUP	FORMATION	LITHOLOGY/ THICKNESS
QUATERNARY				TERRACE AND ALLUVIUM SAND, SILT, CLAY, AND GRAVEL THICKNESS NOT REPORTED
CRETACEOUS	UPPER CRETACEOUS (GULFIAN)	AUSTIN		CHALK, MARL, AND LIMESTONE 325–420 FEET THICK
		EAGLE FORD	EAGLE FORD	SHALE AND SILTY LIMESTONE TO CALCAREOUS SILTSTONE 25–65 FEET THICK
			BUDA	LIMESTONE UP TO 45 FEET THICK
	LOWER CRETACEOUS (COMANCHEAN)	FREDERICKSBURG	DEL RIO	CLAY 40–70 FEET THICK
			GEORGETOWN	LIMESTONE AND MARL 30–80 FEET THICK
			EDWARDS	LIMESTONE AND DOLOSTONE 60–350 FEET THICK
			COMANCHE PEAK	LIMESTONE AND MARL UP TO 80 FEET THICK
			WALNUT FORMATION	LIMESTONE AND MARL UP TO 130 FEET THICK
			PALUXY SAND	SAND UP TO 10 FEET THICK

Geologic unit that directly underlies the subject property

M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: No Scale
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

STRATIGRAPHIC COLUMN

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

ATTACHMENT C

SITE GEOLOGY

TOPOGRAPHY AND SURFACE WATER HYDROLOGY

The central and northern components of the study area slop gently to the north-northwest, while the southern-most portion of the property slope toward the east-northeast (refer to Figure 3 of Attachment D). Topographic elevations on the study area range between approximately 796 and 765 feet above mean sea level (msl), with the highest elevations located at the southwest property corner and the lowest elevations at the northeast corner within the Lake Creek bed. As is depicted on Figure 3 of Attachment D, a small component of runoff generated on the southern-most part of the tract flows to the east-northeast, while majority of onsite runoff flows generally to the north-northwest and discharges directly to Lake Creek along the north property boundary. This segment of Lake Creek is described as follows:

> The Lake Creek segment along the north property boundary is comprised of a manmade pond and as an intermittent stream below the earthen dam (refer to photographs in Attachment E). While the pond dam has been largely breached, the feature has maintained its original pond dimensions. The pond component exhibits relatively steep banks, while the downstream component exhibits traditional well defined bed and low banks. The average widths of the pond component and downstream creek are 43 and 26 feet, respectively. A very modest amount of debris on trees and shrubs along the entire feature shows a somewhat defined ordinary high water mark (OHWM). On the day of the site reconnaissance, the pond was observed at full pool, and the downstream creek component exhibited moderate flow. Majority of the pond/stream corridor exhibits a well-established riparian zone, with gentle topographic slopes and dense woodlands with high closed canopy.

According to the City of Austin GIS, Lake Creek has an associated floodplain (refer to site plan) and a designated Critical Water Quality Zone (CWQZ).

SOILS

According to the *Soil Survey of Williamson County, Texas*, the soils that are reported to cover the study area are as follows (also refer to Figure 4 of Attachment D for soil type locations):

Soil Component Name:	Crawford clay, 1–3% slopes (CfB)
Soil Surface Texture:	Brown to dark reddish brown clay to approximately 27 inches; surface layer may crack when dry
Hydrologic Group:	Permeability is very slow when soil is wet and rapid when soil is dry; available water capacity is low
Soil Drainage Class:	Well drained

Soil Name:	Eckrant-Rock outcrop complex, 1–10% slopes (ErE)
Soil Surface Texture:	Eckrant soils and rock outcrops; slopes are 5 to 15 percent; surface soil is about eight inches; underlying material is fractured indurated limestone
Hydrologic Group:	Permeability is very slow; surface runoff is rapid
Soil Drainage Class:	Well drained
Soil Name:	Georgetown Stony Clay Loam, 1–3% slopes (GsB)
Soil Surface Texture:	Brown stony clay loam to about seven inches; subsoil is reddish brown clay and cobbly clay to about 35 inches; the underlying material is indurated limestone
Hydrologic Group:	Permeability is very slow; surface runoff is medium
Soil Drainage Class:	Well drained

Based on the *Soil Survey* and as is depicted on Figure 4 of Attachment D, the Crawford clay and Georgetown stony clay loam silty clay soils cover majority of the study area, while the Eckrant-Rock outcrop complex covers the northern-most portion of the property.

Shallow excavations were made at various locations across the study area and soil characteristics were observed to be similar to those described in the *Soil Survey*. The soils were observed to be relatively fine-grained and thin to medium thick. The site reconnaissance did not observe any evidence of significant surface soil erosion.

GEOLOGY

Based on the *Geologic Atlas of Texas, Austin Sheet* and other available geologic/hydrologic publications, the outcropping (near surface) geologic material directly beneath the study area is the Edwards Formation (Ked) (refer to the stratigraphic column in Attachment B and Figure 5 of Attachment D). In addition, some alluvium is observed along the Lake Creek banks.

Given the consistent soil cover across the study area, no true bedrock was observed at ground surface. However, bedrock fragments up to 3.5 feet in size were observed within woodland areas on the northern portion of the tract. In addition, alluvium and minor amounts of bedrock were observed along the banks of Lake Creek.

ONSITE FEATURES

The field reconnaissance of the study area included search for and identification of sensitive karst and manmade features, as defined by TCEQ, and to note potential

ground recharge points that may be associated with such features. The field reconnaissance entailed walking 25- to 50-foot spaced transects across the entire study area. The results of the reconnaissance are provided below.

Caves

Based on TCEQ criteria, a cave is a natural underground open (or filled) space formed by dissolution of limestone that is large enough for an average-sized person to enter. When a surface cave opening is encountered, then the subsurface extent of the cave is relevant in terms of subsurface recharge.

Based on observations made across the entire study area, no cave openings/caves were identified.

Solution Cavities

Based on TCEQ criteria, a solution cavity is a natural cavity or depression formed as a result of dissolution of limestone. This category is designed to capture features that are not large enough for a normal-sized person to enter but appear to be part of a system of interconnected voids that connect the surface with the subsurface. The size and geometry of the feature is defined by in-place bedrock. Solution cavities also include areas where dissolution has increased the opening size and permeability along bedding planes as well as fractures.

Based on observations made across the entire study area, no solution cavities were identified.

Solution-Enlarged Fractures

Based on TCEQ criteria, a solution-enlarged fracture is one that shows evidence of being locally enlarged by dissolution of limestone, recognized by measurable (larger than hairline) openings and miss-matched fracture surface shapes.

Based on observations made across the entire study area, no solution-enlarged fractures were identified.

Faults

Based on TCEQ criteria, a fault is defined as a fracture along which there has been displacement of one side of the fracture relative to the other side.

Displaced geologic materials and/or an abrupt change in surface topography can both be indicative of the presence of a fault.

Based on observations made across the entire study area, no field evidence of the presence of faults was observed.

Swallet or Swallow Holes

Based on TCEQ criteria, a swallet or swallow hole may include a focused recharge feature in an intermittent drainage or stream in karst terrain. Some swallow holes have a surface expression, for example, a cave opening or formation of a whirlpool in the stream at high flow. The general case is that fine soil and sediment as well as gravel are deposited over the bedrock feature during falling stages of flow, thereby intermittently or frequently obscuring the feature.

Based on observations made across the entire study area, no swallet or swallow holes were identified.

Sinkholes

Based on TCEQ criteria, a sinkhole represents a shallow, broad topographic depression formed in response to karst processes. Sinkholes are pragmatically defined as features greater than six (6) feet in diameter with more than six (6) inches of topographic relief. Sinkholes are usually circular in map view. In cross section they may be subtle swales or funnel-shaped pits and some have exposed rimrock at the perimeter. The presence of a sinkhole implies that processes including collapse, subsidence, and soil sapping over geologic time have caused the land surface to sink below the surrounding area.

Based on observations made across the entire study area, no sinkholes were identified.

Non-karst Closed Depressions

Based on TCEQ criteria, a non-karst closed depression is a natural or non-natural topographic depression that is not formed by karst processes and is not bedrock floored. A feature larger than six (6) feet in at least one direction and with six (6) inches or more of topographic relief should be considered as a feature.

Based on observations made across the entire study area, no non-karst closed depressions were identified.

Zones

Based on TCEQ criteria, a zone is an area in which any type of karst feature occurs along a trend or in a cluster. Clustered or aligned features are more likely to be an indicator of an integrated flow system at depth than isolated features. Alignment is expected in areas where conduit flow is strongly influenced by structurally controlled fractures.

Based on observations made across the entire study area, no zones were identified.

Other Natural Bedrock Features

Based on TCEQ criteria, other natural bedrock features include vuggy rock and reef deposits that may contain large holes or vugs.

Based on observations made across the entire study area, no other natural bedrock features were identified.

Manmade Features in Bedrock

Based on TCEQ criteria, manmade features in bedrock may include water wells, sanitary sewer lines, storm sewer lines, trenches, quarries, and other cultural features that intersect bedrock and can potentially increase the rate of recharge to the subsurface.

Based on observations made across the entire study area, no manmade features in bedrock were identified.

OFFSITE FEATURES

The field reconnaissance also included inspection of neighboring properties a distance of approximately 200 feet (as practical) from all boundaries of the subject property for identification of offsite sensitive karst and manmade features that could be deemed as significant in terms of development on the study area. The following offsite features were identified:

Offsite Manmade Feature in Bedrock MB-1

Latitude: 30.480341
Longitude: -97.719551

Dimensions: 160'X130'X4'

Offsite Feature MB-1 qualifies as a manmade feature in bedrock. The feature is located at the southeast property corner and represents a water quality pond with concrete sidewalls and earth bottom (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E).

The pond is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the feature is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that the feature will not be affected by future development on the property.

Offsite Manmade Feature in Bedrock MB-2

Latitude: 30.480817
Longitude: -97.719411
Dimensions: unknown

Offsite Feature MB-2 qualifies as a manmade feature in bedrock. The feature is located along the east property boundary and represents underground stormwater infrastructure beneath S. O'Conner Drive (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E).

The feature is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that the feature will not be affected by future development on the property.

Offsite Manmade Feature in Bedrock MB-3

Latitude: 30.482093
Longitude: -97.719777
Dimensions: unknown

Offsite Feature MB-3 qualifies as a manmade feature in bedrock. The feature is located along the east property boundary and represents underground stormwater infrastructure beneath S. O'Conner Drive (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E).

The feature is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that the feature will not be affected by future development on the property.

Offsite Manmade Feature in Bedrock MB-4

Latitude: 30.482813
Longitude: -97.720002
Dimensions: 90'X13'X4'

Offsite Feature MB-4 qualifies as a manmade feature in bedrock. The feature is located along the east property boundary and represents a deep, concrete-lined stormwater conveyance channel along S. O'Conner Drive (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E).

The feature is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that the feature will not be affected by future development on the property.

POTENTIAL FOR FLUID MOVEMENT TO THE SUBSURFACE

Based on review of available information and visual observations made during the field reconnaissance, this *Geologic Assessment* presents the following observations regarding the potential for recharge of the subsurface within the study area:

- Characteristics of soils that cover the study area are the primary factors that influence potential subsurface recharge on the property. Based on the *Soil Survey of Williamson County*, the Crawford clay, Eckrant-Rock outcrop complex and Georgetown Stony Clay Loam soils are reported to consist of thin to medium-thick, generally fine-grained soils that exhibit very slow permeability. Thus, this *Geologic Assessment* assesses that percolation via soils to the subsurface is very slow.

- No significant, "defined" karst recharge points with focused recharge potential were observed to be located on the study area.

ATTACHMENT D

SITE GEOLOGIC MAPS

M. TROJAN & ASSOCIATES
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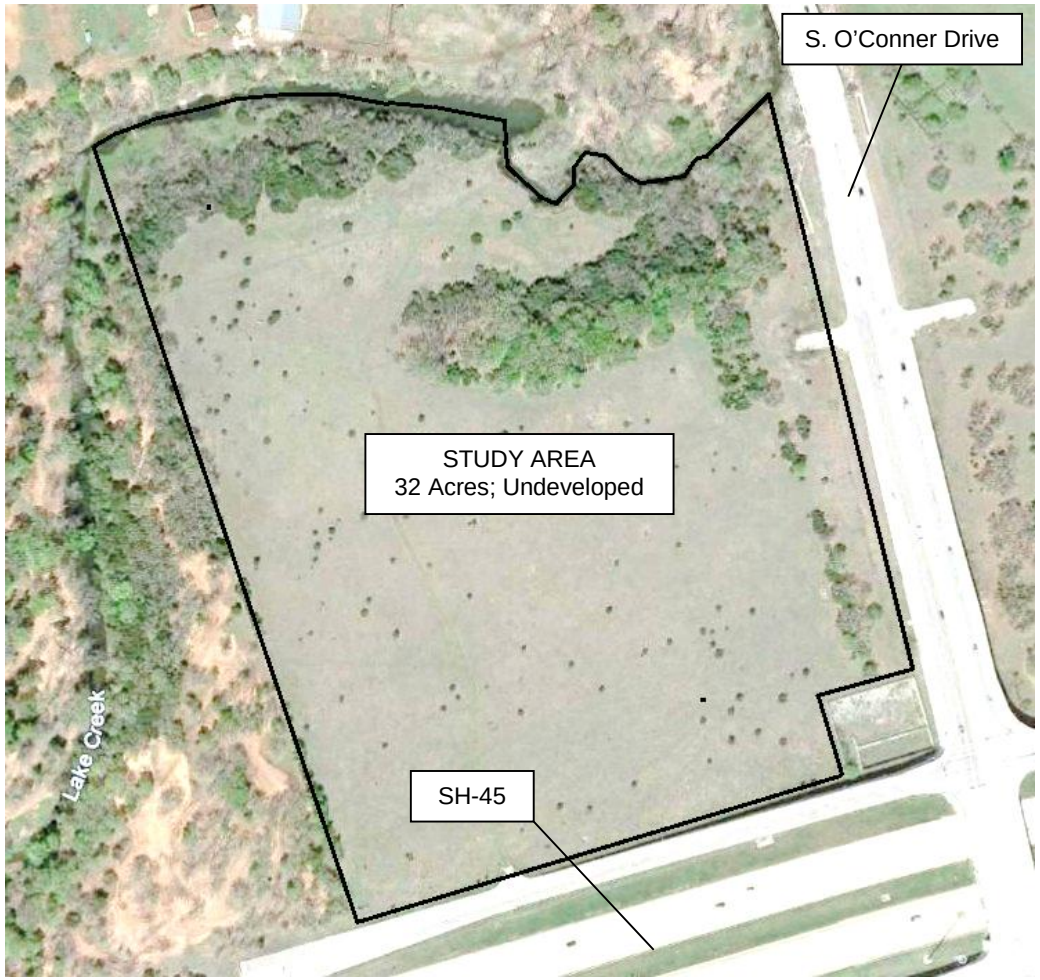
(512) 917-3695

Scale: No Scale
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

FIGURE 1

SITE LOCATION MAP

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664



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(512) 917-3695

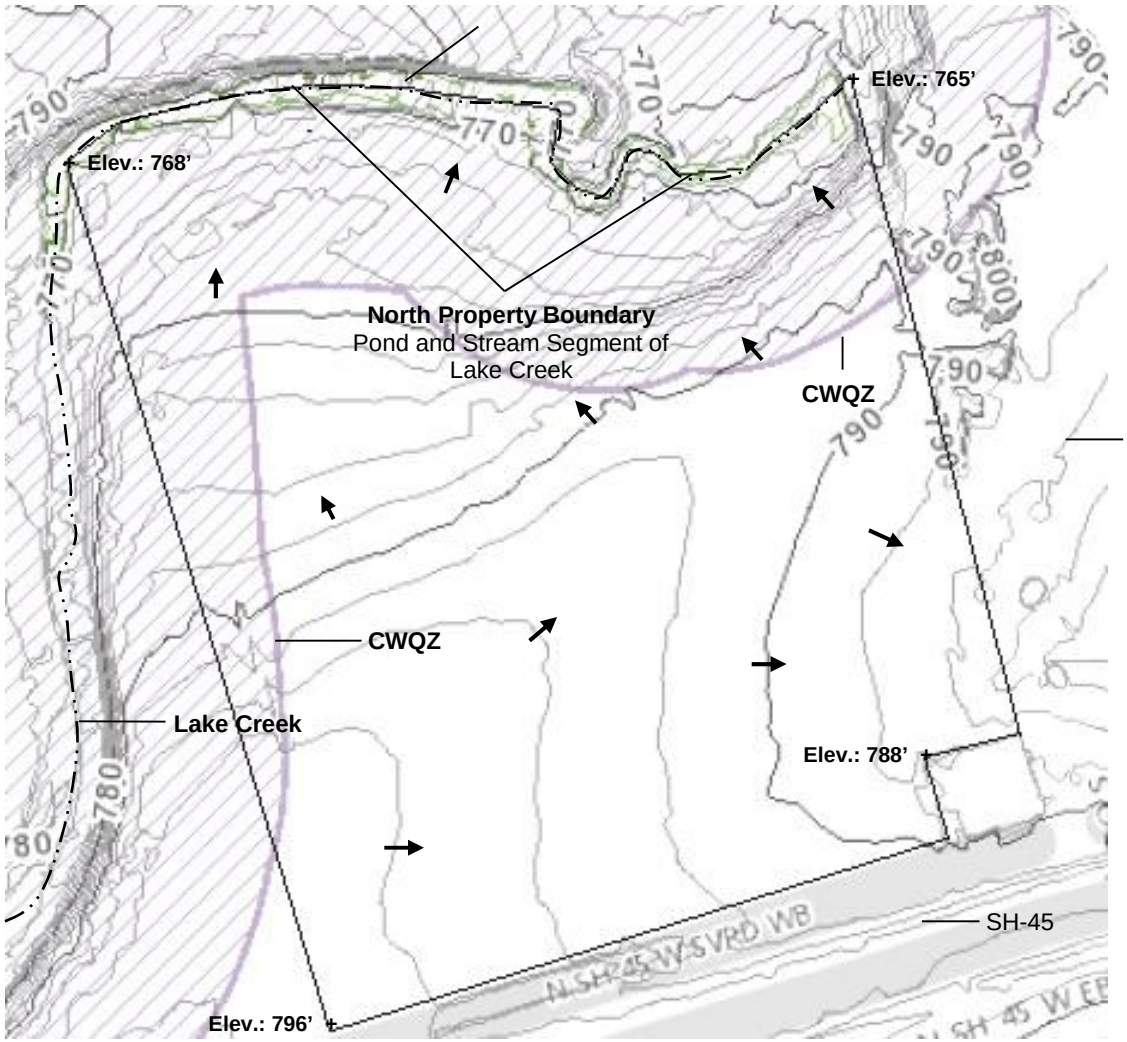
Scale: 1" = 330' (approx.)
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

FIGURE 2

SITE AERIAL PHOTOGRAPH

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

Lake Creek Watershed



NOTES

Map source: COA GIS

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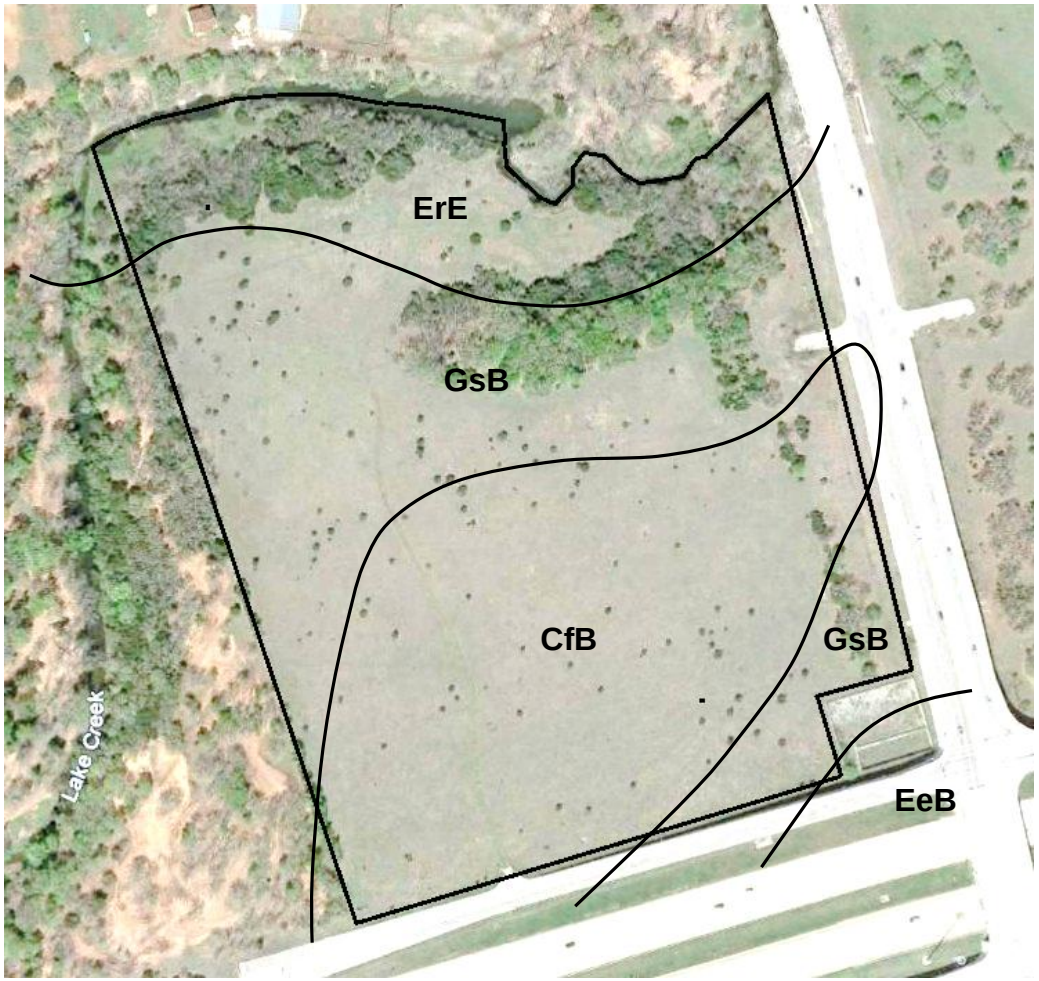
(512) 917-3695

Scale: 1" = 300' (approx.)
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

FIGURE 3

SURFACE WATER HYDROLOGY

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664



CfB – Crawford clay, 1-3% slopes / EeB – Eckrant stony clay, 0-3% slopes
ErE – Eckrant-Rock outcrop association, 1-10% slopes / GsB – Georgetown stony clay loam, 1-3% slopes

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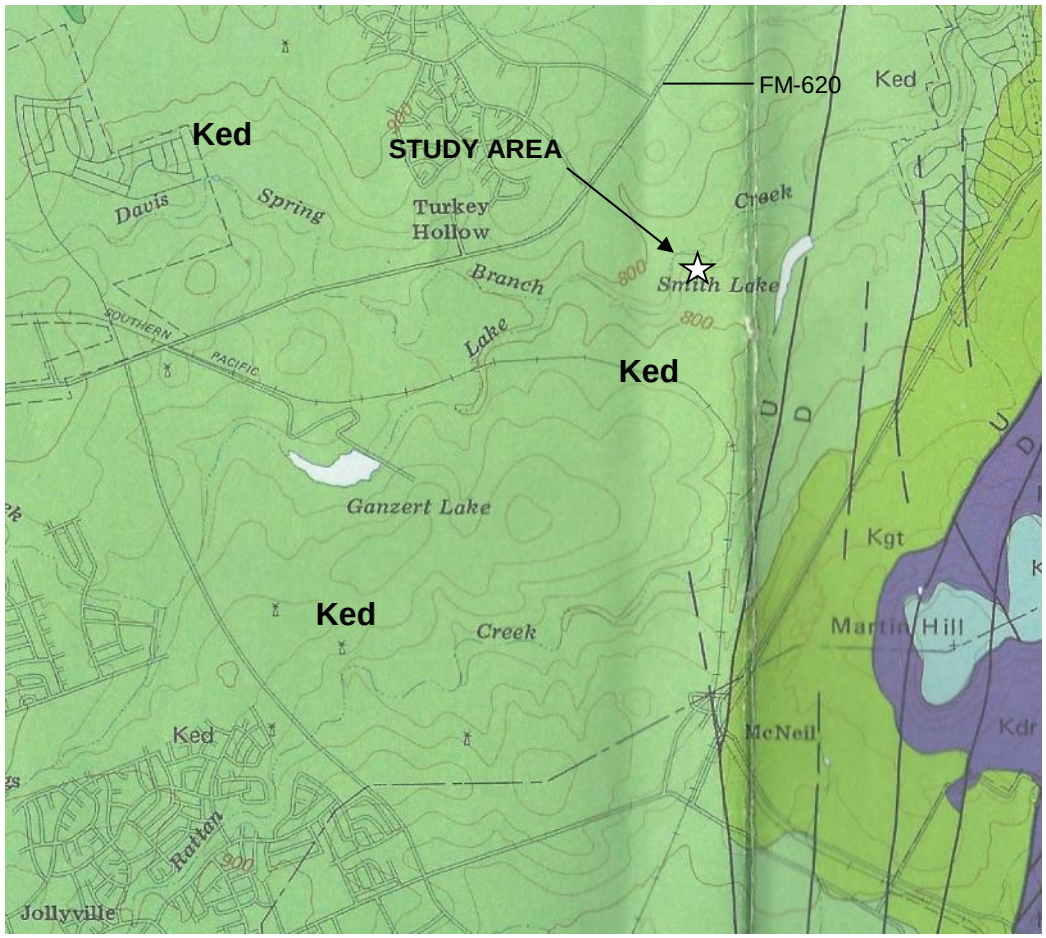
Scale:	1" = 330' (approx.)
Date:	January 5, 2022
Project:	TCEQ Geologic Assessment
MTA Project:	WP-21-013

FIGURE 4

SITE SOILS MAP

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664



NOTES

Ked – Edwards Formation
Source: *Geologic Map of the Austin Area, Texas,* The University of Texas at Austin, Bureau of Economic Geology, dated 1992

M. TROJAN & ASSOCIATES
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(512) 917-3695

Scale: No Scale
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

FIGURE 5

GENERAL GEOLOGIC MAP

32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

ONSITE FEATURES

No onsite features identified

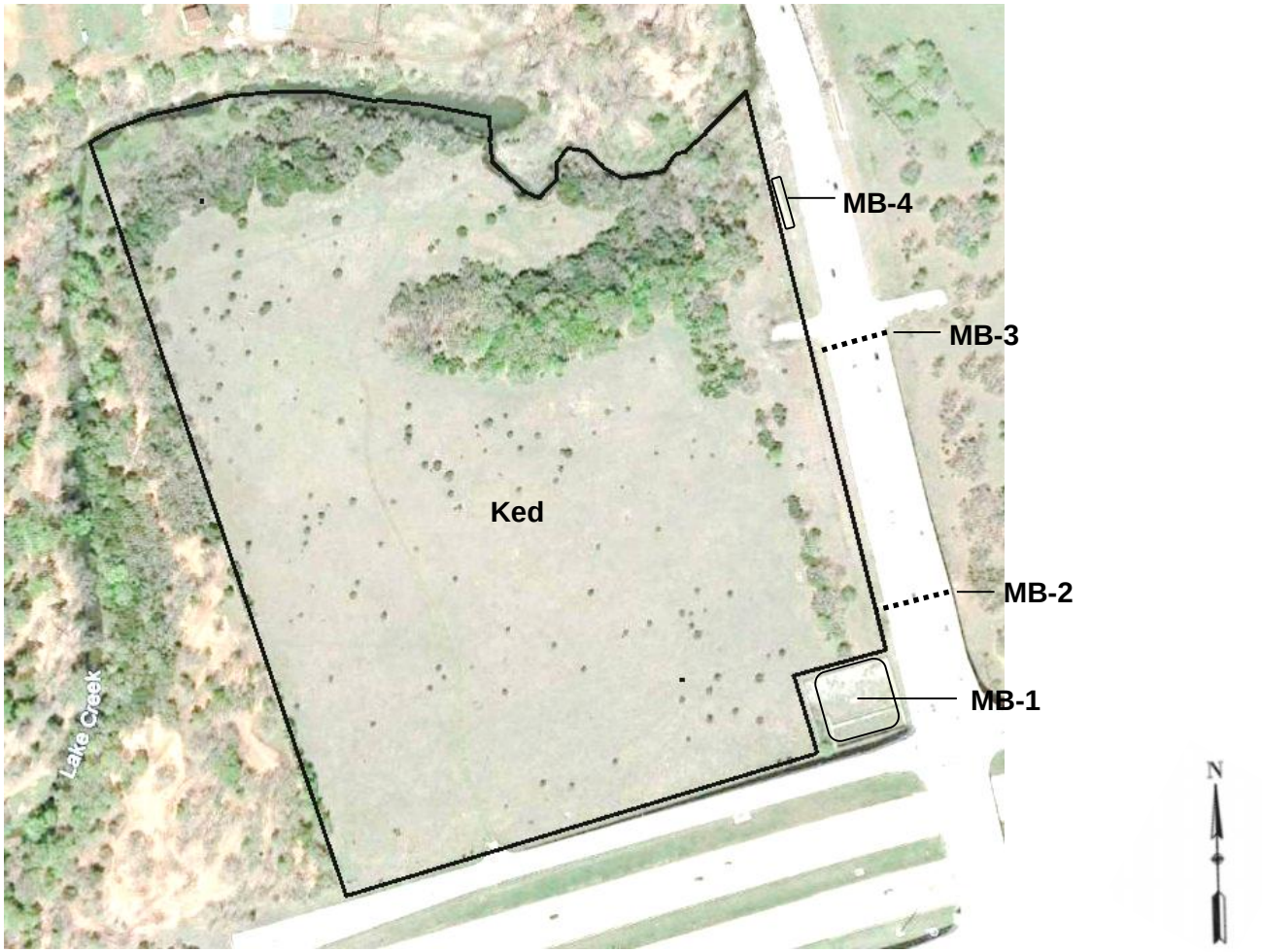
OFFSITE FEATURES (within 200 feet)

MB-1: Manmade feature in bedrock (water quality pond).

MB-2: Manmade feature in bedrock (underground storm infrastructure beneath S. O'Conner Drive).

MB-3: Manmade feature in bedrock (underground storm infrastructure beneath S. O'Conner Drive).

MB-4: Manmade feature in bedrock (deep concrete storm water conveyance channel).



No Onsite Karst or Manmade Features Identified

The subject property is underlain by the Edwards Formation (Ked) and the Edwards Aquifer Recharge Zone

M. TROJAN & ASSOCIATES
Environmental Consultants

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Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 330' (approx.)
Date:	January 5, 2022
Project:	TCEQ Geologic Assessment
MTA Project	WP-21-013

FIGURE 6

SITE GEOLOGIC MAP

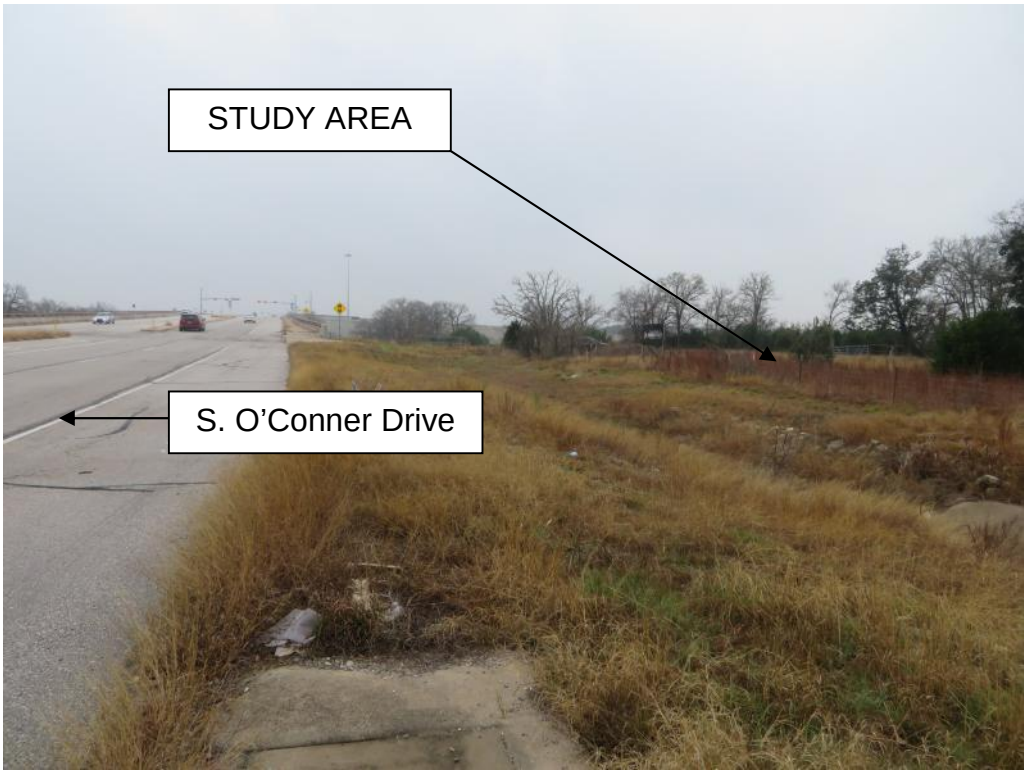
32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNER DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

ATTACHMENT E

SITE PHOTOGRAPHS

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 1]



Project:	TCEQ Geologic Assessment
Site:	32-Acre Undeveloped Tract (Shift Car Lot Property)
Location:	SH-45 at S. O'Conner Drive Austin, Williamson County, 78664
Description:	View of the eastern-most part of the study area along S. O'Conner Drive. Photograph taken from S. O'Conner Drive facing south.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of typical landscape on the southern and central portions of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of typical woodland landscape on the northern part of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 4]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of typical bedrock fragments imbedded in surface soils on the woodlands part of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 5]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: Typical view of the pond segment of Lake Creek along the northern property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 6]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: Second view of the pond segment of Lake Creek along the northern property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 7]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: Typical view of the stream segment of Lake Creek along the northern property boundary.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 8]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: Typical view of the stream segment of Lake Creek at the northeast property corner.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 9]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of the water quality pond (offsite manmade feature in bedrock MB-1) at the southeast corner of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 10]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of one of the stormwater infrastructure features (offsite manmade features in bedrock MB-2 and MB-3) beneath S. O'Conner Drive.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 11]

Project: TCEQ Geologic Assessment

Site: 32-Acre Undeveloped Tract (Shift Car Lot Property)

Location: SH-45 at S. O'Conner Drive
Austin, Williamson County, 78664

Description: View of the deep concrete stormwater conveyance channel (offsite manmade feature in bedrock MB-4) directly northeast of the study area.

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.

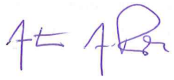
Signature

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: Antonio A. Prete, P.E.

Date: 08/09/2024

Signature of Customer/Agent:



Regulated Entity Name: Crossroads Drive (Private Drive)

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):30.784

3. Estimated projected population:0

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	29,291	÷ 43,560 =	0.67
Total Impervious Cover	215,622	÷ 43,560 =	4.95

Total Impervious Cover 0.67 **÷ Total Acreage** 30.784 **X 100 =** 02.18%**% 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.): 1,108 feet.

   Width of ~~R.O.W.~~*: 30 feet. * JOINT USE ACCESS ROADWAY EASEMENT
   L x W = 33,240 Ft² ÷ 43,560 Ft²/Acre = 0.76 acres.

10. Length of pavement area: 1,108 feet.

    Width of pavement area: 26 feet.
    L x W = 28,808 Ft² ÷ 43,560 Ft²/Acre = 0.66 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
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 0

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = Varies'.

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): FIRM-Flood Insurance Rate Map 48491C0630F, effective date: December 20, 2019

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

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

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

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

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

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.

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

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

ATTACHMENT “A”

FACTORS AFFECTING WATER QUALITY

Factors that could affect the quality of surface water and ground water are the use of motor vehicles on Crossroads Drive (Private Road). This includes the emission of certain hydrocarbon-based substances as well as the tracking of silt. Also, the maintenance of lawn areas could affect the quality of surface water and ground water through runoff of chemical fertilizers or pesticides.

ATTACHMENT “B”

VOLUME AND CHARACTER OF STORMWATER

It is expected that the character of surface water and ground water run-off would be consistent with a roadway, which is used for vehicle traffic. Constituents would include hydrocarbon-based product residues, silt, pesticides, and chemicals resulting from vehicular emissions and landscape maintenance.

The expected volume of run-off was based on the Rational Method. This was calculated using composite “C” coefficients, which are based on impervious cover and the nature of surfaces over which run-off water flows. These calculations are attached directly behind this page and in the construction, plans included with this Water Pollution Abatement Plan.

EXISTING VS PROPOSED

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

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	I_2 [in/hr]	I_5 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{50} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_5 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{50} [cfs]	Q_{100} [cfs]
EX-1	17.04	17.99	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.89	4.91	5.85	7.23	8.40	9.65	13.92	19.25	24.92	35.73	45.81	59.21
EX-2	15.49	28.74	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.04	3.86	4.61	5.75	6.71	7.77	9.89	13.75	17.85	25.83	33.26	43.33
EX-3	5.95	18.38	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.85	4.86	5.79	7.16	8.32	9.57	4.81	6.65	8.62	12.36	15.85	20.50
	38.49																				

PROPOSED CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	I_2 [in/hr]	I_5 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{50} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_5 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{50} [cfs]	Q_{100} [cfs]
PROP-1	16.60	17.99	0.0	0.22	0.24	0.26	0.30	0.33	0.37	3.89	4.91	5.85	7.23	8.40	9.65	13.98	19.31	24.96	35.66	45.64	58.85
PROP-2	9.66	28.74	0.0	0.23	0.25	0.27	0.31	0.34	0.38	4.01	5.06	6.02	7.43	8.63	9.91	8.76	12.08	15.55	22.09	28.18	36.22
PROP-3	12.22	17.99	1.20	0.22	0.24	0.26	0.30	0.33	0.37	3.12	3.96	4.73	5.89	6.87	7.95	8.32	11.54	14.95	21.51	27.62	35.87
	38.49																				

*Crossroads Drive (Private Road) is exempt from detention per Williamson County's Subdivision Ordinance Sect. B11.1.3. All lots are 2 acres or more and have a proposed interim impervious cover of 20% or less. See plans for proposed impervious cover by lot. Future developed site shall provide on-site detention and water quality treatment.

09Aug24

CROSSROADS DRIVE
OVERALL SITE PROPOSED CONDITIONS
TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)

Required Load Reduction (L_M)- Total Project Area: (*only private road)

Eq 3.2 $L_m = 27.2 (A_N * P)$

County =			Williamson	
P	=	Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	=	Total project area included in the plan	30.78	[ac]
A_{pre}	=	Predevelopment impervious area	0.00	[ac]
A_{post}	=	Postdevelopment impervious area	0.67	[ac]
A_N	=	Area of the net increase of impervious area	0.67	[ac]
IC_{pre}	=	Fraction of impervious cover (Pre Development)	0.00	[%]
IC_{post}	=	Fraction of impervious cover (Post Development)	2.18	[%]
L_M	=	Req'd TSS removal (***80%*** of Increase)	**583**	**[lbs]**

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER

09Aug24

ATTACHMENT “C”

SUITABILITY LETTER FROM AUTHORIZED AGENT

There are no On-Site Sewage Facilities proposed for this project.

ATTACHMENT “D”

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

An exception to the required geologic assessment will not be made.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 08/09/2024

Signature of Customer/Agent:

Regulated Entity Name: Crossroads Drive (Private Road)

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: Gasoline/Diesel

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT "A"

SPILL RESPONSE ACTIONS

1.4.16 Spill Prevention and Control

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

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

Education

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

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

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

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

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

General Measures

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

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

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

(4) Train employees in spill prevention and cleanup.

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

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

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

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

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

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

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

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

Cleanup

(1) Clean up leaks and spills immediately.

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

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

Minor Spills

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

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

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

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

(5) Contain the spread of the spill.

(6) Recover spilled materials.

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

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

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

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

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/serc/state-emergency-response-commission

ATTACHMENT “B”

POTENTIAL SOURCES OF CONTAMINATION

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

ATTACHMENT “C”

SEQUENCE OF MAJOR ACTIVITIES

Activity	**Area**
Install Erosion Controls	4.68 ac
Temporary Sediment Pond Construction	---------
Clearing / Grubbing	4.68 ac (Limits of Construction)
Fill / Excavation (Grading)	4.68 ac (Limits of Construction)
Utility Installation	> ± 0.27 ac (storm)
Paving / Infrastructure	± 0.67 ac
Revegetation	± 4.68 ac (Limits of Construction)

ATTACHMENT “D”

TEMPORARY BEST MANAGEMENT PRACTICES & MEASURES

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

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

ATTACHMENT “E”

REQUEST TO TEMPORARILY SEAL A FEATURE

We are not requesting to seal a feature.

ATTACHMENT “F”

STRUCTURAL PRACTICES

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

ATTACHMENT “G”

DRAINAGE AREA MAP

The drainage area map has been included as part of the construction plans, which have been submitted with this WPAP.

ATTACHMENT “H”

TEMPORARY SEDIMENT POND(S) PLANS & CALCULATIONS

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

ATTACHMENT "I"

INSPECTION & MAINTENANCE FOR BMPs

SILT FENCES, ROCK BERMS, INLET PROTECTION,

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

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

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

STABILIZED CONSTRUCTION ENTRANCE:

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

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

CONCRETE TRUCK WASHOUT:

Weekly: Shall be installed prior to any concrete work and shall be repaired weekly or enlarged as necessary to maintain capacity for wasted concrete. Check for structural damages on plastic lining, sandbags, lathe and flagging. Repair as needed.

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

RECORD KEEPING:

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

ATTACHMENT “J”

SCHEDULE OF INTERIM & PERMANENT SOIL STABLIZATION PRACTICES

Interim soil stabilization shall be instituted whenever an area has been disturbed and there is a lapse of twenty-one consecutive days when no construction activities have occurred on that location or if any area is not scheduled for final construction activities to occur later than twenty-one days after last disturbance.

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

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

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 08/09/2024

Signature of Customer/Agent

Regulated Entity Name: Crossroads Drive (Private Road)

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

ATTACHMENT “A” –

20% or LESS IMPERVIOUS COVER WAIVER

This project is not seeking an impervious cover waiver.

ATTACHMENT “B” –

BMPs FOR UPGRADIENT STORMWATER

There are no BMP’s proposed for upgradient stormwater associated with this project.

ATTACHMENT "C" –

BMPs FOR ON-SITE STORMWATER

The storm water from this project will be treated by the following proposed BMP:

Vegetative Filter Strips:

The proposed 15' Vegetative Filter Strips that will be constructed on each side of Crossroads Drive will each treat 13' of pavement (direction of flow) for TSS load removal.

The 80% TSS load removal is achieved since the 13' direction of flow is below the 72' maximum distance per TCEQ's RG-348 – Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

ATTACHMENT “D” –

BMPs FOR SURFACE STREAMS

Surface streams are located near the site. Pollutants will be prevented from entering the streams by routing untreated runoff water from the site through the proposed permanent BMP measures.

ATTACHMENT “E” –

REQUEST TO SEAL FEATURES

We are not requesting to seal a feature.

ATTACHMENT “F” –

CONSTRUCTION PLANS

The construction plans have been attached as part of this submittal.

ATTACHMENT "G" –

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices (Vegetative Filter Strips)

Vegetative Filter Strips:

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

Seasonal Mowing and Lawn Care:

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

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

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

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

Grass Reseeding and Mulching:

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

RECORD KEEPING: During construction the project superintendent shall have a log for entering site inspections for all regular and rainfall events. Results of inspections, including damage and any recommended remedial action, shall be noted along with inspection personnel data and date of completion of any action. The log shall be made available for review by TCEQ, if requested. "Proper" disposal of accumulated silt shall be accomplished following TCEQ and Local Authority guidelines and specifications.

Responsible Party for Maintenance:

North Austin Crossroads Community Church
4201 W. Parmer Lane, Bldg. A, Ste 250
Austin, Texas 78727
(863) 640-1486

Signature of Responsible Party: _____

Printed Name of Responsible Party: Brady Traywick

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER

09Aug24

ATTACHMENT "G" –

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices (Vegetative Filter Strips)

Vegetative Filter Strips:

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

Seasonal Mowing and Lawn Care:

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

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

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

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Responsible Party for Maintenance:

CSW O'Connor, LP
1703 W. 5th St., Ste 850
Austin, Texas 78703
(512) 861-3550

Signature of Responsible Party: _____

Printed Name of Responsible Party: Jon Switzer, Manager of CSW Manager JT, LLC, General Partner of CSW O'Connor, LP

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER

09Aug24

ATTACHMENT "G" –

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices (Vegetative Filter Strips)

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RECORD KEEPING: During construction the project superintendent shall have a log for entering site inspections for all regular and rainfall events. Results of inspections, including damage and any recommended remedial action, shall be noted along with inspection personnel data and date of completion of any action. The log shall be made available for review by TCEQ, if requested. "Proper" disposal of accumulated silt shall be accomplished following TCEQ and Local Authority guidelines and specifications.

Responsible Party for Maintenance:

CROSS TEXAS TRANSMISSION, LLC
1122 S Capital of Texas Hwy, Ste 100
Austin, Texas 78746

Signature of Responsible Party: B. Cameron Fredkin COO of Cross Texas Transmission

Printed Name of Responsible Party: B. Cameron Fredkin, COO of Cross Texas Transmission

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER

09Aug24

ATTACHMENT “H” –

PILOT-SCALE FIELD TESTING PLAN

Not applicable for this project. The BMP was designed using the “Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs".

ATTACHMENT "I" –

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Surface streams are located near the site. Pollutants will be prevented from entering the stream by routing untreated runoff water from the site through the proposed permanent BMP measures.

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

I Jon Switzer, Print Name

Manager/Owner, Title - Owner/President/Other

of CSW Manager JT, LLC, General Partner of CSW O'Connor LP, Corporation/Partnership/Entity Name

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

of Waeltz & Prete, Inc., Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

CSW O'Connor, LP
By: CSW Manager JT, LLC

Applicant's Signature Jon Switzer, Manager

8/6/2024
Date

THE STATE OF TEXAS §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Jon Switzer, Manager of CSW Manager JT, LLC, General Partner of CSW O'Connor, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed on behalf of said limited liability company and limited partnership.

GIVEN under my hand and seal of office on this 6th day of August, 2024.

NOTARY PUBLIC

Typed or Printed Name of Notary : Cindy Kohler

MY COMMISSION EXPIRES: November 9, 2024

CINDY KOHLER
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 11315864

Owner Authorization Form

for Required Signature for submitting and signing an application for an Edwards Aquifer Protection Plan (Plan) and conducting regulated activities in accordance with an approved Plan.

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Relating to the Edwards Aquifer Rules of
Title 30 of the Texas Administrative Code
(30 TAC), Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Brady Traywick on behalf of NORTH AUSTIN CROSSROADS COMMUNITY CHURCH

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

am the Owner of Record or Title Holder of the property located at:

S11974 - GENE TAYLOR TRACT, BLOCK A, LOT 1 & 2, ACRES 17.706

(Legal description of the property referenced in the application)

and being duly authorized under 30 TAC § 213.4(c)(2) and § 213.4(d)(1) or § 213.23(c)(2) and § 213.23(d) to submit and sign an application for a Plan, do hereby authorize:

Jon Switzer / CSW OCONNOR, LP

(Applicant Name / Plan Holder (Legal Entity or Individual))

to conduct:

construction of Crossroads Drive (private road)

(Description of the proposed regulated activities)

on the property described above or at:

(If applicable to a precise location for the authorized regulated activities)

Land Owner Acknowledgement

I, Brady Traywick on behalf of NORTH AUSTIN CROSSROADS COMMUNITY CHURCH

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

understand that while CSW OCONNOR, LP

Applicant Name / Plan Holder (Legal Entity or Individual)

is responsible for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation,

I, Brady Traywick on behalf of NORTH AUSTIN CROSSROADS COMMUNITY CHURCH

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

as Owner of Record or Title Holder of the property described above, I am ultimately responsible for ensuring that compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan, through all phases of Plan implementation, is achieved even if the responsibility for compliance and the right to possess and control of the property referenced in the application has been contractually assumed by another legal entity.

I, Brady Traywick on behalf of NORTH AUSTIN CROSSROADS COMMUNITY CHURCH

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

further understand that any failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under 30 TAC § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Brady Traywick — 8/2/24

Land Owner Signature | Date

THE STATE OF § Texas

County of § Williamson

BEFORE ME, the undersigned authority, on this day personally appeared 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 2nd day of August 2024

DONNA M SLEDZ
Notary ID #130045244
My Commission Expires
March 3, 2027

Donna M. Sledz

NOTARY PUBLIC

Donna M. Sledz

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: March 3, 2027

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☒ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Jon Switzer of CSW OCONNOR, LP

Applicant Name (Individual) | Firm (applicable to Legal Entities)

acknowledge that NORTH AUSTIN CROSSROADS COMMUNITY CHURCH

Land Owner Name (Legal Entity or Individual)

has provided CSW OCONNOR, LP

Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer Protection Plan (Plan).

I understand that CSW OCONNOR, LP

Applicant Name (Legal Entity or Individual)

is responsible, contractually or not, for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation. I further understand that failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature Jon Switzer, Manager of CSW Manager JT, LLC, General Partner of CSW O'Connor, LP

Date August 6, 2024

THE STATE OF § Texas

County of § Travis

BEFORE ME, the undersigned authority, on this day personally appeared 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 6th day of August, 2024

NOTARY PUBLIC

CINDY KOHLER
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 11315864

Cindy Kohler

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11-09-2024

Owner Authorization Form

for Required Signature for submitting and signing an application for an Edwards Aquifer Protection Plan (Plan) and conducting regulated activities in accordance with an approved Plan.

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Relating to the Edwards Aquifer Rules of
Title 30 of the Texas Administrative Code
(30 TAC), Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, B. Cameron Fredkin, COO of CROSS TEXAS TRANSMISSION, LLC

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

am the Owner of Record or Title Holder of the property located at:

S11974 - GENE TAYLOR TRACT, BLOCK A, LOT 4, ACRES 9.656

(Legal description of the property referenced in the application)

and being duly authorized under 30 TAC § 213.4(c)(2) and § 213.4(d)(1) or § 213.23(c)(2) and § 213.23(d) to submit and sign an application for a Plan, do hereby authorize:

Jon Switzer / CSW OCONNOR, LP

(Applicant Name / Plan Holder (Legal Entity or Individual))

to conduct:

construction of Crossroads Drive (private road)

(Description of the proposed regulated activities)

on the property described above or at:

(If applicable to a precise location for the authorized regulated activities)

Land Owner Acknowledgement

I, B. Cameron Fredkin, COO of CROSS TEXAS TRANSMISSION, LLC

Land Owner Name (Individual) | Firm (applicable to Legal Entities)

understand that while CSW OCONNOR, LP

Applicant Name / Plan Holder (Legal Entity or Individual)

is responsible for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation,

I, B. Cameron Fredkin, COO of CROSS TEXAS TRANSMISSION, LLC

Land Owner Name (Individual) Firm (applicable to Legal Entities)

as Owner of Record or Title Holder of the property described above, I am ultimately responsible for ensuring that compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan, through all phases of Plan implementation, is achieved even if the responsibility for compliance and the right to possess and control of the property referenced in the application has been contractually assumed by another legal entity.

I, B. Cameron Fredkin, COO of CROSS TEXAS TRANSMISSION, LLC

Land Owner Name (Individual) Firm (applicable to Legal Entities)

further understand that any failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under 30 TAC § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

B. Cameron Fredkin 08/02/2024

Land Owner Signature Date

THE STATE OF § Texas

County of § Randall

BEFORE ME, the undersigned authority, on this day personally appeared 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 2nd day of August

Erica Read Digitally signed by Erica Read Date: 2024.08.02 11:59:50 -05'00'

NOTARY PUBLIC

Erica Read

Typed or Printed Name of

NOTARY PUBLIC STATE OF TEXAS
ERICA READ
Notary ID #131858328
My Commission Expires
March 6, 2027

Notary MY COMMISSION EXPIRES: 3/6/27

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Jon Switzer of CSW OCONNOR, LP

Applicant Name (Individual) — Firm (applicable to Legal Entities)

acknowledge that CROSS TEXAS TRANSMISSION, LLC

Land Owner Name (Legal Entity or Individual)

has provided CSW OCONNOR, LP

Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer Protection Plan (Plan).

I understand that CSW OCONNOR, LP

Applicant Name (Legal Entity or Individual)

is responsible, contractually or not, for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation. I further understand that failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature — Jon Switzer, Manager of CSW Manager JT, LLC, General Partner of CSW O'Connor, LP

8·6·2024
Date

THE STATE OF § TEXAS

County of § TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared 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 6th day of August, 2024

CINDY KOHLER
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 11315864

NOTARY PUBLIC

Cindy Kohler
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11 09 2024

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Crossroads Drive (Private Road)
Regulated Entity Location: Crossroads Drive, Williamson County, TX
Name of Customer: CSW O'Connor, LP
Contact Person: Jon Switzer Phone: 512-861-3550
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	30.784 Acres	$ 6,500.00
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: _____ Date: 08/09/2024

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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605994508		RN 111455622

SECTION II: Customer Information

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

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

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

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

CSW OCONNOR, LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
084281877	32081534243	873255533	N/A

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

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

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

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

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

15. Mailing Address:

1703 W. 5th Street, Suite 850

City	State	ZIP	ZIP + 4
Austin	TX	78703	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*

(512) 861-3550		( ) -

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.)*

Crossroads Drive (Private Road)

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	Crossroads Drive (Private Road)							
	City	Austin	**State**	TX	**ZIP**	78717	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	The site is located at the northwest corner intersection of O'Connor Drive and SH 45 (toll road).

26. Nearest City	**State**	**Nearest ZIP Code**
Austin	TX	78717

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

27. Latitude (N) In Decimal:	30.480110		**28. Longitude (W) In Decimal:**	-97.721783	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30°	28'	48.396"	97°	43'	18.4188"

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552		237210	

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

Developer

34. Mailing Address:	**1703 W. 5th Street, Suite 850**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78717**	**ZIP + 4**	

35. E-Mail Address:	**jswitzer@cswdevelopment.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 861-3550		( ) -

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

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

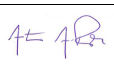
SECTION IV: Preparer Information

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

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 505-8953	11	**( )** -	tony@w-pinc.com

SECTION V: Authorized Signature

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

Company:	Waeltz & Prete, Inc.	**Job Title:**	Principal
Name *(In Print):*	Antonio A. Prete, P.E.	**Phone:**	**(** 512 **)** 505- **8953**
Signature:		**Date:**	10Sept24

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

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

SURVEYOR:

SHANE SHAFER, R.P.L.S.
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TEXAS 78628
PH: (512) 931-3100
EMAIL: shane@diamondsurveying.com

IMPERVIOUS COVER (LOT 2 - 16.495 AC)

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREETS, CURB & GUTTER	0 SF	0 SF
PRIVATE SIDEWALK, STREETS, ETC..... (WITHIN LIMITS OF LOT ONLY)	0 SF	8,697 SF

IMPERVIOUS COVER (LOT 3 - 4.633 AC)

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREETS, CURB & GUTTER	0 SF	0 SF
PRIVATE SIDEWALK, STREETS, ETC..... (WITHIN LIMITS OF LOT ONLY)	0 SF	7,912 SF

IMPERVIOUS COVER (LOT 4 - 9.656 AC)

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREETS, CURB & GUTTER	0 SF	0 SF
PRIVATE SIDEWALK, STREETS, ETC..... (WITHIN LIMITS OF LOT ONLY)	0 SF	12,682 SF

TOTAL	0 SF (0 AC.)	29,291 SF (0.67 AC.)
TOTAL AREA OF DISTURBANCE (LOC)	-----	136,757 SF (3.14 AC.)

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE ENTITIES BELOW. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, PER PANEL NUMBER 48491C0630F, DATED DECEMBER 20, 2019.
3. THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. WATER QUALITY WILL BE PROVIDED WITH PROPOSED IMPROVEMENTS.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THIS SITE PLAN HAS BEEN REGISTERED WITH THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. REFERENCE #TAB_____

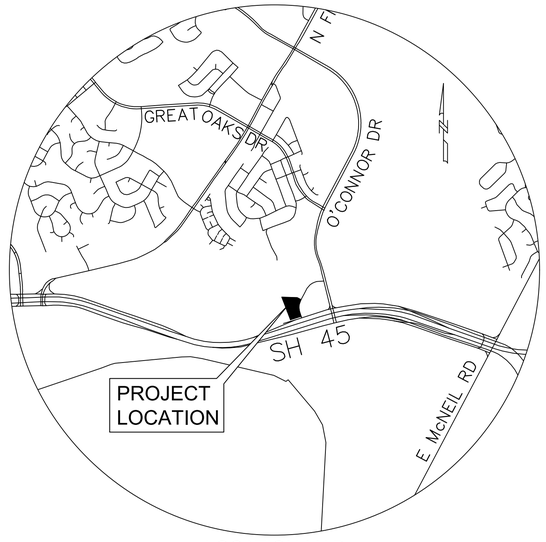
SITE DEVELOPMENT PLANS FOR:

CROSSROADS DRIVE (PRIVATE ROAD)

GENE TAYLOR TRACT SUBDIVISION
LOTS 2, 3 & 4, BLOCK 'A'
(16.495 AC, 4.633 AC & 9.656 AC)

CROSSROADS DRIVE
WILLIAMSON COUNTY, TX

AUGUST 2024



LOCATION MAP
NTS

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

SHEET INDEX

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER

07 Aug 24
ANTONIO A. PRETE, P.E. DATE
STATE OF TEXAS #93759

JOB NO.: 073-016

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

ACCEPTED FOR CONSTRUCTION:

WILLIAMSON COUNTY - ESD #2 DATE

WILLIAMSON COUNTY - COUNTY REQUIREMENTS DATE

OWNER:

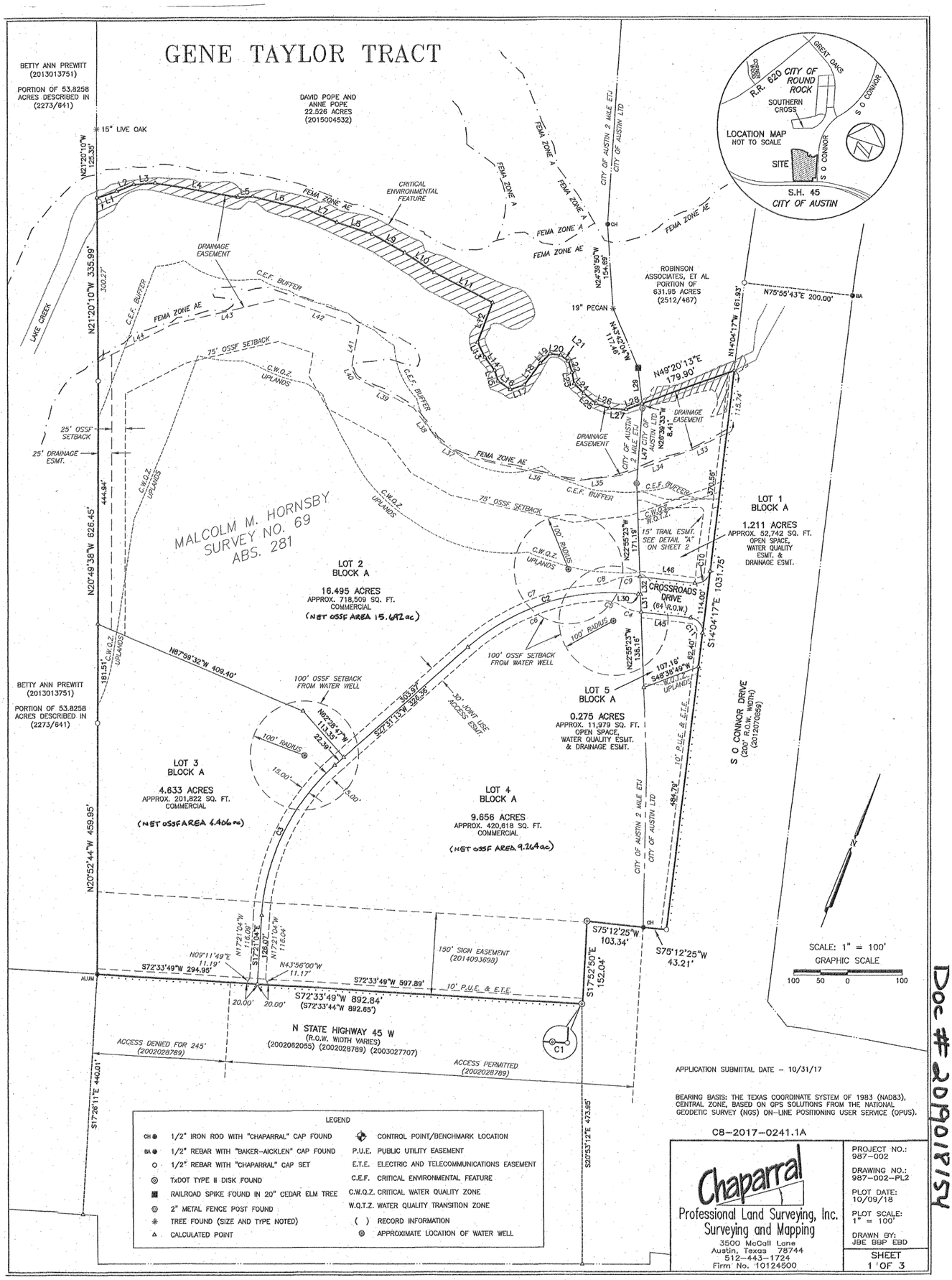
JON SWITZER
CSW O'CONNOR, LP
1703 W. 5TH ST, STE. 850
AUSTIN, TX 78703
PH: (512) 861-3550
EMAIL: JON.SWITZER@AM.JLL.COM

ENGINEER:

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

CORRECTIONS / REVISIONS							
NO.	DESCRIPTION	REVISE(R)/ ADD(A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED/DATE
		8/7/2024					
		100% SET					
		FOR REVIEW ONLY					
		NOT FOR CONSTRUCTION					

CROSSROADS DRIVE (PRIVATE ROAD)



Doc # 20190157

08/07/2024
100% SET
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE: PLAT (1 OF 3)

WP PROJECT NO.: 073-016

SHEET NO.: C-2

DESIGNED: AAP
DRAWN: JCL
APPROVED: AAP
DATE: 8/8/24

CLIENT: CSW O'CONNOR, LP

PROJECT: CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE,
WILLIAMSON COUNTY, TX

STATE OF TEXAS
ANTONIO A. PRETE
93739
LICENSED PROFESSIONAL ENGINEER
8-8-24

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

Doc# 2019018154

GENE TAYLOR TRACT

A DESCRIPTION OF 32.454 ACRES IN THE MALCOLM M. HORNSBY SURVEY NO. 69, ABSTRACT NO. 281 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 52.591 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED JANUARY 15, 2015 AND RECORDED IN DOCUMENT NO. 2015004536 AND ALL OF A 2.390 ACRE TRACT CONVEYED TO LEWIS WOODS, LLC IN A SPECIAL WARRANTY DEED DATED MAY 17, 2018 AND RECORDED IN DOCUMENT NO. 2018042807, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 32.454 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2" rebar with aluminum cap found at the intersection of the north line of State Highway 45 (right-of-way width varies) as described in Document No. 2002062055, 2002028789 and 2003027707 of the Official Public Records of Williamson County, Texas and the east line of a 53.8258 acre tract described in Volume 2273, Page 641 of the Deed Records of Williamson County, Texas, for the southwest corner of said 52.591 Acre Tract and the herein described tract;

THENCE with the west line of the said 52.591 Acre Tract and the east line of the said 53.8258 Acre Tract, the following three (3) courses and distances:

1. North 20°52'44" West, a distance of 459.95 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 20°49'38" West, a distance of 626.45 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 21°20'10" West, a distance of 335.99 feet to an inundated/calculated point in the centerline of Lake Creek at the southwest corner of a 22.526 acre tract described in Document No. 2015004532 of the Official Public Records of Williamson County, Texas, for the northwest corner of the herein described tract;

THENCE over and across said 52.591 Acre Tract, with the centerline of Lake Creek, same being the south line of said 22.526 Acre Tract, the following twenty-eight (28) courses and distances:

1. North 51°33'41" East, a distance of 38.11 feet to an inundated/calculated point;
2. North 47°12'47" East, a distance of 34.01 feet to an inundated/calculated point;
3. North 64°48'53" East, a distance of 39.04 feet to an inundated/calculated point;
4. North 78°51'50" East, a distance of 153.90 feet to an inundated/calculated point;
5. North 66°19'59" East, a distance of 27.32 feet to an inundated/calculated point;
6. North 82°30'05" East, a distance of 99.30 feet to an inundated/calculated point;
7. South 88°03'52" East, a distance of 63.58 feet to an inundated/calculated point;
8. North 87°03'26" East, a distance of 68.50 feet to an inundated/calculated point;
9. South 81°08'49" East, a distance of 68.81 feet to an inundated/calculated point;
10. South 77°06'28" East, a distance of 65.69 feet to an inundated/calculated point;
11. South 83°33'17" East, a distance of 119.30 feet to an inundated/calculated point;
12. South 00°04'23" West, a distance of 77.24 feet to an inundated/calculated point;
13. South 47°28'10" East, a distance of 30.55 feet to an inundated/calculated point;
14. South 57°49'31" East, a distance of 29.97 feet to an inundated/calculated point;
15. South 37°29'52" East, a distance of 20.73 feet to an inundated/calculated point;
16. South 76°46'23" East, a distance of 27.53 feet to an inundated/calculated point;
17. North 51°00'17" East, a distance of 27.21 feet to an inundated/calculated point;
18. North 16°08'19" East, a distance of 49.56 feet to an inundated/calculated point;
19. North 24°48'59" East, a distance of 24.87 feet to an inundated/calculated point;
20. North 76°46'41" East, a distance of 19.57 feet to an inundated/calculated point;
21. South 72°42'28" East, a distance of 17.57 feet to an inundated/calculated point;
22. South 39°32'39" East, a distance of 22.01 feet to an inundated/calculated point;
23. South 31°22'53" East, a distance of 21.27 feet to an inundated/calculated point;
24. South 66°01'31" East, a distance of 24.83 feet to an inundated/calculated point;
25. South 72°21'11" East, a distance of 29.43 feet to an inundated/calculated point;
26. North 88°25'03" East, a distance of 26.38 feet to an inundated/calculated point;
27. North 72°25'21" East, a distance of 29.98 feet to an inundated/calculated point;
28. North 49°20'14" East, a distance of 30.57 feet to an inundated/calculated point at the northwest corner of said 2.390 Acre Tract, same being the southeast corner of said 22.526 Acre Tract;

THENCE North 49°20'13" East, continuing with the centerline of Lake Creek, same being the north line of said 2.390 Acre Tract a distance of 179.90 feet to an inundated/calculated point in the west right-of-way line of S O Connor Drive (200' right-of-way width) as described in Document No. 2012070859 of the Official Public Records of Williamson County, Texas, for the northeast corner of said 2.390 Acre Tract and the herein described tract;

THENCE South 14°04'17" East, with the west right-of-way line of S O Connor Drive and the east line of said 2.390 Acre Tract, a distance of 1031.75 feet to a 1/2" rebar with "Chaparral" cap found at the intersection of the north right-of-way line of said State Highway 45 and the west right-of-way line of said S O Connor Drive, for the southeast corner of said 2.390 Acre Tract and the herein described tract;

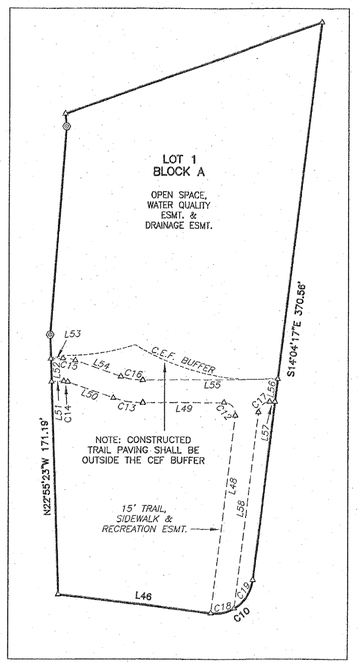
THENCE South 75°12'25" West with the north right-of-way line of said State Highway 45 and the south line of said 2.390 Acre Tract, a distance of 43.21 feet to a 1/2" rebar with "Chaparral" cap found at the common south corner of said 2.390 Acre Tract and said 52.591 Acre Tract;

THENCE continuing with the north right-of-way line of State Highway 45 and the south line of said 52.591 Acre Tract, the following four (4) courses and distances:

1. South 75°12'25" West, a distance of 103.34 feet to a TxDot type II disk found;
2. South 17°52'50" East, a distance of 152.04 feet to a 1/2" rebar with "Chaparral" cap set;
3. With a curve to the left, having a radius of 4386.39 feet, a delta angle of 00°00'53", an arc length of 1.12 feet, and a chord which bears South 72°33'26" West, a distance of 1.12 feet to a TxDot type II disk found;
4. South 72°33'49" West, a distance of 892.84 feet to the POINT OF BEGINNING, containing 32.454 acres of land, more or less.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N51°33'41"E	38.11'
L2	N47°12'47"E	34.01'
L3	N64°48'53"E	39.04'
L4	N78°51'50"E	153.90'
L5	N66°19'59"E	27.32'
L6	N82°30'05"E	99.30'
L7	S88°03'52"E	63.58'
L8	N87°03'26"E	68.50'
L9	S81°08'49"E	68.81'
L10	S77°06'28"E	65.69'
L11	S83°33'17"E	119.30'
L12	S00°04'23"W	77.24'
L13	S47°28'10"E	30.55'
L14	S57°49'31"E	29.97'
L15	S37°29'52"E	20.73'
L16	S76°46'23"E	27.53'
L17	N51°00'17"E	27.21'
L18	N16°08'19"E	49.56'
L19	N24°48'59"E	24.87'
L20	N76°46'41"E	19.57'
L21	S72°42'28"E	17.57'
L22	S39°32'39"E	22.01'
L23	S31°22'53"E	21.27'
L24	S66°01'31"E	24.83'
L25	S72°21'11"E	29.43'
L26	N88°25'03"E	26.38'
L27	N72°25'21"E	29.98'
L28	N49°20'14"E	30.57'
L29	N26°39'33"W	66.28'
L30	S75°05'40"W	4.16'
L31	N22°55'10"W	32.39'
L32	N22°55'36"W	32.39'
L33	S42°56'37"W	69.50'
L34	S49°40'09"W	139.87'
L35	S61°58'35"W	84.18'
L36	S81°29'24"W	206.27'
L37	N81°23'38"W	56.70'
L38	N57°36'17"W	76.53'
L39	N83°16'06"W	117.38'
L40	N51°01'51"W	19.45'
L41	N11°09'45"W	79.50'
L42	S88°15'15"W	153.41'
L43	S55°44'18"W	203.39'
L44	S42°30'22"W	152.99'
L45	N75°55'43"E	91.50'
L46	S75°55'43"W	101.46'
L47	N16°39'51"W	137.82'
L48	N14°04'17"W	131.54'
L49	S68°29'50"W	53.37'
L50	S88°19'24"W	32.02'
L51	S67°04'37"W	7.94'
L52	N22°55'23"W	15.00'
L53	N67°04'37"E	7.94'
L54	N88°19'24"E	32.02'
L55	N68°29'50"E	89.08'
L56	S14°04'17"E	15.13'
L57	S68°29'50"W	3.50'
L58	S14°04'17"E	130.46'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4386.39'	0°00'53"	1.12'	S72°33'26"W	1.12'
C2	400.00'	48°24'30"	337.95'	S51°43'28"W	327.99'
C3	400.00'	44°52'17"	313.26'	S05°05'04"W	305.32'
C4	100.00'	23°58'53"	41.86'	S87°50'53"W	41.55'
C5	50.00'	32°53'56"	28.71'	S83°28'28"W	28.32'
C6	385.00'	39°30'17"	265.45'	S47°16'22"W	260.23'
C7	415.00'	38°08'22"	276.25'	N46°35'24"E	271.18'
C8	50.00'	22°54'19"	19.99'	N54°12'26"E	19.86'
C9	100.00'	33°10'40"	57.91'	N59°16'48"E	57.10'
C10	25.00'	90°00'00"	39.27'	S30°55'43"W	35.36'
C11	25.00'	90°00'00"	39.27'	S59°04'17"E	35.36'
C12	7.50'	97°25'53"	12.75'	N62°47'14"W	11.27'
C13	57.50'	19°49'34"	19.90'	S78°24'37"W	19.80'
C14	7.50'	21°14'48"	2.78'	S77°42'00"W	2.77'
C15	22.50'	21°14'48"	8.34'	N77°42'00"E	8.30'
C16	42.50'	19°49'34"	14.71'	N78°24'37"E	14.63'
C17	7.50'	82°34'07"	10.81'	S27°12'46"W	9.90'
C18	25.00'	36°52'12"	16.09'	S57°29'37"W	15.81'
C19	25.00'	53°07'48"	23.18'	N12°29'37"E	22.36'



DETAIL "A"
1" = 50'

LOT SUMMARY		SQUARE FOOTAGE
RIGHT-OF-WAY	0.184 ACRES	8,015 S.F.
COMMERCIAL (3)	30.784 ACRES	1,340,959 S.F.
OPEN SPACE, WATER QUALITY AND DRAINAGE EASEMENT (2)	1.486 ACRES	64,721 S.F.
TOTAL	32.454 ACRES	1,413,695 S.F.

TABLE OF LAND USES			SQUARE FOOTAGE	ACRES
LOT 1, BLOCK A	OPEN SPACE, WATER QUALITY EASEMENT AND DRAINAGE EASEMENT		52,742 S.F.	1.211
LOT 2, BLOCK A	COMMERCIAL		718,509 S.F.	16.495
LOT 3, BLOCK A	COMMERCIAL		201,822 S.F.	4.633
LOT 4, BLOCK A	COMMERCIAL		420,618 S.F.	9.656
LOT 5, BLOCK A	OPEN SPACE, WATER QUALITY EASEMENT AND DRAINAGE EASEMENT		11,979 S.F.	0.275

C8-2017-0241.1A

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 987-002
DRAWING NO.: 987-002-PL2
PLOT DATE: 10/09/18
PLOT SCALE: 1" = 100'
DRAWN BY: JBE BBP EBD
SHEET 2 OF 3

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS
RECOMD		
	08/07/2024	100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

SHEET TITLE:
PLAT (2 OF 3)

WP PROJECT NO.:
073-016

SHEET NO.:
C-3

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 GEN-NOTE.dwg, 8/8/2024 7:41:08 AM, DWG To PDF.pc3

Doc # 2019018154

GENE TAYLOR TRACT

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT LEWIS WOODS, LLC, BEING THE OWNER OF THAT CERTAIN 52.591 ACRE TRACT OF LAND OUT OF THE MALCOLM M. HORNSBY SURVEY NO. 69, ABSTRACT NO. 281 IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2015004538 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THAT CERTAIN 2.390 ACRE TRACT OF LAND OUT OF THE MALCOLM M. HORNSBY SURVEY NO. 69, ABSTRACT NO. 281 IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2018042807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 32.454 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

GENE TAYLOR TRACT

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 12th DAY OF December, 2018 A.D.

BY: _____
LEWIS WOODS, LLC
1508 S LAMAR
AUSTIN, TX 78704
Barrett Wood, PRESIDENT

STACEY ANGELINE KAROLIK
Notary Public, State of Texas
Comm. Expires 05-03-2021
Notary ID 129293021

STATE OF TEXAS
COUNTY OF Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barrett Wood, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE 12th DAY OF December, 2018 AD.

Stacey Angeline Karolik
NOTARY PUBLIC, STATE OF TEXAS
Stacey Angeline Karolik 5-3-21
PRINTED NAME MY COMMISSION EXPIRES

STACEY ANGELINE KAROLIK
Notary Public, State of Texas
Comm. Expires 05-03-2021
Notary ID 129293021

SURVEYOR'S CERTIFICATION:

I, PHILLIP L. MCLAUGHLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY SHOWN HEREON UNDER MY SUPERVISION.

Phillip L McLaughlin
PHILLIP L. MCLAUGHLIN, R.P.L.S. NO. 5300 OCTOBER 9, 2018
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724
FIRM NO. 10124500

STATE OF TEXAS
REGISTERED
PHILLIP L. MCLAUGHLIN
5300
PROFESSIONAL
LAND SURVEYOR

ENGINEER'S CERTIFICATION:

I, T. W. HOYSA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AKA 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48491C0630E, REVISED TO REFLECT LOMR EFFECTIVE MARCH 22, 2010, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

T. W. HOYSA
PROFESSIONAL ENGINEER NO. 100072
STATE OF TEXAS

STATE OF TEXAS
T. W. HOYSA
100072
REGISTERED
10/23/18

ENGINEERING BY:

LJA ENGINEERING
921 W NEW HOPE DR SUITE 603
CEDAR PARK, TX 78613
P: 512-306-0228
M: 512-914-6782
TEXAS REGISTERED ENGINEERING FIRM FRN-F1386

SUBDIVISION NOTES:

1. WATER AND WASTEWATER SERVICE FOR THIS PROPERTY WILL BE PROVIDED BY ON-SITE WATER WELLS AND AN ON-SITE SANITARY FACILITY (OSSF). ON-SITE WATER AND WASTEWATER FACILITIES SHALL BE APPROVED BY THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT (WCCHD).
2. NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO ON-SITE WATER AND WASTEWATER FACILITIES APPROVED AND INSPECTED BY WCCHD.
3. BY APPROVING THIS PLAT, THE CITY OF AUSTIN AND WILLIAMSON COUNTY ASSUME NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE DETAINED BY THE USE OF PONDING, OR OTHER APPROVED METHODS IF AVAILABLE AT SITE PLAN, EXCESS RUNOFF MAY BE ALLOWED TO AN AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE UPPER BRUSHER CREEK WCID.
7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE TXU WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE TXU'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. ANY RELOCATIONS OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR/OWNER.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CROSSROADS DRIVE AND S O CONNOR DRIVE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351.
10. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
11. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
12. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
13. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
15. LANDSCAPE AND OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
16. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE AND TRAILS. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY LDC 25-8-281 AND 25-8-282.
17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, PURSUANT TO LDC SECTION 25-8-211.
18. THIS PLAT INCLUDES 1.486 ACRES OF PRIVATE OPEN SPACE LAND AS DESCRIBED IN THE ROBINSON RANCH ANNEXATION AND DEVELOPMENT AGREEMENT, COMPRISED OF LOTS 1 AND 5, BLOCK A.
19. ALL OF LOT 1, A PORTION OF LOT 4 AND ALL OF LOT 5 ARE WITHIN THE LIMITED PURPOSE CITY LIMITS OF THE CITY OF AUSTIN SHALL BE DEVELOPED IN ACCORDANCE WITH THE ROBINSON RANCH DEVELOPMENT AGREEMENT.
20. THIS PLAT IS SUBJECT TO THE CITY OF AUSTIN'S VOID AND WATER FLOW MITIGATION RULES.
21. PUBLIC SIDEWALKS ARE REQUIRED ALONG SH 45W AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH45 ARE SUBJECT TO THE APPROVAL OF TXDOT AT THE SITE PLAN PHASE, THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351.
22. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
23. ACCESS TO LOTS 1 AND 5 SHALL BE FROM CROSSROADS DRIVE.
24. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the Subdivider and the City of Austin, dated JANUARY 23, 2019, the Subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document Number 2019014299, in the Official Public Records of Williamson County, Texas."

C8-2017-0241.1A

OSSF NOTES:

1. THIS TRACT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
2. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
3. ON SITE SEWAGE FACILITIES MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
4. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE WATER WELLS.
5. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
6. PROPOSED WELLS MUST BE LOCATED 50' FROM THE PROPERTY LINE.
7. NO DEVELOPMENT REQUIRING AN OSSF MAY OCCUR ON LOT 1 OR LOT 5, BLOCK A.
8. SETBACKS FROM WATER WELL SHALL BE PER CONSTRUCTED WELL LOCATION. WELL LOCATIONS SHOWN ON THIS PLAT MAY BE REVISED WITH PERMITTING OF EACH INDIVIDUAL LOT.

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATION AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. Terron Evertson
J. TERRON EVERTSON, PE, DR, CFM 12/5/18
COUNTY ENGINEER DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION AND THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 8 DAY OF February, 2019.

APPROVED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE 8 DAY OF February, 2019 AD.

Cesar Zavala For
CESAR ZAVALA FOR J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF

THE CITY OF AUSTIN, TEXAS, THIS THE 18 DAY OF December, 2018.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 6th DAY OF MARCH, A.D. 2019 AT 10:25 O'CLOCK, A M., AND DULY RECORDED THIS THE 6th DAY OF MARCH 2019, AD, AT 10:37 O'CLOCK A. M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2019018154. TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK OF THE COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda McKenzie, DEPUTY
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 987-002
DRAWING NO.: 987-002-PL2
PLOT DATE: 10/09/18
PLOT SCALE: 1" = 100'
DRAWN BY: JBE BBP EBD
SHEET 3 OF 3

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
07-3-24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOMD
	08/07/2024	100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

SHEET TITLE:
PLAT (3 OF 3)

WP PROJECT NO.:
073-016

SHEET NO.:
C-4

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 GEN-NOTE.dwg, 8/8/2024 7:41:12 AM, DWG To PDF.pc3

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND ACCEPTED BY THE DESIGN ENGINEER AND WILLIAMSON COUNTY.

2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO WILLIAMSON COUNTY.

GENERAL CONSTRUCTION NOTES:

1. WHEN EXISTING NATIVE TOPSOIL FROM THE SITE IS REUSED FOR FINISHED GRADE TOPSOIL, ANY ROCKS LARGER THAN 1" DIAMETER SHALL BE REMOVED. TOPSOIL SHALL BE PLACED IN DRAINAGE CHANNELS/DITCHES OTHERWISE, TOPSOIL SHALL BE PLACED OR MAINTAINED TO A MIN. DEPTH OF 3" IN ALL DISTURBED AREAS, OR TO A DEPTH AS SHOWN ON ANY LANDSCAPE DRAWINGS IN THIS SET OF DOCUMENTS OR ASSOCIATED WITH THIS PROJECT. TOPSOIL SHALL BE A CLEAN, FRIABLE, FERTILE SOIL WITH A RELATIVELY HIGH EROSION RESISTANCE, FREE OF OBJECTIONABLE MATERIALS INCLUDING ROOTS AND ROCKS LARGER THAN ONE (1) INCH. TOPSOIL SHALL NOT CONTAIN CALICHE OR LIMESTONE. TOPSOIL SHALL BE READILY ABLE TO SUPPORT THE GROWTH OF PLANTING, SEEDING AND SODDING, AS ACCEPTED BY THE CITY. THE PROVISIONS FOR TOPSOIL INCLUDES THE IMPORTING OF ANY QUANTITY NECESSARY TO MEET THE REQUIREMENTS OF THE PROJECT.

2. BLASTING IS NOT ALLOWED.

3. ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED.

4. THE CONTRACTOR SHALL USE EFFECTIVE PRECAUTIONARY MEASURES WHEN OPERATION IN THE VICINITY OF ELECTRICAL LINES. IF THE CONTRACTOR CHOOSES TO USE EQUIPMENT WITH THE POTENTIAL OF COMING WITHIN THE DISTANCES PROSCRIBED BY STATUTE (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436 (C)), THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE WORK WITH THE ELECTRIC UTILITY.

5. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN BARRICADES, WARNING SIGNS, FLASHERS, AND OTHER DEVICES OF THE TYPE AND SIZE AS INDICATED IN THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ADDITIONALLY AS DIRECTED BY THE OWNER.

6. ALL CONCRETE SHALL BE CLASS "A" (5 SACK, 3000 PSI AT 28 DAYS) AND ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUBSURFACE CONDITIONS FOR THE PURPOSE OF VERIFYING THE GEOTECHNICAL AND SUBSURFACE CONDITIONS WHICH MAY BE ENCOUNTERED AT THE SITE.

8. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN-LIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED. ANY UNATTRACTIVE NUISANCE SHALL BE REMOVED BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER.

9. ALL HOLES, TRENCHES, AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, STEEL PLATES, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.

10. THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ON NEWLY PLACED CONCRETE FOR AT LEAST 96 HOURS.

11. TREES OTHER THAN THOSE SHOWN ON THE TREE SURVEY THAT ARE DESIGNATED BY THE OWNER SHALL BE PROTECTED AND SAVED BY THE CONTRACTOR.

12. THE CONTRACTOR SHALL BE AWARE THAT DUE TO THE FACT EXISTING UTILITY LINES MAY BE CURRENTLY LIVE AND IN SERVICE, THERE MAY BE TIMES WHEN SHUTTING DOWN SAID LINES, CONNECTING TO SAID LINES OR TERMINATING SAID LINES WILL HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.

13. ALL STORM SEWER PIPES TO BE CLASS III R.C.P. UNLESS NOTED OTHERWISE.

14. MANHOLE FRAMES, COVERS AND WATER VALVE COVERS SHALL BE RAISED TO FINISHED GRADE.

15. THE CONTRACTOR SHALL HAVE AT ALL TIMES AND PRIOR TO STARTING CONSTRUCTION, A COPY OF WILLIAMSON COUNTY CONSTRUCTION SPECIFICATIONS AND STANDARDS MANUAL, IN THE PROJECT TRAILER, AS WELL AS THE CITY APPROVED SITE DEVELOPMENT DRAWINGS.

TPDES/ SWPPP

1. A STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED BY THE STATE OF TEXAS UNDER THE TPDES STATUTES, IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST BE FILED AND AVAILABLE FOR INSPECTION ON-SITE. PROJECT INFO & CONTACT NAME SHALL BE POSTED IN A PUBLIC PLACE AT THE MAIN GATE/CONSTRUCTION ENTRANCE. THE NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE T.C.E.Q. AND A COPY GIVEN TO WILLIAMSON COUNTY. NO WORK SHALL BE STARTED BEFORE ALL ASPECTS OF THE SWPPP ARE IN PLACE. ALL REGULATIONS ON THE SWPPP SHALL BE STRICTLY FOLLOWED OR THE CONTRACTOR WILL BE SUBJECT TO SERIOUS FINES.

GENERAL SITE DEVELOPMENT PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.

2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), WILLIAMSON COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE COUNTY STANDARDS.

3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.

4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT, NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.

5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.

6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF WILLIAMSON COUNTY.

7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.05 OF THE UDC.

8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.

9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.

10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.

11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.

12. A FIRE FLOW OF 1,500 GPM SHALL BE MET BY THIS PLAN.

13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

14. THE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENCE PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.

15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT OF THE CITY.

16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.

17. ALL ELECTRIC & COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC 13.06.

18. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF WILLIAMSON COUNTY.

19. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH WILLIAMSON COUNTY WATER QUALITY REGULATIONS, WAS COMPLETED. ANY SPRINGS AND STREAMS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

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

TCEQ-0592 (Rev. July 15, 2015)

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 when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to storm water 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
78233-4480
Phone (512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas
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.

ABBREVIATIONS:

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

LEGEND

FH — FIRE HYDRANT
W — WATER METER
W — WATER VALVE
WW — WASTEWATER MANHOLE
SIGN
303 — TREE
POWER POLE
LIGHT POLE
S — SPRINKLER CONTROL VALVE
BENCHMARK
BM #1

X — BARB-WIRE FENCE
CHAIN-LINK FENCE
EDGE OF PAVEMENT
GL — GAS LINE
UE — UNDERGROUND ELEC.
UT — UNDERGROUND TELE.
W — WATER LINE
WW — WASTEWATER LINE
// — WOOD FENCE

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
08-07-24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

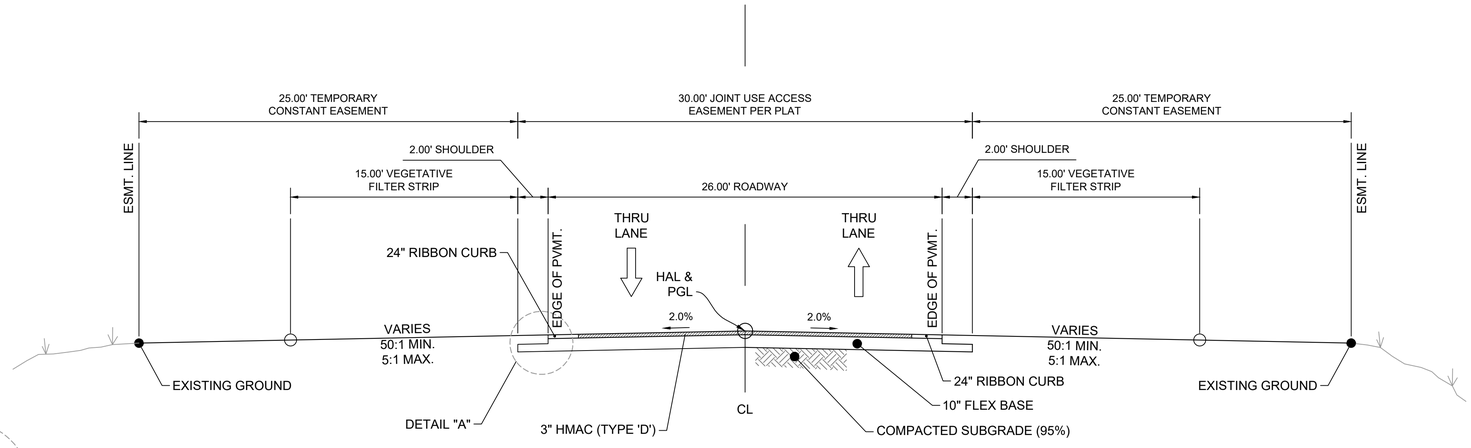
RECOMD
REVISIONS
DATE
No.
08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

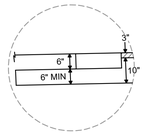
SHEET TITLE:
GENERAL NOTES

WP PROJECT NO.:
073-016

SHEET NO.:
C-5

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 GEN-NOTE.dwg, 8/8/2024 7:41:16 AM, DWG To PDF.pc3





DETAIL "A"

CROSSROADS DRIVE - TYPICAL SECTION
STA. 2+30.00 to STA. 11+75.00

SCALE: 1"= 5'

***NOTE: STA. 1+00.00 TO STA. 2+30.00 TRANSITION FROM EX. DRWY TO TYPICAL SECTION. REFERENCE SHEET C-10.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°30'44"W	22.40'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	400.00'	313.29'	44°52'34"	S05°04'43"W	305.35'

know what's below. Call before you dig.

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-31-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOM'D
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

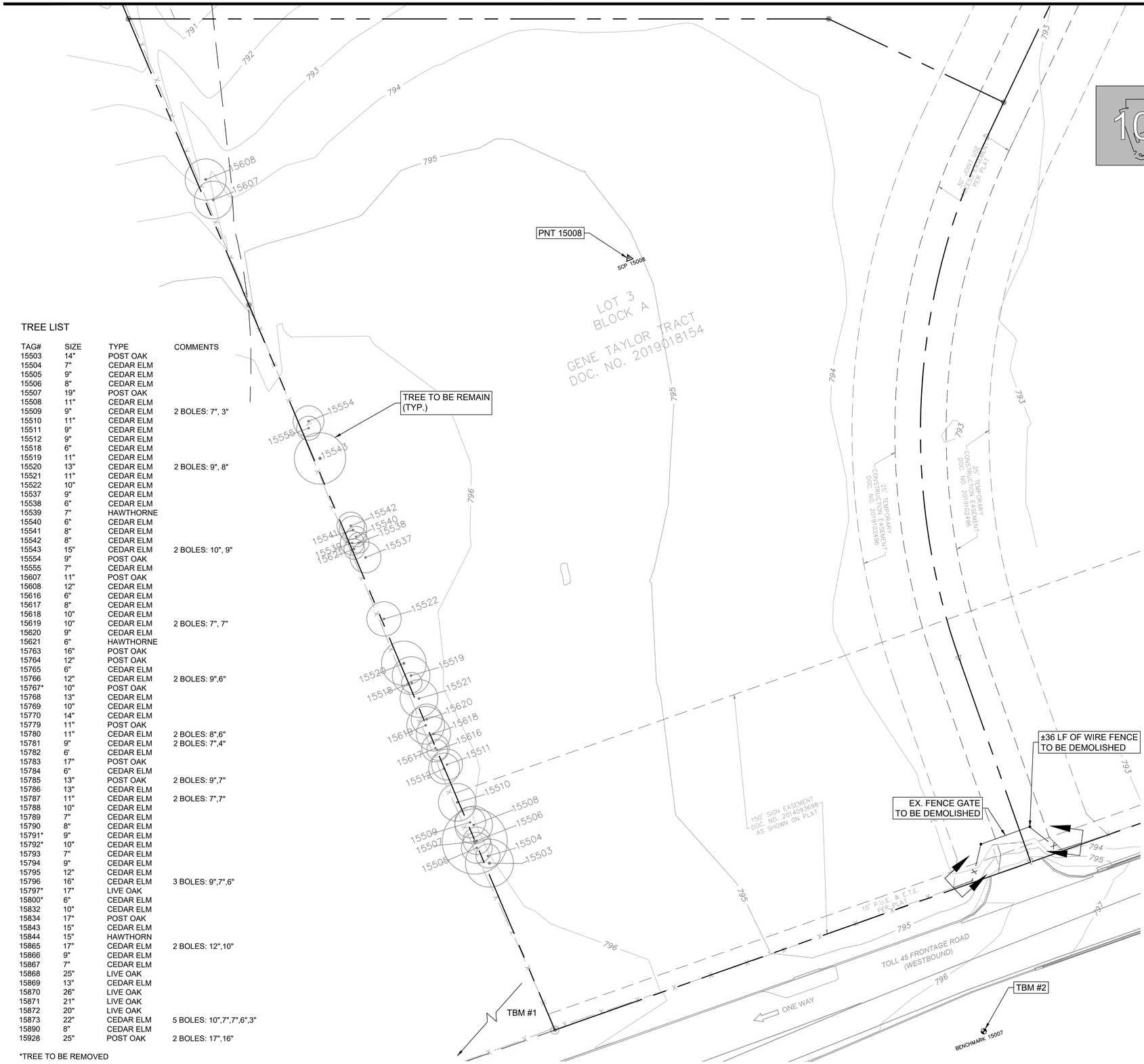
SHEET TITLE:

TYPICAL ROAD SECTION

WP PROJECT NO.:
073-016

SHEET NO.:
C-6

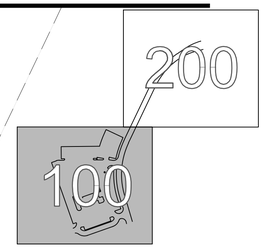
MATCHLINE - REF. SHEET C-8

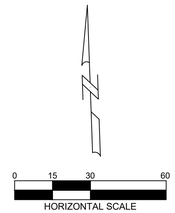


TREE LIST

TAG#	SIZE	TYPE	COMMENTS
15503	14"	POST OAK	
15504	7"	CEDAR ELM	
15505	9"	CEDAR ELM	
15506	8"	CEDAR ELM	
15507	19"	POST OAK	
15508	11"	CEDAR ELM	
15509	9"	CEDAR ELM	2 BOLES: 7", 3"
15510	11"	CEDAR ELM	
15511	9"	CEDAR ELM	
15512	9"	CEDAR ELM	
15518	6"	CEDAR ELM	
15519	11"	CEDAR ELM	
15520	13"	CEDAR ELM	2 BOLES: 9", 8"
15521	11"	CEDAR ELM	
15522	10"	CEDAR ELM	
15537	9"	CEDAR ELM	
15538	6"	CEDAR ELM	
15539	7"	HAWTHORNE	
15540	6"	CEDAR ELM	
15541	8"	CEDAR ELM	
15542	8"	CEDAR ELM	
15543	15"	CEDAR ELM	2 BOLES: 10", 9"
15554	9"	POST OAK	
15555	7"	CEDAR ELM	
15607	11"	POST OAK	
15608	12"	CEDAR ELM	
15616	6"	CEDAR ELM	
15617	8"	CEDAR ELM	
15618	10"	CEDAR ELM	
15619	10"	CEDAR ELM	2 BOLES: 7", 7"
15620	9"	CEDAR ELM	
15621	6"	HAWTHORNE	
15763	16"	POST OAK	
15764	12"	POST OAK	
15765	6"	CEDAR ELM	
15766	12"	CEDAR ELM	2 BOLES: 9",6"
15767*	10"	POST OAK	
15768	13"	CEDAR ELM	
15769	10"	CEDAR ELM	
15770	14"	CEDAR ELM	
15779	11"	POST OAK	
15780	11"	CEDAR ELM	2 BOLES: 8",6"
15781	9"	CEDAR ELM	2 BOLES: 7",4"
15782	6'	CEDAR ELM	
15783	17"	POST OAK	
15784	6"	CEDAR ELM	
15785	13"	POST OAK	2 BOLES: 9",7"
15786	13"	CEDAR ELM	
15787	11"	CEDAR ELM	2 BOLES: 7",7"
15788	10"	CEDAR ELM	
15789	7"	CEDAR ELM	
15790	8"	CEDAR ELM	
15791*	9"	CEDAR ELM	
15792*	10"	CEDAR ELM	
15793	7"	CEDAR ELM	
15794	9"	CEDAR ELM	
15795	12"	CEDAR ELM	
15796	16"	CEDAR ELM	3 BOLES: 9",7",6"
15797*	17"	LIVE OAK	
15800*	6"	CEDAR ELM	
15832	10"	CEDAR ELM	
15834	17"	POST OAK	
15843	15"	CEDAR ELM	
15844	15"	HAWTHORN	
15865	17"	CEDAR ELM	2 BOLES: 12",10"
15866	9"	CEDAR ELM	
15867	7"	CEDAR ELM	
15868	25"	LIVE OAK	
15869	13"	CEDAR ELM	
15870	26"	LIVE OAK	
15871	21"	LIVE OAK	
15872	20"	LIVE OAK	
15873	22"	CEDAR ELM	5 BOLES: 10",7",7",6",3"
15890	8"	CEDAR ELM	
15928	25"	POST OAK	2 BOLES: 17",16"

*TREE TO BE REMOVED





KEY MAP
NTS

BENCHMARK:

TBM #1: (NOT SHOWN HEREIN)

PK NAIL SET 12.4 FEET NORTHWEST OF TOLL 45 ON RAMP PLACED IN NOSE OF CONCRETE DIVIDE.

ELEVATION = 798.09'

VERTICAL DATUM = NAVD-88 (GEOID 09)

TBM #2:

PK NAIL SET ON HEADWALL BETWEEN NORTH SIDE OF SH 45 AND SOUTH SIDE OF ACCESS ENTRANCE RAMP TO SH 45.

ELEVATION = 793.29'

VERTICAL DATUM = NAVD-88 (GEOID 09)

HORIZONTAL CONTROL LIST:

PNT#	NORTHING	EASTING	DESC.	ELEV.
15008	10149404.59	3119346.56	IRON ROD SET	795.11'
15009*	10149072.21	3119680.27	IRON ROD SET	793.22'

*NOT SHOWN HEREIN

NOTES:

1. DISTANCES ARE SURFACE DISTANCES.
2. COORDINATES ARE SURFACE VALUES WITH BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM. COORDINATES FOR THIS FILE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
3. SURVEY WAS PROVIDED BY DIAMOND SURVEYING, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYORS WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
4. CONTRACTOR'S SURVEYOR SHALL LEVEL/ TRAVERSE THROUGH THE BENCHMARKS/ TRAVERSE POINTS NOTED ON THIS PLAN TO VERIFY VERTICAL/ HORIZONTAL DATUM.
5. CONTRACTOR SHALL RE-ESTABLISH A BENCHMARK ON-SITE IF ANY OF THE SURVEYORS EXISTING BENCHMARKS ARE DEMOLISHED/REMOVED.
6. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET WITH THE OWNER AND ENGINEER ON THE SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONDITIONS.
7. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.
8. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

Texas 811
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WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

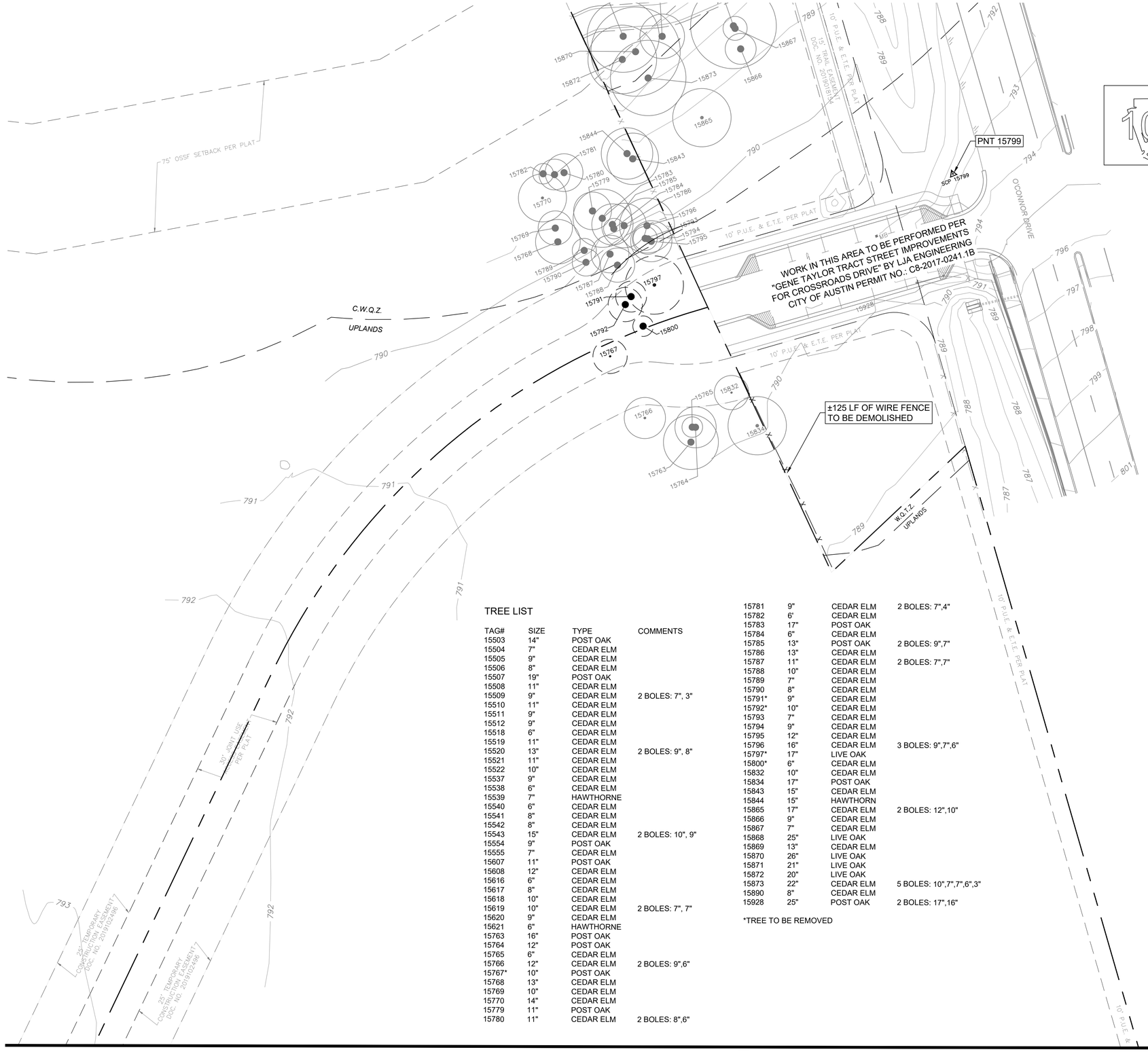
No.	DATE	REVISIONS	RECOM'D
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

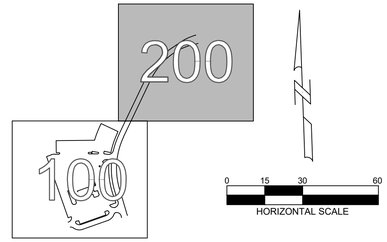
SHEET TITLE:
EXISTING CONDITIONS AND DEMO PLAN (1 OF 2)

WP PROJECT NO.:
073-016

SHEET NO.:
C-7

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 EX-COND & DEMO.dwg, 8/8/2024 7:41:46 AM, DWG To PDF.pc3





KEY MAP
NTS

BENCHMARK:

TBM #1: (NOT SHOWN HEREIN)

PK NAIL SET 12.4 FEET NORTHWEST OF TOLL 45 ON RAMP PLACED IN NOSE OF CONCRETE DIVIDE.

ELEVATION = 798.09'

VERTICAL DATUM = NAVD-88 (GEOID 09)

TBM #2:

PK NAIL SET ON HEADWALL BETWEEN NORTH SIDE OF SH 45 AND SOUTH SIDE OF ACCESS ENTRANCE RAMP TO SH 45.

ELEVATION = 793.29'

VERTICAL DATUM = NAVD-88 (GEOID 09)

HORIZONTAL CONTROL LIST:

PNT#	NORTHING	EASTING	DESC.	ELEV.
15008	10149404.59	3119346.56	IRON ROD SET	795.11'
15009*	10149072.21	3119680.27	IRON ROD SET	793.22'

*NOT SHOWN HEREIN

NOTES:

1. DISTANCES ARE SURFACE DISTANCES.
2. COORDINATES ARE SURFACE VALUES WITH BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203), STATE PLANE SYSTEM. COORDINATES FOR THIS FILE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012. BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83.
3. SURVEY WAS PROVIDED BY DIAMOND SURVEYING, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYORS WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
4. CONTRACTOR'S SURVEYOR SHALL LEVEL/ TRAVERSE THROUGH THE BENCHMARKS/ TRAVERSE POINTS NOTED ON THIS PLAN TO VERIFY VERTICAL/ HORIZONTAL DATUM.
5. CONTRACTOR SHALL RE-ESTABLISH A BENCHMARK ON-SITE IF ANY OF THE SURVEYORS EXISTING BENCHMARKS ARE DEMOLISHED/REMOVED.
6. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET WITH THE OWNER AND ENGINEER ON THE SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONDITIONS.
7. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.
8. A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

TREE LIST

TAG#	SIZE	TYPE	COMMENTS
15503	14"	POST OAK	
15504	7"	CEDAR ELM	
15505	9"	CEDAR ELM	
15506	8"	CEDAR ELM	
15507	19"	POST OAK	
15508	11"	CEDAR ELM	
15509	9"	CEDAR ELM	2 BOLES: 7", 3"
15510	11"	CEDAR ELM	
15511	9"	CEDAR ELM	
15512	9"	CEDAR ELM	
15518	6"	CEDAR ELM	
15519	11"	CEDAR ELM	
15520	13"	CEDAR ELM	2 BOLES: 9", 8"
15521	11"	CEDAR ELM	
15522	10"	CEDAR ELM	
15537	9"	CEDAR ELM	
15538	6"	CEDAR ELM	
15539	7"	HAWTHORNE	
15540	6"	CEDAR ELM	
15541	8"	CEDAR ELM	
15542	8"	CEDAR ELM	
15543	15"	CEDAR ELM	2 BOLES: 10", 9"
15554	9"	POST OAK	
15555	7"	CEDAR ELM	
15607	11"	POST OAK	
15608	12"	CEDAR ELM	
15616	6"	CEDAR ELM	
15617	8"	CEDAR ELM	
15618	10"	CEDAR ELM	
15619	10"	CEDAR ELM	2 BOLES: 7", 7"
15620	9"	CEDAR ELM	
15621	6"	HAWTHORNE	
15763	16"	POST OAK	
15764	12"	POST OAK	
15765	6"	CEDAR ELM	
15766	12"	CEDAR ELM	2 BOLES: 9",6"
15767*	10"	POST OAK	
15768	13"	CEDAR ELM	
15769	10"	CEDAR ELM	
15770	14"	CEDAR ELM	
15779	11"	POST OAK	
15780	11"	CEDAR ELM	2 BOLES: 8",6"
15781	9"	CEDAR ELM	2 BOLES: 7",4"
15782	6'	CEDAR ELM	
15783	17"	POST OAK	
15784	6"	CEDAR ELM	
15785	13"	POST OAK	2 BOLES: 9",7"
15786	13"	CEDAR ELM	
15787	11"	CEDAR ELM	2 BOLES: 7",7"
15788	10"	CEDAR ELM	
15789	7"	CEDAR ELM	
15790	8"	CEDAR ELM	
15791*	9"	CEDAR ELM	
15792*	10"	CEDAR ELM	
15793	7"	CEDAR ELM	
15794	9"	CEDAR ELM	
15795	12"	CEDAR ELM	
15796	16"	CEDAR ELM	3 BOLES: 9",7",6"
15797*	17"	LIVE OAK	
15800*	6"	CEDAR ELM	
15832	10"	CEDAR ELM	
15834	17"	POST OAK	
15843	15"	CEDAR ELM	
15844	15"	HAWTHORN	
15865	17"	CEDAR ELM	2 BOLES: 12",10"
15866	9"	CEDAR ELM	
15867	7"	CEDAR ELM	
15868	25"	LIVE OAK	
15869	13"	CEDAR ELM	
15870	26"	LIVE OAK	
15871	21"	LIVE OAK	
15872	20"	LIVE OAK	
15873	22"	CEDAR ELM	5 BOLES: 10",7",7",6",3"
15890	8"	CEDAR ELM	
15928	25"	POST OAK	2 BOLES: 17",16"

*TREE TO BE REMOVED

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-3-24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOMD
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

SHEET TITLE:
EXISTING CONDITIONS AND DEMO PLAN (2 OF 2)

WP PROJECT NO.:
073-016

SHEET NO.:
C-8

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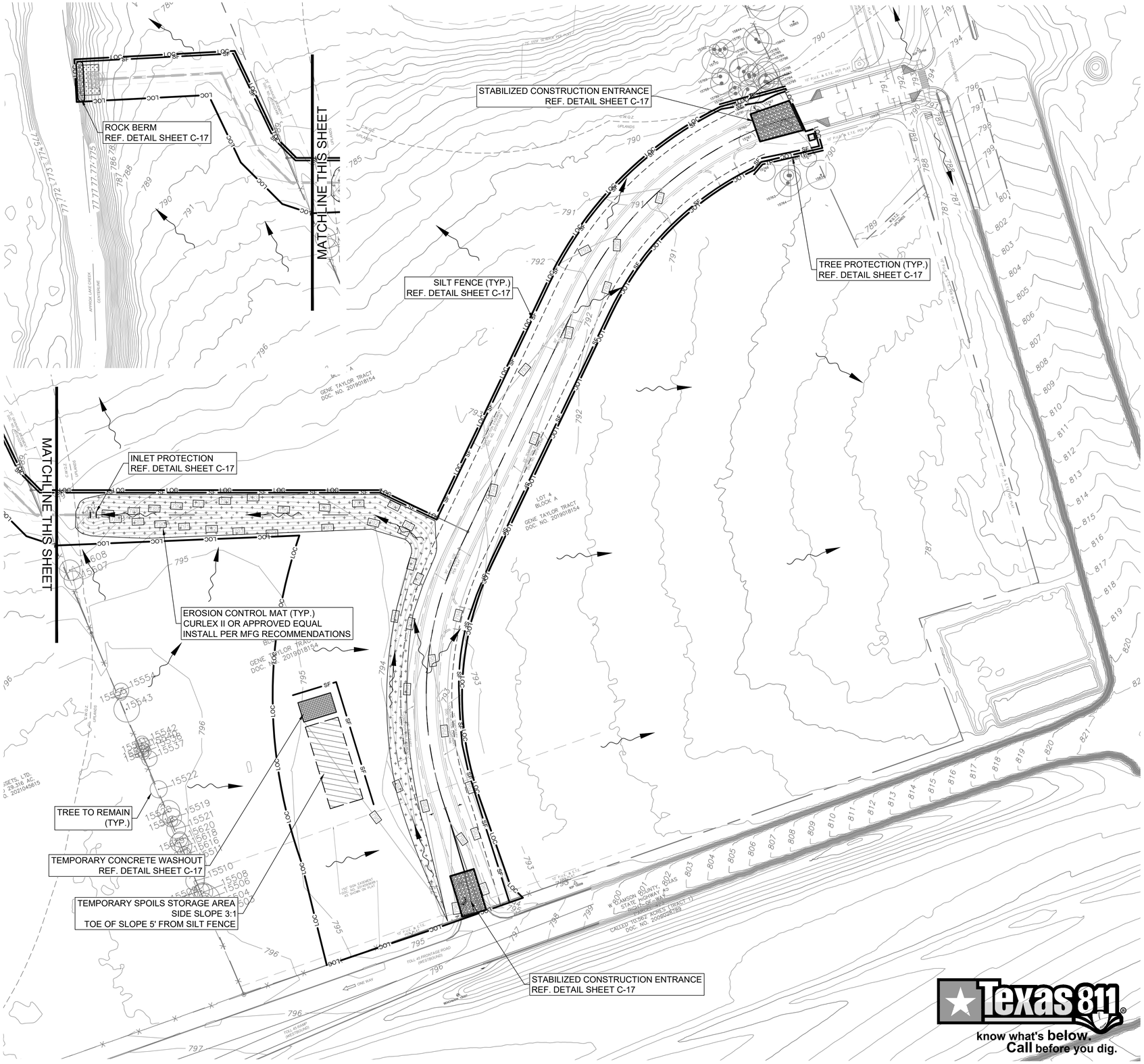

0 30 60 120
HORIZONTAL SCALE

LEGEND

- SILT FENCE — SF
- TREE PROTECTION — TP — TP
- LIMITS OF CONSTRUCTION — LOC
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY ROCK BERM
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TREE TO BE REMOVED
- TREE TO REMAIN
- FLOW DIRECTION

NOTES:

1. ANY DIRT, MUD, DEBRIS, ETC., SPILLED TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC, SHALL BE IMMEDIATELY CLEANED UP.
2. THE CONTRACTOR MAY SUBMIT AN ALTERNATE PLAN FOR THE LOCATION OF THE STAGING & SPOILS AREAS AND/OR THE CONCRETE TRUCK WASH OUT AREAS.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. POST THE INSTALLATION OF THE PROPOSED INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICABLE.
5. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY, MAINTAIN, REVISE, AND UPDATE THE PROJECT STORM WATER PREVENTION POLLUTION PLAN (SWPPP), AS REQUIRED IN ACCORDANCE WITH THE GENERAL PERMIT TXR 150000.
6. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.
7. REFERENCE SHEET C-7 FOR TREE LIST.
8. IF DISTURBED AREA IS NOT TO BE WORKED FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.
9. ALL SPOILS ARE TO BE PLACED BACK IN TRENCHES EVERY NIGHT; OR IF SPOILS PILES ARE TO REMAIN OVERNIGHT, SPOILS MUST BE PLACES ON THE UPHILL SIDE OF TRENCHES WITHIN THE LOC.

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CIVIL ENGINEERS
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ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOM'D
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

SHEET TITLE:

ESC AND TREE PROTECTION PLAN

WP PROJECT NO.:
073-016

SHEET NO.:
C-9

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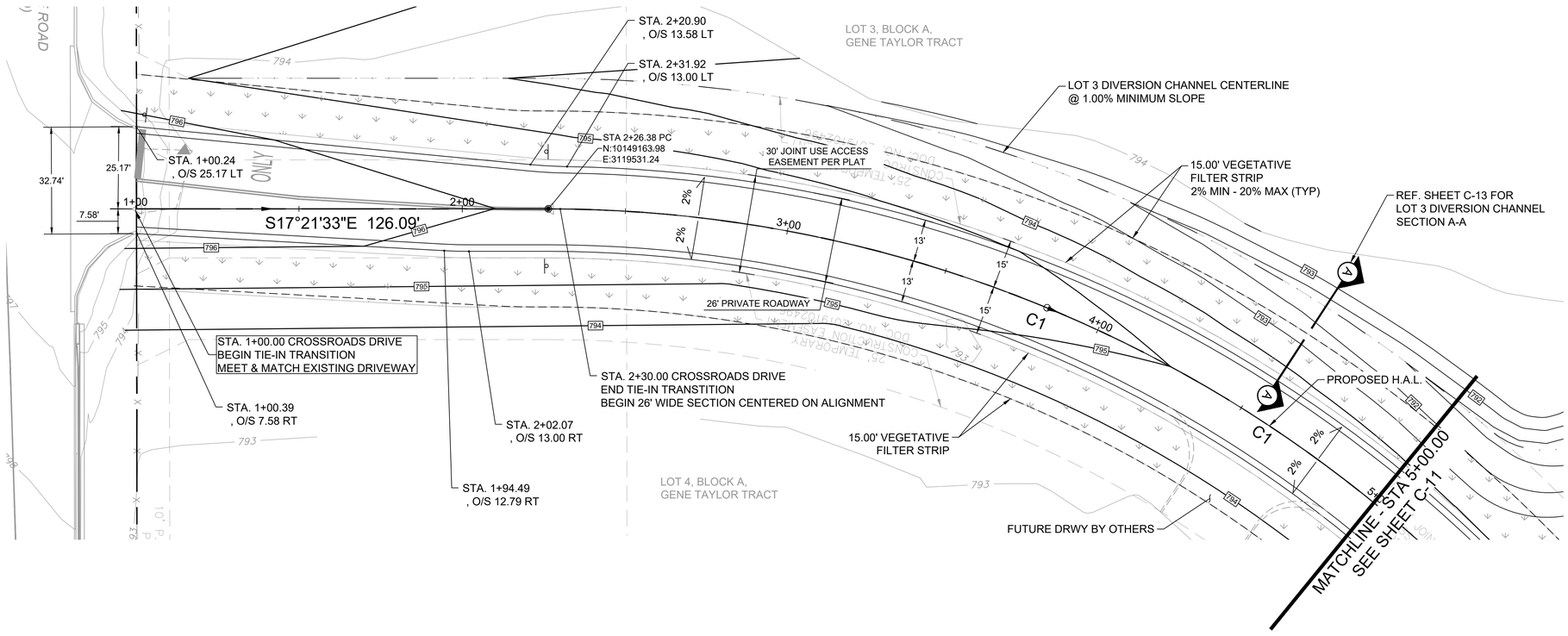


0 10 20 40
HORIZONTAL SCALE

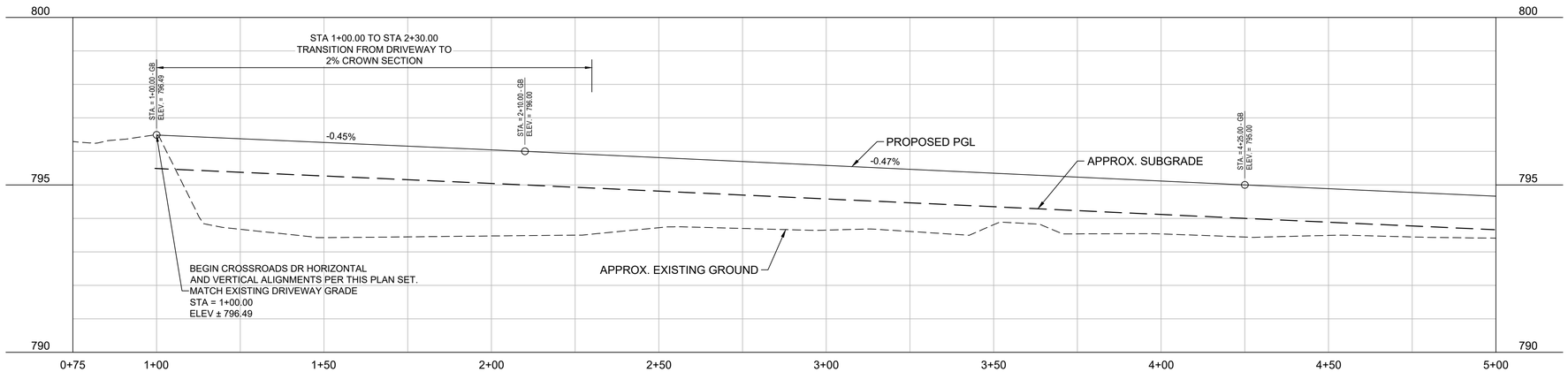
LEGEND

15' VEGETATIVE FILTER STRIP

NOTES:

1. REFERENCE SHEET C-6 FOR ROADWAY TYPICAL SECTION.
2. REFERENCE SHEET C-6 FOR CURVE AND LINE TABLE.
3. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.

PROFILE SCALE:
H: 1" = 20'
V: 1" = 2'



CROSSROADS DRIVE (STA 1+00 TO STA 5+00)

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CIVIL ENGINEERS
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ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
07-3-24

PROJECT:

CROSSROADS DRIVE
(PRIVATE ROAD)

CROSSROADS DRIVE,
WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP
DRAWN: JCL
APPROVED: AAP
DATE: 8/8/24

RECOMD
REVISIONS
DATE
No.

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SHEET TITLE:

CROSSROADS DR
PLAN & PROFILE
(BEG TO STA 5+00)

WP PROJECT NO.:
073-016

SHEET NO.:
C-10

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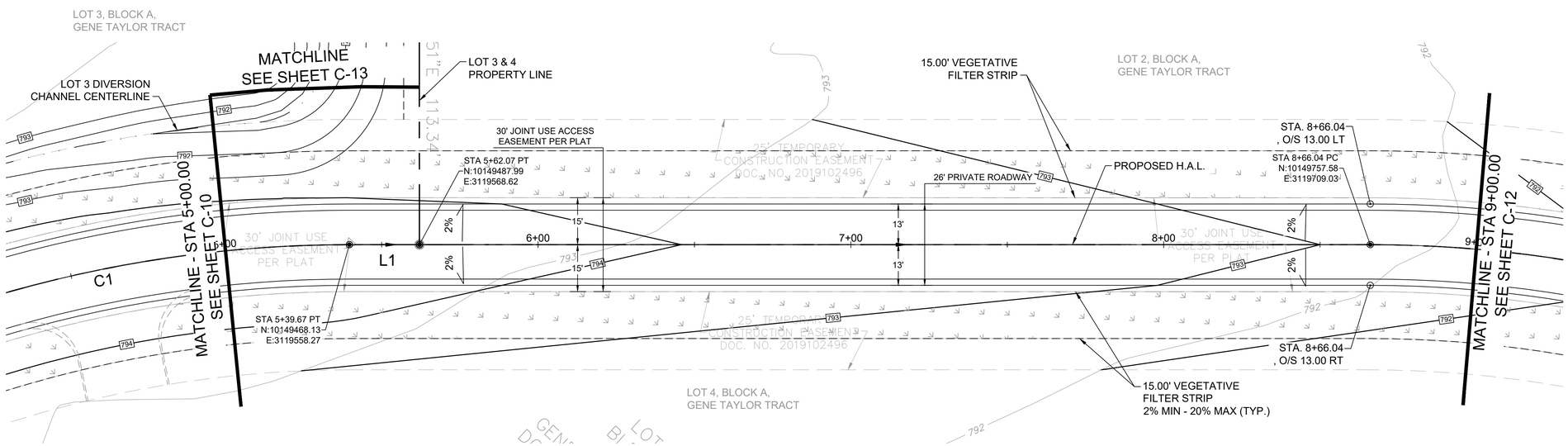


0 10 20 40
HORIZONTAL SCALE

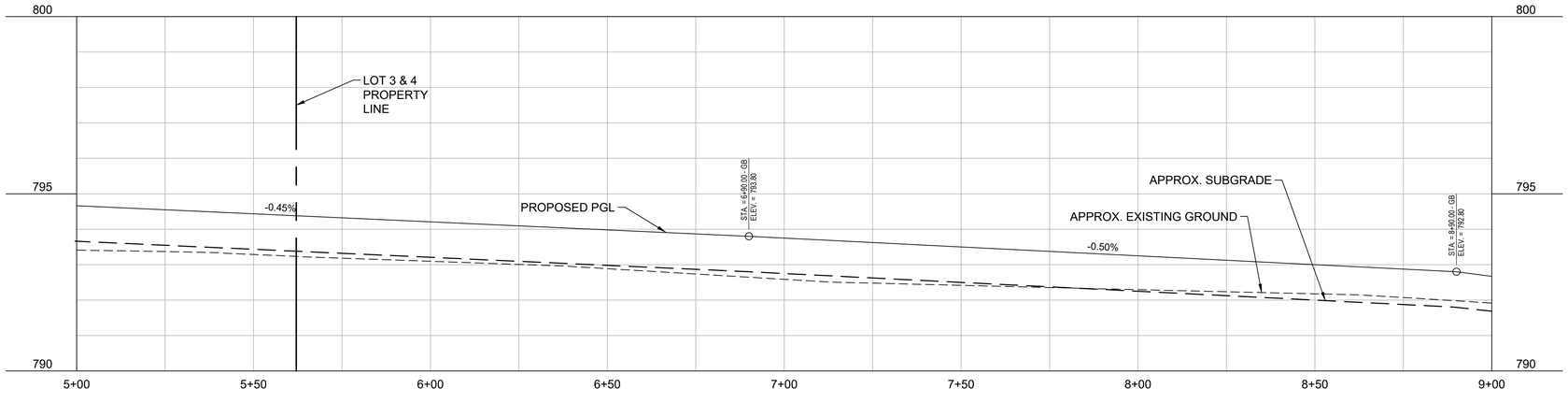
LEGEND

15' VEGETATIVE FILTER STRIP

NOTES:

1. REFERENCE SHEET C-6 FOR ROADWAY TYPICAL SECTION.
2. REFERENCE SHEET C-6 FOR CURVE AND LINE TABLE.
3. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.

PROFILE SCALE:
H: 1" = 20'
V: 1" = 2'



CROSSROADS DRIVE (STA 5+00 THRU STA 9+00)

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
8-14-24

PROJECT:

CROSSROADS DRIVE
(PRIVATE ROAD)

CROSSROADS DRIVE,
WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

RECOM'D
REVISIONS
DATE
No.

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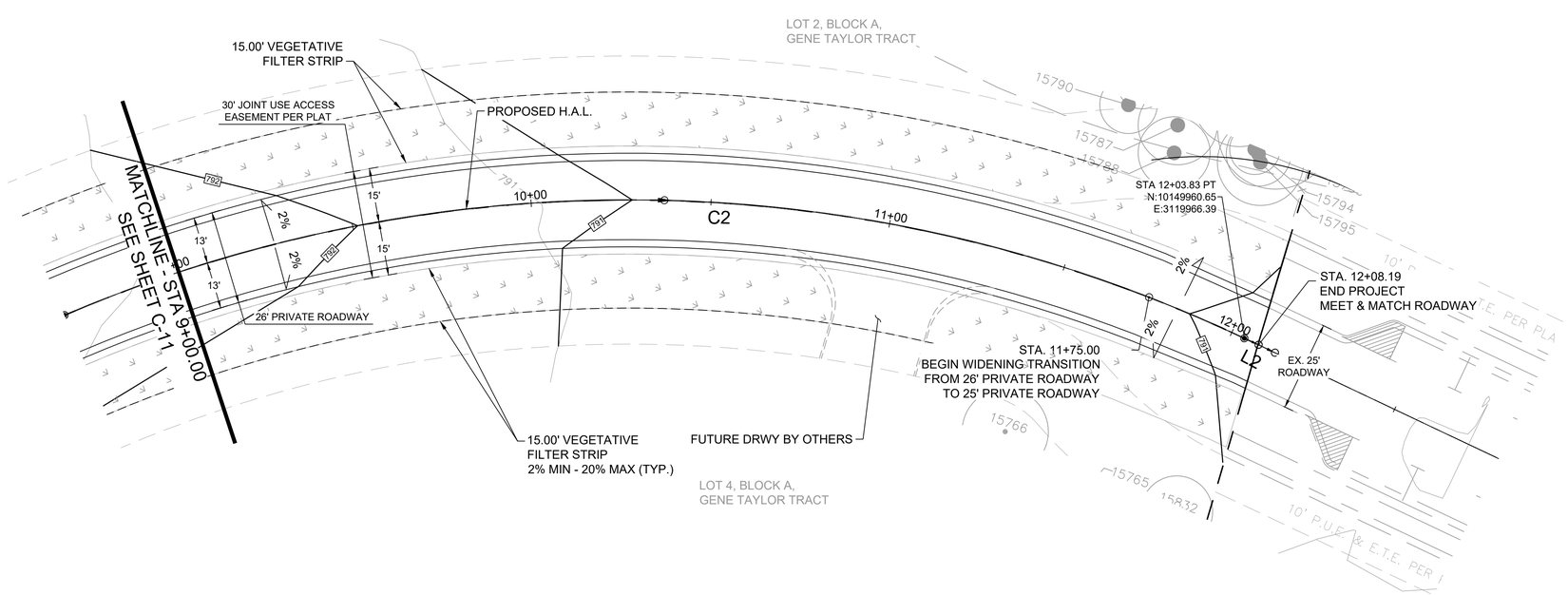
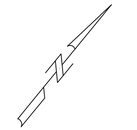
SHEET TITLE:
CROSSROADS DR
PLAN & PROFILE
(STA 5+00 THRU
STA 9+00)

WP PROJECT NO.:
073-016

SHEET NO.:
C-11





0 10 20 40

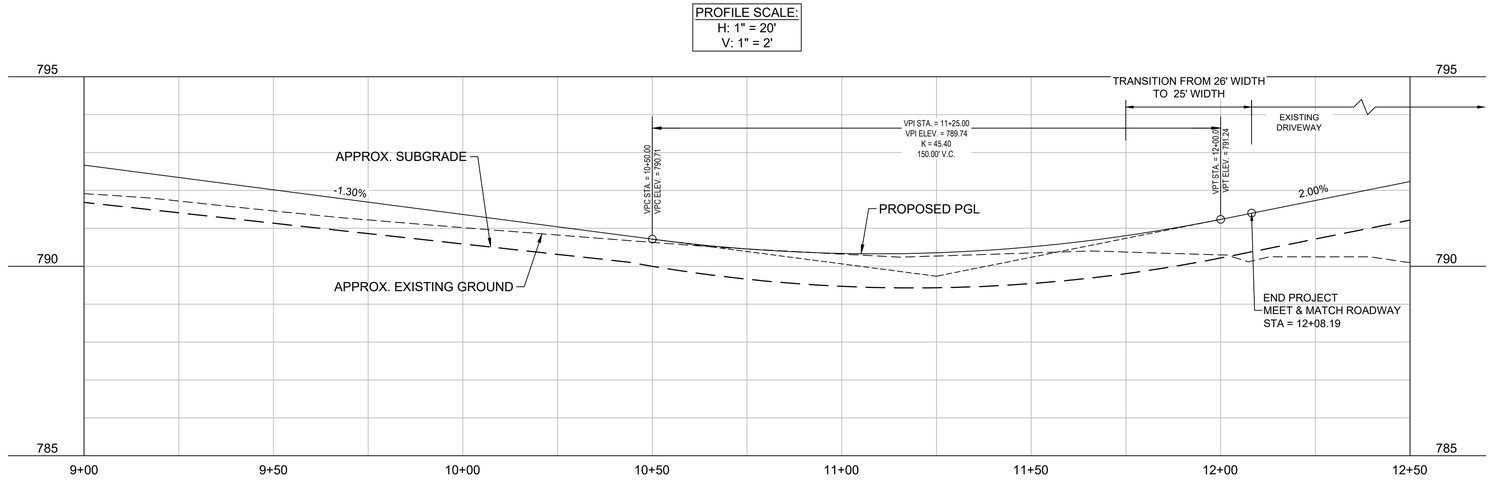
HORIZONTAL SCALE

LEGEND

15' VEGETATIVE FILTER STRIP

NOTES:

1. REFERENCE SHEET C-6 FOR ROADWAY TYPICAL SECTION.
2. REFERENCE SHEET C-6 FOR CURVE AND LINE TABLE.
3. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.



CROSSROADS DRIVE (STA 9+00 TO END)

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
07-3-24

PROJECT:

CROSSROADS DRIVE
(PRIVATE ROAD)

CROSSROADS DRIVE,
WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP
DRAWN: JCL
APPROVED: AAP
DATE: 8/8/24

RECOM'D

REVISIONS

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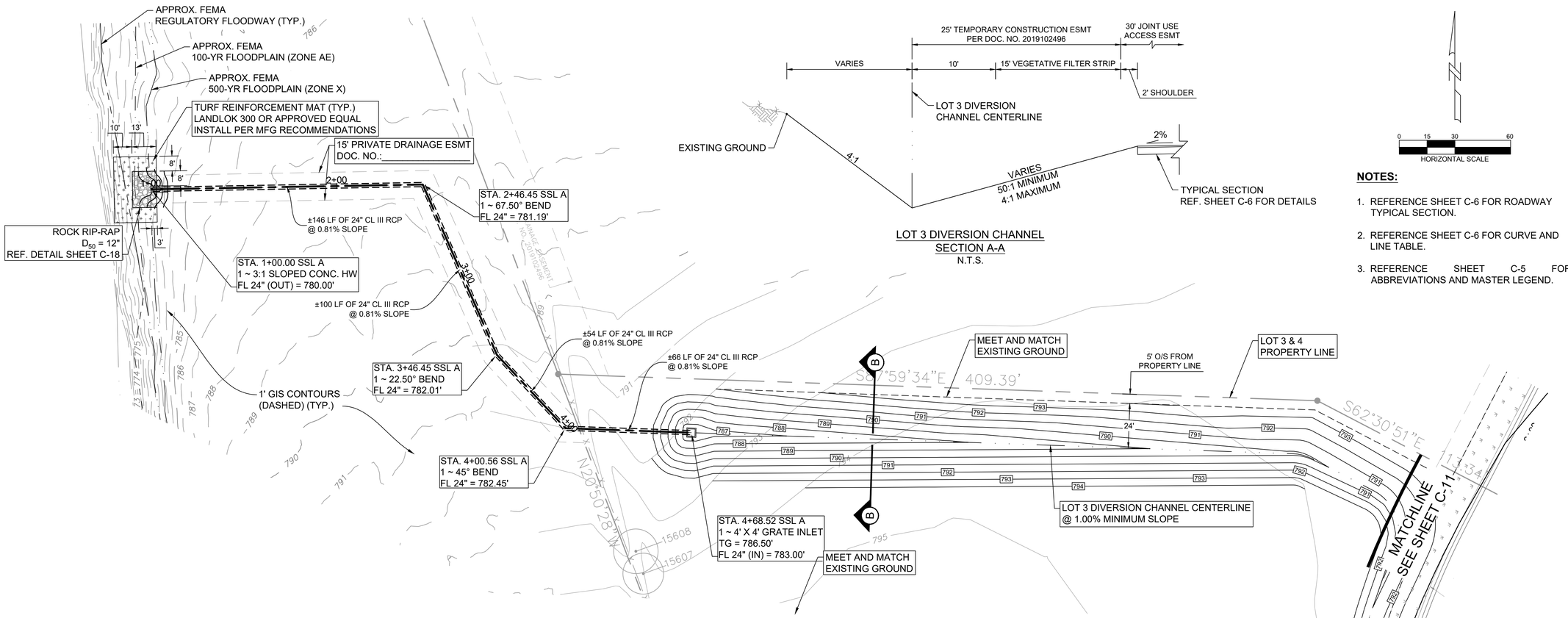
SHEET TITLE:

CROSSROADS DR
PLAN & PROFILE
(STA 9+00 TO END)

WP PROJECT NO.:
073-016

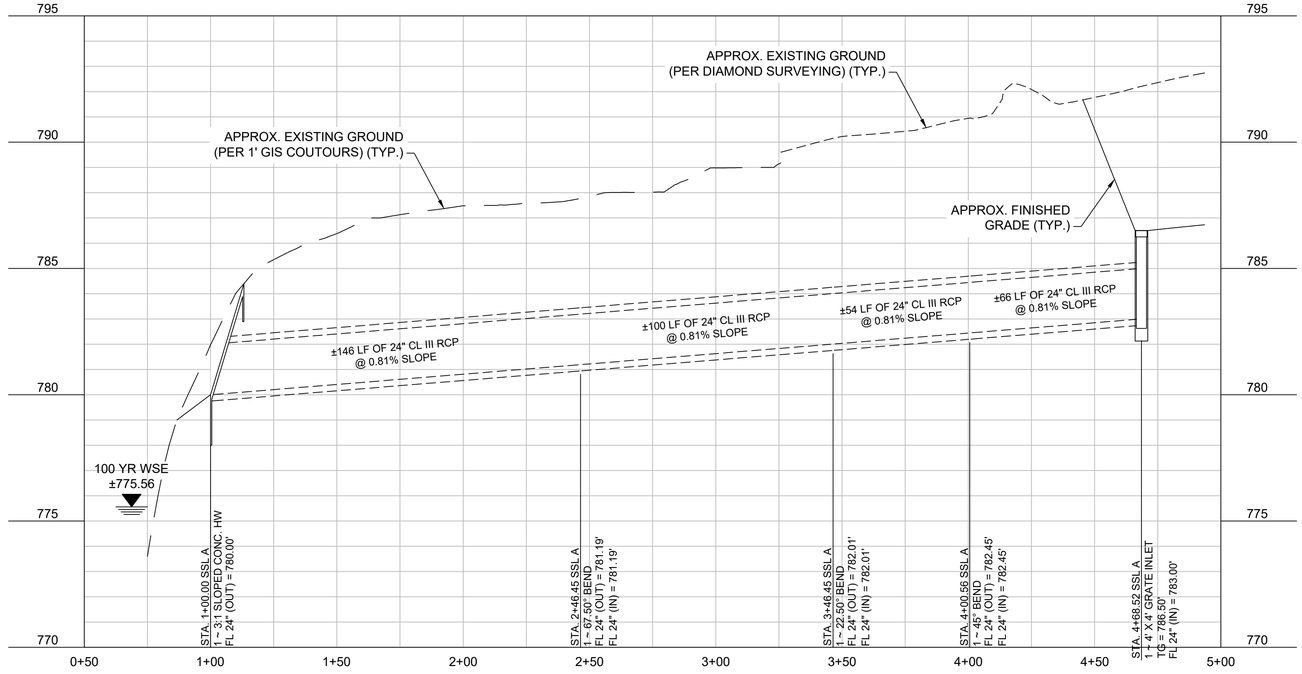
SHEET NO.:
C-12



LOT 3 DIVERSION CHANNEL
SECTION A-A
N.T.S.

NOTES:

1. REFERENCE SHEET C-6 FOR ROADWAY TYPICAL SECTION.
2. REFERENCE SHEET C-6 FOR CURVE AND LINE TABLE.
3. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.



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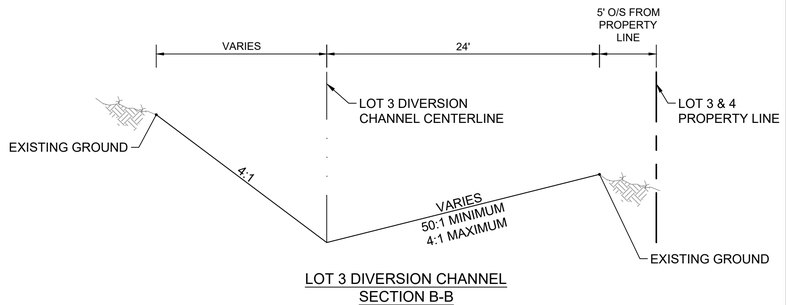

LOT 3 DIVERSION CHANNEL
SECTION B-B
N.T.S.

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ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
07-31-24

PROJECT:

CROSSROADS DRIVE
(PRIVATE ROAD)

CROSSROADS DRIVE,
WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP
DRAWN: JCL
APPROVED: AAP
DATE: 8/8/24

RECOMD
REVISIONS
DATE
No.

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SHEET TITLE:

LOT 3 DIVERSION
CHANNEL AND STORM
PLAN AND PROFILE

WP PROJECT NO.:
073-016

SHEET NO.:
C-13

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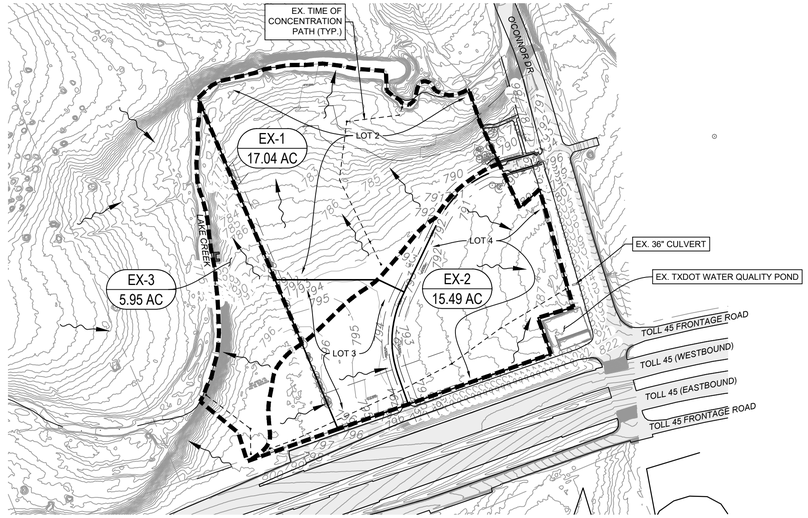
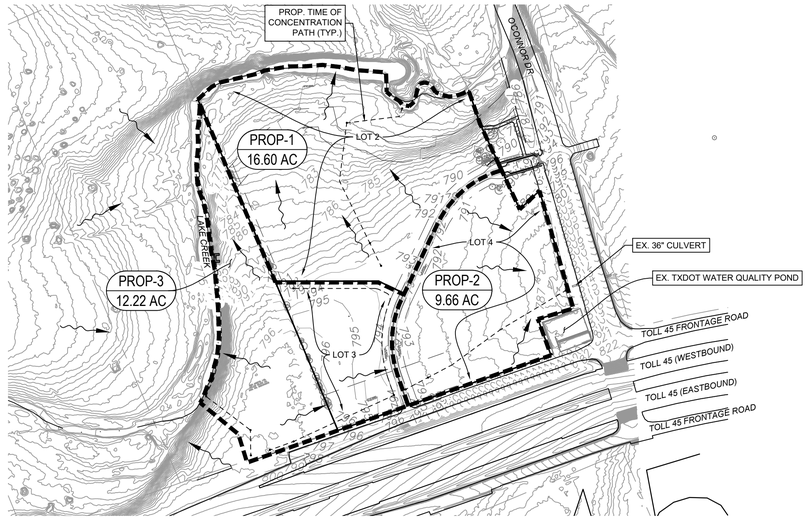


EXISTING CONDITIONS

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

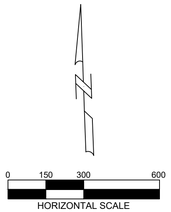
SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	I_2 [in/hr]	I_5 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{50} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_5 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{50} [cfs]	Q_{100} [cfs]
EX-1	17.04	17.99	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.89	4.91	5.85	7.23	8.40	9.65	13.92	19.25	24.92	35.73	45.81	59.21
EX-2	15.49	28.74	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.04	3.86	4.61	5.75	6.71	7.77	9.89	13.75	17.85	25.83	33.26	43.33
EX-3	5.95	18.38	0.0	0.21	0.23	0.25	0.29	0.32	0.36	3.85	4.86	5.79	7.16	8.32	9.57	4.81	6.65	8.62	12.36	15.85	20.50
	38.49																				



PROPOSED CONDITIONS

PROPOSED CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_5	C_{10}	C_{25}	C_{50}	C_{100}	I_2 [in/hr]	I_5 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{50} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_5 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{50} [cfs]	Q_{100} [cfs]
PROP-1	16.60	17.99	0.0	0.22	0.24	0.26	0.30	0.33	0.37	3.89	4.91	5.85	7.23	8.40	9.65	13.98	19.31	24.96	35.66	45.64	58.85
PROP-2	9.66	28.74	0.0	0.23	0.25	0.27	0.31	0.34	0.38	4.01	5.06	6.02	7.43	8.63	9.91	8.76	12.08	15.55	22.09	28.18	36.22
PROP-3	12.22	17.99	1.20	0.22	0.24	0.26	0.30	0.33	0.37	3.12	3.96	4.73	5.89	6.87	7.95	8.32	11.54	14.95	21.51	27.62	35.87
	38.49																				



LEGEND

- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION
- FLOW DIRECTION
- EXISTING & PROPOSED IMPERVIOUS COVER
- EX-# / #.## AC — DRAINAGE AREA LABEL

NOTE:

1. CROSSROADS DRIVE (PRIVATE ROAD) IS EXEMPT FROM DETENTION PER WILLIAMSON COUNTY'S SUBDIVISION ORDINANCE SECTION B11.1.3. ALL LOTS ARE 2 ACRES OR MORE AND HAVE A PROPOSED INTERIM IMPERVIOUS COVER OF 20% OR LESS. SEE TABLE BELOW FOR PROPOSED IMPERVIOUS COVER BY LOT. FUTURE DEVELOPED SITES SHALL PROVIDE ON-SITE DETENTION AND WATER QUALITY TREATMENT.
2. INTERIM WATER QUALITY TREATMENT IS PROVIDED BY ROADSIDE VEGETATIVE FILTER STRIPS. 15' VEGETATIVE FILTER STRIPS WILL TREAT 13' OF PAVEMENT ON EACH SIDE OF CROSSROADS DRIVE (PRIVATE ROAD). VEGETATIVE FILTER STRIPS WILL HAVE 2% MIN. / 20% MAX. SLOPES.
3. REFERENCE SHEET C-5 FOR ABBREVIATIONS AND MASTER LEGEND.

TIMES OF CONCENTRATION CALCULATIONS (TR-55):

Drainage Sub Area	Sheet Flow: Manning n	Sheet Flow: S (ft/ft)	Sheet Flow: L (<300) [ft]	Sheet Flow: P_2 [in]	Shallow Concentrated Flow: Paved or Unpaved	Shallow Concentrated Flow: S [ft/ft]	Shallow Concentrated Flow: L [ft]	Channel Flow: L [ft]	Channel Flow: Velocity [ft/sec]	Sheet Tc [min]	Shallow Concentrated Tc [min]	Channel/ Pipe Tc [min]	Total Tc [min]
EXISTING CONDITIONS:													
EX-1	0.24	0.015	100	3.97	Unpaved	0.032	506	243	6	14.37	2.94	0.68	17.99
EX-2	0.24	0.008	100	3.97	Unpaved	0.008	696	539	6	18.97	8.28	1.50	28.74
EX-3	0.24	0.009	100	3.97	Unpaved	0.094	220	0	6	17.63	0.74	0.00	18.38
PROPOSED CONDITIONS:													
PROP-1	0.24	0.015	100	3.97	Unpaved	0.032	506	243	6	14.37	2.94	0.68	17.99
PROP-2	0.24	0.030	100	3.97	Unpaved	0.012	645	0	6	10.89	5.98	0.00	16.88
PROP-3	0.24	0.007	100	3.97	Unpaved	0.006	438	793	6	19.50	5.73	2.20	27.43

INTERIM CONDITION IMPERVIOUS COVER (I.C.) BY LOT:

LOT	LOT ACREAGE	PROPOSED I.C. (ac)	PROPOSED I.C. (%)
LOT 2	16.495	0.20	1.21%
LOT 3	4.633	0.18	3.89%
LOT 4	9.656	0.29	3.00%
TOTAL	30.784	0.67	2.18%

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

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

STATE OF TEXAS — ANTONIO A. PRETE — 93759 — LICENSED PROFESSIONAL ENGINEER — 07-31-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

RECOMD / REVISIONS / DATE / No.

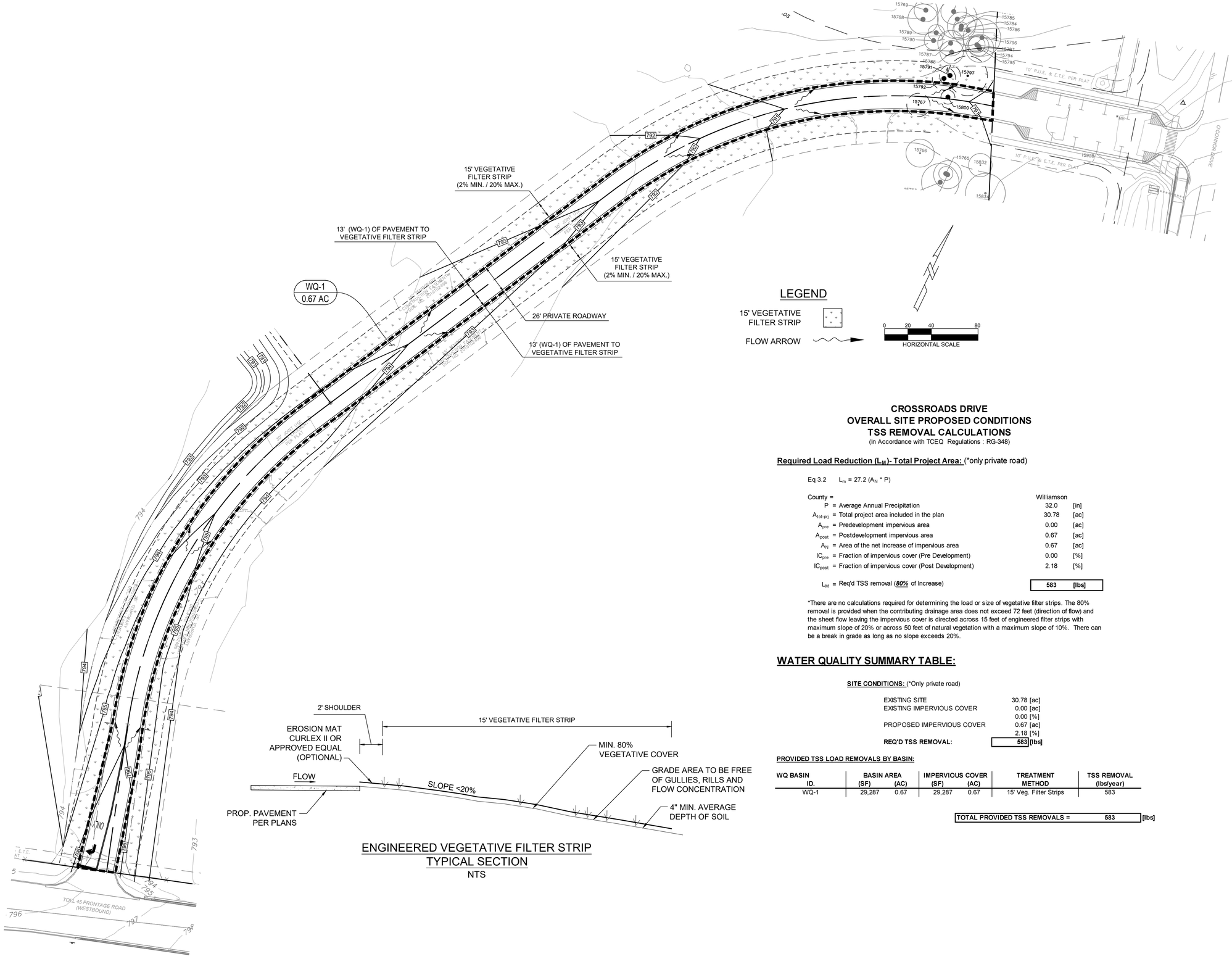
08/07/2024
100% SET
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET TITLE:

EXISTING & PROPOSED DRAINAGE AREA MAP

WP PROJECT NO.:
073-016

SHEET NO.:
C-14



ENGINEERED VEGETATIVE FILTER STRIP
TYPICAL SECTION
NTS

CROSSROADS DRIVE
OVERALL SITE PROPOSED CONDITIONS
TSS REMOVAL CALCULATIONS
(In Accordance with TCEQ Regulations : RG-348)

Required Load Reduction (L_M)- Total Project Area: (*only private road)

Eq 3.2 $L_m = 27.2 (A_N * P)$

County =		Williamson	
P	= Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	= Total project area included in the plan	30.78	[ac]
A_{pre}	= Predevelopment impervious area	0.00	[ac]
A_{post}	= Postdevelopment impervious area	0.67	[ac]
A_N	= Area of the net increase of impervious area	0.67	[ac]
IC_{pre}	= Fraction of impervious cover (Pre Development)	0.00	[%]
IC_{post}	= Fraction of impervious cover (Post Development)	2.18	[%]
L_M	= Req'd TSS removal (*80%* of Increase)	**583**	**[lbs]**

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

WATER QUALITY SUMMARY TABLE:

SITE CONDITIONS: (*Only private road)

EXISTING SITE	30.78	[ac]
EXISTING IMPERVIOUS COVER	0.00	[ac]
	0.00	[%]
PROPOSED IMPERVIOUS COVER	0.67	[ac]
	2.18	[%]
REQ'D TSS REMOVAL:	**583**	**[lbs]**

PROVIDED TSS LOAD REMOVALS BY BASIN:

WQ BASIN ID.	BASIN AREA (SF)	BASIN AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (AC)	TREATMENT METHOD	TSS REMOVAL (lbs/year)
WQ-1	29,287	0.67	29,287	0.67	15' Veg. Filter Strips	583

TOTAL PROVIDED TSS REMOVALS = 583 [lbs]

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
08/7/24

PROJECT:
CROSSROADS DRIVE (PRIVATE ROAD)
CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

RECOM'D
REVISIONS
DATE
No.

08/07/2024
100% SET
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET TITLE:
INTERIM WATER QUALITY SUMMARY AND TSS CALCULATIONS

WP PROJECT NO.:
073-016

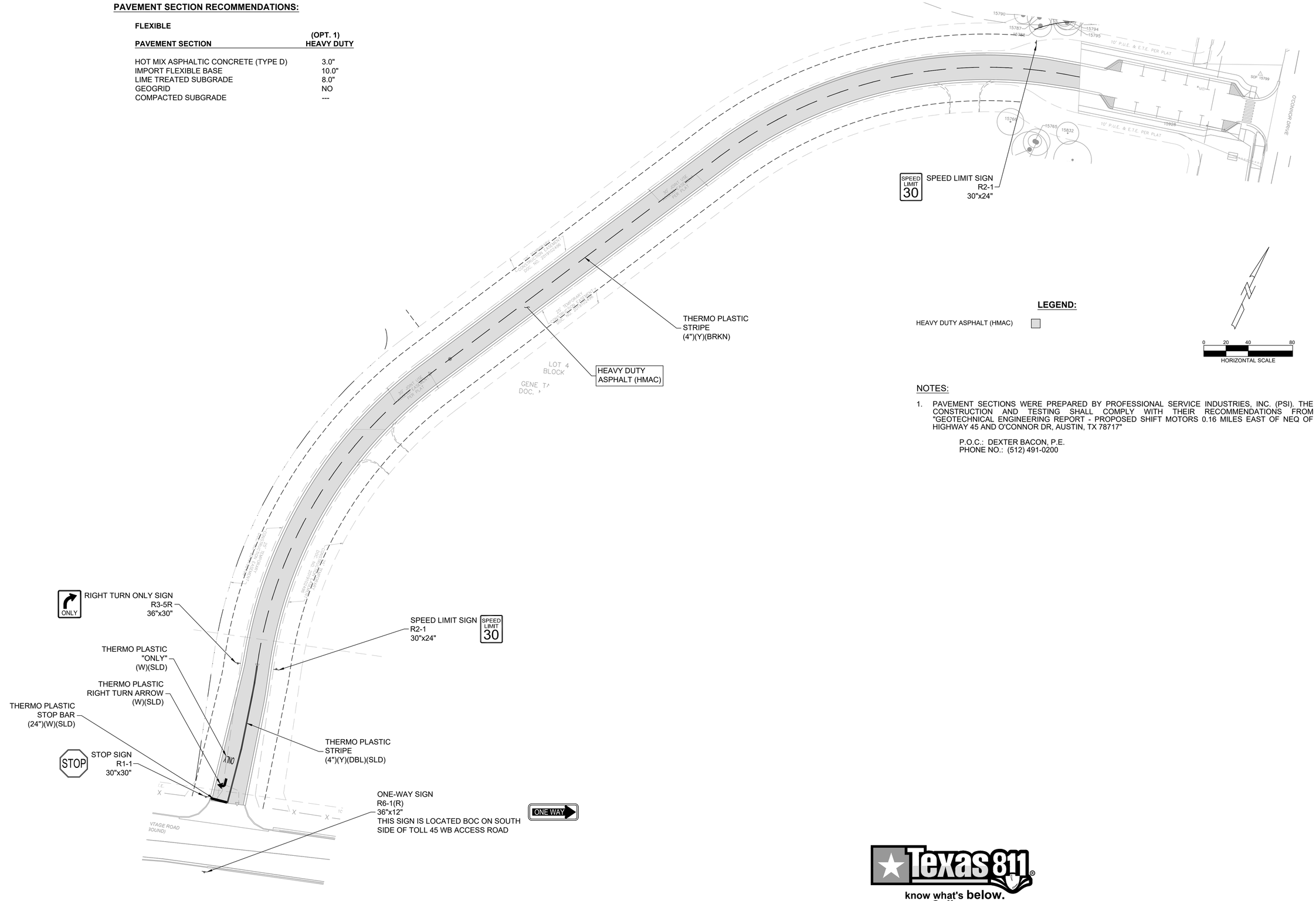
SHEET NO.:
C-15

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 WATER QUALITY.dwg, 8/8/2024 7:43:25 AM, DWG To PDF.pc3

PAVEMENT SECTION RECOMMENDATIONS:

FLEXIBLE

PAVEMENT SECTION	(OPT. 1) HEAVY DUTY
HOT MIX ASPHALTIC CONCRETE (TYPE D)	3.0"
IMPORT FLEXIBLE BASE	10.0"
LIME TREATED SUBGRADE	8.0"
GEOGRID	NO
COMPACTED SUBGRADE	---



LEGEND:

HEAVY DUTY ASPHALT (HMAC)

0 20 40 80
HORIZONTAL SCALE

NOTES:

1. PAVEMENT SECTIONS WERE PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI). THE CONSTRUCTION AND TESTING SHALL COMPLY WITH THEIR RECOMMENDATIONS FROM "GEOTECHNICAL ENGINEERING REPORT - PROPOSED SHIFT MOTORS 0.16 MILES EAST OF NEQ OF HIGHWAY 45 AND O'CONNOR DR, AUSTIN, TX 78717"

   P.O.C.: DEXTER BACON, P.E.
   PHONE NO.: (512) 491-0200

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-31-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOM'D
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

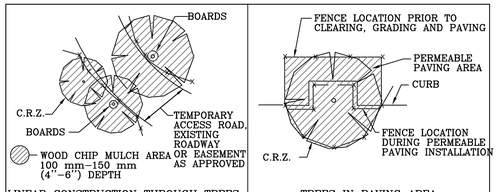
SHEET TITLE:

CROSSROADS DR SIGNING & STRIPING

WP PROJECT NO.:
073-016

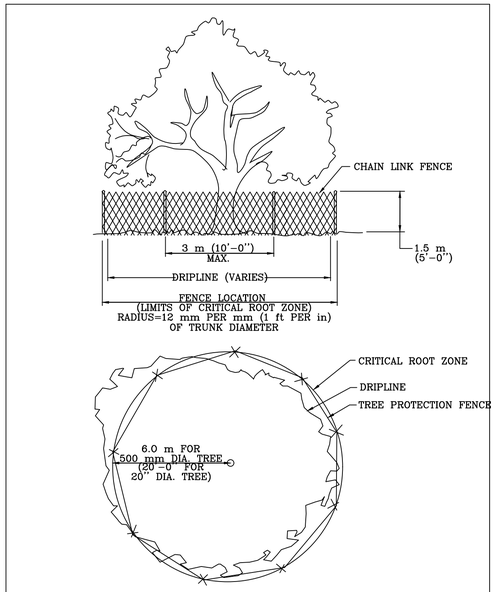
SHEET NO.:
C-16

K:\CAD\073-016 Shift Car Lot\4-CAD\PLANS\SITE PLANS\073-016 ROADWAY SECTION.dwg, 8/8/2024 7:43:40 AM, DWG To PDF.pc3



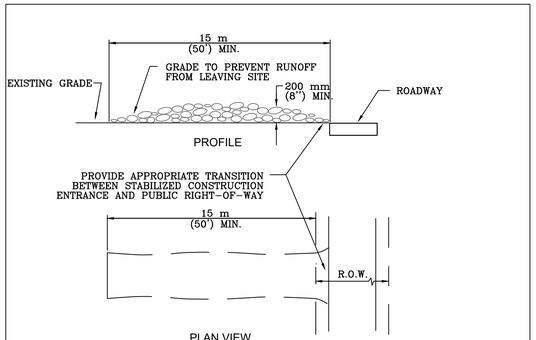
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

TREE PROTECTION FENCE LOCATIONS
NTS



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A – CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-2

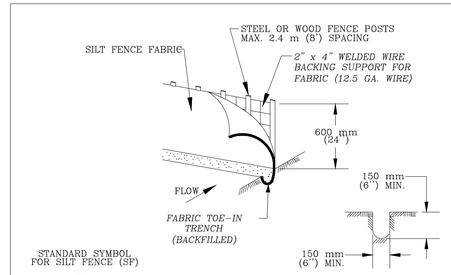
TREE PROTECTION FENCE
NTS



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1

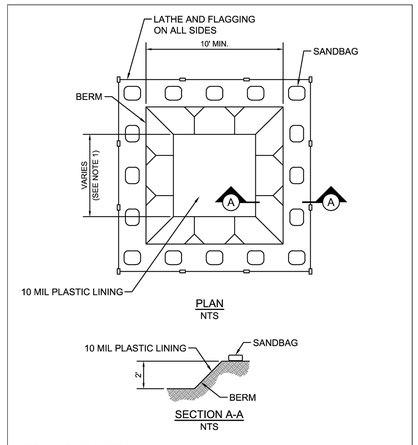
STABILIZED CONSTRUCTION ENTRANCE
NTS



1. *STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.*
2. *THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.*
3. *THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.*
4. *SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.*
5. *INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.*
6. *SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.*
7. *ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.*

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

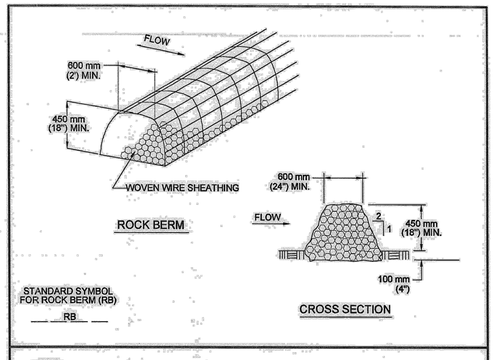
SILT FENCE
NTS



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

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

TEMPORARY CONCRETE TRUCK WASH OUT AREA
NTS



NOTES:
1. USE ONLY OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR ALL CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE).
3. THE ROCK BERM SHALL BE INSPECTED DAILY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SEDIMENT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. IF SEDIMENT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SEDIMENTION PROBLEM.
5. WHEN THE SITE IS COMPLETELY STABILIZED,THE BERM AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	
Murphy P.E. 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 639S-1

ROCK BERM
NTS

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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
07-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

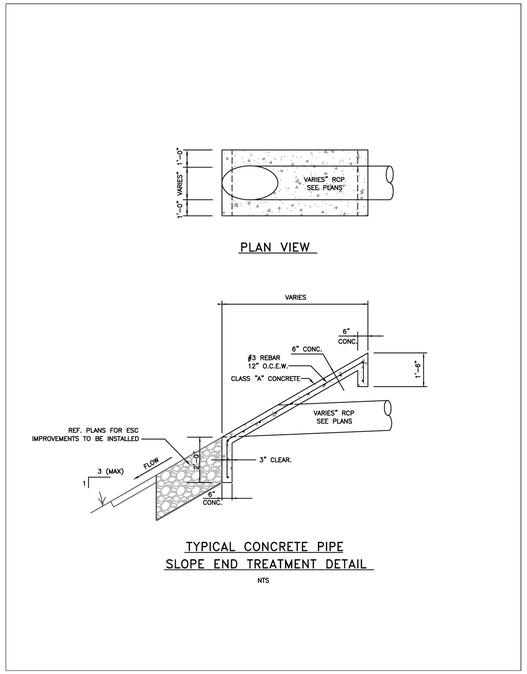
No.	DATE	REVISIONS	RECOMD
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

SHEET TITLE:

ESC DETAILS

WP PROJECT NO.:
073-016

SHEET NO.:
C-17

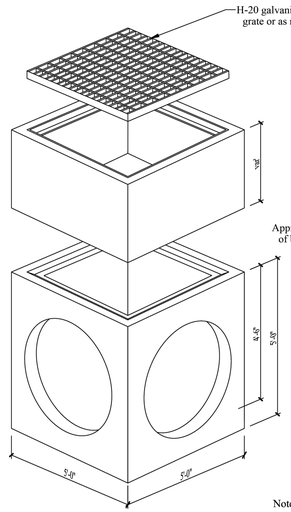


TYPICAL CONCRETE PIPE
SLOPE END TREATMENT DETAIL

NTS

3:1 CONCRETE HEADWALL
NTS

4' x 4' x var Grate Inlet



Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

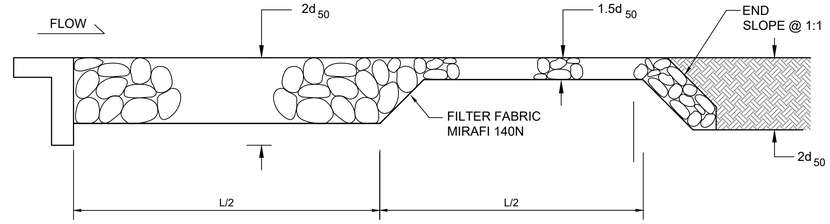
CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

Capital Precast

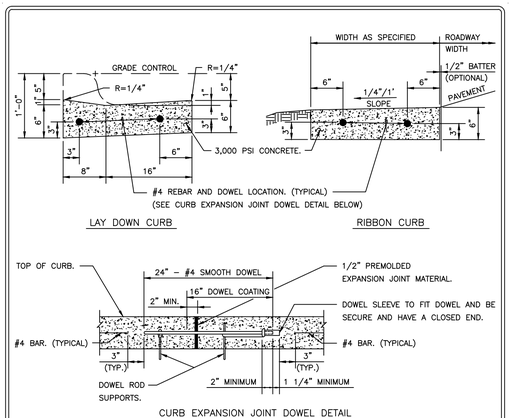
FOR	4' x 4' x var Grate Inlet			
JOB				
DRAWN: RW	DATE: 12/1/2015	Rev. No.	SHEET: 1 OF 1	
FILE: catalog/grate inlets/4x4 Grate Inlet				

4'x4' GRATE INLET
NTS

TYPE	% SMALLER BY WEIGHT	ROCK SIZE IN.	ROCK SIZE MM	MEDIAN SIZE, d_{50} IN.	MEDIAN SIZE, d_{50} MM
VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	300 230 150 50	6	150
L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	380 300 230 80	9	230
M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	530 460 300 100	12	300
H	100 50 - 70 35 - 50 2 - 10	30 24 18 6	760 610 460 150	18	460
VH	100 50 - 70 35 - 50 2 - 10	42 33 24 9	1070 840 610 230	24	610



ROCK RIP-RAP
NTS



LAY DOWN CURB RIBBON CURB

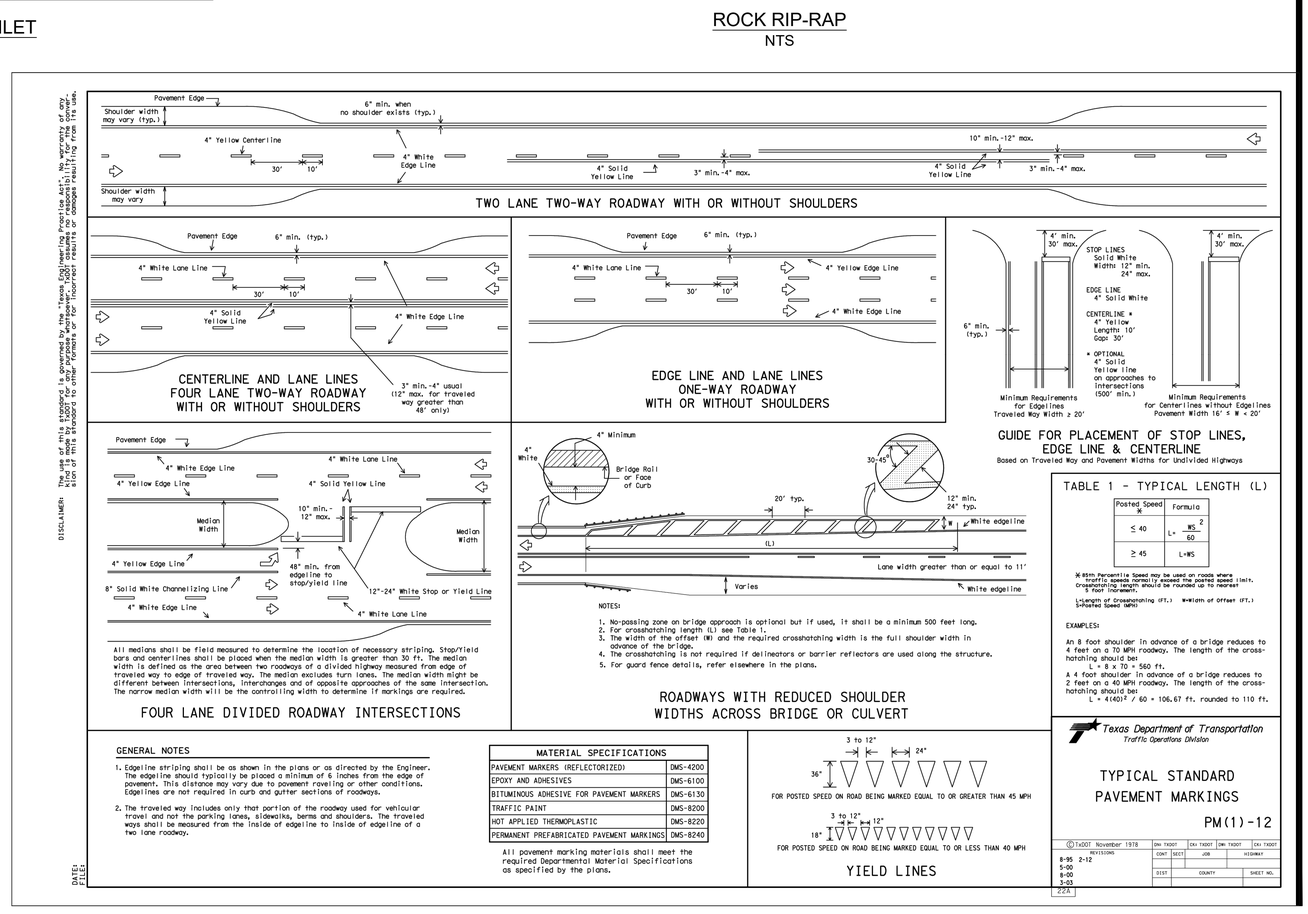
CURB EXPANSION JOINT DOWEL DETAIL

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 08-21-03 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF ROUND ROCK LAYDOWN AND RIBBON CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	DRAWING NO: ST-04

RIBBON CURB
NTS



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

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
07-03-24

PROJECT:

CROSSROADS DRIVE (PRIVATE ROAD)

CROSSROADS DRIVE, WILLIAMSON COUNTY, TX

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: JCL DATE: 8/8/24

No.	DATE	REVISIONS	RECOMD
		08/07/2024 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION	

SHEET TITLE:

SITE & STORM DETAILS

WP PROJECT NO.:
073-016

SHEET NO.:
C-18