

**WATER POLLUTION ABATEMENT PLAN (WPAP)
FOR
RIVIAN SITE PLAN**

**16000 CROSSROADS DRIVE
AUSTIN, TEXAS 78717**

Prepared for:

CSW OCONNOR, 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**

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FIRM TX. REG. #F-10308

November 2025
Job No. 073-031

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Rivian Site Plan					2. Regulated Entity No.:				
3. Customer Name: CSW OConnor, LP					4. Customer No.:				
5. Project Type: (Please circle/check one)	New <input checked="" type="checkbox"/>		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP <input checked="" type="checkbox"/>	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential <input checked="" type="checkbox"/>			8. Site (acres):		4.63	
9. Application Fee:	\$4,000.00		10. Permanent BMP(s):			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			Lake Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	√
Region (1 req.)	—	—	√
County(ies)	—	—	√
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

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

Antonio A. Prete, P.E.

Print Name of ~~Customer~~/Authorized Agent

11/19/2025

AP

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.

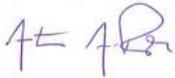
Signature

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: 11/19/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Rivian Site Plan
2. County: Williamson
3. Stream Basin: San Gabriel River
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: Survey staking is complete.

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.

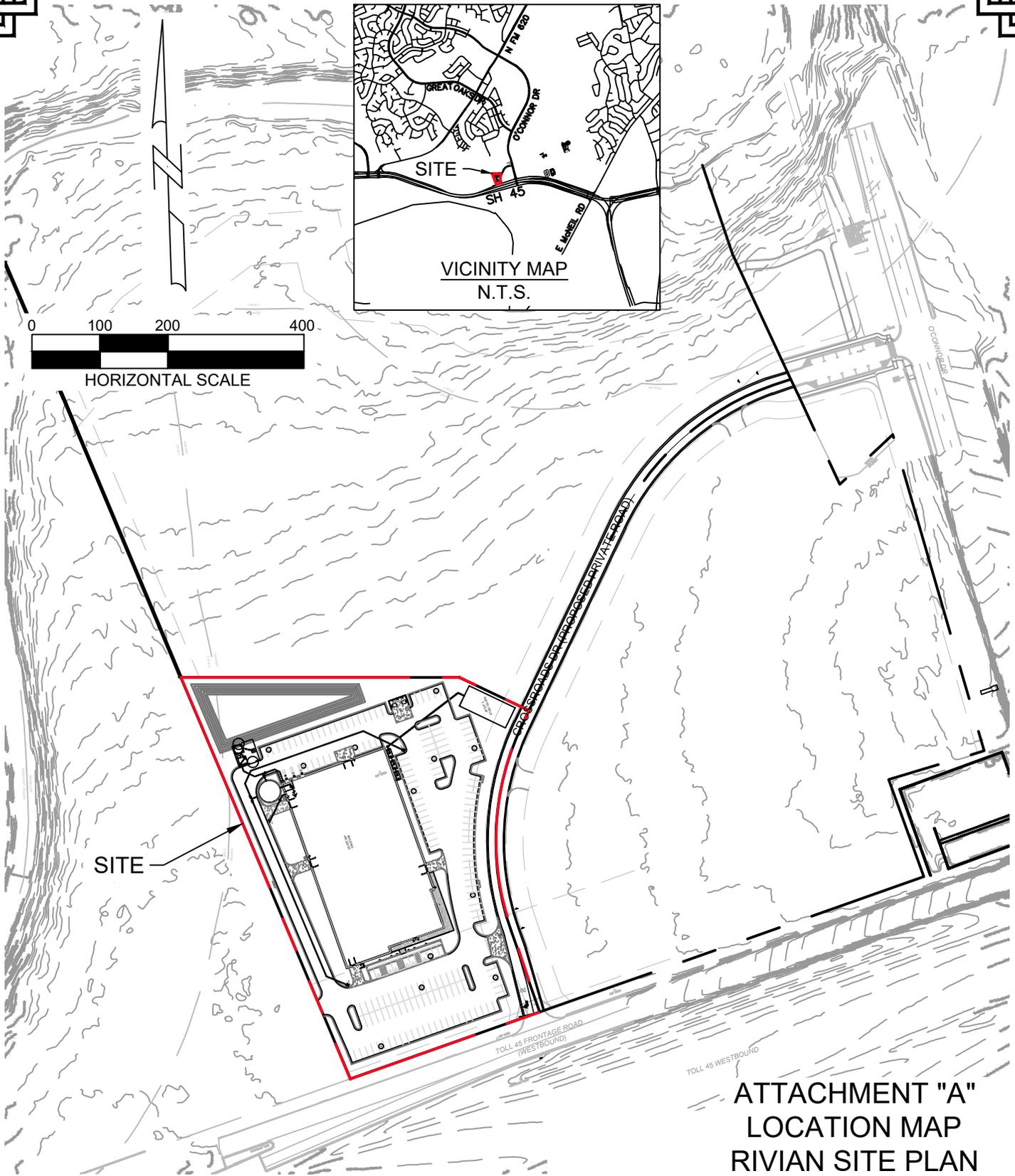
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- 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



**ATTACHMENT "A"
LOCATION MAP
RIVIAN SITE PLAN**

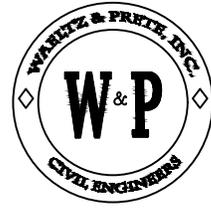
**WAELTZ & PRETE, INC.
CIVIL ENGINEERS**

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

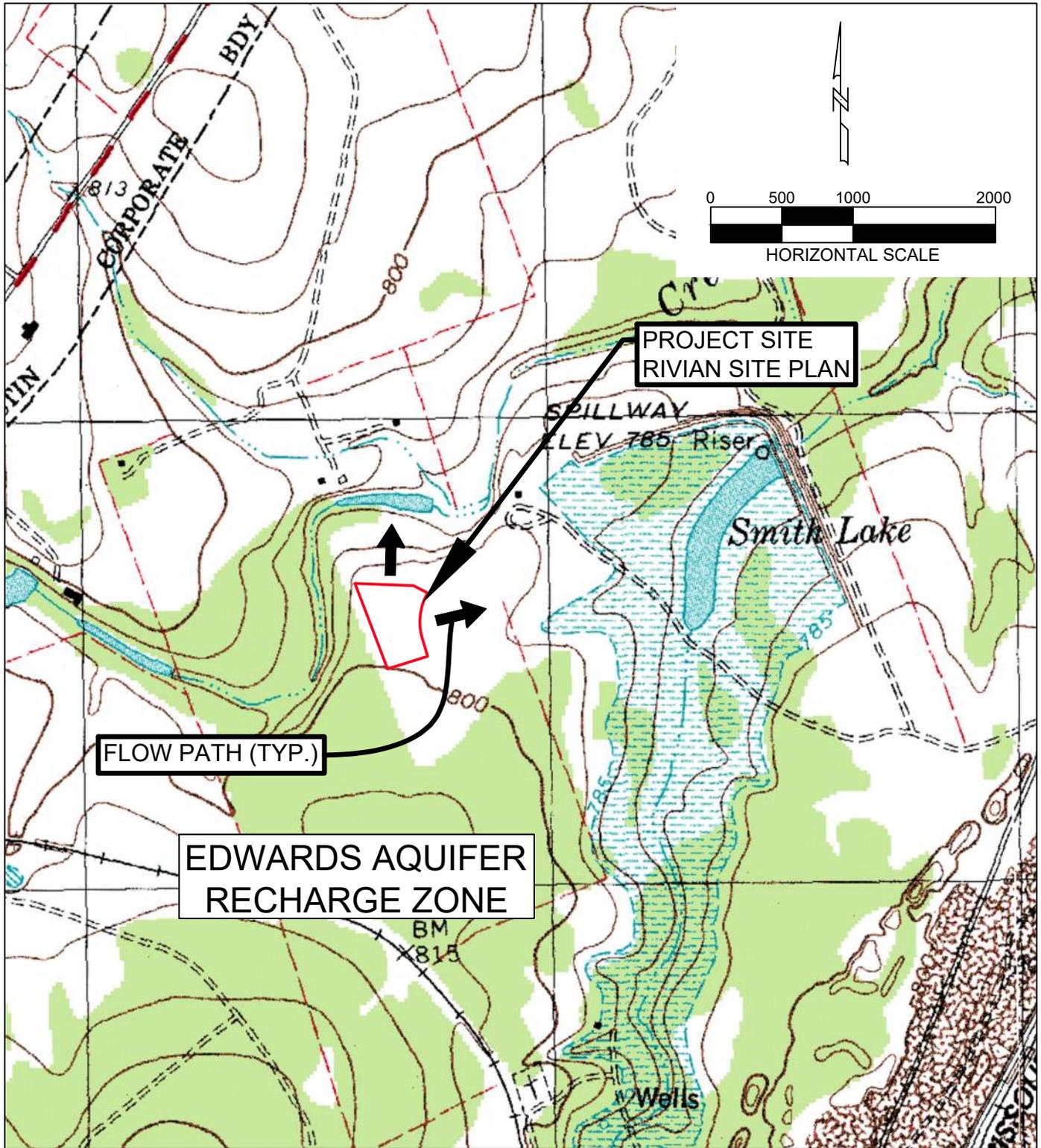
NOTES:

1. THIS LOCATION MAP IS FOR REFERENCE ONLY.

ALL INFORMATION FURNISHED REGARDING THIS PROPERTY IS FROM SOURCES DEEMED RELIABLE. HOWEVER, WAELTZ & PRETE, INC. HAS NOT INDEPENDENTLY VERIFIED ANY OF THESE SOURCES. NO WARRANTY OR GUARANTEE IS MADE BY WAELTZ & PRETE, INC. AS TO THE ACCURACY. THE INFORMATION SHOWN IS CONCEPTUAL IN NATURE AND DOES NOT REPRESENT ANY REGULATORY APPROVAL.



ATTACHMENT "B" – USGS/EDWARDS RECHARGE ZONE MAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

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USGS - 7 1/2 MIN.
EDWARDS RECHARGE ZONE MAP
RIVIAN SITE PLAN

ATTACHMENT “C” – PROJECT DESCRIPTION

We are submitting a Water Pollution Abatement Plan (WPAP) for a 4.63-acre site located at 16000 Crossroads Drive, Austin, Texas 78717. The site is currently undeveloped, with the exception of a previously permitted joint access drive that provides access to other properties within the subdivision (EAPP 11004289, RN 111455622 – Approval Letter is attached directly behind this page).

The site lies within the Edwards Aquifer Recharge Zone and is therefore subject to Water Quality Best Management Practices (BMPs) in accordance with TCEQ requirements. Additionally, there are no FEMA-regulated floodplains within the project limits, per panel #48491C0630F dated December 20, 2019.

The proposed development includes the construction of one (1) building of approximately 45,000 square feet designated for electric vehicle sales, service, and maintenance. Associated site improvements include on-site parking for customers and vehicle display, sidewalks, a private water well, a private on-site sewage facility (OSSF), grading, storm sewer systems, dry utilities, irrigation infrastructure, a driveway connection to Crossroads Drive, and a batch detention pond.

The total proposed impervious cover within the 4.63-acre site boundary is 3.19 acres, representing 68.90% impervious cover. Based on this coverage, the project is required to achieve 80% Total Suspended Solids (TSS) removal, equating to 2,777 pounds annually. This requirement will be met on-site via the proposed batch detention pond.

The batch detention pond is located at the northwest corner of the site and is designed to treat stormwater runoff from Drainage Area WQ-1, which encompasses 4.45 acres, including 3.19 acres (71.69%) of impervious cover. The remaining area is uncaptured and bypasses the batch detention pond.

The pond design complies with the TCEQ publication *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices* and is engineered to remove the full 2,777 pounds of TSS required for 80% removal efficiency.

All supporting TSS removal calculations are provided immediately following this summary. Construction plans and exhibits are submitted concurrently with this WPAP.

Brook Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 28, 2025

Mr. Jon Switzer
CSW O'Connor, LP
1703 W 5th St, Ste 850
Austin, Texas 78703

Re: Approval of a Water Pollution Abatement Plan (WPAP)
Crossroads Drive Private Road; Located W of Crossroads Dr. and O'Connor Dr.; Austin,
Williamson County, Texas
Edwards Aquifer Protection Program ID: 11004286, Regulated Entity No. RN111455622

Dear Mr. Switzer:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Waeltz & Prete, Inc on behalf of the applicant, CSW O'Connor, LP on December 19, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 30.78 acres. The project will include the construction of a private road. The impervious cover will be 0.67 acres (2.18 percent). No wastewater will be generated by this project.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two engineered vegetative filter strips, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 583 pounds of TSS generated from the 0.67 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPs shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Edwards Formation. No sensitive geologic features were identified in the GA. The site assessment conducted on January 24, 2025, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.
4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the

construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.
9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.
10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
13. The following records shall be maintained and made available to the executive director 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.
14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE must certify in

Mr. Jon Switzer
Page 4
February 28, 2025

writing that the **permanent** BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. The applicant shall be 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 or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Aaron Cook of the Edwards Aquifer Protection Program at 512-239-7024 or the regional office at 512-339-2929.

Sincerely,



Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/ac

cc: Mr. Antonio Prete, P.E., CSW O'Connor, LP



OVERALL BATCH DETENTION TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)



19 Nov 25

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =

- P = Average Annual Precipitation
- A_{tot-prj} = Total project area included in the plan
- A_{pre} = Predevelopment impervious area
- A_{post} = Postdevelopment impervious area
- A_N = Area of the net increase of impervious area
- IC_{pre} = Fraction of impervious cover (Pre Development)
- IC_{post} = Fraction of impervious cover (Post Development)

Williamson	
32.0	[in]
4.63	[ac]
0.00	[ac]
3.19	[ac]
3.19	[ac]
0.00	[%]
68.90	[%]

$L_M = \text{Req'd TSS removal (80\% of Increase)}$

2,777 [lbs]

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (\text{BMP Eff}) * P (A_i * 34.6 + A_p * 0.54)$

- A_{tot-sub} = Total area treated in the BMP subbasin
- A_i = Impervious area proposed in BMP subbasin
- A_p = Pervious area remaining in the BMP subbasin
- IC = Impervious cover (Post Development)
- BMP Type =
- BMP Eff = BMP TSS Removal Efficiency

4.45	[ac]
3.19	[ac]
1.26	[ac]
71.69	[%]
Batch Detention	
0.91	

$L_R = \text{TSS Load Removed From Subbasin by BMP}$

3,234 [lbs]

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

- Desired L_M = Req'd TSS removal (80% of Increase typical)
- L_R = Load removed from *each* BMP

2,777	[lbs]
3,234	[lbs]

$F = \text{Fraction of the Annual Rainfall treated by BMP}$

0.86

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * R_v * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

$WQV_{req} = WQV + S$

- F = Fraction of the Annual Rainfall treated by BMP
- d = Rainfall Depth required to capture
- A = Portion of Site contributing to BMP
- IC = Fraction of Impervious Cover
- R_v = Runoff Coefficient

0.86	
1.12	[in]
4.45	[ac]
0.72	
0.52	

WQV = Water quality volume

S = 20% Increase for Sediment Storage

9,462	[ft ³]
1,892	[ft ³]

WQV_{req} = Water quality volume required (With 20% increase)

11,354 [ft³]

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

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ATTACHMENTS

ATTACHMENT A: GEOLOGIC ASSESSMENT TABLE

ATTACHMENT B: STRATIGRAPHIC COLUMN

ATTACHMENT C: SITE GEOLOGY

ATTACHMENT D: SITE GEOLOGIC MAPS

Figure 1 – Site Location Map

Figure 2 – Site Aerial Photograph

Figure 3 – Surface Water Hydrology

Figure 4 – Site Soils Map

Figure 5 – General Geologic Map

Figure 6 – Site Geologic Map

ATTACHMENT E: SITE PHOTOGRAPHS

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:

<input checked="" type="checkbox"/>	WPAP	<input type="checkbox"/>	AST
<input checked="" type="checkbox"/>	SCS	<input type="checkbox"/>	UST

3. Location of Project:

<input checked="" type="checkbox"/>	Recharge Zone
<input type="checkbox"/>	Transition Zone
<input type="checkbox"/>	Contributing Zone within the Transition Zone

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

5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map (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. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan.
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:
 Global Positioning System (GPS) technology.
 Other method(s). Please describe method of data collection: _____
10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
 Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section
 There are 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. 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

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	
			DEL RIO	CLAY 40-70 FEET THICK	
			GEORGETOWN	LIMESTONE AND MARL 30-80 FEET THICK	
	LOWER CRETACEOUS (COMANCHEAN)	FREDERICKSBURG	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'CONNOR DRIVE
 AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

ATTACHMENT C
SITE GEOLOGY

TOPOGRAPHY AND SURFACE WATER HYDROLOGY

The central and northern components of the study area slope 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).

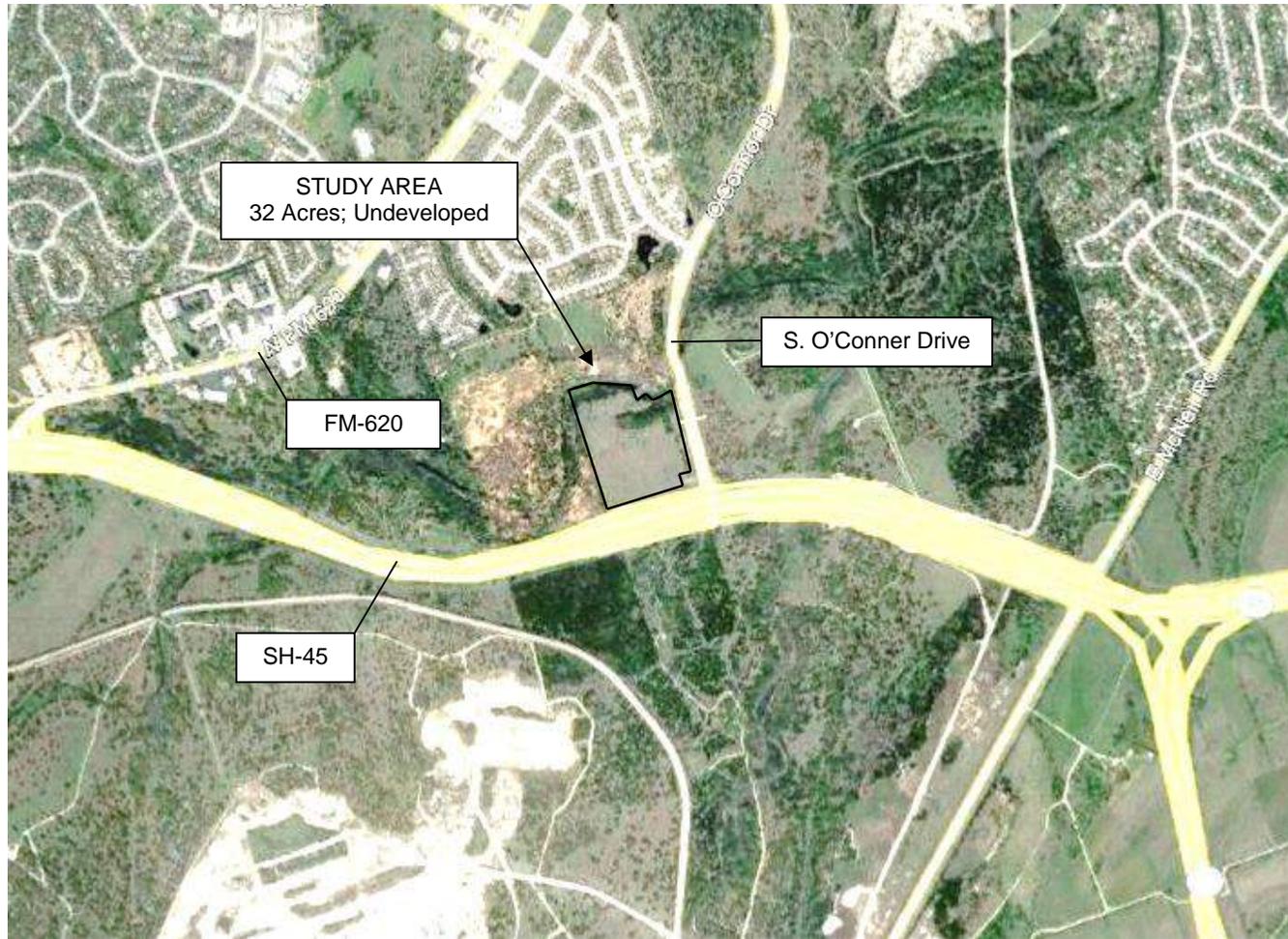
The feature is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that the feature will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

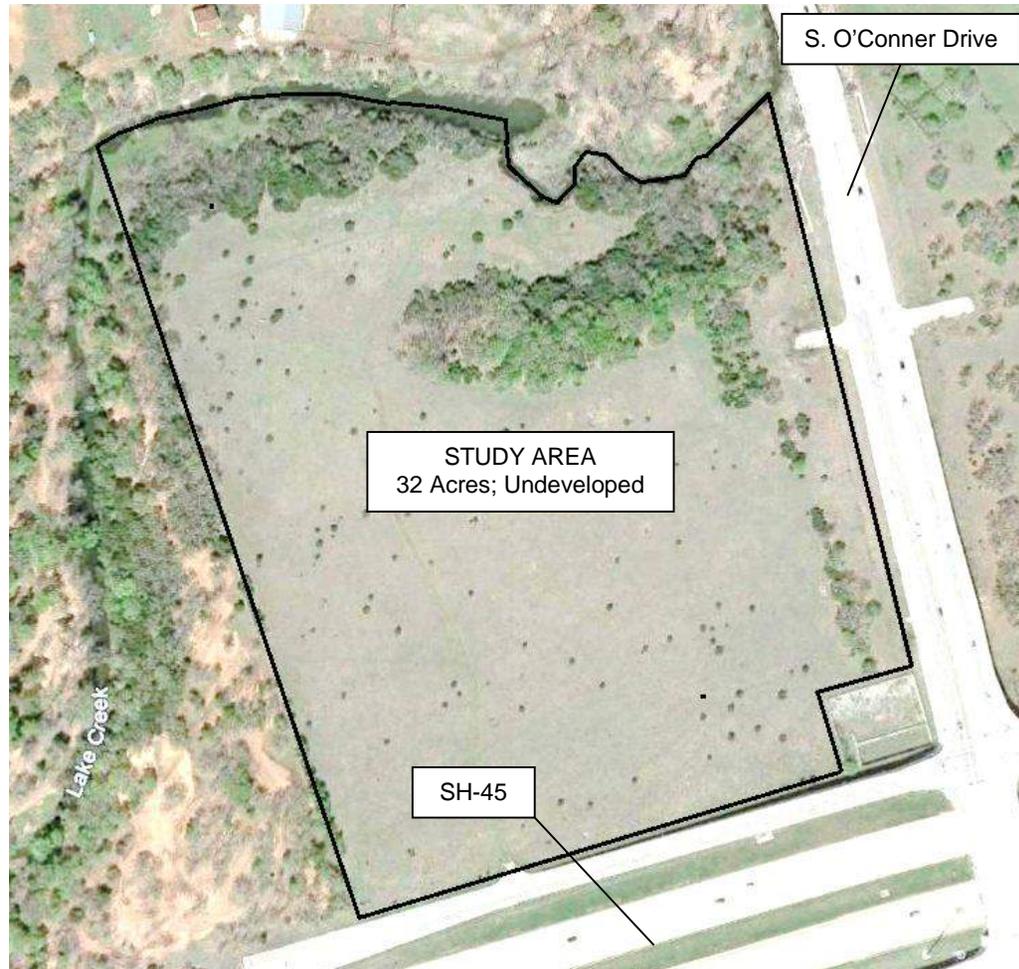
ATTACHMENT D
SITE GEOLOGIC MAPS



M. TROJAN & ASSOCIATES
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

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

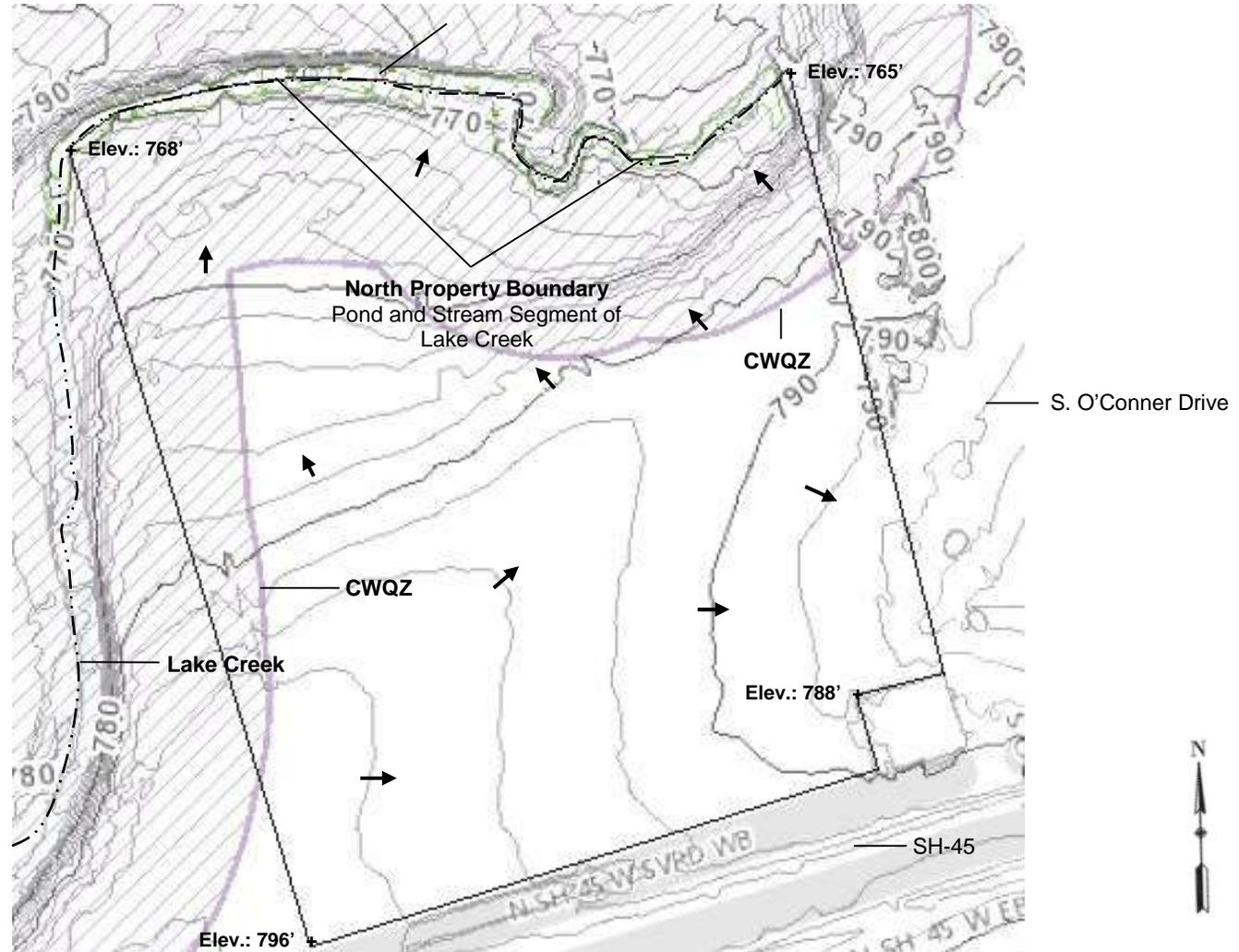


M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

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

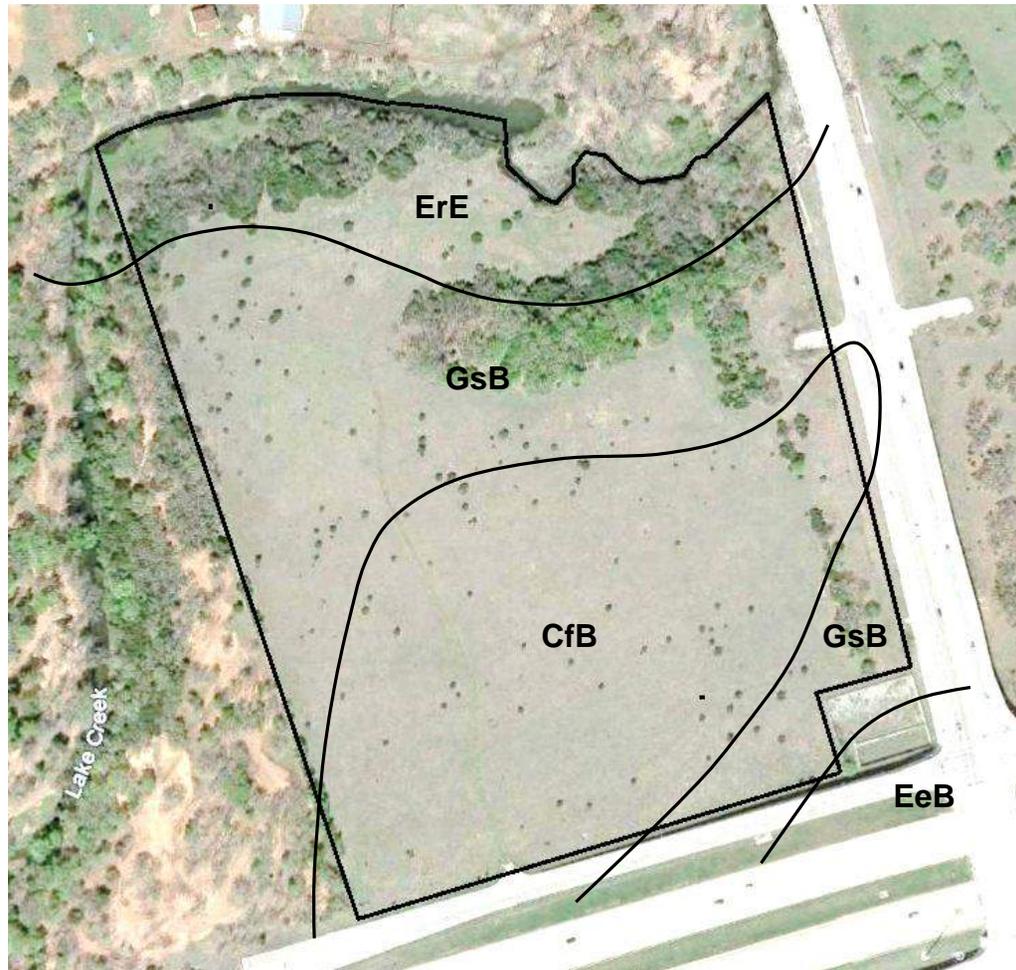


NOTES
Map source: COA GIS

M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(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'CONNOR DRIVE
AUSTIN, WILLIAMSON COUNTY, TEXAS 78664

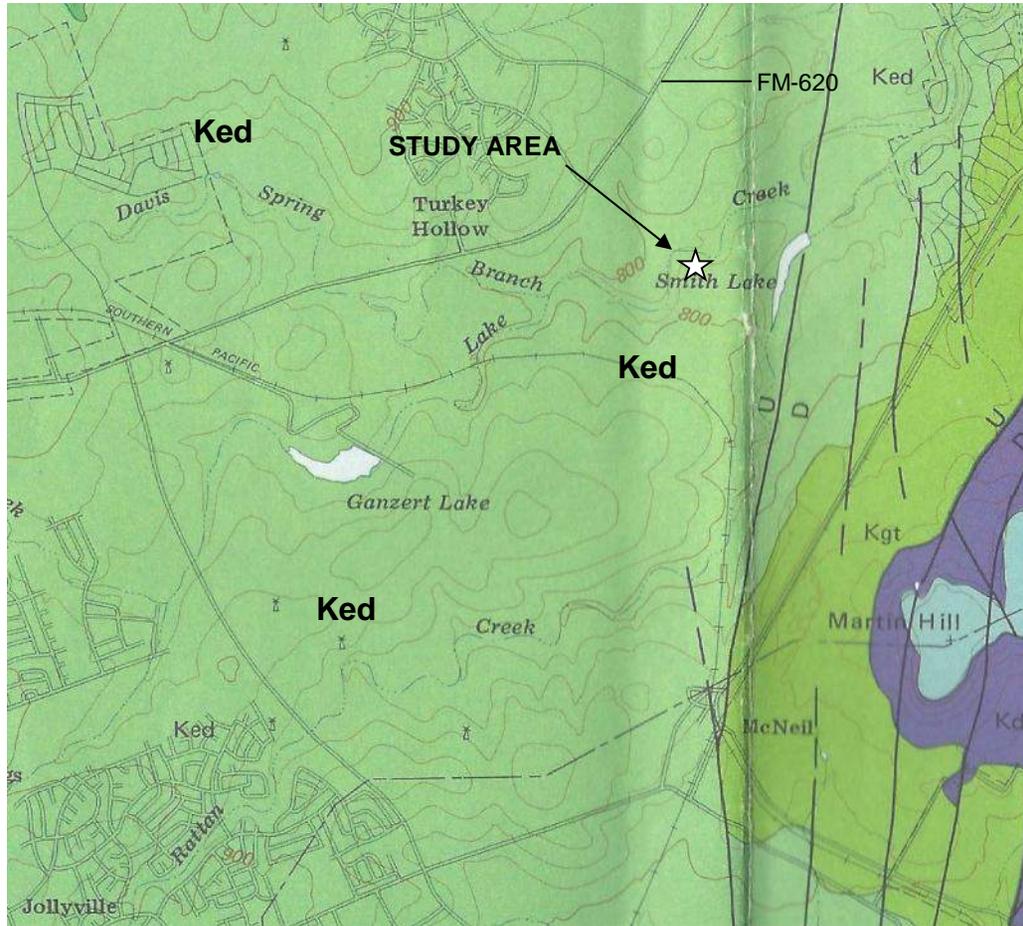


CfB – Crawford clay, 1-3% slopes / EeB – Eckrant stony clay, 0-3% slopes
ErE – Eckrant-Rock outcrop association, 1-10% slopes / GsB – Georgetown stony clay loam, 1-3% slopes

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

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

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

**FIGURE 5
 GENERAL GEOLOGIC MAP**

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

ONSITE FEATURES

No onsite features identified

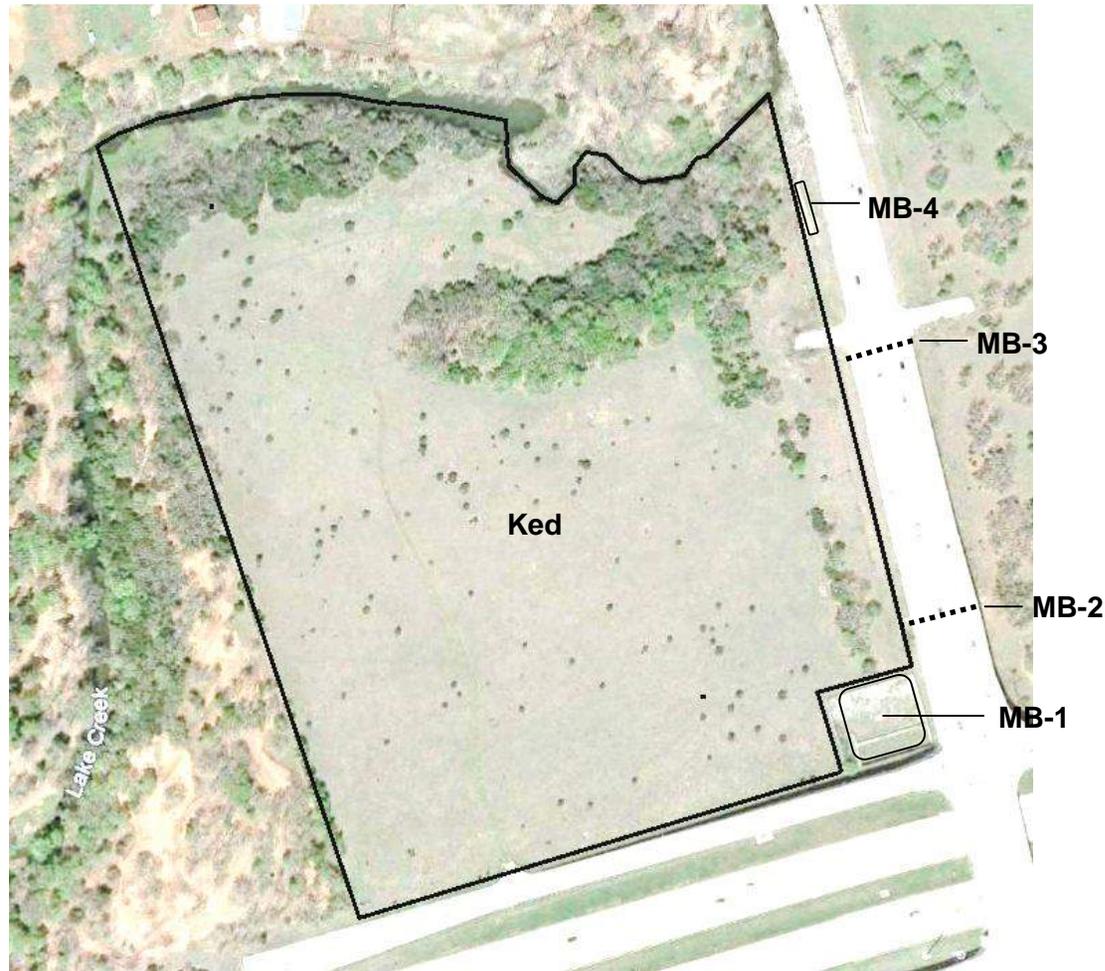
OFFSITE FEATURES (within 200 feet)

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

P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

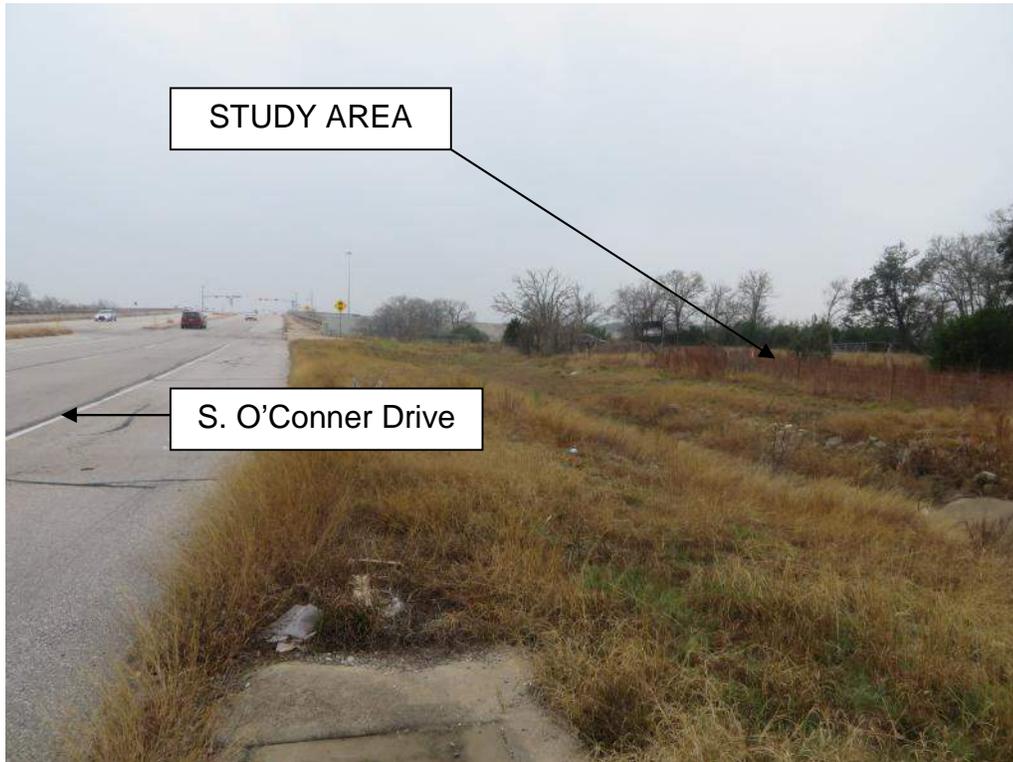
Scale: 1" = 330' (approx.)
Date: January 5, 2022
Project: TCEQ Geologic Assessment
MTA Project: WP-21-013

FIGURE 6
SITE GEOLOGIC MAP
32-ACRE UNDEVELOPED TRACT
(SHIFT CAR LOT PROPERTY)
SH-45 AT S. O'CONNOR 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.

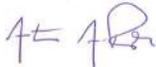
Signature

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: 11/19/2025

Signature of Customer/Agent:



Regulated Entity Name: Rlvian Site Plan

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): 4.63

3. Estimated projected population: 45

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	45,000	÷ 43,560 =	1.03
Parking	84,027	÷ 43,560 =	1.93
Other paved surfaces	9,889	÷ 43,560 =	0.23
Total Impervious Cover	138,916	÷ 43,560 =	3.19

Total Impervious Cover 3.19 ÷ Total Acreage 4.63 X 100 = 68.90% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100%</u> Domestic	<u>360</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>360</u>	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

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

- Existing.
 Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 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 parking and use of motor vehicles on the site. 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 development, which is used for vehicle sales, display and parking. 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 United States Department of Agriculture (USDA) Natural Resources Conservation Method (NRCS) SCS Method. This was calculated using “CN” factors, 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 attached construction plans.

The stormwater quality for the site was determined using “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.” The results from these calculations are presented directly behind this page.

HEC-HMS SUMMARY & INPUT VARIABLES:

DRAINAGE AREA BOUNDARY CONDITIONS SUMMARY:

SUB-BASIN [ID]	AREA [mi ²]	AREA [ac]	BASE CURVE # [HSG - 'D']	IC [%]	Tc [min]	Tc LAG [min]	SUBBASIN RUNOFF			
							2YR [cfs]	10YR [cfs]	25YR [cfs]	100YR [cfs]
EX DA-1	0.0030	1.92	80	0.00	5.00	3.00	5.66	12.46	16.74	23.90
PROP DA-1	0.0070	4.45	80	71.70	5.00	3.00	20.59	35.36	44.62	60.23

*Minimum Tc lag used =5 min

SUMMARY TABLE: DETENTION POND #1

[In]	[Event]	PEAK INFLOW TO POND [cfs]	PEAK DISCHARGE FROM POND [cfs]	PEAK STORAGE DET VOLUME [ac-ft]	PEAK ELEVATION DET PND [ft]	ATLAS-14 STORM NOAA 24hr			EX PEAK DISCHARGE FC PT #1			PROP PEAK DISCHARGE FC PT #1		
						[Event]	[cfs]	[ac-ft]	[ft]	[Event]	[cfs]	[ac-ft]	[ft]	[Event]
3.56	2 year	20.59	5.54	0.66	789.99	2 year	5.66	0.66	789.99	2 year	5.66	0.66	789.99	
6.41	10 year	35.36	7.72	0.88	791.17	10 year	12.46	0.88	791.17	10 year	12.46	0.88	791.17	
8.33	25 year	44.62	8.83	1.20	791.90	25 year	16.74	1.20	791.90	25 year	16.74	1.20	791.90	
11.80	100 year	60.23	12.96	1.61	793.05	100 year	23.90	1.61	793.05	100 year	23.90	1.61	793.05	

* Refer to Drainage Area Maps for Concentration Flow Points (eg FC PT #X).

STAGE - STORAGE - DISCHARGE: DETENTION POND #1

STAGE [msl]	AREA [ft ²]	AVG. AREA [ft ²]	Δ ELEV. [ft]	STORAGE [ft ³]	CUMULATIVE [ft ³]	CUMULATIVE [ac-ft]	RECT. ORIFICE #1 [cfs]	CIRC. ORIFICE #2 [cfs]	EMERGENCY WEIR [cfs]	TOTAL DISCHARGE [cfs]	WATER QUALITY VOLUME	DETENTION VOLUME
786.00	0	0	0.00	0	0	0.000	0.00	0.00	0.00	0.00		
787.00	6,554	3,277	1.00	3,277	3,277	0.075	0.00	0.00	0.00	0.00		
788.00	7,826	7,190	1.00	7,190	10,467	0.240	0.00	0.00	0.00	0.00		
788.25	8,158	7,992	0.25	1,998	12,465	0.286	0.00	0.00	0.00	0.00		
789.00	9,155	8,657	0.75	6,492	18,957	0.435	2.49	0.00	0.00	2.49		
790.00	10,541	9,848	1.00	9,848	28,805	0.661	5.56	0.00	0.00	5.56		
791.00	12,441	11,491	1.00	11,491	40,296	0.925	7.46	0.00	0.00	7.46		
792.00	14,455	13,448	1.00	13,448	53,744	1.234	8.97	0.00	0.00	8.97		
793.00	16,573	15,514	1.00	15,514	69,258	1.590	10.25	0.00	0.00	10.25		
793.50	17,417	16,995	0.50	8,498	77,756	1.785	0.00	39.84	0.00	39.84		
794.00	18,260	17,839	0.50	8,919	86,675	1.990	0.00	41.34	0.00	41.34		

Rect. Orifice --> FL = 786.25, L = 1.00', H = 1.00', Office Coefficient =0.62

WQV Req'd = 11,354 cf @ 788.10'

2Yr WSE = 789.99'

10Yr WSE = 791.17' & 25Yr WSE = 791.90'

100Yr WSE = 793.05'



19NOV25



ATTACHMENT "C"

SUITABILITY LETTER FROM AUTHORIZED AGENT

The OSSF 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.

ATTACHMENT “D”

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

A Geologic Assessment has been submitted with this application.

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.

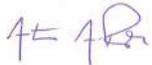
Signature

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: 11/19/2025

Signature of Customer/Agent:



Regulated Entity Name: Rivian Site Plan

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

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 runoff 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 surfaced by construction equipment.

ATTACHMENT "C"
SEQUENCE OF MAJOR ACTIVITIES

<u>Activity</u>	<u>Area</u>
Install Erosion Controls	±4.53 ac (Limits of Construction)
Clearing / Grubbing	±4.53 ac (Limits of Construction)
Fill / Excavation (Grading)	±4.53 ac (Limits of Construction)
Utility Installation	±4.53 ac (storm, OSSF, water, ponds)
Paving / Infrastructure	±4.53 ac (Limits of Construction)
Revegetation	±4.53 ac (Limits of Construction)

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

ATTACHMENT "D"

TEMPORARY BEST MANAGEMENT PRACTICES & MEASURES

The TBMP's are to be installed prior to any site activities and will be in place for all sequenced activities. This includes the placement of 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 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.

INLET PROTECTION:Weekly:

Accumulated silt shall be removed when it reaches a depth of 3 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to erosion. Check for gaps within the structure and inlet. Inspect filter fabric. 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 are 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 3 inches and dispose of as indicated in Weekly maintenance.

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 STABILIZATION 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.

Hydro-mulch shall be utilized for permanent soil stabilization, unless otherwise noted. 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)(li), (E), and (5), Effective June 1, 1999

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

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

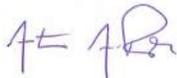
Signature

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

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

Date: 11/19/2025

Signature of Customer/Agent



Regulated Entity Name: Rivian Site Plan

Permanent Best Management Practices (BMPs)

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

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

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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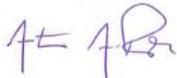
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Print Name of Customer/Agent: Antonio A. Prete, P.E.

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Signature of Customer/Agent



Regulated Entity Name: Rivian Site Plan

Permanent Best Management Practices (BMPs)

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

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

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

N/A

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

N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

ATTACHMENT "A" –

20% or LESS IMPERVIOUS COVER WAIVER

This project is not seeking an impervious cover waiver.

ATTACHMENT “B” –

BMPs FOR UPGRADIENT STORMWATER

There is no stormwater originating from upgradient areas that flows through the proposed project site. All upgradient runoff is conveyed around the site via existing drainage infrastructure and drainage swales.

ATTACHMENT “C” –
BMPs FOR ON-SITE STORMWATER

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

Batch Detention Pond:

The batch detention pond is located at the northwest corner of the site and is designed to treat stormwater runoff from Drainage Area WQ-1, which encompasses 4.45 acres, including 3.19 acres (71.69%) of impervious cover. The remaining area is uncaptured and bypasses the batch detention pond.

The pond design complies with the TCEQ publication “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices” and is engineered to remove the full 2,777 pounds of TSS required for 80% removal efficiency.

All supporting TSS removal calculations are provided immediately following this summary. Construction plans and exhibits are submitted concurrently with this WPAP.



AP
19Nov25

OVERALL BATCH DETENTION TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =

- P = Average Annual Precipitation
- A_{tot-prj} = Total project area included in the plan
- A_{pre} = Predevelopment impervious area
- A_{post} = Postdevelopment impervious area
- A_N = Area of the net increase of impervious area
- IC_{pre} = Fraction of impervious cover (Pre Development)
- IC_{post} = Fraction of impervious cover (Post Development)

L_M = Req'd TSS removal (**80%** of Increase)

Williamson	
32.0	[in]
4.63	[ac]
0.00	[ac]
3.19	[ac]
3.19	[ac]
0.00	[%]
68.90	[%]

2,777 [lbs]

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (BMP\ Eff) * P (A_i * 34.6 + A_p * 0.54)$

- A_{tot-sub} = Total area treated in the BMP subbasin
- A_i = Impervious area proposed in BMP subbasin
- A_p = Pervious area remaining in the BMP subbasin
- IC = Impervious cover (Post Development)
- BMP Type =
- BMP Eff = BMP TSS Removal Efficiency

L_R = TSS Load Removed From Subbasin by BMP

4.45	[ac]
3.19	[ac]
1.26	[ac]
71.69	[%]
Batch Detention	
0.91	

3,234 [lbs]

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

- Desired L_M = Req'd TSS removal (80% of Increase typical)
- L_R = Load removed from *each* BMP

F = Fraction of the Annual Rainfall treated by BMP

2,777	[lbs]
3,234	[lbs]

0.86

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * R_v * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

$WQV_{req} = WQV + S$

- F = Fraction of the Annual Rainfall treated by BMP
- d = Rainfall Depth required to capture
- A = Portion of Site contributing to BMP
- IC = Fraction of Impervious Cover
- R_v = Runoff Coefficient

- WQV = Water quality volume
- S = 20% Increase for Sediment Storage

WQV_{req} = Water quality volume required (With 20% increase)

0.86	
1.12	[in]
4.45	[ac]
0.72	
0.52	

9,462	[ft ³]
1,892	[ft ³]

11,354 [ft³]

ATTACHMENT “D” –

BMPs FOR SURFACE STREAMS

There is no surface water, groundwater, or stormwater originating upgradient from the site that runs across the site. All upgradient stormwater is directed around the site.

ATTACHMENT “E” –

REQUEST TO SEAL FEATURES

We are not requesting to seal a feature.

ATTACHMENT "F" –
CONSTRUCTION PLANS

The constructions plans have been attached as part of this submittal. The design calculations, treatment summary, and specifications for the proposed Batch Detention Pond are attached directly behind this page.

Special Specification 7130

Batch Detention Pond



1. Description

Furnish, install, test, and make fully operational a Batch Detention Pond Control System as specified below or an engineer approved equal with appurtenances included hereafter at designated locations as shown on the plans. Approved equal equipment shall provide the same functionality and monitoring functions as the equipment specified below. Ensure the equipment, design, and construction use the latest available techniques with a minimum number of different parts, subassemblies, circuits, cards, and modules to maximize standardization and commonality.

For each solar power system located at each project site submit electrical load calculations, structural load calculations, drawings, and details. Include the structural connection details for solar panels, control panel, and battery enclosure to poles. Structural calculations shall be sealed by a licensed structural engineer in the state of Texas. Provide equipment data sheets, details, and specifications.

2. Materials

Provide all materials necessary for the installation of a Detention Pond Control System. Provide materials that comply with the details shown on the plans, the requirements of this Item, and the pertinent requirements of the following items:

- Item 416, "Drilled Shaft Foundation"
- Item 421, "Hydraulic Cement Concrete"
- Item 440, "Reinforcement for Concrete"
- Item 442, "Metal for Structures"
- Item 445, "Galvanizing"
- Item 449, "Anchor Bolts"
- Item 465, "Junction Boxes, Manholes and Inlets"
- Item 618 "Conduit"
- Item 620, "Electrical Conductors"
- Item 624, "Ground Boxes"
- Item 687, "Pedestal Pole Assemblies"

3. Equipment

Provide labor, equipment and materials to employ solar-generated, battery-backed power for the assigned field equipment specified in the plans, or as directed. Install all equipment, including batteries and solar charge controller, in a suitably sized enclosure or enclosures.

Size the enclosure to house the solar controller, batteries, and lightning protection equipment. Furnish a solar powered system that supplies and maintains 100% continuous and intermittent electrical loads for up to 24 hr. per day with autonomy of 3.6 days. Provide system as described in the plans, and generally consisting of the following:

- Photovoltaic (PV) modules with mounts or racks, and mounting brackets for affixing the modules to a pole as shown on the plans. Two year manufacturer's material and workmanship and twelve year 90% minimum power output warranties. Provide adjustable tilt mounts that can be repositioned to an appropriate angle to maximize seasonal solar radiation.
- 12 VDC sealed, valve-regulated, absorbed glass mat (AGM), maintenance-free batteries
- One toggle-type power switch or overcurrent protection device for emergency shutoff, and external conduit, wiring cable and conductors (as recommended by the supplier) between the following:
 - Photovoltaic module to controller panel
 - Battery interconnect and batteries to controller panel, and wiring between components in cabinet.

Pre-set the equipment, optimize photovoltaic module direction, and configure hardware components to allow automatic operation. Furnish and install a fully operational assembly with all cabling and terminations matched to support the selected components. Use the component sizing chart, Table 1 shown below to size the individual components (PV modules, batteries, etc.) based on the planned electrical load and days autonomy:

	COUNT	VDC	UNIT POWER (W)	HOURS PER DAY	TOTAL POWER (W-hr)
In-Situ, Inc. LevelTROLL 500 (Measuring)	1	12	0.048	0.0003	0.0000144
In-Situ, Inc. LevelTROLL 500 (Sleep Mode)	1	12	0.00216	23.9997	0.052
ISCO Signature Base Meter	1	12	1.628	24	39.072
Remote Hand Station	1	24	0.72	24	17.280
Control Valve	1	24	360	.025	9.000
TOTAL					65.404

Table 1 Solar Power System Component Load Requirements

- 3.1. **PV Modules.** Supply and install the appropriate number and size of PV modules needed to meet the minimum power requirements shown in Table 1 or as required by the plans. Use photo voltaic USA (PVUSA) test conditions (PTC) ratings.

Supply industrial grade, mono-crystalline or poly-crystalline type solar modules. Consumer grade modules are not acceptable. Ensure that the PV modules meet the following minimum requirements:

- Minimum output voltage of 12 VDC.
- Minimum area efficiency rating of 9.4%.
- Include an ultraviolet (UV) resistant, Ingress Protection (IP) 65 rated junction box providing wire termination for 8-14 AWG wiring with the PV module.
- Hail impact resistance up to 1 in. diameter at 50 mi. per hr.
- UL 1703 listing.

Ensure PV modules, regardless of wattage size, shares common mounting holes for mounting so that a single mounting structure will accommodate the entire module line.

PV modules may be wired in "strings" of panels wired in series, which are then wired in parallel to other strings. Ensure that the open circuit voltage of any single string of PV modules does not exceed 127 V.

Construct PV modules with a tempered glass surface and an industrial grade anodized aluminum frame that completely surrounds and seals the module laminate. Ensure construction is consistent with the demands of installation near humid salt air environments.

Design and construct the photovoltaic module mounting assembly of galvanized steel (ASTM A-153 Class A) or aluminum. The mounting assembly must be of adequate design and strength to provide a means of securely attaching the PV module frame to a pole. Provide a mounting assembly capable of 360° horizontal orientation with a means of locking the bracket at an inscribed angular position about the pole. Ensure the mounting assembly is designed and installed to prevent module re-positioning during 110 mph wind conditions.

Label all PV modules with open-circuit voltage, operating (maximum power) voltage, maximum permissible voltage, operating (maximum power) current, short-circuit current, and maximum power.

Provide a warning label on all DC junction boxes warning that the active parts inside the boxes are fed by a PV array and may still be energized after isolation.

Mark each PV system disconnect as such. NEC 690.13(B).

- 3.2. **Solar Control Panel.** This panel shall contain the solar controller equipment, batteries, and block (plug) valve controls within the same or multiple enclosures. The enclosure or enclosures shall be pole-mounted, NEMA 3R, lockable, and 304 stainless steel construction. Provide a double flanged cabinet door opening. Provide cabinet with a Corbin style #2 lock with a keyhole cover as an integral part of the door and 2 keys. Provide cabinet with provisions to hold the door open at approximately 90° and 120° positions.

Provide louvers on each side of the cabinet to allow adequate cooling of the electronic components and to prevent the accumulation of gases. Provide screen vents that prevent entry of insects.

Provide an aluminum back panel in the lower compartment with a thickness of 0.125 in. Size the back panel to provide adequate space for the control electronics and terminal strips. Equip the cabinet with at least two shelves of a minimum thickness of 0.125 in, with a 1 in. x 3 in. cutout in the back of the shelves for cable run. Ensure that the shelves are capable of supporting design battery weight. Provide a rubber mat installed on each shelf that supports the batteries and two 1/8 in. drain holes located in the bottom of the cabinet at opposite corners. Provide a minimum of 2 in. of separation from the top of the battery posts to the bottom of the next shelf. Equip the cabinet with all necessary mounting equipment and hardware. Configure the cabinet for pole mounting using two aluminum "U" channel mounting brackets with stainless steel reinforcing plates on the inside of the cabinet. Include a 0.25 in. aluminum reinforcing plate mounted in the bottom of the cabinet. The supplier shall be Amerseco Solar as provided by C.C. Lynch & Associates, Inc., 1-800-333-2252, or engineer approved equal.

Solar Controller. The solar controller shall be capable of providing continuous 24 VDC power to the control valve and 12 VDC power to the LevelTROLL and Signature Base Station for the worst anticipated available daylight. The Controller shall be capable of operating in temperatures ranging from -40°C to 60°C and a humidity of 5% to 95% non-condensing. The Controller shall be a complete turn-key packaged system integrated by a single provider. The Controller supplier shall be regularly engaged in fabricating controllers of this type for a minimum of 5 years. The Contractor shall provide a list of Controller supplier(s) for approval. For calculating the daylight availability, the system design shall be based on the central Texas area with a useful minimum daily solar exposure of 4.19 hours.

- 3.3. **Batteries.** Provide maintenance free, spill proof, AGM batteries with the following minimum characteristics:

- 12 VDC,
- 80% allowable depth of discharge (DOD),

- rated for a minimum of 2,000 recharge cycles, and
- capacity rated at 77°F, 100 hr. discharge rate.

Supply appropriate number of batteries to ensure the minimum total amp-hours meets or exceeds the value in Table 1, as described in the plans, when wired in series. Label, with a UV resistant system, the battery bank with maximum operating voltage, equalization voltage, and polarity.

Arrange the system components so that all battery terminals are guarded and adequate working space is provided per (NEC) 690.71(B)(2) and (NEC)480.9.

Install current-limiting fuses on battery output circuits per (NEC) 690.71(C).

Provide overcurrent protection for the battery circuit conductors in conformance with (NEC) 690.9(A) and (NEC) 240.

Use battery interconnections with #4 AWG or larger flexible cables that are listed for hard-service use and are moisture resistant

- 3.4. **Control Valve Motor Operator Controller.** The control valve motor operator controller shall include timing and logic functions to control the basin plug valve based on sensing the presence of water in a pipe with an In-Situ, Inc. LevelTROLL 500 pressure transducer. The controller shall operate at 12VDC and shall include three wires that are internally connected to isolated relay contacts rated for 30 amps wired as a common, normally open, and normally closed. The controller shall poll the pressure transducer via MODBUS or SDI-12 at user selectable intervals and shall close the relay when water has been detected above a threshold for 12 hours. The pressure transducer shall be in "sleep mode" when not being polled in order to conserve power. The controller display shall be capable of a keypress timeout function in order to conserve power. The relay shall be opened when the water level detected by the pressure transducer drops below the threshold. The controller shall be capable of logging data internally which can be retrieved by USB thumb drive, laptop, cell modem, or Ethernet modem. The controller shall be model Teledyne ISCO Signature Base Station with a TIENet 304 Contact Output Card, and SPA 999 30 Amp alarm contacts. The pressure transducer shall be an In-Situ, Inc. LevelTROLL 500 (5 PSIG)). The LevelTROLL 500 shall be supplied with an NPT adapter and ISCO RuggedCable. Refer to plans for RuggedCable lengths.

The basin plug valve controls shall include the controls for the plug valve and the pressure transducer to detect water in the pipe. These controls shall contain, but not necessarily limited to, the control valve motor operator controller, relay box, terminal blocks, and control valve remote hand station. Configure controller to operate as diagrammed on the drawings.

- 3.5. **Remote Hand Station:** Provide a Remote Hand Station (RHS) to locally control the basin plug valve from solar control panel. The RHS shall be suitable for remote connection to an electric actuator up to 100m (330ft) distance, include local control facilities, a backlit LCD display and terminals for communication highway connection to the host actuator housed within a self-contained, double-sealed enclosure.

In order to maintain the integrity of the enclosure, setting of the actuator torque levels, position limits and configuration of the indication contacts etc. shall be carried out without the removal of any covers via a Bluetooth® wireless interface. Sufficient commissioning tools shall be provided with the actuators and must meet the enclosure protection and certification levels of the actuator and remote hand station. Commissioning tools shall not form an integral part of the actuator and must be removable for secure storage / authorized release. In addition, provision shall be made for the protection of configured actuator settings by a means independent of access to the commissioning tool. Provision shall be made to disable Bluetooth® communications or only allow a Bluetooth® connection initiated by an Infra-Red command for maximum security.

The RHS shall be suitable for indoor and outdoor use. The unit shall be capable of functioning in an ambient temperature ranging from -50°C (-58°F) to 70°C (158°F), up to 100% relative humidity. Actuators for

hazardous area applications shall meet the area classification, gas group and surface temperature requirements specified in data sheet.

RHS enclosure shall be O-ring sealed, watertight to IP66/IP68 7m for 72hrs, NEMA 4, 6. The internal electrical elements of the actuator shall be protected from ingress of moisture and dust when the terminal cover is removed for site for cabling, the terminal compartment having the same ingress protection rating as the actuator with the terminal cover removed. The RHS enclosure shall allow for temporary site storage without the need for electrical supply connection. All external fasteners shall be plated stainless steel. The use of un-plated stainless steel or steel fasteners is not permitted.

The RHS shall incorporate local controls for Open, Close and Stop and a Local/Stop/Remote mode selector switch lockable in any one of the following three positions: local control only, stop (no electrical operation), remote control plus local stop only. It shall be possible to select maintained or non-maintained local control. The local controls shall be arranged so that the direction of valve travel can be reversed without the necessity of stopping the actuator. Provision should be made to enable control arbitration between the RHS and the connected actuator. The local controls and display shall be rotatable through increments of 90 degrees to suit mounting orientation and access.

Power for the RHS shall be provided from the actuator and shall run in the same cable as the interconnecting communication. Independent power is not acceptable. Communication between the RHS and actuator should be based on a high-speed CAN bus technology.

The RHS display shall include a dedicated numeric/symbol digital position indicator displaying valve position from fully open to fully close in 0.1% increments. Valve closed and open positions shall be indicated by symbols showing valve position in relation to the pipework to ensure that valve status is clearly interpreted. With power connected, the display shall be backlit to enhance contrast at all ambient light levels and shall be legible from a distance of at least 5m (16ft). Red, green, and yellow LEDs corresponding to open, closed and intermediate valve positions shall be included on the RHS display when power is switched on. The yellow LED should also be fully programmable for on/off, blinker and fault indication. The RHS display shall include a fully configurable dot-matrix display element with a minimum pixel resolution of 168 x 132 to display operational, alarm, configuration and graphical datalogger information. The text display shall be selectable between English and other languages such as: Spanish, German, French, and Italian. Provision shall be made to upload a different language without removal of any covers or using specialized tools not provided as standard with the actuator. Datalogger graphical displays should as a minimum be able to display log and trend graphs on the local LCD for the following:

- Torque versus Position
- Number of Starts versus Position
- Number of starts per hour
- Average temperature

The display shall be capable of indicating 4 different home-screens of the following configuration:

- Position and status
- Position and torque (analogue)
- Position and torque (digital)
- Position and demand (positioning)

Provision shall be made for the addition of an optional environmental cover to protect the display from high levels of UV radiation or abrasive materials.

The local controls and display shall be rotatable through increments of 90 degrees to suit valve and actuator orientation. A vandal-proof cover should be available to prevent un-authorized operation and to protect the LCD and window from damage.

Facilities shall be provided for monitoring actuator operation and availability directly from the RHS. Actuator datalogger information shall be accessed via non-intrusive Bluetooth® communication via the RHS and data displayed on the LCD. Sufficient standard intrinsically safe tools shall be provided for downloading datalogger and actuator configuration files from the actuators and subsequent uploading to a PC. The actuator manufacturer shall supply PC software to enable datalogger files to be viewed and analyzed

A terminal compartment shall be provided to enable interconnecting cables to be terminated without the removal of the main electronics cover. The terminal compartment shall be separated from the inner electrical components of the actuator by means of a watertight seal. All wiring supplied as part of the RHS to be contained within the main enclosure for physical and environmental protection.

A durable anodized aluminum nameplate shall be affixed to the RHS housing and contain all relevant serial and approval information.

- 3.6. **Future Cellular Modem and Antenna.** Provide provisions in solar control panel system for a future cellular modem. The Modem shall be FCC approved and approved for CDMA networks such as Verizon. The modem shall be integral to the Teledyne ISCO Signature Base Station.
- 3.7. **End User Interface.** Provide provisions to allow for future offsite access and control of the Signature Base Station, at a minimum it shall be capable of remote access through cellular modem for online editing, email messaging via SMTP for statuses and alarms, remote monitoring and programming, and read/write data table access. In addition, the Signature Base Station shall have a MODBUS RS-485 output using ASCII or RTU transmission coding.
- 3.8. **Batch Detention Outlet Structure.** An outlet structure with dual hatch entry hatch for access shall be furnished and installed. The structure shall contain, but not necessarily limited to, 6" motor operated eccentric plug valve, 6" manual eccentric plug valve, connectors, pipe supports, pressure transducer, piping, conduit and a NEMA 4X junction box.
- 3.9. **Perforated Riser Column and Outlet Pipe with Trash Rack.** A perforated riser column shall be connected to an outlet pipe and installed with a trash rack as shown in the plans.
- 3.10. **Vertical Sediment Depth Marker.** A PVC pipe with wing channel post as shown in plans.
- 3.11. **Grounding.**

Ungrounded Systems. Include disconnects, overcurrent protection, and ground-fault protection. Provide equipment that is listed for use with ungrounded systems per NEC 690.35.

Module Grounding Connectivity. Provide module connections such that removal of a module does not interrupt a grounded conductor to another PV source circuit per NEC 620.49).

Ground-Fault Protection. Provide ground fault protection for grounded arrays per NEC 690.5.

PV System Grounding. Provide one grounded DC conductor for two-wire PV systems operating above 50 V per NEC 690.41.

Single Point. Provide DC grounding at a single point on the PV output circuit per NEC 690.42.

Equipment Grounding. Ground non-current-carrying metal components, including module frames, mounting structures, equipment, conduit, and boxes per NEC 690.43.

Equipment Grounding Conductors. Route equipment conductors with PV circuit conductors per NEC 690.43.

Equipment Grounding Conductor Size. If the array has ground fault protection, size the grounding conductor according to NEC 250.122. If not, size the grounding conductor to handle at least twice the derated circuit conductor ampacity per NEC 690.45.

Grounding Electrode Systems. Ground the AC system according to NEC 250.50 through 250.60. Ground the DC system according to NEC 250.166 through 250.169, and NEC 690.47.

Common Grounding. If the system includes both AC and DC systems, bond the grounding electrodes together. Size the bonding conductor for the larger of the AC and DC requirements per NEC 690.47(C).

- 3.12. **Disconnects.** Provide disconnects to disconnect equipment (batteries, solar controllers, etc.) from all ungrounded conductors of all power sources per NEC 690.15.

For fuses that are energized from both directions, provide disconnects to independently disconnect the fuse from all sources of power.

Provide disconnects to open all ungrounded conductors which are readily accessible, externally operated, have ON/OFF indications, and have appropriate interrupt ratings. Manually operated switches and circuit breakers are allowed to fulfill these requirements per NEC 690.17.

4. Construction

- 4.1. **Installation.** Provide equipment that utilizes the latest available techniques for design and construction with a minimum number of parts, subassemblies, and modules to maximize standardization and commonality.
- 4.2. **System Configuration.** Configure and fully integrate the equipment to provide a fully operational system.
- 4.3. **General.** Furnish and install all materials, including support, calibration and test equipment, to ensure an operating and functional solar power system. Install power and data cables, power grounding and lightning suppression systems. Prior to beginning installation, inspect each site to verify suitability of the design for installation, grounding and lightning protection. Provide written documentation to the Engineer for approval prior to installation.
- 4.4. Configure and setup the solar power system to assure connection and electric power delivery to the field equipment as indicated in the plans. Locate and mount all equipment as detailed in the plans and as directed by the Engineer.
- 4.5. **Wiring.** Provide wiring that meets the requirements of the NEC. Provide wires that are cut to proper length before assembly. Provide cable slacks to facilitate removal and replacement of assemblies, panels, and modules. It is not acceptable to “double-back” wire to take up slack. Lace wires neatly with nylon lacing or plastic straps. Secure cables with clamps. Provide service loops at connections.
- 4.6. Size all conductors for a de-rated ampacity of at least 125% of the maximum currents calculated. De-rating factors include high ambient temperatures and number of conductors run together within a conduit or cable, per NEC 690.8(B), 310.15(B) and 310.16. Single-conductor cables in sizes 16 AWG and 18 AWG are permitted for module interconnections if they meet the ampacity requirements.

- 4.7. Protect all conductors operating at more than 30 V and installed in readily accessible locations with conduit, per NEC 690.31(A).
- Provide conductors rated for 194°F (90°C) and wet service per NEC 690.31(B).
- Run PV source- and output-circuit conductors separately from conductors of other systems per NEC 690.31(B).
- Color code all wiring. Mark grounded conductors white or gray. Use green, green/yellow or bare grounding conductors, per NEC 310.12.
- Provide strain relief or conduit on all conductors per NEC 300.4.
- 4.8. **Poles.** Mount all PV units and cabinets on poles as shown on plans Provide poles as shown on plans for the height specified. Coordinate location of PV system pole with location of batch outlet structure. Ensure poles are located a maximum of 100m (330ft) from batch outlet structure.
- 4.9. **Testing.** Perform testing in accordance with, Special Specification 6005, "Testing, Training, Documentation, Final Acceptance, and Warranty. Test the system at the factory and in the field to assure proper function operation.

ATTACHMENT "G" –

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices (Batch Detention)

Batch Detention:

- Inspections:** Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- Mowing:** The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- Litter & Debris Removal:** Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- Erosion control:** The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
- Nuisance Control:** Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
- Structural Repairs & Replacement:**
- With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- Sediment Removal:** A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller:

The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

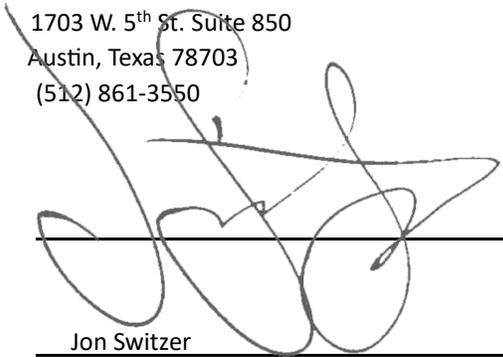
Record Keeping:

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:

CSW OConnor, LP
1703 W. 5th St. Suite 850
Austin, Texas 78703
(512) 861-3550

Signature of Responsible Party:



Printed Name of Responsible Party:

Jon Switzer

Manager of CSW Manager JT, LLC its general partner



Antonio A. Prete

19Nov25

11/19/2025

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

No surface streams located on this project.

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

_____ Owner _____
Title - Owner/President/Other

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, its
GP

Applicant's Signature

Jon Switzer, manager

Date

11/5/25

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Jon Switzer 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.

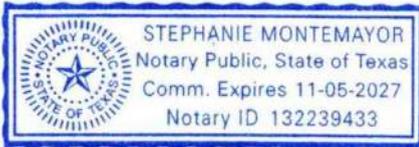
GIVEN under my hand and seal of office on this 5 day of November, 2025

Steph

NOTARY PUBLIC

Stephanie Montemayor

Typed or Printed Name of Notary



MY COMMISSION EXPIRES:

11/5/2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Rivian Site Plan

Regulated Entity Location: 16000 Crossroads Drive

Name of Customer: CSW OConnor LP

Contact Person: Jon Switzer

Phone: (512) 861-3550

Customer Reference Number (if issued): CN 605994508

Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

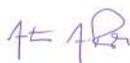
Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	4.633 Acres	\$ 4,000.00
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: 11/19/2025

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided)			
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application)			
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input type="checkbox"/> Other	
2. Attachments Describe Any Attachments: (ex. Title V Application, Waste Transporter Application, etc.)			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		WPAP	
3. Customer Reference Number (if issued)		4. Regulated Entity Reference Number (if issued)	
CN 605994508		RN	

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)							
6. Customer Role (Proposed or Actual) – as it relates to the <u>Regulated Entity</u> listed on this form. Please check only <u>one</u> of the following:							
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Operator		<input type="checkbox"/> Owner & Operator		<input type="checkbox"/> Other: _____	
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party		<input type="checkbox"/> Voluntary Cleanup Applicant		<input type="checkbox"/> Other: _____	
7. General Customer Information							
<input type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information			<input type="checkbox"/> Change in Regulated Entity Ownership		
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State)				<input type="checkbox"/> No Change**			
**If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.							
8. Type of Customer:				<input type="checkbox"/> Corporation			
<input type="checkbox"/> City Government		<input type="checkbox"/> County Government		<input type="checkbox"/> Federal Government		<input type="checkbox"/> State Government	
<input type="checkbox"/> Other Government		<input type="checkbox"/> General Partnership		<input checked="" type="checkbox"/> Limited Partnership		<input type="checkbox"/> Other: _____	
9. Customer Legal Name (If an individual, print last name first: ex: Doe, John)						If new Customer, enter previous Customer below	
CSW O'Connor LP						End Date:	
1703 W. 5 th Street, Suite 850							
10. Mailing Address:							
City		Austin		State		TX	
ZIP		78703		ZIP + 4			
11. Country Mailing Information (if outside USA)				12. E-Mail Address (if applicable)			
				jswitzer@cswwdevelopment.com			
13. Telephone Number			14. Extension or Code			15. Fax Number (if applicable)	
(512) 861-3550						() -	
16. Federal Tax ID (9 digits)		17. TX State Franchise Tax ID (11 digits)		18. DUNS Number (if applicable)		19. TX SOS Filing Number (if applicable)	
873255533		32081534243		N/A		084281877	
20. Number of Employees						21. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20		<input type="checkbox"/> 21-100		<input type="checkbox"/> 101-250		<input type="checkbox"/> 251-500	
<input type="checkbox"/> 501 and higher						<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

SECTION III: Regulated Entity Information

22. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)			
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information <input type="checkbox"/> No Change** (See below)			
**If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.			
23. Regulated Entity Name (name of the site where the regulated action is taking place)			
Rivian Site Plan			

24. Street Address of the Regulated Entity: (No P.O. Boxes)	16000 Crossroads Drive, Austin, TX 78717						
	City	Austin	State	TX	ZIP	78717	ZIP + 4
25. Mailing Address:	1703 W. 5 th Street, Suite 850						
	City	Austin	State	TX	ZIP	78703	ZIP + 4
26. E-Mail Address:	jswitzer@cswwdevelopment.com						
27. Telephone Number	28. Extension or Code		29. Fax Number (if applicable)				
(512) 861-3550			() -				
30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)	32. Primary NAICS Code (5 or 6 digits)		33. Secondary NAICS Code (5 or 6 digits)			
6552		237210					
34. What is the Primary Business of this entity? (Please do not repeat the SIC or NAICS description.)							
Vehicle maintenance & service; site will be used for vehicle demonstrations.							

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	The site is located at 16000 Crossroads Drive, Austin, TX 78717. The site is located at the northwest corner intersection of O'Connor Drive and SH 45 (toll road).						
36. Nearest City	County		State		Nearest ZIP Code		
78717	Williamson		TX		78717		
37. Latitude (N) In Decimal:	30.479833		38. Longitude (W) In Decimal:	-97.721978			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30°	28'	47.4"	97°	43'	19.1"		

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

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

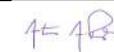
SECTION IV: Preparer Information

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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Waeltz & Prete, Inc.		Job Title:	Principal		
Name (In Print):	Antonio A. Prete, P.E.			Phone:	(512) 505-8953	
Signature:				Date:	11/19/2025	

SITE DEVELOPMENT PLANS FOR: RIVIAN SITE PLAN

S11974 - GENE TAYLOR TRACT SUBDIVISION
LOT 3, BLOCK 'A', 4.633 AC

16000 CROSSROADS DRIVE
AUSTIN, TX 78717

NOVEMBER 2025

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

SURVEYOR:

ARCHITECT:

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

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

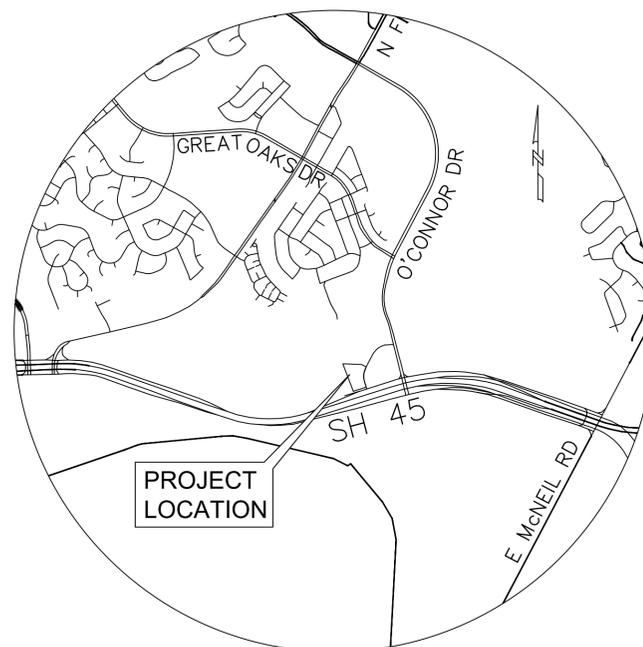
MARK SPECKER
REZTARK DESIGN STUDIO
601 MAIN ST. #200
CINCINNATI, OH 45202
PH: (513) 233-3333
EMAIL: mspecker@reztark.com

SHEET INDEX

SHT. No.	DESCRIPTION
C-1	COVER SHEET
C-2	PLAT (1 OF 3)
C-3	PLAT (2 OF 3)
C-4	PLAT (3 OF 3)
C-5	GENERAL NOTES (1 OF 2)
C-6	GENERAL NOTES (2 OF 2)
C-7	EXISTING CONDITIONS & DEMOLITION PLAN
C-8	EROSION & SEDIMENTATION CONTROL PLAN
C-9	SITE & DIMENSIONAL CONTROL PLAN
C-10	UTILITY PLAN
C-11	STORM SEWER PLAN
C-12	PAVING, STRIPING, & SIGNAGE PLAN
C-13	GRADING PLAN
C-14	EXISTING & PROPOSED DRAINAGE AREA MAP
C-15	ON-SITE DRAINAGE AREA MAP
C-16	DETENTION POND PLAN
C-17	DETENTION POND DETAILS (1 OF 3)
C-18	DETENTION POND DETAILS (2 OF 3)
C-19	DETENTION POND DETAILS (3 OF 3)
C-20	WATER QUALITY SUMMARY
C-21	ESC DETAILS (1 OF 2)
C-22	ESC DETAILS (2 OF 2)
C-23	SITE DETAILS (1 OF 3)
C-24	SITE DETAILS (2 OF 3)
C-25	SITE DETAILS (3 OF 3)
C-26	WATER DETAILS (1 OF 2)
C-27	WATER DETAILS (2 OF 2)
C-28	STORM DETAILS
C-29	RETAINING WALL DETAILS

IMPERVIOUS COVER (LOT 3 - 4.633 AC)

	EXISTING	PROPOSED
PRIVATE SIDEWALK, STREETS, PARKING, ETC... (WITHIN LIMITS OF LOT ONLY)	6,629 SF	93,916 SF
BUILDING FOOTPRINT (WITHIN LIMITS OF LOT ONLY)	0 SF	45,000 SF
TOTAL	6,629 SF (0.15 AC.)	138,916 SF (3.19 AC.)
TOTAL AREA OF DISTURBANCE (LOC)	----	153,767 SF (3.53 AC.)



LOCATION MAP
1" = 2,000'

NOTES:

- THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE ENTITIES BELOW. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
- NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, PER PANEL NUMBER 48491C0630F, DATED DECEMBER 20, 2019.
- THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. WATER QUALITY WILL BE PROVIDED WITH PROPOSED IMPROVEMENTS.
- 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.
- 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 #TABS _____



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.



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

11/19/25

DATE

JOB NO.: 073-031

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:
CERTIFICATE OF COMPLIANCE NO.: XXXX-XXXX-COC

SAM BASS FIRE DEPARTMENT - ESD #2 DATE

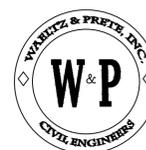
REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS (EWCSR 2021B):

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:
JSWITZER@CSWDEVELOPMENT.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

REVISIONS:

No.	Date	Revision	ACC.	DATE

11/19/2025
100% SUBMITTAL
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



WAELTZ & PRETE, INC. CIVIL ENGINEERS

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



PROJECT:

RIVIAN SITE PLAN

16000 CROSSROADS DRIVE, AUSTIN, TX 78717

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP DRAWN: GR DATE: 11/19/25

Table with columns for REVISIONS, DATE, and NO. Includes a large red stamp: '11/19/2025 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION'

SHEET TITLE:

PLAT (3 OF 3)

WP PROJECT NO.: 073-031

SHEET NO.:

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. 2015004636 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



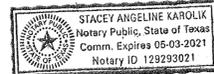
STATE OF TEXAS COUNTY OF Williamson

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 A.D.

Stacy Angeline Karolik Notary Public, State of Texas My Commission Expires 05-03-2021



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, R.P.L.S. NO. 5300 CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724 FIRM NO. 10124500



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



ENGINEERING BY:

LJA ENGINEERING 921 W NEW HOPE DR SUITE 803 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 AND/OR REPLATING 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 2019 014 299, in the Official Public Records of Williamson County, Texas."

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 12/5/18 TERROR EVERTSON, PE, DR, CFM COUNTY ENGINEER

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 9 DAY OF February, 2019.

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

THIS THE 9 DAY OF February, 2019 AD.

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 Kiobassa, CHAIR ANA AQUIRRE, 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, A.D. 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

Branda McKenzie DEPUTY



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

C8-2017-0241.1A



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



RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
 AUSTIN, TX 78717

CLIENT:
CSW O'CONNOR, LP

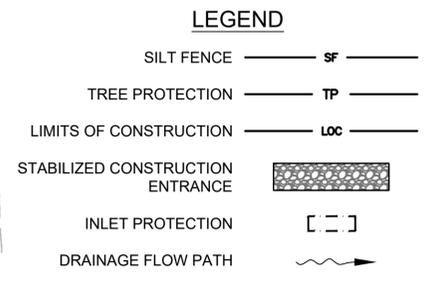
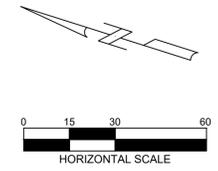
DESIGNED: AAP APPROVED: AAP
 DRAWN: GR DATE: 11/19/25

REVISIONS	DATE	NO.	DESCRIPTION
11/19/2025 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION			

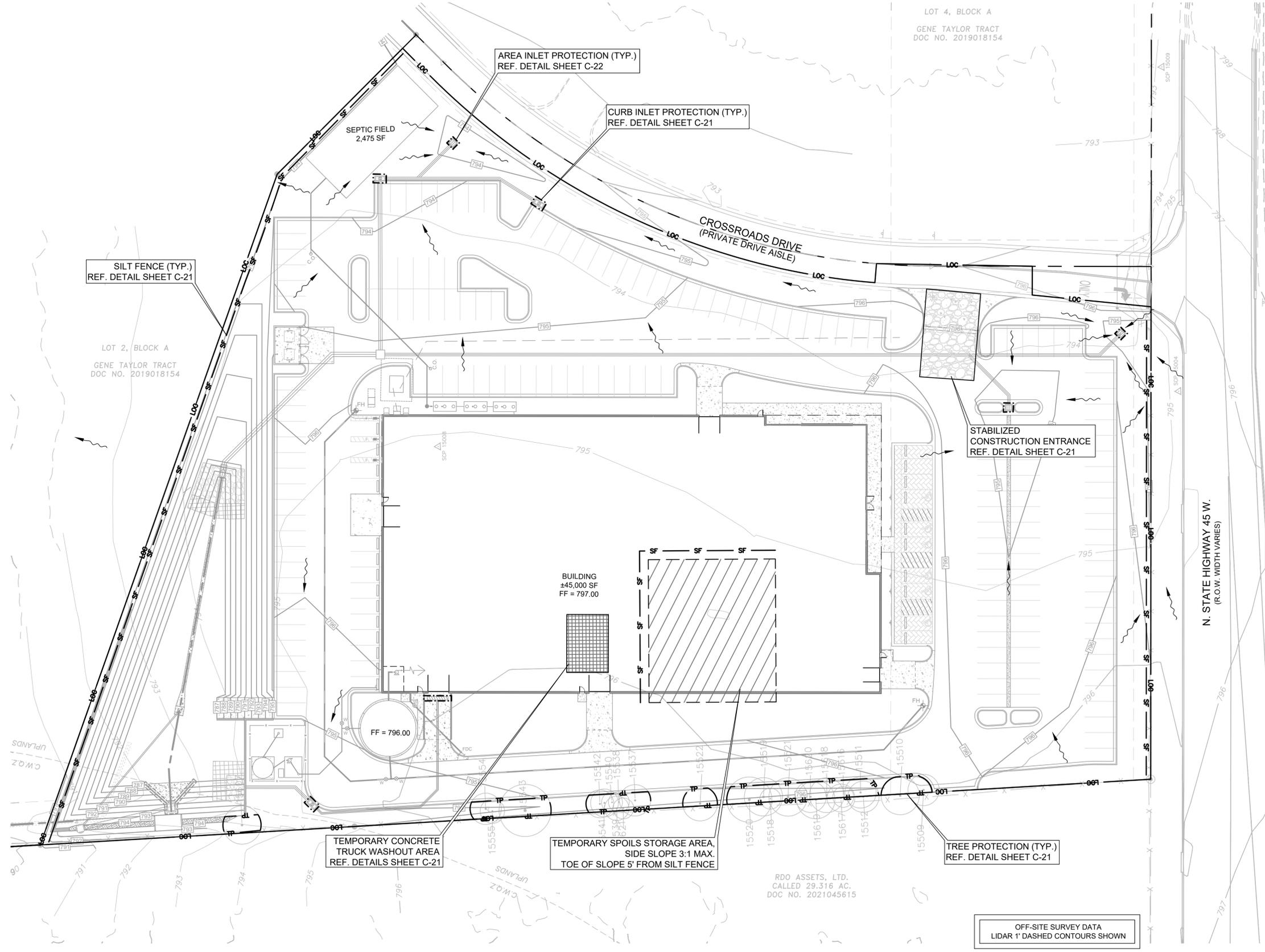
EROSION & SEDIMENTATION CONTROL PLAN

WP PROJECT NO.:
073-031

SHEET NO.:
C-8



- NOTES:**
- 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.
 - THE CONTRACTOR MAY SUBMIT AN ALTERNATE PLAN FOR THE LOCATION OF THE STAGING & SPOILS AREAS AND/OR THE CONCRETE TRUCK WASH OUT AREAS.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED.
 - POST THE INSTALLATION OF THE PROPOSED INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICABLE.
 - 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.



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PARKING BASIS:

PARKING PROVIDED:

STANDARD PARKING	=	163
L2 CHARGING SPACES	=	14
L2 CHARGING SPACES (ACCESSIBLE)	=	1
L3 CHARGING SPACES	=	3
ACCESSIBLE PARKING (INCLUDES VAN ACCESSIBLE)	=	5
TOTAL PARKING PROVIDED	=	186

SITE PLAN INFORMATION:

LEGAL DESCRIPTION:	GENE TAYLOR TRACT LOT 3, BLOCK A, ACRES 4.633
SITE ADDRESS:	16000 CROSSROADS DRIVE AUSTIN, TX 78717
PROPOSED USE: TYPE OF CONSTRUCTION:	COMMERCIAL TYPE II-B
BUILDING OCCUPANCY:	S-1 (STORAGE) W/ B (ACCESSORY BUSINESS)
SITE ZONING:	N/A
FIRE FLOW REQUIREMENT:	NFPA - FIRE STORAGE (W/ 50% REDUCTION) 142,560 GAL (MIN)
PROPOSED IMPERVIOUS COVER:	3.19 AC (68.89%)

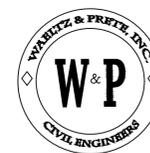
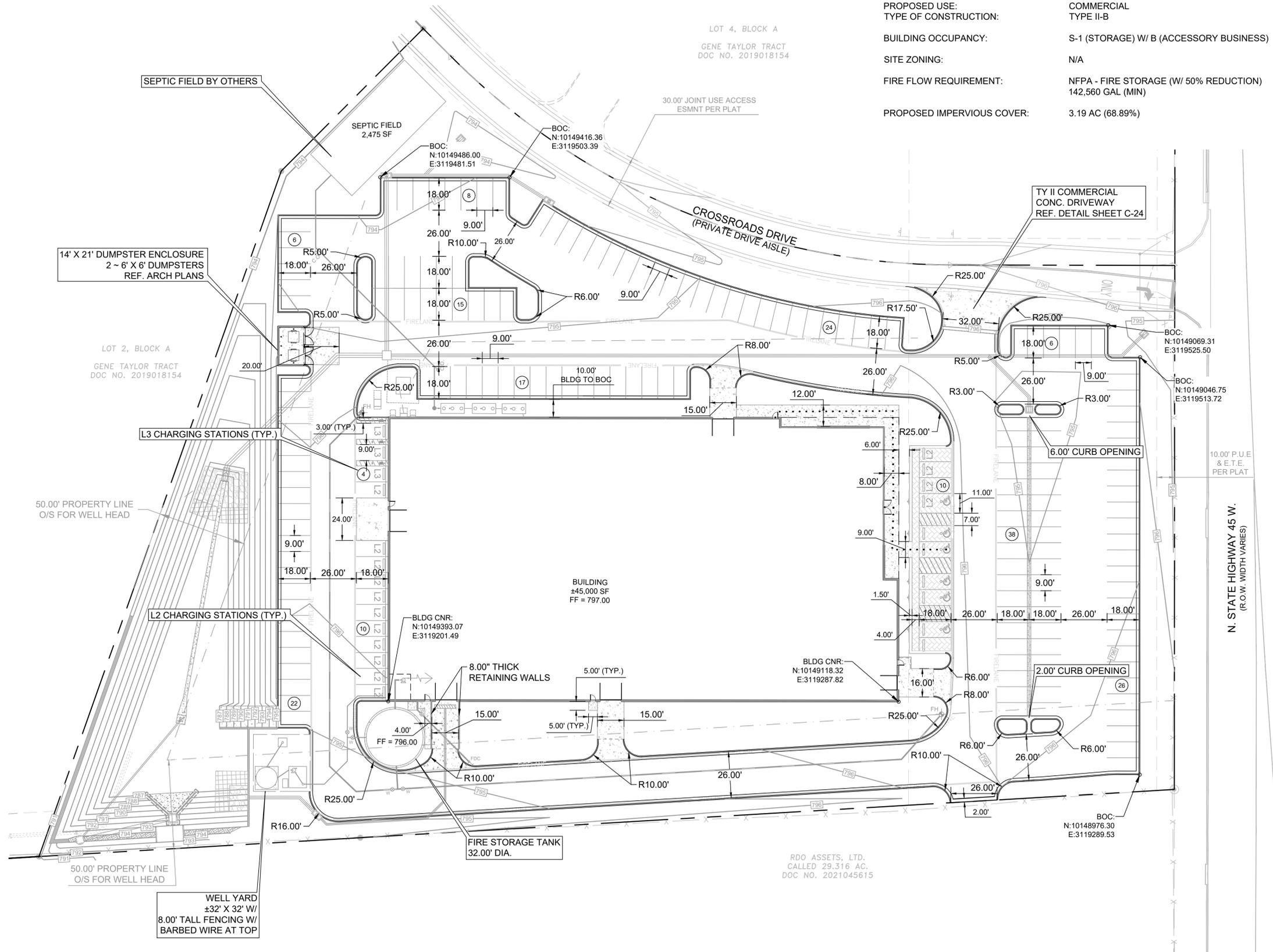


LEGEND

- DELINEATES ACCESSIBLE ROUTE
- PROPERTY BOUNDARY

NOTES:

1. NO PORTION OF THIS SITE IS WITHIN THE FEMA 100 YEAR FLOODPLAIN AS PER PANEL NUMBER 48491C0630F, DATED DECEMBER 20, 2019.
2. ALL PARKING CURB RETURNS ARE 3' RADII UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK RAMP CURB RETURNS ARE 1' RADII UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS & REMOTE FDC.
6. TYPICAL PARKING SPACES SHALL BE 9' X 18' UNLESS OTHERWISE NOTED.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS. DO NOT LAYOUT BUILDING / BUILDINGS BASED ON CIVIL DRAWINGS.
8. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR.



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



PROJECT:

RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
AUSTIN, TX 78717

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: GR DATE: 11/19/25

RECORD

REVISIONS

DATE

No.

SHEET TITLE:

**SITE &
DIMENSIONAL
CONTROL PLAN**

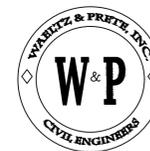
WP PROJECT NO.:

073-031

SHEET NO.:

C-9

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CIVIL ENGINEERS

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



Handwritten signature and date: A. Prete 11/19/25

PROJECT:

RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
AUSTIN, TX 78717

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: GR DATE: 11/19/25

REVISIONS

DATE

NO.

SHEET TITLE:

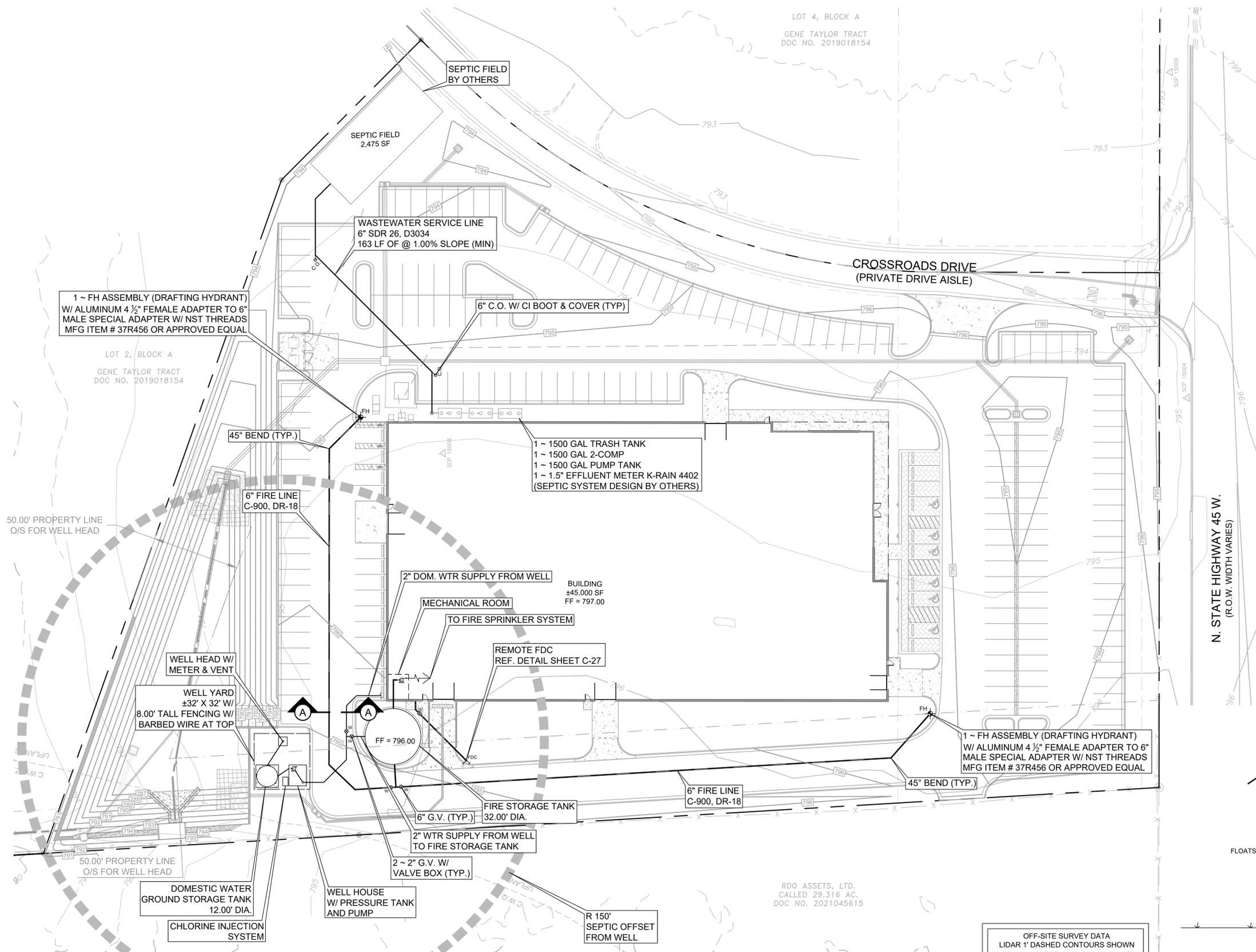
UTILITY PLAN

WP PROJECT NO.:

073-031

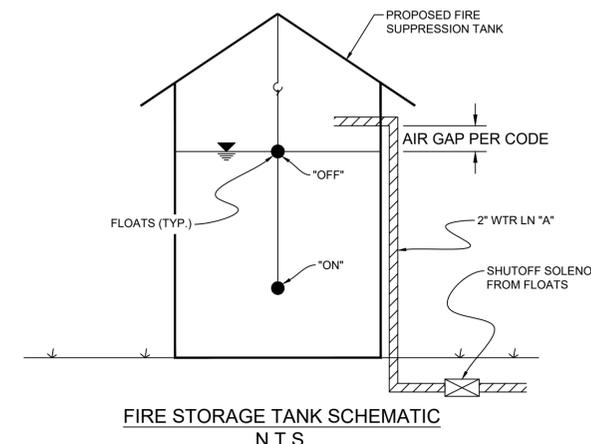
SHEET NO.:

C-10



NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.
4. STUB BLDG. WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION.
5. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING, WHENEVER POSSIBLE.
6. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.
7. ADJUST ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.
8. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.



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WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX, 78665
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FIRM TX. REG. #F-10308



PROJECT:
RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
AUSTIN, TX 78717

CLIENT:
CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: GR DATE: 11/19/25

REVISIONS
 11/19/2025
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 FOR REVIEW ONLY
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SHEET TITLE:
**PAVING,
STRIPING, &
SIGNAGE PLAN**

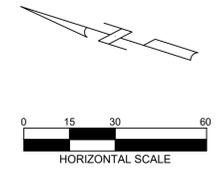
WP PROJECT NO.:
073-031

SHEET NO.:
C-12

PAVEMENT SECTION RECOMMENDATIONS:

FLEXIBLE PAVEMENT SECTION	(OPT. 1)	(OPT. 1)	(OPT. 2)	(OPT. 2)
	LIGHT DUTY	HEAVY DUTY	LIGHT DUTY	HEAVY DUTY
HOT MIX ASPHALTIC CONCRETE (TYPE D)	2.0"	3.0"	2.0"	3.0"
IMPORT FLEXIBLE BASE	7.0"	10.0"	7.0"	10.0"
LIME STABILIZED SUBGRADE	8.0"	8.0"	NO	NO
GEOGRID	NO	NO	YES	YES
COMPACTED SUBGRADE	---	---	8.0"	8.0"

RIGID PAVEMENT SECTION	(OPT. 1)	(OPT. 1)	(OPT. 2)	(OPT. 2)
	LIGHT DUTY	HEAVY DUTY	LIGHT DUTY	HEAVY DUTY
PORTLAND CEMENT CONCRETE (3,500 PSI AT 28 DAYS)	5.5"	7.0"	5.5"	7.0"
LOW PI MATERIAL (PI < 25)	---	---	6.0"	6.0"
LIME STABILIZED SUBGRADE	6.0"	6.0"	---	---
COMPACTED SUBGRADE	---	---	8.0"	8.0"

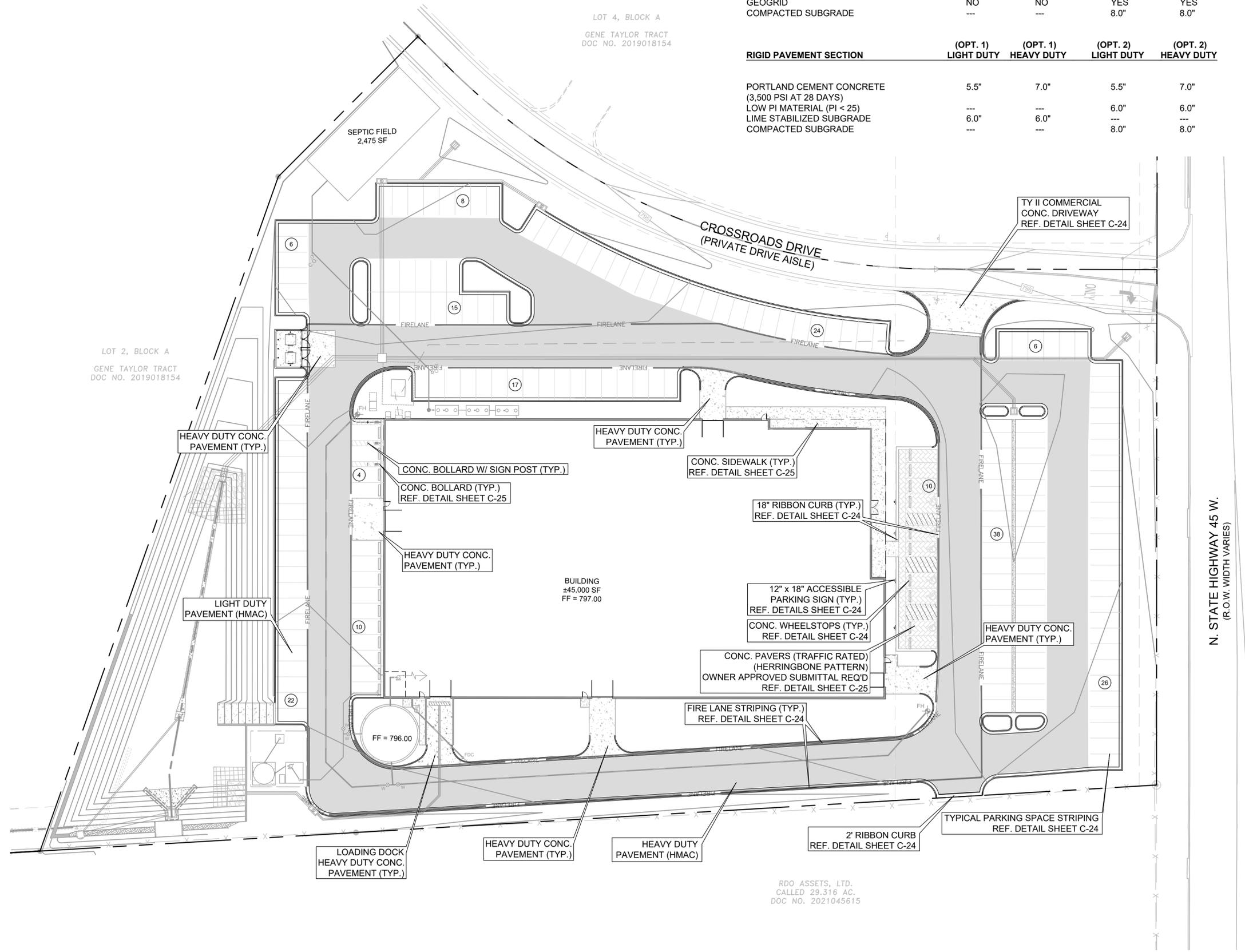


NOTES:

- 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
- LIGHT DUTY PAVEMENT AREAS ARE DEFINED AS PARKING STALLS & HEAVY DUTY PAVEMENT AREAS ARE DEFINED AS DRIVE AISLES AND FIRE LANES.
- CONCRETE PAVING SHALL HAVE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 12 FEET AND MAINTAIN AND LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25. DEPTH OF JOINTS SHALL BE AT LEAST 1/4 OF THE SLAB THICKNESS. THE JOINTS MUST BE FORMED OR SAW CUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT TEAR OR RAVEL WHEN CUT, AND NOT MORE THAN 12 HOURS AFTER PLACEMENT.
- CONCRETE PAVING SHALL HAVE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 75 FT.
- SUPPORT REINFORCEMENT STEEL WITH CHAIRS OR PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.
- PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINTS AT PLANNED CONTRACTION JOINT LOCATIONS.
- ALL JOINTS SHALL BE SEALED IN ACCORDANCE WITH CORR SPECIFICATION ITEM 360.
- STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75% OF THE DESIGN STRENGTH, USUALLY 7 DAYS.
- CONCRETE JOINTING FOR SIDEWALKS SHALL MATCH THE ADJACENT CURB OR PAVEMENT JOINTING.
- SIDEWALKS ADJACENT TO CURB AND GUTTERS SHALL BE DOWELED TO PREVENT DIFFERENTIAL MOVEMENT.
- SIDEWALKS AT DOORWAY LOCATIONS SHALL BE DOWELED TO THE BUILDING FOUNDATION TO PREVENT DIFFERENTIAL MOVEMENT.
- CONTRACTOR MAY SUBMIT AN ALTERNATIVE JOINTING PLAN FOR APPROVAL BY THE ENGINEER.
- CURBS WITHIN THE LIMITS OF CONCRETE PAVEMENT SHALL BE MONOLITHICALLY POURED WITH PAVEMENT.
- PROVIDE ISOLATION JOINTS AT ALL FIXED OBJECTS SUCH AS INLETS, LIGHT STANDARDS, BUILDINGS, BOLLARDS, & WALLS.
- FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT FROM THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS (34,050 KG). THIS IS TO BE IN PLACE BEFORE COMBUSTIBLE ARE BROUGHT ON SITE.

LEGEND:

HEAVY DUTY PVMT (HMAC)	■	HEAVY DUTY CONCRETE PVMT	■
LIGHT DUTY PVMT (HMAC)	□		



RDO ASSETS, LTD.
CALLED 29,316 AC.
DOC NO. 2021045615

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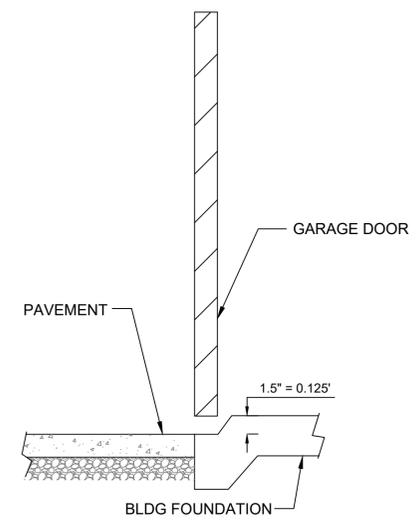


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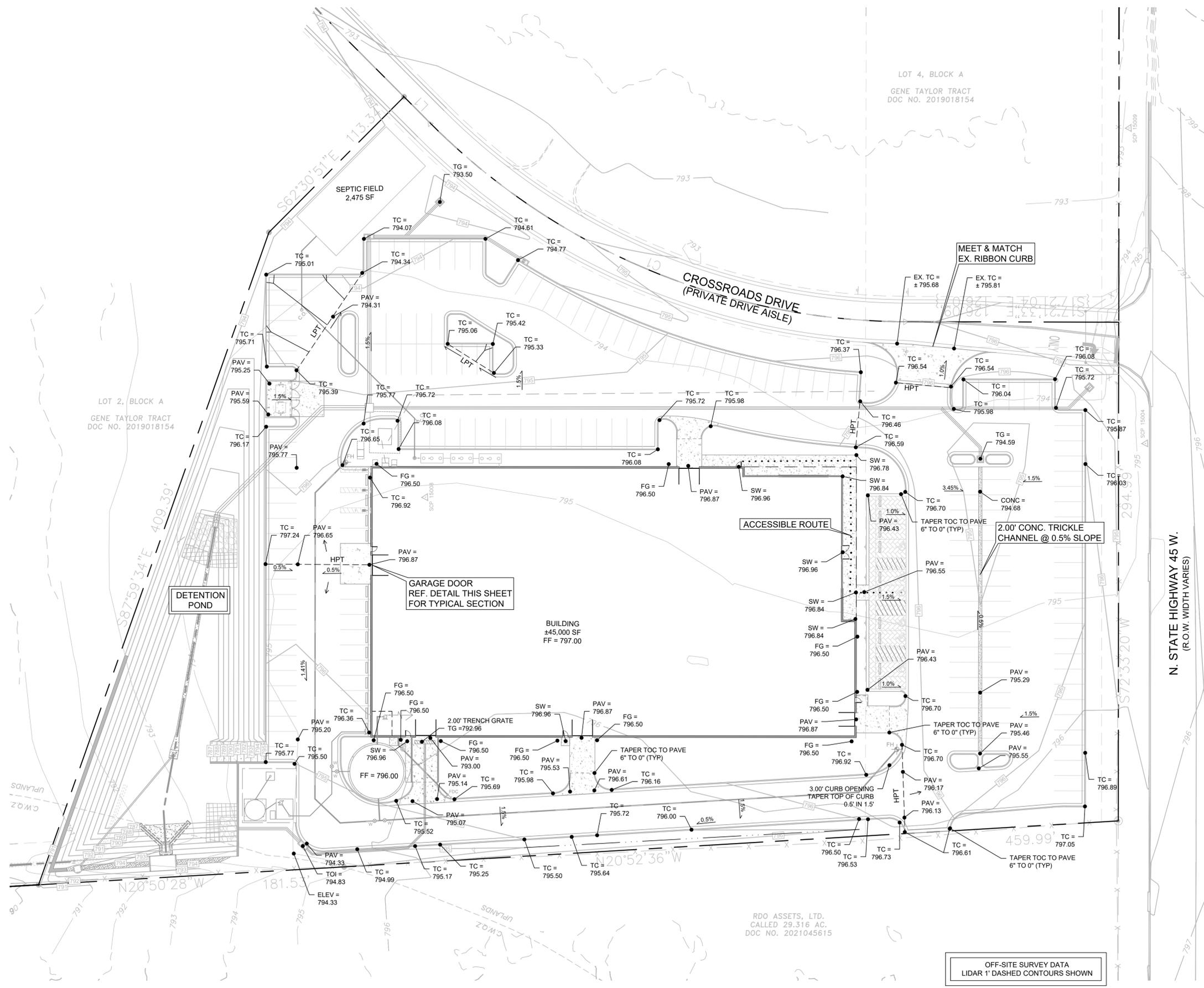


LEGEND

..... DELINEATES ACCESSIBLE ROUTE



GARAGE DOOR
TYPICAL SECTION
NTS



LOT 4, BLOCK A
GENE TAYLOR TRACT
DOC NO. 2019018154

LOT 2, BLOCK A
GENE TAYLOR TRACT
DOC NO. 2019018154

BUILDING
±45,000 SF
FF = 797.00

RDO ASSETS, LTD.
CALLED 29.316 AC.
DOC NO. 2021045615

OFF-SITE SURVEY DATA
LIDAR 1' DASHED CONTOURS SHOWN

PROJECT:

RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
AUSTIN, TX 78717

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: GR DATE: 11/19/25

NO.	DATE	REVISIONS
		11/19/2025
		100% SET
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		NOT FOR CONSTRUCTION

SHEET TITLE:

GRADING PLAN

WP PROJECT NO.:

073-031

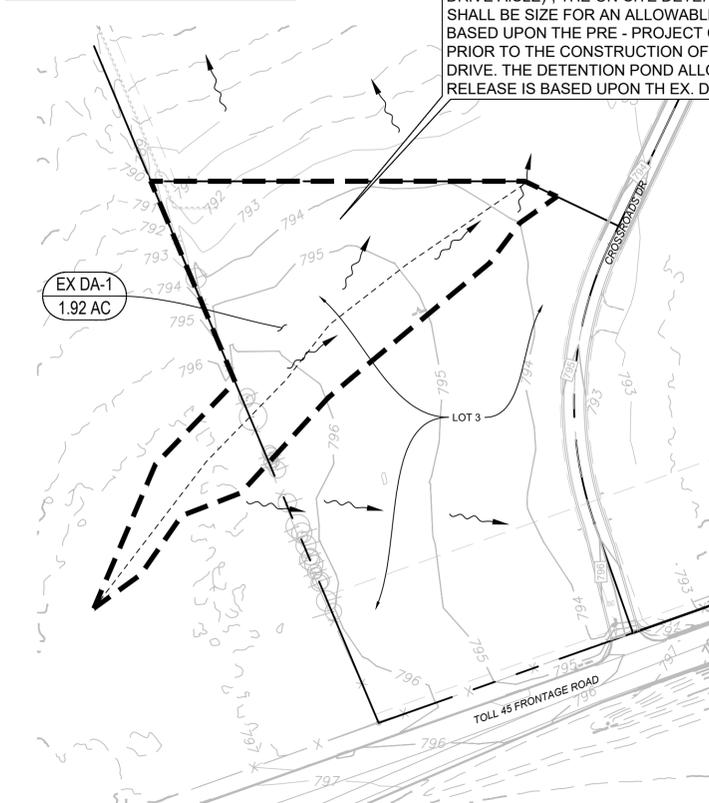
SHEET NO.:

C-13

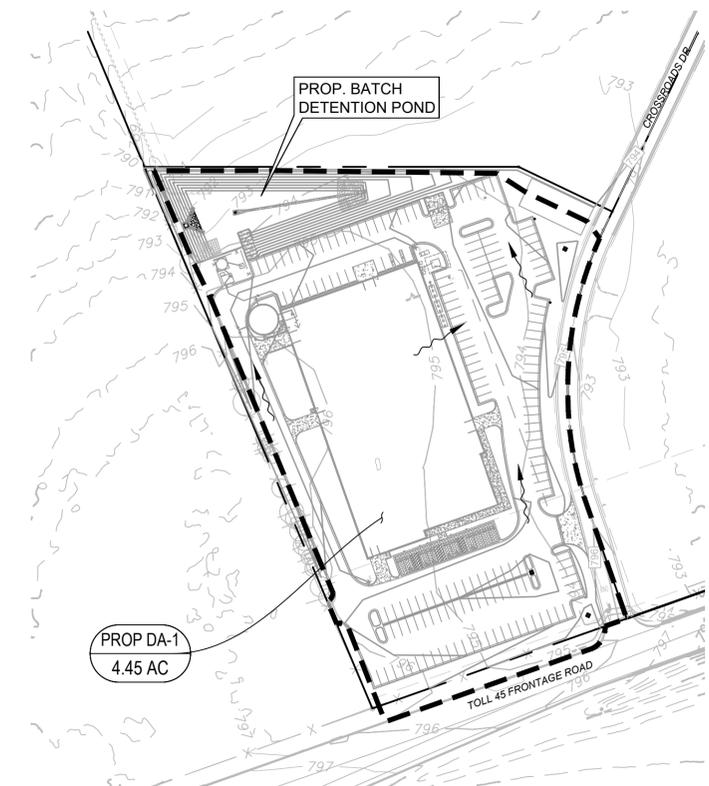
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OFF-SITE SURVEY DATA
LIDAR 1' DASHED CONTOURS SHOWN

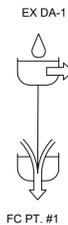
NOTE: PER PERMIT NUMBER 20241416-COC, PLANS TITLED "CROSSROADS DRIVE (PRIVATE DRIVE AISLE)", THE ON-SITE DETENTION POND SHALL BE SIZE FOR AN ALLOWABLE RELEASE BASED UPON THE PRE - PROJECT CONDITIONS PRIOR TO THE CONSTRUCTION OF CROSSROADS DRIVE. THE DETENTION POND ALLOWABLE RELEASE IS BASED UPON TH EX_DA-1 FLOWS.



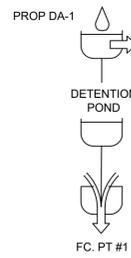
EXISTING CONDITIONS



PROPOSED CONDITIONS



EXISTING CONDITIONS
HEC-HMS MODEL SCHEMATIC



PROPOSED CONDITIONS
HEC-HMS MODEL SCHEMATIC

DRAINAGE AREA BOUNDARY CONDITIONS SUMMARY:

SUB-BASIN [ID]	AREA [mi ²]	AREA [ac]	BASE CURVE # [HSG - 'D']	IC [%]	Tc [min]	Tc LAG [min]	SUBBASIN RUNOFF			
							2YR [cfs]	10YR [cfs]	25YR [cfs]	100YR [cfs]
EX DA-1	0.0030	1.92	80	0.00	5.00	3.00	5.66	12.46	16.74	23.90
PROP DA-1	0.0070	4.45	80	71.70	5.00	3.00	20.59	35.36	44.62	60.23

*Minimum Tc lag used = 5 min

SUMMARY TABLE:
DETENTION POND #1

ATLAS-14 STORM NOAA 24hr	PEAK INFLOW TO POND	PEAK DISCHARGE FROM POND	PEAK STORAGE DET VOLUME	PEAK ELEVATION DET PND
[in] [Event]	[cfs]	[cfs]	[ac-ft]	[ft]
3.56 2 year	20.59	5.54	0.66	789.99
6.41 10 year	35.36	7.72	0.98	791.17
8.33 25 year	44.62	8.83	1.20	791.90
11.80 100 year	60.23	12.96	1.61	793.05

SUMMARY OF EXISTING VS. PROPOSED
RUNOFF AT SPECIFIC FLOW CONCENTRATION POINT:

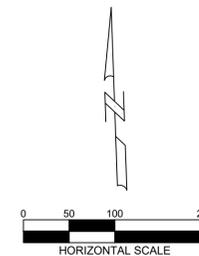
ATLAS-14 STORM NOAA 24hr	EX PEAK DISCHARGE FC PT #1	PROP PEAK DISCHARGE FC PT #1
[Event]	[cfs]	[cfs]
2 year	5.66	5.54
10 year	12.46	7.72
25 year	16.74	8.83
100 year	23.90	12.96

STAGE - STORAGE - DISCHARGE:
DETENTION POND #1

STAGE [msl]	AREA [ft ²]	AVG. AREA [ft ²]	Δ ELEV. [ft]	STORAGE [ft ³]	CUMULATIVE [ft ³]	CUMULATIVE [ac-ft]	RECT. ORIFICE #1 [cfs]	CIRC. ORIFICE #2 [cfs]	EMERGENCY WEIR [cfs]	TOTAL DISCHARGE [cfs]
786.00	0	0	0.00	0	0	0.000	0.00	0.00	0.00	0.00
787.00	6,554	3,277	1.00	3,277	3,277	0.075	0.00	0.00	0.00	0.00
788.00	7,826	7,190	1.00	7,190	10,467	0.240	0.00	0.00	0.00	0.00
788.25	8,158	7,992	0.25	1,998	12,465	0.286	0.00	0.00	0.00	0.00
789.00	9,155	8,657	0.75	6,492	18,957	0.435	2.49	0.00	0.00	2.49
790.00	10,541	9,848	1.00	9,848	28,805	0.661	5.56	0.00	0.00	5.56
791.00	12,441	11,491	1.00	11,491	40,296	0.925	7.46	0.00	0.00	7.46
792.00	14,455	13,448	1.00	13,448	53,744	1.234	8.97	0.00	0.00	8.97
793.00	16,573	15,514	1.00	15,514	69,258	1.590	10.25	0.00	0.00	10.25
793.50	17,417	16,995	0.50	8,498	77,756	1.785	0.00	39.84	0.00	39.84
794.00	18,260	17,839	0.50	8,919	86,675	1.990	0.00	41.34	15.95	57.29

Rect. Orifice --> FL = 788.25, L = 1.00', H = 1.00', Orifice Coefficient = 0.62
 Circ. Orifice --> FL = 786.00, Dia. = 24", Orifice Coefficient = 0.62
 Emergency Weir --> FL = 793.50', L = 15.00', Weir Coefficient = 3.33, Broad Crest Weir

WQV Req'd = 11,354 cf @ 788.10'
 2yr WSE = 789.99'
 10yr WSE = 791.17' & 25yr WSE = 791.90'
 100yr WSE = 793.05'

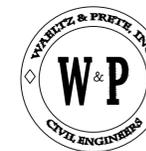


LEGEND

- DRAINAGE BOUNDARY
- - - - TIME OF CONCENTRATION
- FLOW DIRECTION
- EX-#
AC DRAINAGE AREA LABEL

NOTE:

- HEC-HMS 4.13 UTILIZED FOR HYDRAULIC MODELING.



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



PROJECT:

RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
AUSTIN, TX 78717

CLIENT:

CSW O'CONNOR, LP

DESIGNED: AAP APPROVED: AAP
DRAWN: GR DATE: 11/19/25

REVISIONS	DATE	NO.
11/19/2025 100% SET FOR REVIEW ONLY NOT FOR CONSTRUCTION		

SHEET TITLE:

EXISTING & PROPOSED
DRAINAGE AREA MAP

WP PROJECT NO.:
073-031

SHEET NO.:

C-14



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PROJECT:
RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
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CLIENT:
CSW O'CONNOR, LP

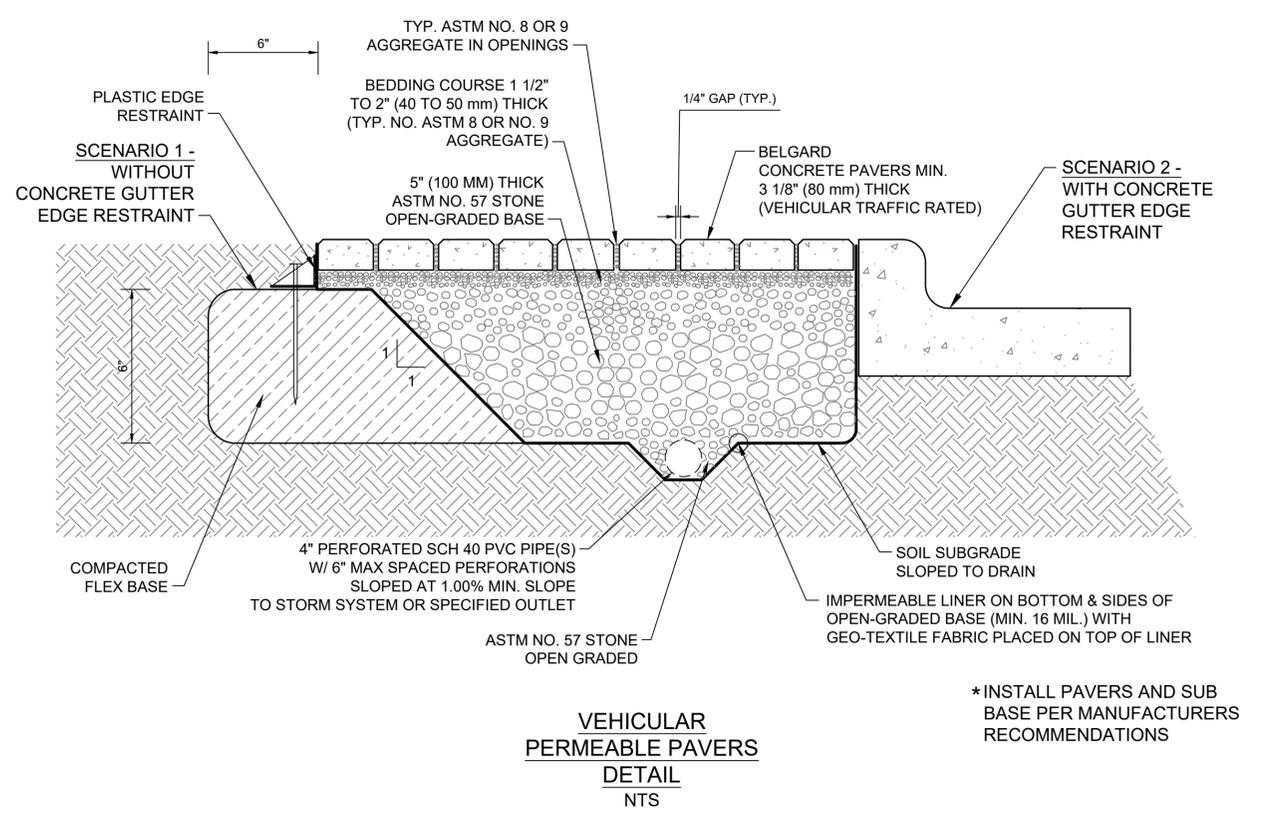
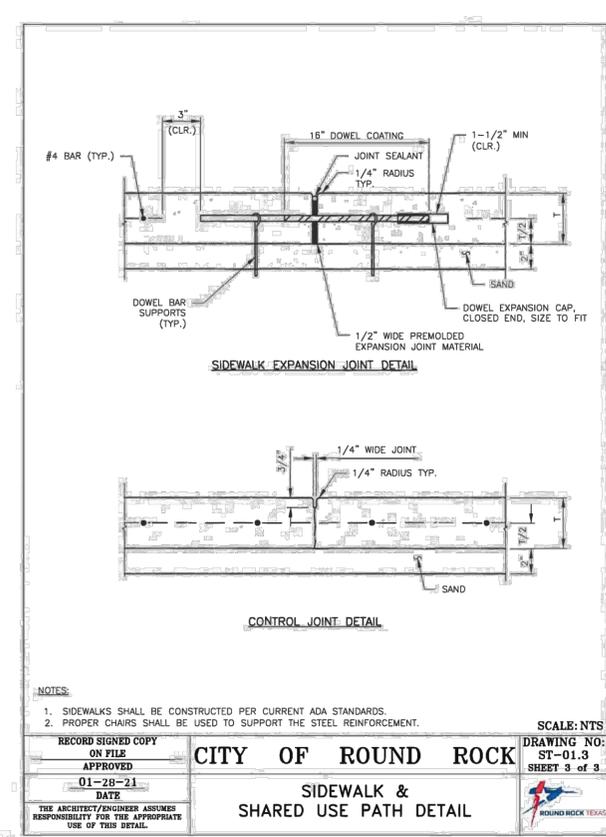
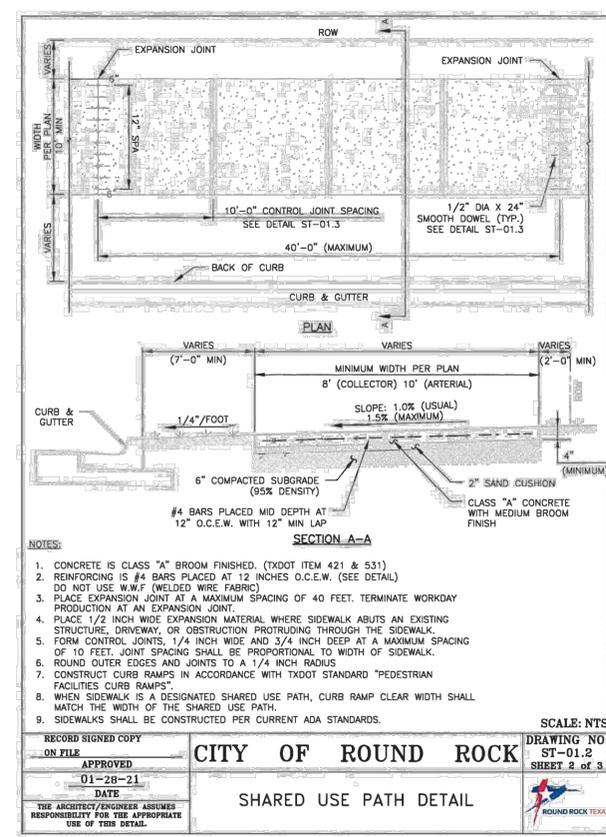
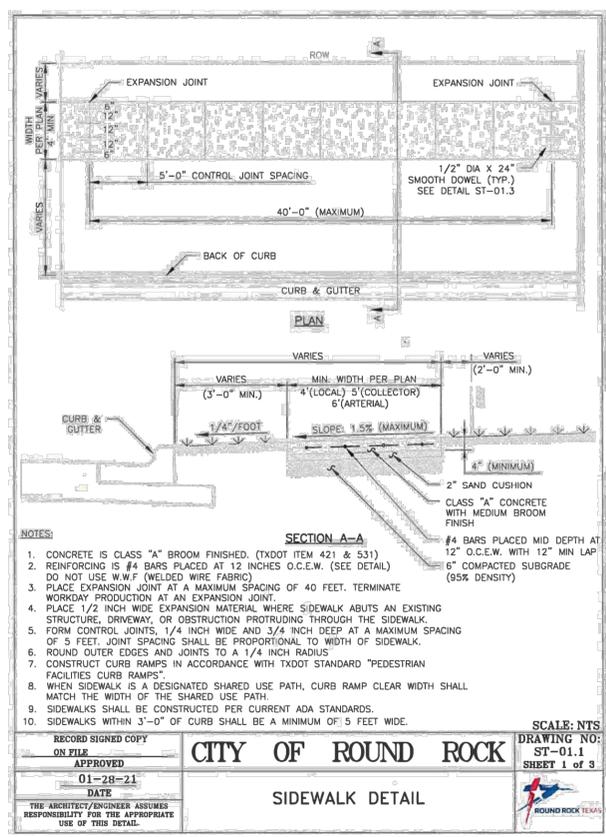
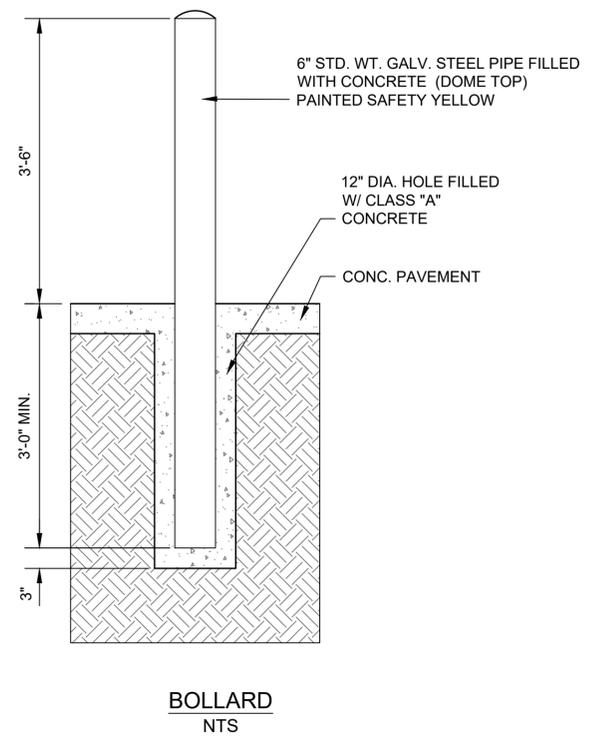
DESIGNED: AAP APPROVED: AAP
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REVISIONS	
No.	
DATE	

SHEET TITLE:
SITE DETAILS (3 OF 3)

WP PROJECT NO.:
073-031

SHEET NO.:
C-25



*INSTALL PAVERS AND SUB
 BASE PER MANUFACTURERS
 RECOMMENDATIONS

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PROJECT:
RIVIAN SITE PLAN

16000 CROSSROADS DRIVE,
 AUSTIN, TX 78717

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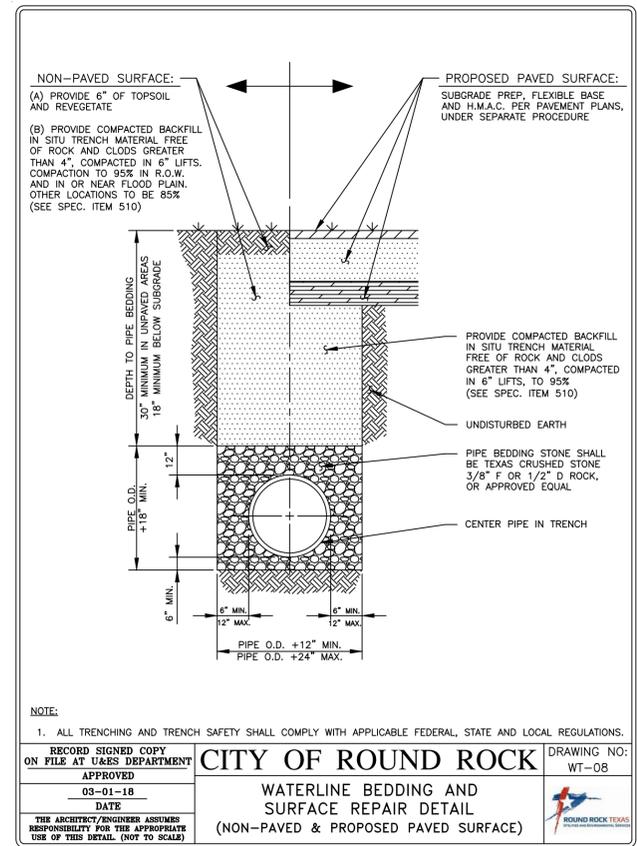
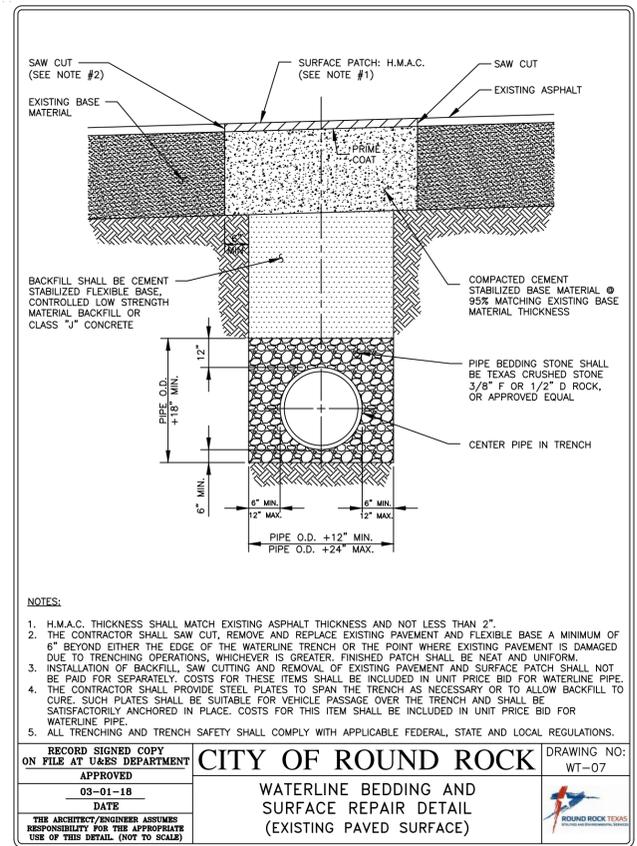
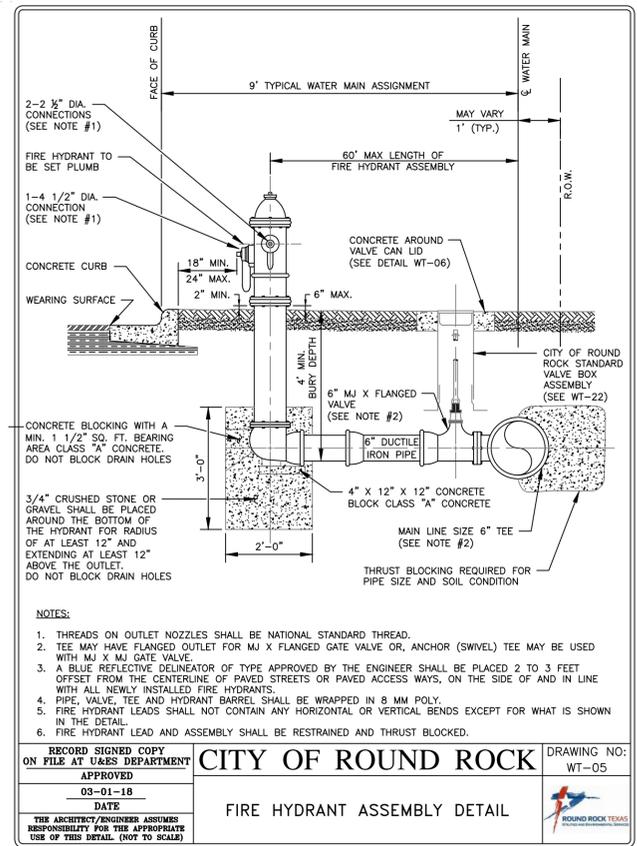
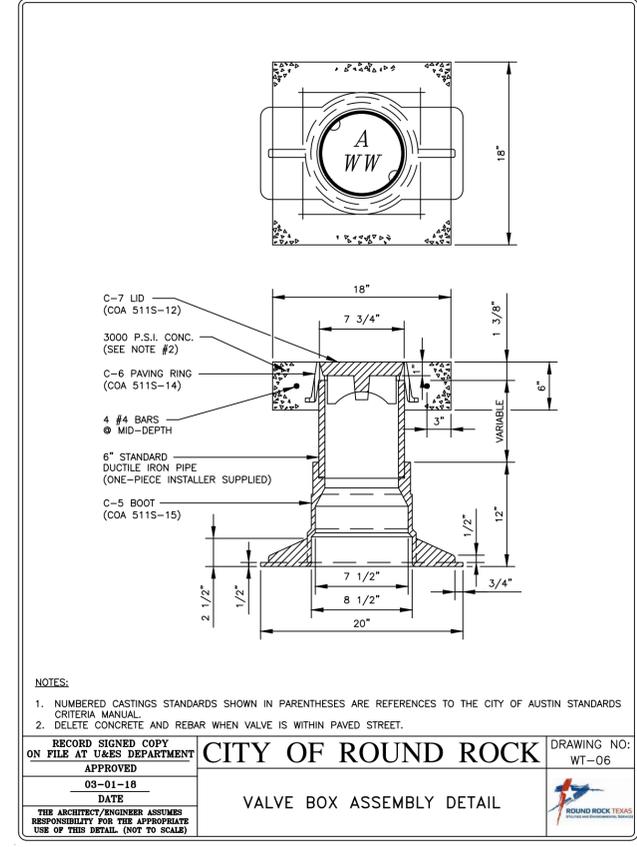
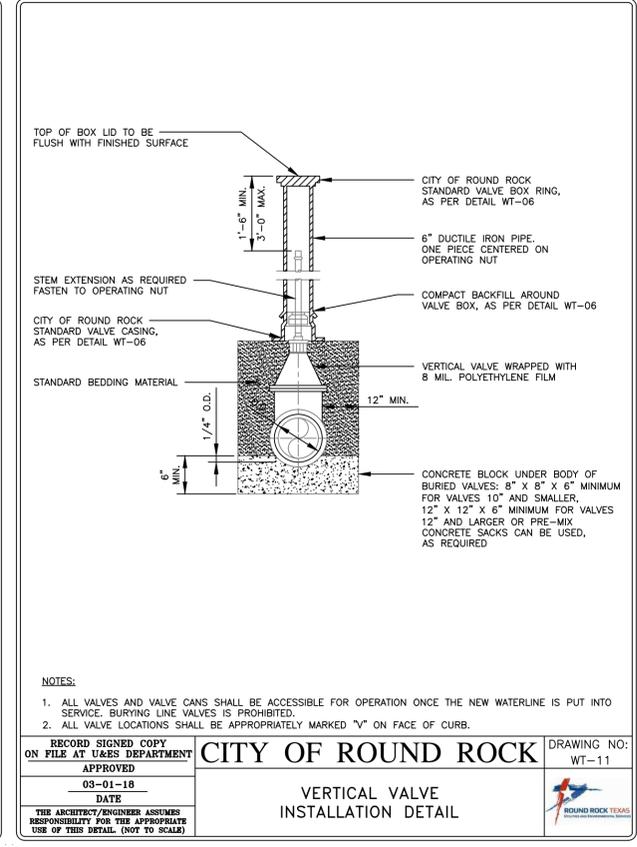
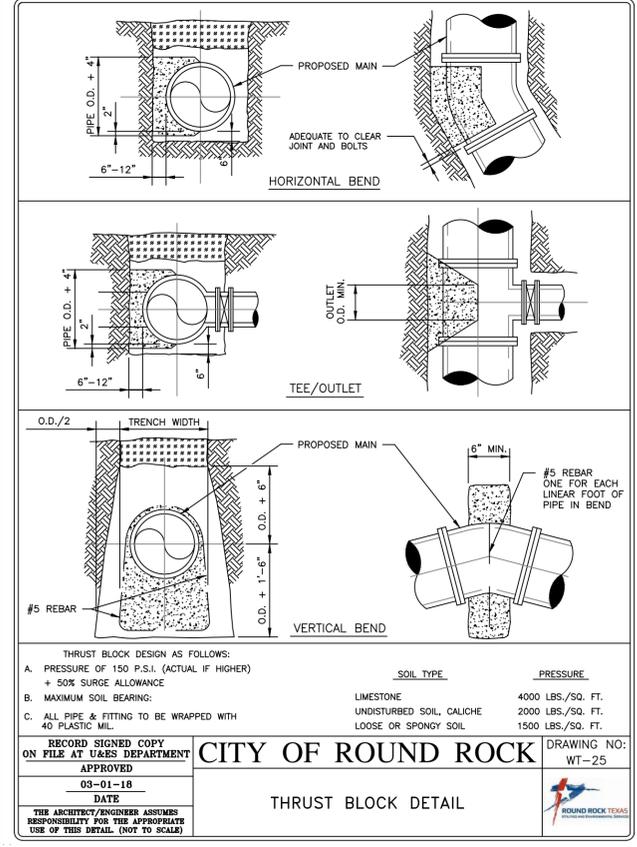
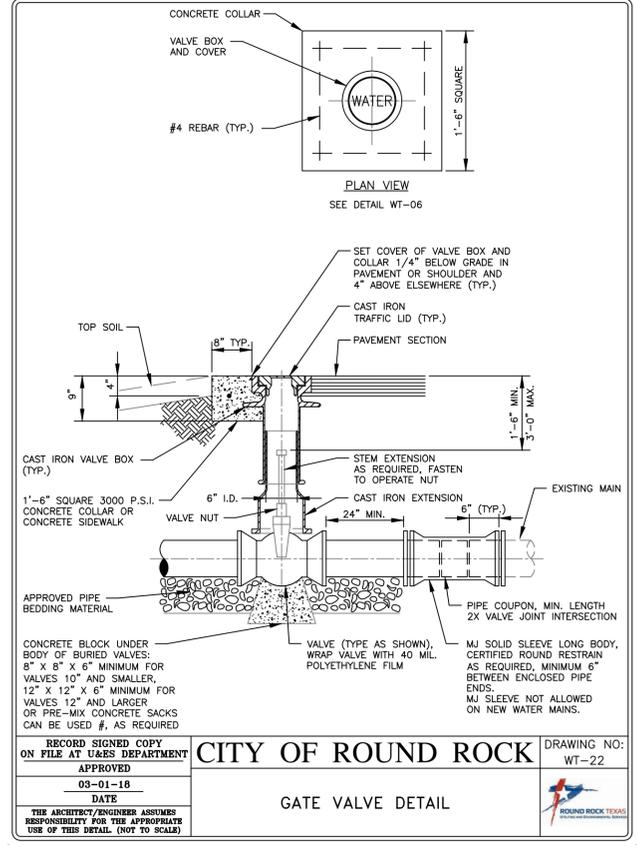
REVISIONS	DATE	NO.
11/19/2025		
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SHEET TITLE:

WATER DETAILS
 (1 OF 2)

WP PROJECT NO.:
073-031

SHEET NO.:
C-26



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