A REPORT FOR
CONTRIBUTING ZONE PLAN

CWS Cross Mountain

RN

CN

JULY 30, 2025

PREPARED BY:

Westwood

Contributing Zone Plan

CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

Prepared For:

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Project Number: R0037799.10
Date: July 30, 2025

TBPLS Firm #10074302
TBPE Firm #F-11756

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: CWS Cross Mountain					**2. Regulated Entity No.:**			
3. Customer Name: CWS cross Mountain, LLC					**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification		Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		20.371
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			Batch Detention, Vegetative Filter Strip		
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A		
13. County:	Bexar		**14. Watershed:**			Leon Creek		

Application Distribution

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

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

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

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

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	_1_	___	___	___	___
Region (1 req.)	1	___	___	___	___
County(ies)	1	___	___	___	___
Groundwater Conservation District(s)	_1_ Edwards Aquifer Authority _1_Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park _1_San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Ty Weikle, P.E.
Print Name of Customer/Authorized Agent Ty Weikle 7/30/25 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):	

Contributing Zone Plan

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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.

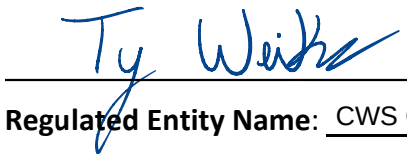
Signature

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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Ty Weikle, P.E.

Date: 7/30/25

Signature of Customer/Agent:



Regulated Entity Name: CWS Cross Mountain

Project Information

1. County: Bexar
2. Stream Basin: Leon Creek
3. Groundwater Conservation District (if applicable): Edwards Aquifer & Trinity-Glen Rose
4. Customer (Applicant):

   Contact Person: John Lewis
   Entity: CWS Capital Partners, LLC
   Mailing Address: 9606 N Mopac Expy, Suite 500
   City, State: Austin, Texas Zip: 78759
   Telephone: 512-837-3028 Fax: _____
   Email Address: johnL@cwscapital.com

5. Agent/Representative (If any):

   Contact Person: Ty Weikle
   Entity: Westwood Professional Services
   Mailing Address: 211 N Loop 1604 E, Suite 205
   City, State: San Antonio, Texas Zip: 78232
   Telephone: 210-265-8322 Fax: _____
   Email Address: ty.weikle@westwoodps.com

6. Project Location:

   ☒ The project site is located inside the city limits of San Antonio.
   ☐ 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.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

   The site is located at the northwest intesection of Babcock Road and Kyle Seale Parkway

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

   ☒ Project site boundaries.
   ☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
☐ Other: _____

12. The type of project is:

☒ Residential: # of Lots: 10
☒ Residential: # of Living Unit Equivalents: 76
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 20.16 Acres

Total disturbed area: 15.17 Acres

14. Estimated projected population: 130

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	209,524	÷ 43,560 =	4.81
Parking		÷ 43,560 =	
Other paved surfaces	164,657	÷ 43,560 =	3.78
Total Impervious Cover	374,181	÷ 43,560 =	8.59

Total Impervious Cover 8.59 **÷ Total Acreage** 20.16 **X 100 =** 42.61 **% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

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

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. 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.

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

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

21. Pavement Area:

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

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

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

23. ☐ 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

24. ☒ **Attachment E - 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 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

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

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

☐ **Attachment F - 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):

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

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

    Site Plan Scale: 1" = 80'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM NO. 48029C0095F.

36. ☒ 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, etc. are shown on the site plan.

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

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

☐ N/A

48. ☒ 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

49. ☒ 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

50. 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.

51. 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 I - 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.

52. ☒ **Attachment J - 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.

53. ☒ **Attachment K - 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.

54. ☐ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

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

☐ N/A

57. ☐ **Attachment O - 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

58. ☐ **Attachment P - 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 result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ 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.

60. ☒ 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.

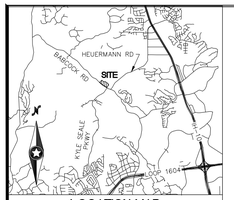
Administrative Information

61. ☒ 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.

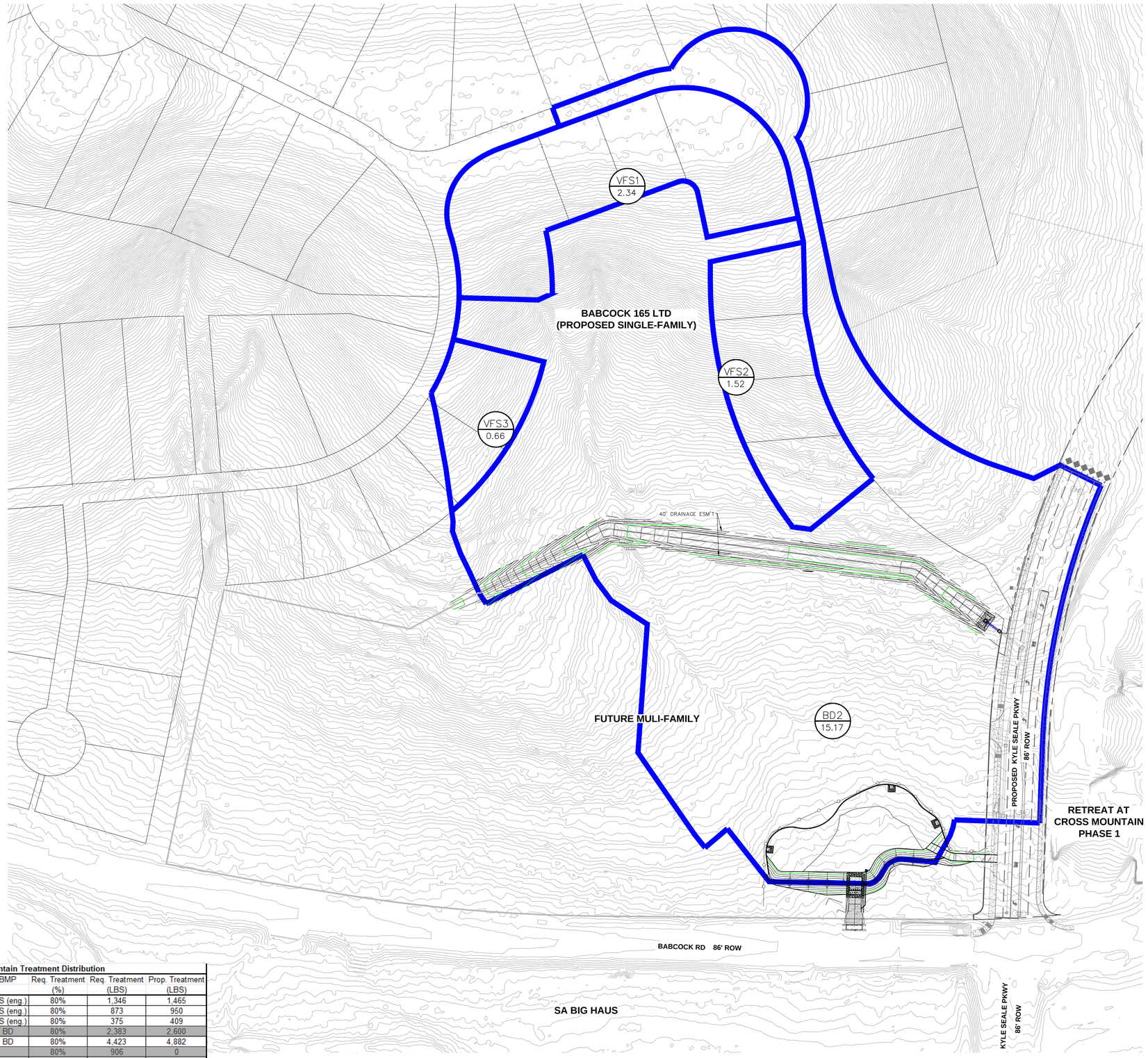
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.



LOCATION MAP
NTS



CWS Cross Mountain Treatment Distribution

Drainage Area	Acreage (AC)	Impervious Cover (AC)	BMP	Req. Treatment (%)	Req. Treatment (LBS)	Prop. Treatment (LBS)
VFS1	2.34	1.64	VFS (eng.)	80%	1,346	1,465
VFS2	1.52	1.06	VFS (eng.)	80%	873	950
VFS3	0.66	0.46	VFS (eng.)	80%	375	409
BD1	5.25	2.92	BD	80%	2,383	2,600
BD2	15.17	5.42	BD	80%	4,423	4,882
UNC	5.33	1.11		80%	906	0
Total	30.27	12.61		80%	10306.00	10306.00

80 0 40 80

SCALE: 1" = 80'

LEGEND

900 EXISTING CONTOURS

900 PROPOSED CONTOURS

UNIT BOUNDARY LINE

VFS1 / 2.89 SUB BASIN / ACREAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN

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NO.	DATE	REVISIONS	BY

Westwood

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TollFree (888) 937-5150 San Antonio, TX 78259
westwoodps.com

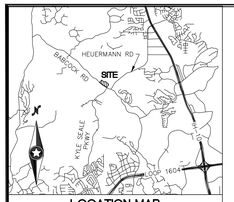
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CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

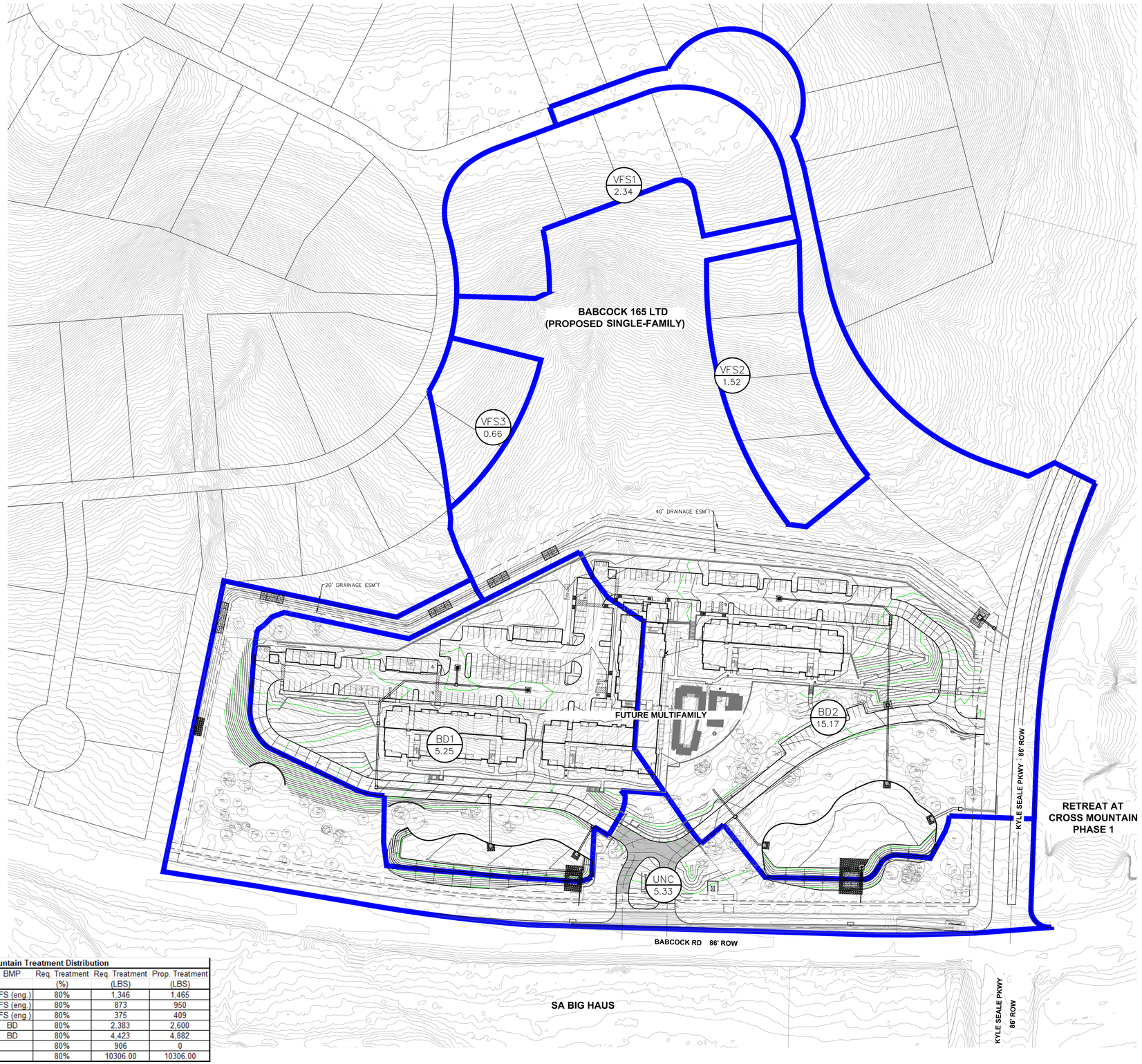
PROPOSED CZP SITE PLAN

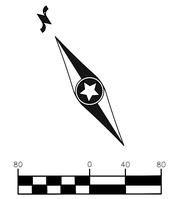
JOB NO.:	37799.10
DATE:	JANUARY 2024
DESIGN:	TBW
DRAWN:	TBW
CHECKED:	

SHEET
CZP-1



LOCATION MAP
NTS





LEGEND

900 EXISTING CONTOURS

900 PROPOSED CONTOURS

UNIT BOUNDARY LINE

VFS1 / 2.89 SUB BASIN / ACREAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN

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CWS Cross Mountain Treatment Distribution

Drainage Area	Acreage (AC)	Impervious Cover (AC)	BMP	Req. Treatment (%)	Req. Treatment (LBS)	Prop. Treatment (LBS)
VFS1	2.34	1.64	VFS (eng.)	80%	1,346	1,465
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UNC	5.33	1.11		80%	906	0
Total	30.27	12.61		80%	10306.00	10306.00

NO.	DATE	REVISIONS	BY

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TollFree (888) 937-5150

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Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 · TBPE FIRM NO. F-11756

CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

ULTIMATE
CZP SITE PLAN

JOB NO.: 37799.10
DATE: JANUARY 2024
DESIGN: TBW
DRAWN: TBW
CHECKED:

SHEET
CZP-1



BABCOCK 165 LTD
(PROPOSED SINGLE-FAMILY)

VEGETATIVE FILTER STRIP 1

VEGETATIVE FILTER STRIP 2

VEGETATIVE FILTER STRIP 3

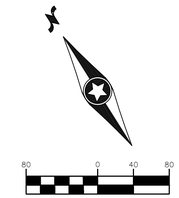
FUTURE MULTI-FAMILY

RETREAT AT CROSS MOUNTAIN PHASE 1

BATCH DETENTION 1

PROPOSED KYLE SEALE

SA BIG HAUS



LEGEND

UNIT BOUNDARY LINE

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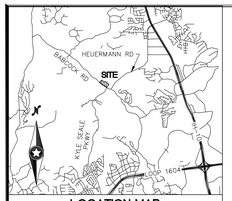
CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

PROPOSED BMP SITE PLAN

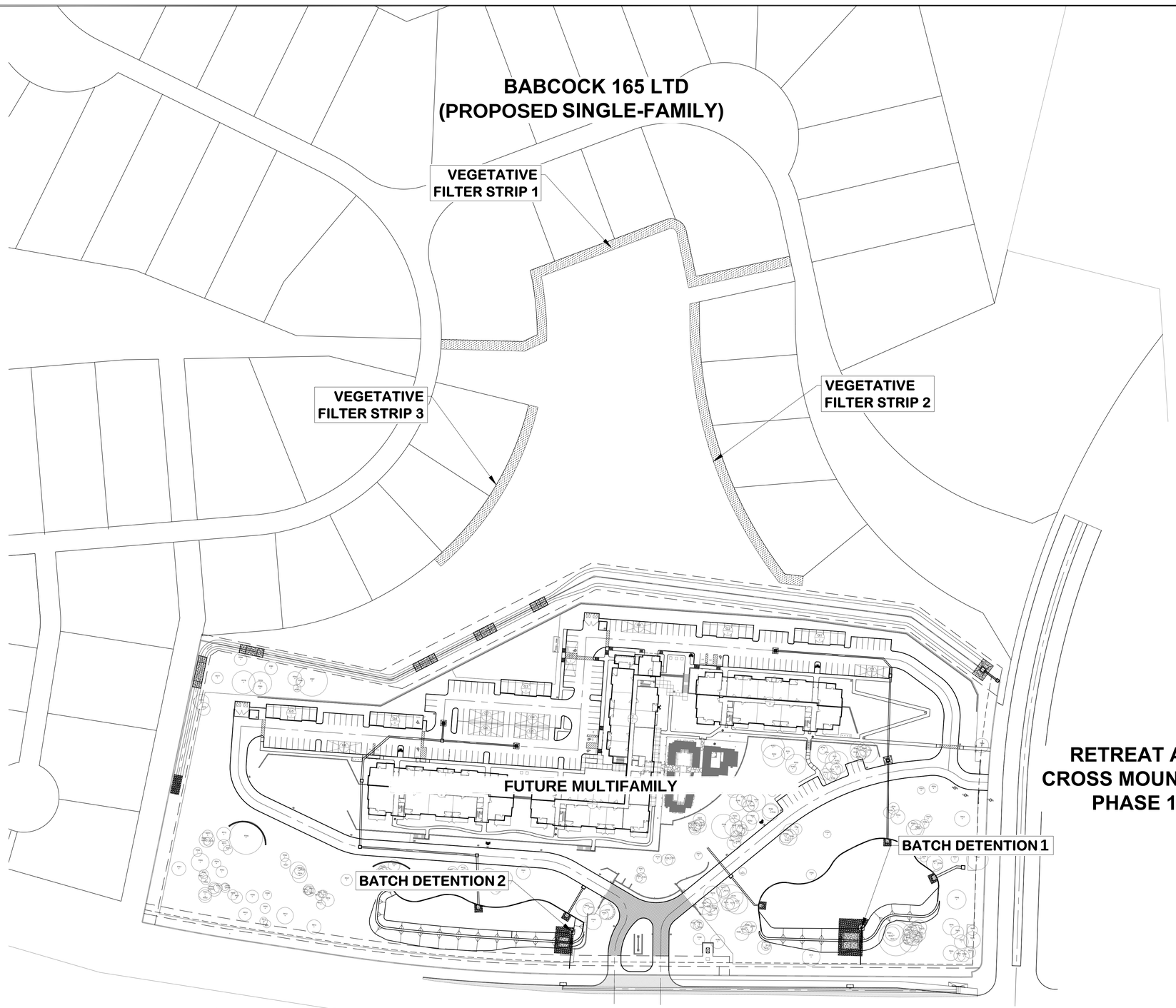
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DRAWN:	TBW
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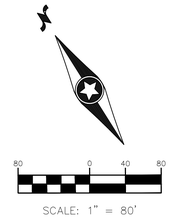
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BABCOCK 165 LTD
(PROPOSED SINGLE-FAMILY)





LEGEND

UNIT BOUNDARY LINE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN

GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES –LEGAL DISCLAIMER

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– THE NAME OF THE APPROVED PROJECT;
– THE ACTIVITY START DATE; AND
– THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON–SITE.

3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

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8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON–SITE MUST HAVE PROPER E&S CONTROLS.

9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

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B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

C. ANY CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR

D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE	SAN ANTONIO REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A AUSTIN, TEXAS 78753–1808 PHONE (512) 339–2929 FAX (512) 339–3795	14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233–4480 PHONE (210) 490–3096 FAX (210) 545–4329

CWS Cross Mountain Treatment Distribution

Drainage Area	Acreage (AC)	Impervious Cover (AC)	BMP	Req. Treatment (%)	Req. Treatment (LBS)	Prop. Treatment (LBS)
VFS1	2.34	1.64	VFS (eng.)	80%	1,346	1,465
VFS2	1.52	1.06	VFS (eng.)	80%	873	950
VFS3	0.66	0.46	VFS (eng.)	80%	375	409
BD1	5.25	2.92	BD	80%	2,383	2,600
BD2	15.17	5.42	BD	80%	4,423	4,882
UNC	5.33	1.11		80%	906	0
Total	30.27	12.61		80%	10306.00	10306.00

NO.	DATE	REVISIONS	BY

Westwood

Phone (210) 265-8300
TollFree (888) 937-5150

1718 Dry Creek Way, Suite 110
San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 · TBPE FIRM NO. F-11756

CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

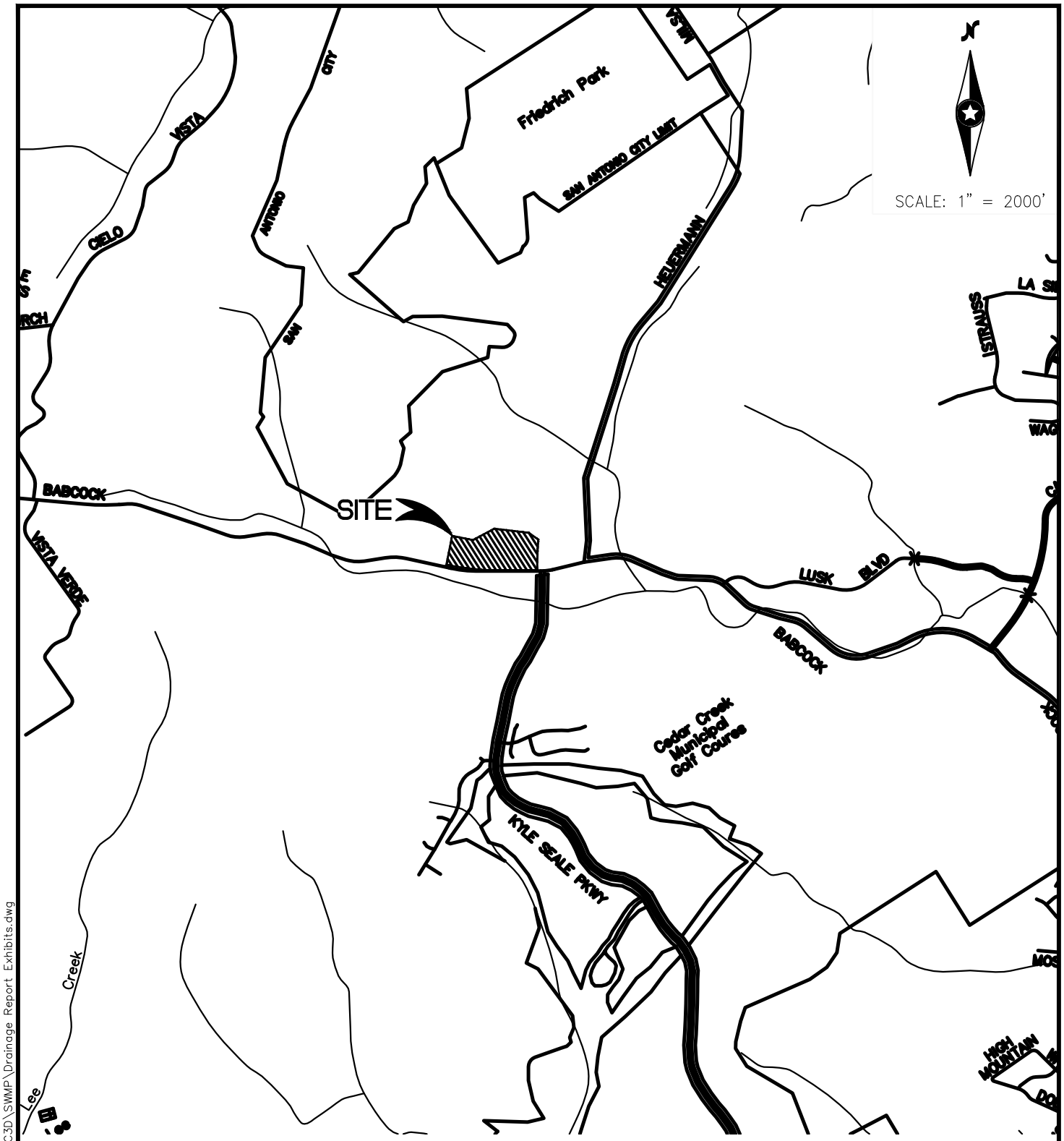
ULTIMATE BMP SITE PLAN

JOB NO.:	37799.10
DATE:	JANUARY 2023
DESIGN:	TBW
DRAWN:	TBW
CHECKED:	

SHEET
CZP-2

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Attachment A – Road Map



MAP SOURCE: TEXAS NATURAL RESOURCES INFORMATION; 2015 TxDOT URBAN FILE

Westwood

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Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

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CWS CROSS MOUNTAIN

SAN ANTONIO, TEXAS

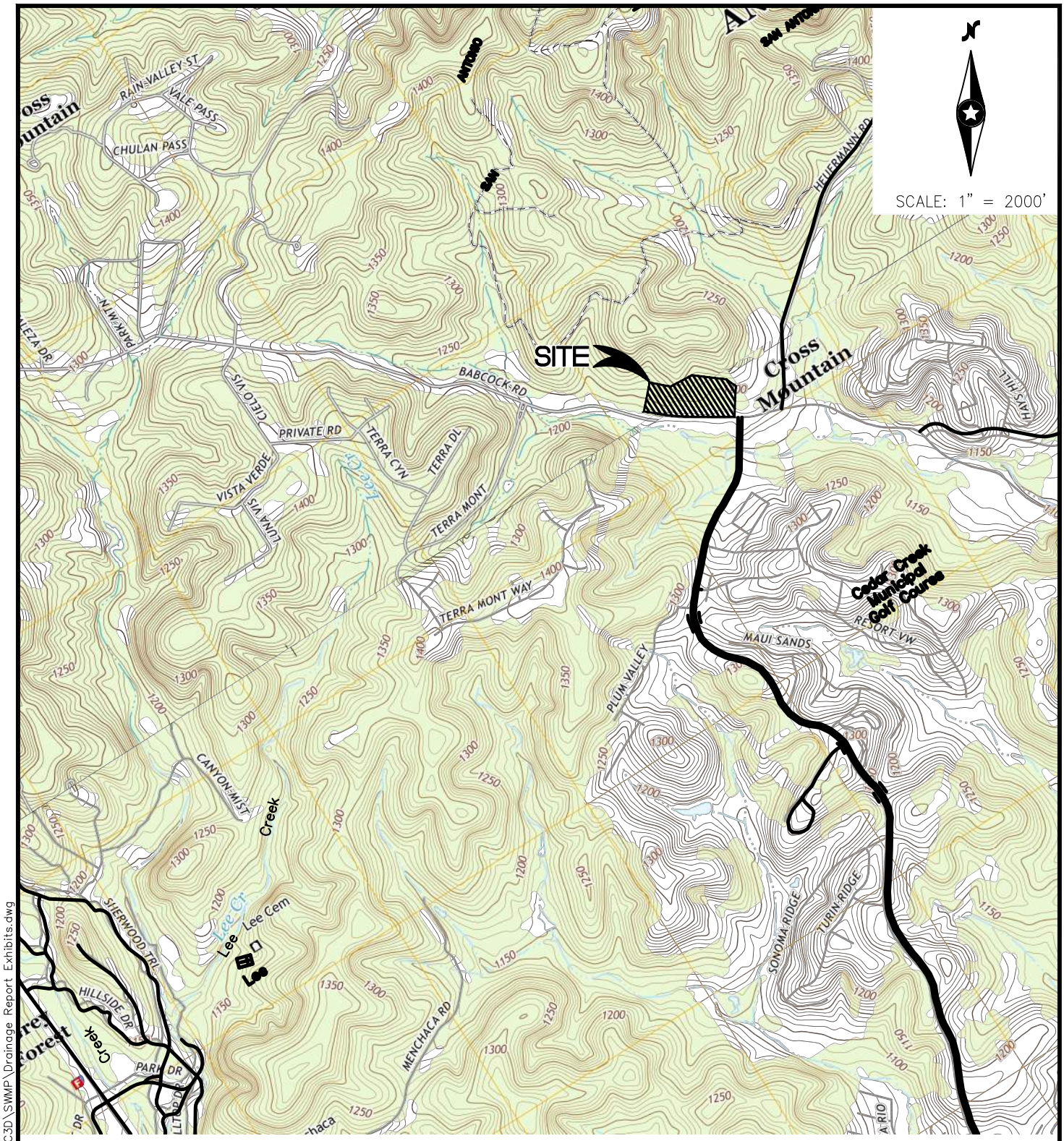
ROAD MAP

JOB NO.:	37799.10
DATE:	JANUARY 2024
DRAWN:	SG
REVISIONS:	

ATTACHMENT A

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Attachment B – USGS Quadrangle Map



MAP SOURCE: THE USGS STORE – MAP LOCATOR; 7.5 MINUTE QUADRANGLE HELOTES & VAN RAUB

Westwood

Phone (210) 265-8300 211 N LOOP 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232

westwoodps.com

Westwood Professional Services, Inc.

TBPLS FIRM NO. 10194064 - TBPE FIRM NO. F-11756

CWS CROSS MOUNTAIN

SAN ANTONIO, TEXAS

USGS QUAD MAP

JOB NO.:	37799.10
DATE:	JANUARY 2024
DRAWN:	TBW
REVISIONS:	

ATTACHMENT B

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Attachment C – Project Description

This 15.863-acre future multi-family development consists of the construction of CWS Cross Mountain in 2 phases. The project is located in Bexar County, inside the city limits of San Antonio, directly northwest of the Kyle Seale Pkwy and Babcock Rd intersection. The site is currently undeveloped.

Directly north of the project site is a proposed single-family development that is a part of a master development plan (MDP) with the multi-family site. The Best Management Practices proposed with the multifamily are within a developer's agreement to provide storm water quality and detention onsite for the MDP drainage area associated with CWS Cross Mountain. In addition, storm water treatment of the extension of Kyle Seale Parkway is included with the developer's agreement and MDP as well.

For ultimate conditions, CWS Cross Mountain will provide treatment for the development of approximately 30.7 acres in total. The current land use of CWS Cross Mountain, the single-family in the rear, and Kyle Seale Parkway extension is undeveloped with steep slopes. The multifamily and single-family are both heavily wooded whereas the Kyle Seale Parkway extension is cleared of trees but full of vegetation. Existing impervious cover for the development is only present along the Babcock Rd right-of-way for 0.51 acres (1.7%). Proposed improvements will consist of the East Water Quality & Detention Pond, 10 single family lots, 750 foot street extension, with related pavement, sidewalk, and driveways to support the developments. The total area of impervious cover at project completion is calculated at 13.12 acres (43.3%).

The proposed improvements at this time are only the east pond and interceptor channel draining east to the Kyle Seale Parkway Extension drainage system due to the current state of the multifamily development. The multifamily tract will now be developed t a later time with an unknown construction date. However, the Kyle Seale Parkway Extension and Single-Family development are proceeding with design and construction with their requirements of detention and water quality tied to the east pond.

The single-family lots within the drainage area pertaining to the shared detention and water quality will be treated via engineered filter strips represented by Basins VFS1-VFS3. The rest of the impervious cover falling within CWS Cross Mountain's Basin BD2, will be treated within the water quality & detention pond located on the east boundary of the site via batch detention. Overtreatment will be provided for the uncaptured storm water from the Kyle Seale Parkway Extension, future Babcock Rd widening improvements, and main entry. Basin BD1 pertains to the treatment of the west side of CWS Cross Mountain with all the impervious cover being treated coming from the multifamily development. BD1 will also be treated via within the water quality and detention pond via batch detention along with overtreatment. The overtreatment accounted for in basin BD1 is for the remaining uncaptured with the future Babcock Rd widening and onsite improvements, and Kyle Seale Parkway. The total area of impervious cover to be treated by Basins 1-5 is calculated at 12.61 acres (41.7%). Onsite impervious cover resulted in a total impervious cover area of 5.51 acres (18.2%). Offsite impervious cover resulted in a total impervious cover area of 7.10 acres (23.5%).

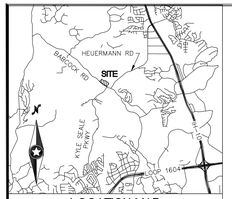
Temporary BMP's will be installed and maintained to control sedimentation during all phases of construction, including but not limited to silt fences, rock berms, stabilized construction entrances, and concrete wash-out pits. Permanent BMP's will be installed within the beginning stages of their respective phase, and shall be designed to provide sufficient treatment of anticipated increases in sediment and contaminants as required in the TCEQ Technical Guidance Manual.

PROPOSED CONDITIONS IMPERVIOUS COVER CALCULATIONS

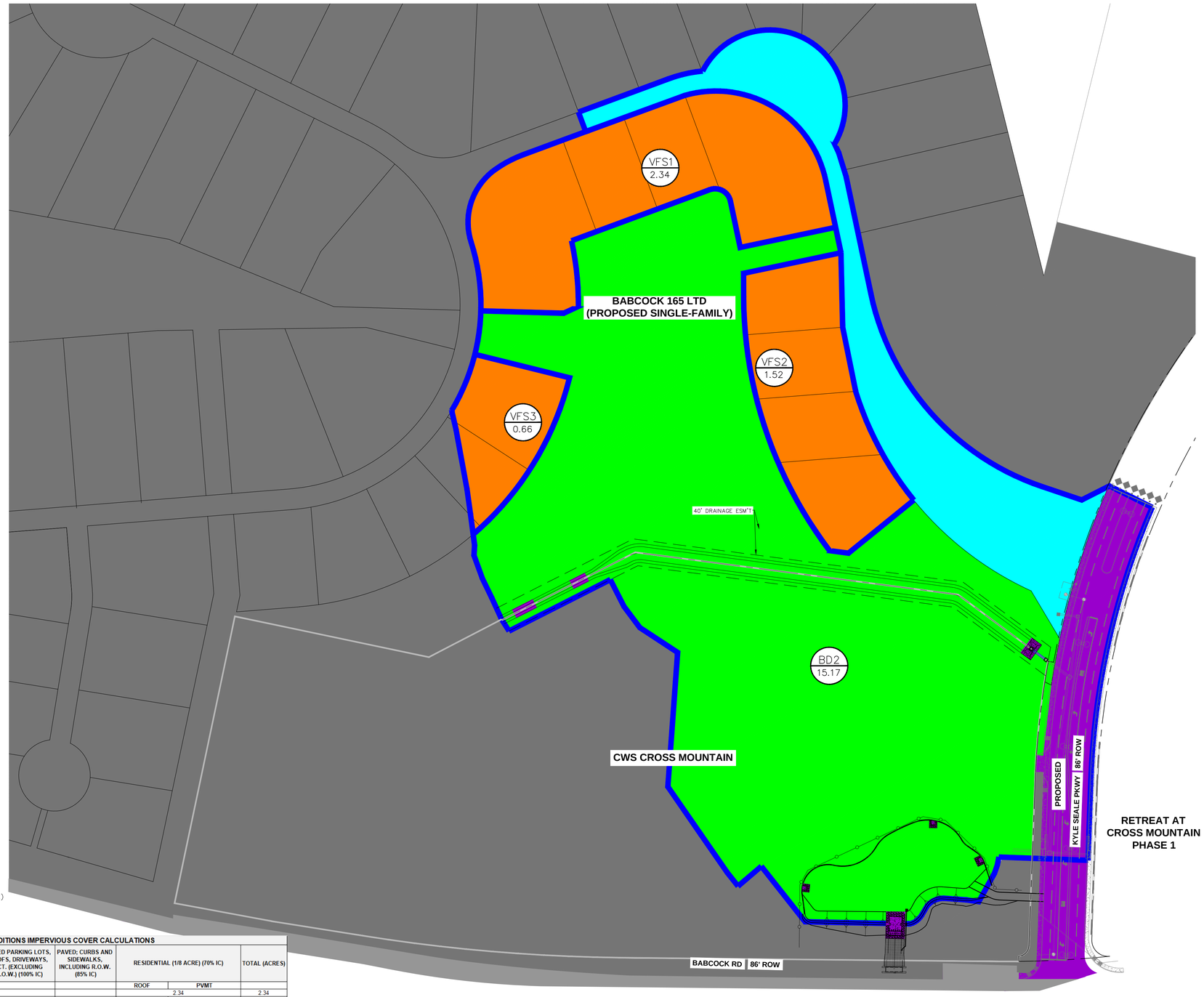
DRAINAGE AREA	SOIL GROUP	OPEN SPACE GOOD CONDITION (GRASS COVER >75% OF AREA) (0% IC)	PAVED PARKING LOTS, ROOFS, DRIVEWAYS, ECT. (EXCLUDING R.O.W.) (100% IC)	PAVED; CURBS AND SIDEWALKS, INCLUDING R.O.W. (85% IC)	RESIDENTIAL (1/8 ACRE) (70% IC)		TOTAL (ACRES)
					ROOF	PVMT	
VFS1	Total (Acres)					2.34	2.34
	Impervious Cover (Acres)				0.70	0.94	1.64
						% TOTAL IMPERVIOUS COVER	70.00%
VFS2	A						
	Total (Acres)					1.52	1.52
	Impervious Cover (Acres)				0.46	0.61	1.06
						% TOTAL IMPERVIOUS COVER	70.00%
VFS3	A						
	Total (Acres)					0.66	0.66
	Impervious Cover (Acres)				0.20	0.26	0.46
						% TOTAL IMPERVIOUS COVER	70.00%
BD2	A						
	Total (Acres)	9.40	3.45	2.32			15.17
	Impervious Cover (Acres)	0.00	3.45	1.97			5.42
						% TOTAL IMPERVIOUS COVER	35.75%

ULTIMATE CONDITIONS IMPERVIOUS COVER CALCULATIONS

DRAINAGE AREA	SOIL GROUP	OPEN SPACE GOOD CONDITION (GRASS COVER >75% OF AREA) (0% IC)	PAVED PARKING LOTS, ROOFS, DRIVEWAYS, ECT. (EXCLUDING R.O.W.) (100% IC)	PAVED; CURBS AND SIDEWALKS, INCLUDING R.O.W. (85% IC)	RESIDENTIAL (1/8 ACRE) (70% IC)		TOTAL (ACRES)
					ROOF	PVMT	
VFS1	Total (Acres)					2.34	2.34
	Impervious Cover (Acres)				0.70	0.94	1.64
						% TOTAL IMPERVIOUS COVER	70.00%
VFS2	Total (Acres)					1.52	1.52
	Impervious Cover (Acres)				0.46	0.61	1.06
						% TOTAL IMPERVIOUS COVER	70.00%
VFS3	Total (Acres)					0.66	0.66
	Impervious Cover (Acres)				0.20	0.26	0.46
						% TOTAL IMPERVIOUS COVER	70.00%
BD1	Total (Acres)	2.33	2.92				5.25
	Impervious Cover (Acres)	0.00	2.92				2.92
						% TOTAL IMPERVIOUS COVER	55.62%
BD2	Total (Acres)	9.40	3.45	2.32			15.17
	Impervious Cover (Acres)	0.00	3.45	1.97			5.42
						% TOTAL IMPERVIOUS COVER	35.75%
UNC	Total (Acres)	4.22	1.11				5.33
	Impervious Cover (Acres)	0.00	1.11				1.11
						% TOTAL IMPERVIOUS COVER	20.83%



LOCATION MAP
NTS



80 0 40 80

SCALE: 1" = 80'

LEGEND

900 EXISTING CONTOURS

900 PROPOSED CONTOURS

UNIT BOUNDARY LINE

VFS1 / 2.89 — SUB BASIN / ACREAGE

LAND USE KEY

- IMPERVIOUS COVER
- OPEN SPACE (GOOD)
- 1/8 ACRE RESIDENTIAL
- PAVED (INCLUDES R.O.W.)

PROPOSED CONDITIONS IMPERVIOUS COVER CALCULATIONS

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VFS2	A						
	Total (Acres)					1.52	1.52
	Impervious Cover (Acres)				0.46	0.61	1.06
						% TOTAL IMPERVIOUS COVER	70.00%
VFS3	A						
	Total (Acres)					0.66	0.66
	Impervious Cover (Acres)				0.20	0.26	0.46
						% TOTAL IMPERVIOUS COVER	70.00%
BD2	A						
	Total (Acres)	9.40	3.45	2.32			15.17
	Impervious Cover (Acres)	0.00	3.45	1.97			5.42
						% TOTAL IMPERVIOUS COVER	35.75%

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN

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NO.	DATE	REVISIONS	BY

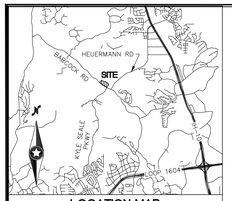
Westwood
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CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

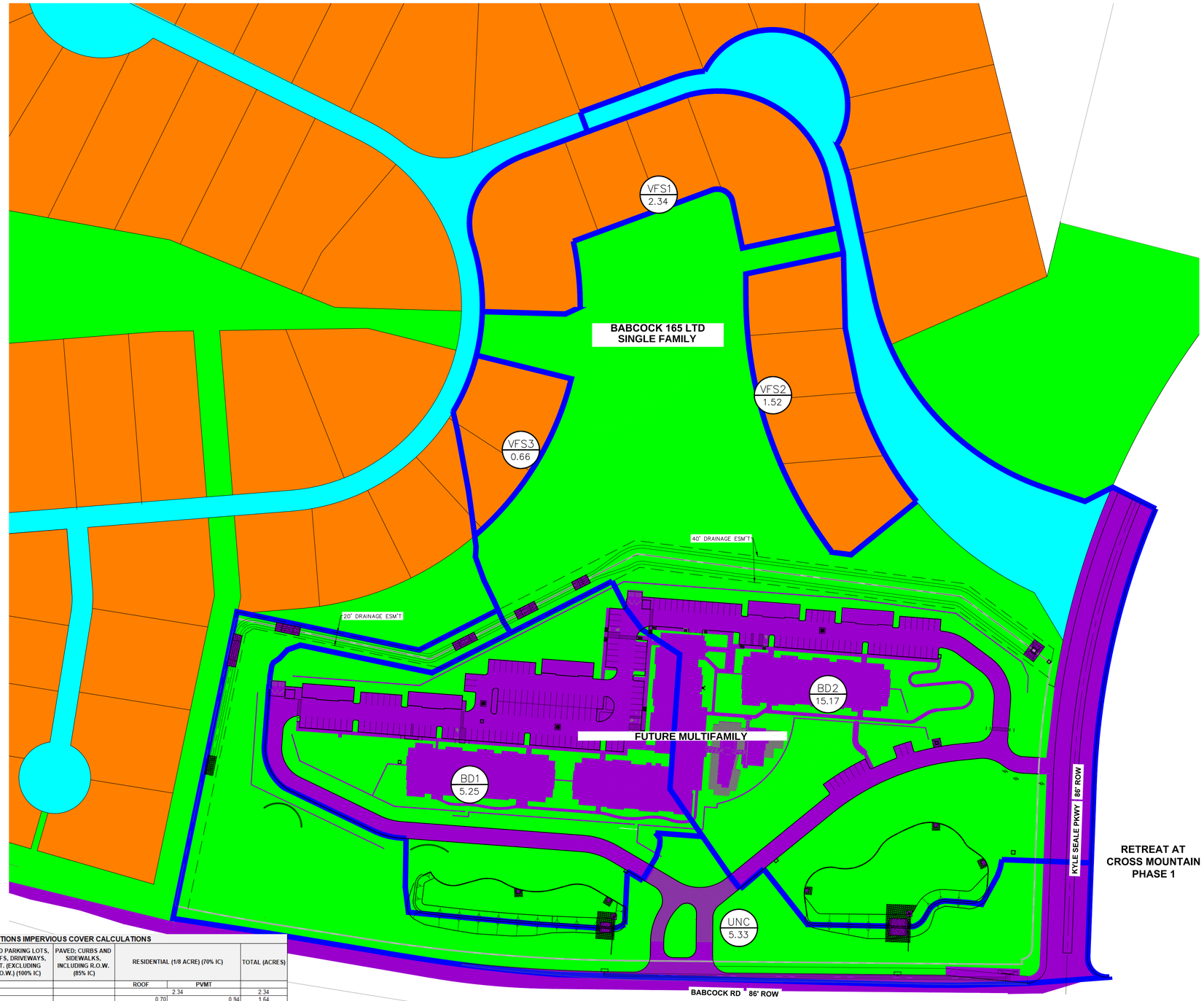
PROPOSED
LAND USE SITE PLAN

JOB NO.: 37799.10
DATE: JANUARY 2024
DESIGN: TBW
DRAWN: TBW
CHECKED:

SHEET
CZP-3



LOCATION MAP
NTS



RETREAT AT
CROSS MOUNTAIN
PHASE 1



SCALE: 1" = 80'

LEGEND

- 900 — EXISTING CONTOURS
- 900 — PROPOSED CONTOURS
- UNIT BOUNDARY LINE
- VFS1 / 2.89 — SUB BASIN / ACREAGE

LAND USE KEY

- IMPERVIOUS COVER
- OPEN SPACE (GOOD)
- 1/8 ACRE RESIDENTIAL
- PAVED (INCLUDES R.O.W.)

ULTIMATE CONDITIONS IMPERVIOUS COVER CALCULATIONS

DRAINAGE AREA	SOIL GROUP	OPEN SPACE GOOD CONDITION (GRASS COVER >75% OF AREA) (0% IC)	PAVED PARKING LOTS, ROOFS, DRIVEWAYS, ECT. (EXCLUDING R.O.W.) (100% IC)	PAVED; CURBS AND SIDEWALKS, INCLUDING R.O.W. (85% IC)	RESIDENTIAL (1/8 ACRE) (70% IC)		TOTAL (ACRES)
					ROOF	PVMT	
VFS1	Total (Acres)					2.34	2.34
	Impervious Cover (Acres)				0.70	0.94	1.64
						% TOTAL IMPERVIOUS COVER	70.00%
VFS2	Total (Acres)					1.52	1.52
	Impervious Cover (Acres)				0.46	0.61	1.06
						% TOTAL IMPERVIOUS COVER	70.00%
VFS3	Total (Acres)					0.66	0.66
	Impervious Cover (Acres)				0.20	0.26	0.46
						% TOTAL IMPERVIOUS COVER	70.00%
BD1	Total (Acres)	2.33	2.92				5.25
	Impervious Cover (Acres)	0.00	2.92				2.92
						% TOTAL IMPERVIOUS COVER	55.62%
BD2	Total (Acres)	9.40	3.45	2.32			15.17
	Impervious Cover (Acres)	0.00	3.45	1.97			5.42
						% TOTAL IMPERVIOUS COVER	35.75%
UNC	Total (Acres)	4.22	1.11				5.33
	Impervious Cover (Acres)	0.00	1.11				1.11
						% TOTAL IMPERVIOUS COVER	20.83%

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN

GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES –LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
– THE NAME OF THE APPROVED PROJECT;
– THE ACTIVITY START DATE; AND
– THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.

6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.

7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.

8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.

9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
–THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
–THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
–THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPs) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

C. ANY CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR

D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

AUSTIN REGIONAL OFFICE 12100 PARK 35 CIRCLE, BUILDING A AUSTIN, TEXAS 78753-1808 PHONE (512) 339-2929 FAX (512) 339-3795	SAN ANTONIO REGIONAL OFFICE 14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233-4480 PHONE (210) 490-3096 FAX (210) 545-4329

NO.	DATE	REVISIONS	BY

Westwood

Phone (210) 265-8300
Toll Free (888) 937-5150

1718 Dry Creek Way, Suite 110
San Antonio, TX 78259
westwoodps.com

Westwood Professional Services, Inc.
TBPLS FIRM NO. 10194064 · TBPE FIRM NO. F-11756

CWS CROSS MOUNTAIN
SAN ANTONIO, TEXAS

ULTIMATE LAND USE SITE PLAN

JOB NO.:	37799.10
DATE:	JANUARY 2024
DESIGN:	TBW
DRAWN:	TBW
CHECKED:	

SHEET
CZP-3

Attachment D – Factors Affecting Surface Water Quality

Landscaping, vehicular traffic, and various construction activities may affect the quality of storm water originating from the project site. These factors may cause small amounts of pesticides, herbicides, fertilizers, oil, grease, or suspended solids to be conveyed by storm water runoff. However, the temporary and permanent BMP's for this project have been designed to conform to the TCEQ Technical Guidance Manual to treat the required amount of storm water runoff as to not adversely impact water quality entering surface or ground water.

Attachment E – Volume and Character of Stormwater

CWS Cross Mountain consists of 15.7 acres of onsite development with approximately 14.6 acres of offsite development. Storm water will be collected through the use of drains, streets, and an underground storm sewer system. Discharge from the site will be treated with the development of a partial sand filter basin. The project site is located with the mandatory detention area. However, an downstream analysis of the project determined treat runoff resulting from the proposed and ultimate development will also not produce a significant adverse impact to other properties, habitable structures or drainage infrastructure systems within 2,000 feet downstream of the development. The adverse impact analysis was checked at the existing 5'x5' box culvert crossing under Babcock Rd adjacent to the Babcock Rd & Kyle Seale intersection. The development will participate in the regional storm water management program, by providing detention, as required by the City of San Antonio. Ultimate conditions storm flows seen below are based on the peak discharge used in the analysis of a downstream adverse impact for the overall watershed. The SCS Method was used to generate overall flow rates as follows:

CN_{exist} = 81.65 Q_{100} = 240.6 cfs

CN_{ult} = 0.67 Q_{100} = 239.4 cfs

Attachment F – Suitability Letter from Authorized Agent

Not applicable. No on-site sewage facility is proposed for this development.

Attachment G – Alternative Secondary Containment Methods

Not applicable. No ASTs are proposed with this development.

Attachment H – AST Containment Structure Drawings

Not applicable. No ASTs are proposed with this development.

Attachment I – 20% or Less Impervious Cover Waiver

Not applicable.

Attachment J – BMPs for Upgradient Stormwater

Upgradient stormwater enters the site the outfall from the Kyle Seale Pkwy drainage system. The single family lots will drain front to back and be treated by an engineered filter strip prior to being captured by an interceptor drain. All eastern upgradient flows will be routed around the site and into the Kyle Seale Pkwy drainage system before outfalling into the east batch detention pond. Future onsite stormwater will be conveyed via storm drain and existing drainage patterns. Refer to the attached CZP Site Plan for details. The temporary and permanent BMPs proposed for on-site stormwater will be sized and placed to account for the additional flows from upgradient areas. The temporary and permanent BMPs intended for on-site flows will also treat upgradient flows for all impervious cover except the single family lots. Silt fences and rock berms proposed for the future CWS Cross Mountain and the proposed single-family development will provide adequate temporary treatment during construction. Basins BD1 & BD2 batch detention ponds will provide permanent BMP treatment for onsite areas draining to the pond, and will be sized to account for the additional flows generated from the upgradient Kyle Seale Pkwy and Single-Family R.OW. A TSS calculation sheet is included in this report which shows the drainage areas and impervious to Basins VFS1-VFS3.

TSS treatment requirement for Basin VFS1:	1,346 lbs
TSS removed with Basin VFS1:	1,465 lbs
Treatment Area = 2.35 AC; IC = 1.65 AC	
TSS treatment requirement for Basin VFS2:	873 lbs
TSS removed with Basin VFS2:	950 lbs
Treatment Area = 1.57 AC; IC = 1.07 AC	
TSS treatment requirement for Basin VFS2:	375 lbs
TSS removed with Basin VFS2:	409 lbs
Treatment Area = 0.66 AC; IC = 0.46 AC	
Total TSS removed:	**2,284 lbs**

Attachment A – Road Map

Attachment B – USGS Quadrangle Map

Attachment C – Project Description

This 15.863-acre future multi-family development consists of the construction of CWS Cross Mountain in 2 phases. The project is located in Bexar County, inside the city limits of San Antonio, directly northwest of the Kyle Seale Pkwy and Babcock Rd intersection. The site is currently undeveloped.

Directly north of the project site is a proposed single-family development that is a part of a master development plan (MDP) with the multi-family site. The Best Management Practices proposed with the multifamily are within a developer's agreement to provide storm water quality and detention onsite for the MDP drainage area associated with CWS Cross Mountain. In addition, storm water treatment of the extension of Kyle Seale Parkway is included with the developer's agreement and MDP as well.

For ultimate conditions, CWS Cross Mountain will provide treatment for the development of approximately 30.7 acres in total. The current land use of CWS Cross Mountain, the single-family in the rear, and Kyle Seale Parkway extension is undeveloped with steep slopes. The multifamily and single-family are both heavily wooded whereas the Kyle Seale Parkway extension is cleared of trees but full of vegetation. Existing impervious cover for the development is only present along the Babcock Rd right-of-way for 0.51 acres (1.7%). Proposed improvements will consist of the East Water Quality & Detention Pond, 10 single family lots, 750 foot street extension, with related pavement, sidewalk, and driveways to support the developments. The total area of impervious cover at project completion is calculated at 13.12 acres (43.3%).

The proposed improvements at this time are only the east pond and interceptor channel draining east to the Kyle Seale Parkway Extension drainage system due to the current state of the multifamily development. The multifamily tract will now be developed t a later time with an unknown construction date. However, the Kyle Seale Parkway Extension and Single-Family development are proceeding with design and construction with their requirements of detention and water quality tied to the east pond.

The single-family lots within the drainage area pertaining to the shared detention and water quality will be treated via engineered filter strips represented by Basins VFS1-VFS3. The rest of the impervious cover falling within CWS Cross Mountain's Basin BD2, will be treated within the water quality & detention pond located on the east boundary of the site via batch detention. Overtreatment will be provided for the uncaptured storm water from the Kyle Seale Parkway Extension, future Babcock Rd widening improvements, and main entry. Basin BD1 pertains to the treatment of the west side of CWS Cross Mountain with all the impervious cover being treated coming from the multifamily development. BD1 will also be treated via within the water quality and detention pond via batch detention along with overtreatment. The overtreatment accounted for in basin BD1 is for the remaining uncaptured with the future Babcock Rd widening and onsite improvements, and Kyle Seale Parkway. The total area of impervious cover to be treated by Basins 1-5 is calculated at 12.61 acres (41.7%). Onsite impervious cover resulted in a total impervious cover area of 5.51 acres (18.2%). Offsite impervious cover resulted in a total impervious cover area of 7.10 acres (23.5%).

Temporary BMP's will be installed and maintained to control sedimentation during all phases of construction, including but not limited to silt fences, rock berms, stabilized construction entrances, and concrete wash-out pits. Permanent BMP's will be installed within the beginning stages of their respective phase, and shall be designed to provide sufficient treatment of anticipated increases in sediment and contaminants as required in the TCEQ Technical Guidance Manual.

Attachment D – Factors Affecting Surface Water Quality

Landscaping, vehicular traffic, and various construction activities may affect the quality of storm water originating from the project site. These factors may cause small amounts of pesticides, herbicides, fertilizers, oil, grease, or suspended solids to be conveyed by storm water runoff. However, the temporary and permanent BMP's for this project have been designed to conform to the TCEQ Technical Guidance Manual to treat the required amount of storm water runoff as to not adversely impact water quality entering surface or ground water.

Attachment E – Volume and Character of Stormwater

CWS Cross Mountain consists of 15.7 acres of onsite development with approximately 14.6 acres of offsite development. Storm water will be collected through the use of drains, streets, and an underground storm sewer system. Discharge from the site will be treated with the development of a partial sand filter basin. The project site is located with the mandatory detention area. However, an downstream analysis of the project determined treat runoff resulting from the proposed and ultimate development will also not produce a significant adverse impact to other properties, habitable structures or drainage infrastructure systems within 2,000 feet downstream of the development. The adverse impact analysis was checked at the existing 5'x5' box culvert crossing under Babcock Rd adjacent to the Babcock Rd & Kyle Seale intersection. The development will participate in the regional storm water management program, by providing detention, as required by the City of San Antonio. Ultimate conditions storm flows seen below are based on the peak discharge used in the analysis of a downstream adverse impact for the overall watershed. The SCS Method was used to generate overall flow rates as follows:

CN_{exist} = 81.65 Q_{100} = 240.6 cfs

CN_{ult} = 0.67 Q_{100} = 239.4 cfs

Attachment F – Suitability Letter from Authorized Agent

Not applicable. No on-site sewage facility is proposed for this development.

Attachment G – Alternative Secondary Containment Methods

Not applicable. No ASTs are proposed with this development.

Attachment H – AST Containment Structure Drawings

Not applicable. No ASTs are proposed with this development.

Attachment I – 20% or Less Impervious Cover Waiver

Not applicable.

Attachment J – BMPs for Upgradient Stormwater

Upgradient stormwater enters the site the outfall from the Kyle Seale Pkwy drainage system. The single family lots will drain front to back and be treated by an engineered filter strip prior to being captured by an interceptor drain. All eastern upgradient flows will be routed around the site and into the Kyle Seale Pkwy drainage system before outfalling into the east batch detention pond. Future onsite stormwater will be conveyed via storm drain and existing drainage patterns. Refer to the attached CZP Site Plan for details. The temporary and permanent BMPs proposed for on-site stormwater will be sized and placed to account for the additional flows from upgradient areas. The temporary and permanent BMPs intended for on-site flows will also treat upgradient flows for all impervious cover except the single family lots. Silt fences and rock berms proposed for the future CWS Cross Mountain and the proposed single-family development will provide adequate temporary treatment during construction. Basins BD1 & BD2 batch detention ponds will provide permanent BMP treatment for onsite areas draining to the pond, and will be sized to account for the additional flows generated from the upgradient Kyle Seale Pkwy and Single-Family R.OW. A TSS calculation sheet is included in this report which shows the drainage areas and impervious to Basins VFS1-VFS3.

TSS treatment requirement for Basin VFS1:	1,346 lbs
TSS removed with Basin VFS1:	1,465 lbs
Treatment Area = 2.35 AC; IC = 1.65 AC	
TSS treatment requirement for Basin VFS2:	873 lbs
TSS removed with Basin VFS2:	950 lbs
Treatment Area = 1.57 AC; IC = 1.07 AC	
TSS treatment requirement for Basin VFS2:	375 lbs
TSS removed with Basin VFS2:	409 lbs
Treatment Area = 0.66 AC; IC = 0.46 AC	
Total TSS removed:	**2,284 lbs**

Attachment K – BMPs for On-site Stormwater

Batch detention ponds (Basins BD1 & BD2) will be used as the primary permanent treatment system for the ultimate development of CWS Cross Mountain, Kyle Seale Parkway extension, and single-family development. Onsite stormwater is captured via an underground storm sewer system and site grading to sheet flow into the ponds. The ponds will collect stormwater pertaining to the east and west portion of the site set primarily by the natural topography. Hereafter referred to as the east and west pond.

Stormwater is collected via an underground storm sewer system and site grading before it discharges into Basin BD2 for treatment. The basin is designed for a total water quality volume of 42,000 CF and a storage depth of 2.65 feet. The batch detention filtration is controlled by the automated smartPOND valve. At a depth greater than 2.65 feet, the basin operates as a detention pond. A maintenance ramp will be provided for access to the basin.

The drainage area for Basin BD2 consists of 15.17 acres of onsite and offsite to be treated. The total treated impervious cover from the proposed development is 5.42 acres. A TSS calculation sheet is included in this report which shows the drainage area and impervious to Basin BD2.

The pond for Basin BD1 functions the same as the east pond. However, the basin is designed for a water quality volume of 20,000 CF and a storage depth of 3.3 feet. At a depth greater than 3.3 feet, the basin operates as a detention pond.

The drainage area for Basin BD1 consists of 5.25 acres of onsite to be treated. The total treated impervious cover from the proposed development is 2.92 acres. A TSS calculation sheet is included in this report which shows the drainage area and impervious to Basin 7.

TSS treatment requirement for Basin BD2:	4,423 lbs
TSS removed with Basin BD2:	4,882 lbs
Treatment Area = 15.17 AC; IC = 5.42 AC	
TSS treatment requirement for Basin BD1:	2,383 lbs
TSS removed with Basin BD1:	2,600 lbs
Treatment Area = 5.25 AC; IC = 2.92 AC	
Total TSS removed:	**7,482 lbs**

Calculation worksheets and supporting documents are included in this section.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CWS Cross Mountain
Date Prepared: 5/15/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

where:

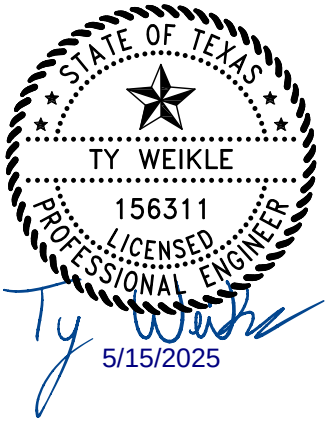
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	30.27	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	12.63	acres
Total post-development impervious cover fraction * =	0.42	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	10306	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5



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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	2.35	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.65	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	1346	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	2.35	acres
A_I =	1.65	acres
A_P =	0.70	acres
L_R =	1465	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 1465 lbs.

F = 1.00

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CWS Cross Mountain
Date Prepared: 5/15/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

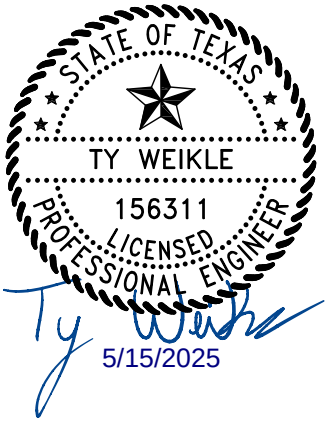
where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	30.27	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	12.63	acres
Total post-development impervious cover fraction * =	0.42	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	10306	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5



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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	1.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.07	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	873	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	1.52	acres
A_I =	1.07	acres
A_P =	0.45	acres
L_R =	950	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 950 lbs.

F = 1.00

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CWS Cross Mountain
Date Prepared: 5/15/2025

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

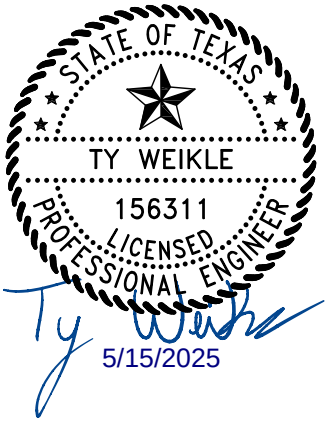
where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	30.27	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	12.63	acres
Total post-development impervious cover fraction * =	0.42	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	10306	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5



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

Drainage Basin/Outfall Area No. = 3

Total drainage basin/outfall area =	0.66	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.46	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	375	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	0.66	acres
A_I =	0.46	acres
A_P =	0.20	acres
L_R =	409	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 409 lbs.

F = 1.00

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CWS Cross Mountain
Date Prepared: 5/15/2025

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

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

where:

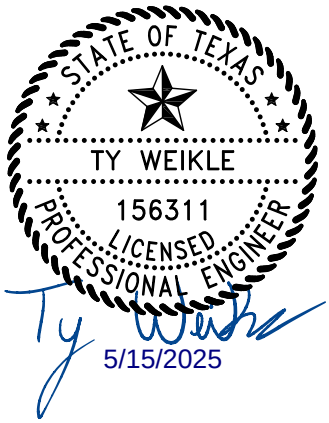
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	30.27	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	12.63	acres
Total post-development impervious cover fraction * =	0.42	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	10306	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5



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

Drainage Basin/Outfall Area No. = 4

Total drainage basin/outfall area =	15.17	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.42	acres
Post-development impervious fraction within drainage basin/outfall area =	0.36	
$L_{M\ THIS\ BASIN}$ =	4423	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	15.17	acres
A_I =	5.42	acres
A_P =	9.75	acres
L_R =	5263	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 4882 lbs.

F = 0.93

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.20	inches
Post Development Runoff Coefficient =	0.29	
On-site Water Quality Volume =	34700	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	6940	
Total Capture Volume (required water quality volume(s) x 1.20) =	41641	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: CWS Cross Mountain
Date Prepared: 5/15/2025

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

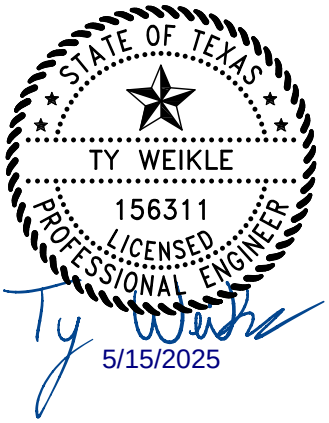
where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	30.27	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	12.63	acres
Total post-development impervious cover fraction * =	0.42	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	10306	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5



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

Drainage Basin/Outfall Area No. = 5

Total drainage basin/outfall area =	5.25	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	2.92	acres
Post-development impervious fraction within drainage basin/outfall area =	0.56	
$L_{M\ THIS\ BASIN}$ =	2383	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	5.25	acres
A_I =	2.92	acres
A_P =	2.33	acres
L_R =	2793	lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = 2600 lbs.

F = 0.93

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	2.20	inches
Post Development Runoff Coefficient =	0.39	
On-site Water Quality Volume =	16378	cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	3276	
Total Capture Volume (required water quality volume(s) x 1.20) =	19654	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

CWS Cross Mountain Treatment Distribution						
Drainage Area	Acreage (AC)	Impervious Cover (AC)	BMP	Req. Treatment (%)	Req. Treatment (LBS)	Prop. Treatment (LBS)
VFS1	2.34	1.64	VFS (eng.)	80%	1,346	1,465
VFS2	1.52	1.06	VFS (eng.)	80%	873	950
VFS3	0.66	0.46	VFS (eng.)	80%	375	409
BD1	5.25	2.92	BD	80%	2,383	2,600
BD2	15.17	5.42	BD	80%	4,423	4,882
UNC	5.33	1.11		80%	906	0
Total	30.27	12.61		80%	10306.00	10306.00

Attachment L – BMPs for Surface Streams

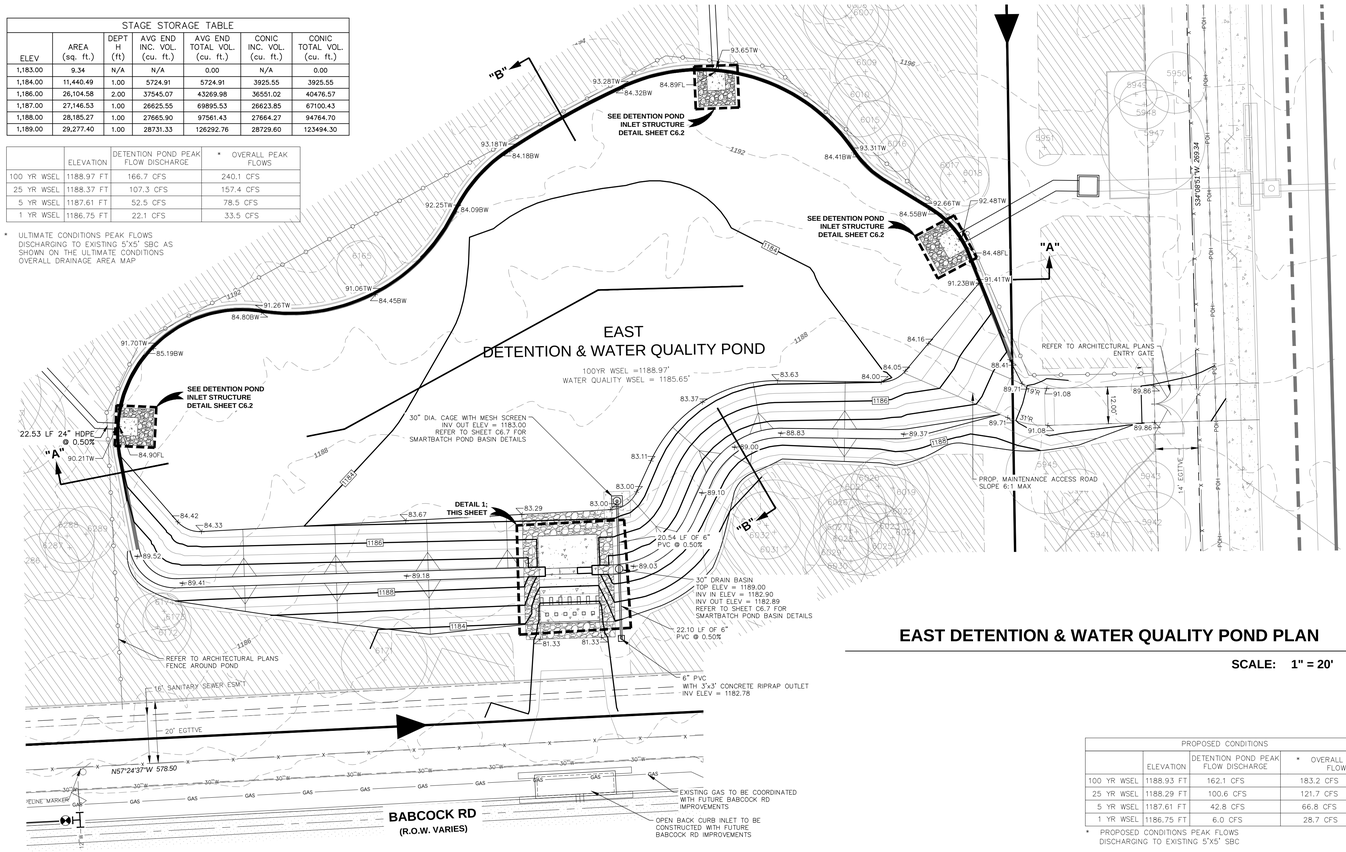
Not applicable.

Attachment M – Construction Plans

STAGE STORAGE TABLE						
ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)
1,183.00	9.34	N/A	N/A	0.00	N/A	0.00
1,184.00	11,440.49	1.00	5724.91	5724.91	3925.55	3925.55
1,186.00	26,104.58	2.00	37545.07	43269.98	36551.02	40476.57
1,187.00	27,146.53	1.00	26625.55	69895.53	26623.85	67100.43
1,188.00	28,185.27	1.00	27665.90	97561.43	27664.27	94764.70
1,189.00	29,277.40	1.00	28731.33	126292.76	28729.60	123494.30

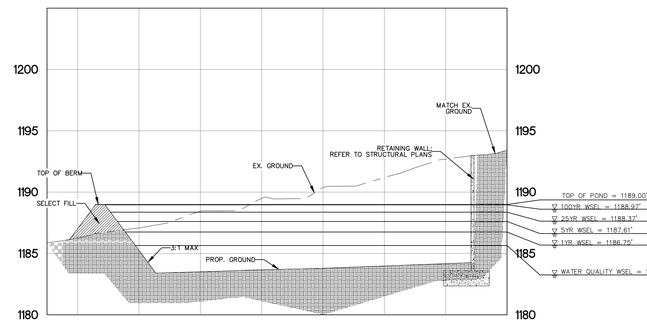
	ELEVATION	DETENTION POND PEAK FLOW DISCHARGE	* OVERALL PEAK FLOWS
100 YR WSEL	1188.97 FT	166.7 CFS	240.1 CFS
25 YR WSEL	1188.37 FT	107.3 CFS	157.4 CFS
5 YR WSEL	1187.61 FT	52.5 CFS	78.5 CFS
1 YR WSEL	1186.75 FT	22.1 CFS	33.5 CFS

* ULTIMATE CONDITIONS PEAK FLOWS DISCHARGING TO EXISTING 5'X5' SBC AS SHOWN ON THE ULTIMATE CONDITIONS OVERALL DRAINAGE AREA MAP



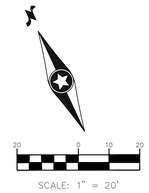
EAST DETENTION & WATER QUALITY POND PLAN

SCALE: 1" = 20'

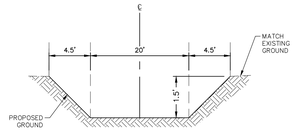


DETENTION POND PROFILE CROSS SECTION B-B

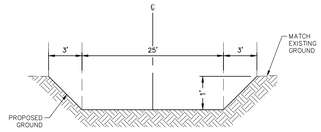
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



SCALE: 1" = 20'



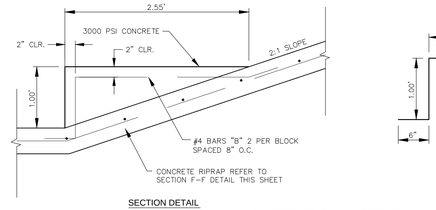
SECTION I-I
NTS



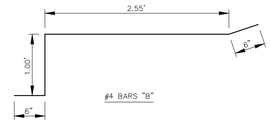
SECTION J-J
NTS

PROPOSED CONDITIONS			
	ELEVATION	DETENTION POND PEAK FLOW DISCHARGE	* OVERALL PEAK FLOWS
100 YR WSEL	1188.93 FT	162.1 CFS	183.2 CFS
25 YR WSEL	1188.29 FT	100.6 CFS	121.7 CFS
5 YR WSEL	1187.61 FT	42.8 CFS	66.8 CFS
1 YR WSEL	1186.75 FT	6.0 CFS	28.7 CFS

* PROPOSED CONDITIONS PEAK FLOWS DISCHARGING TO EXISTING 5'X5' SBC



SECTION DETAIL



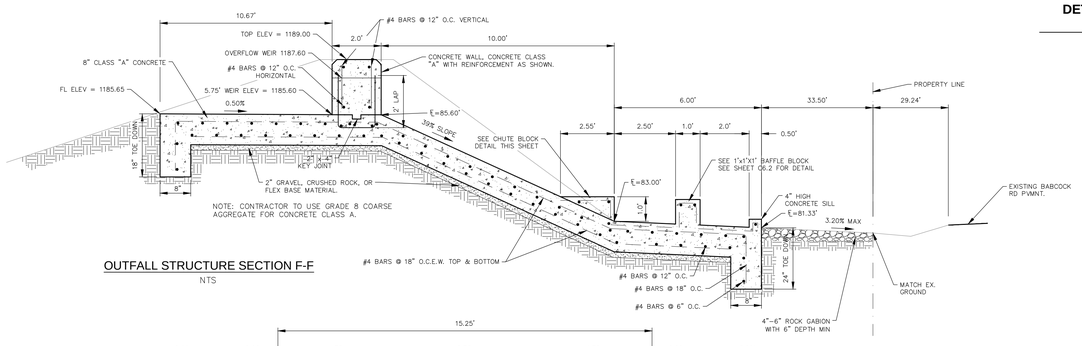
#4 BARS "B"

CHUTE BLOCK DETAIL
NTS

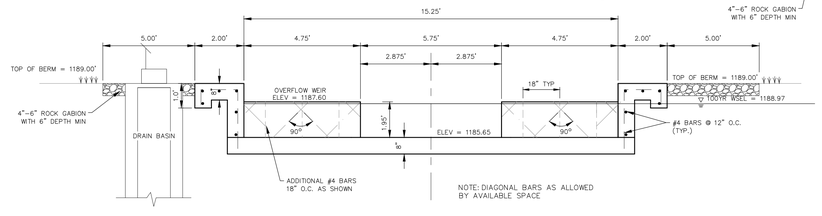


DETENTION POND PROFILE CROSS SECTION A-A

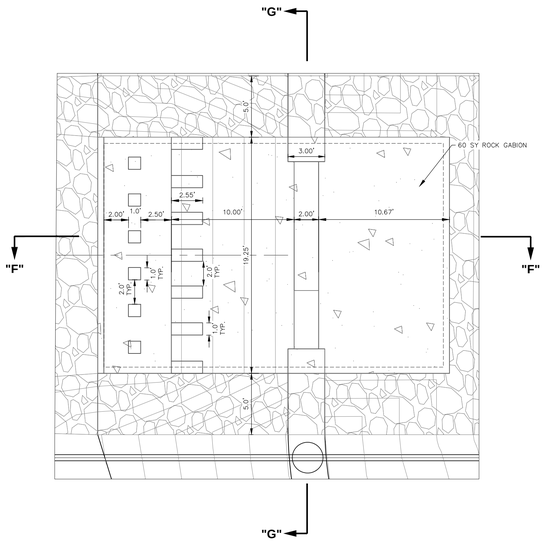
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



OUTFALL STRUCTURE SECTION F-F
NTS



SECTION G-G



DETAIL 1
SCALE: 1" = 5'

DETENTION POND NOTES:

1. CONTRACTOR SHALL PHASE CONSTRUCTION AND/OR PROVIDE NECESSARY BMPs TO MITIGATE INTERIM CONDITIONS RUNOFF DURING CONSTRUCTION DUE TO CLEARING, GRADING, SUBGRADE PREPARTION, PAVING, BUILDINGS, ETC., AND TO PREVENT ADVERSE IMPACTS TO OTHER PROPERTY STRUCTURES, AND INFRASTRUCTURE DURING CONSTRUCTION.
2. DETENTION POND EXCAVATION AND/OR EMBANKMENT NECESSARY FOR PROVIDING STORAGE MUST BE SUBSTANTIALLY COMPLETE PRIOR TO THE CONSTRUCTION OF FLEX BASE, PAVEMENT, POURING BUILDING SLABS, OR CONSTRUCTING OTHER IMPERVIOUS COVER WITHIN THE WATERSHED DRAINING TO THE DETENTION POND(S). CONTACT (PUBLIC WORKS) FOR A SITE INSPECTION.

NOTES:

1. THE MOST CURRENT EDITIONS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS AND THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREET, AND BRIDGES SHALL BE FOLLOWED FOR ALL CONSTRUCTION.
2. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
4. ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3/4".
5. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 24 INCHES, UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE FROM NEW BILLET AND SHALL HAVE DEFORMATIONS CONFORMING TO ASTM-615 AND SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS.
   A-615, GRADE 40.....#3 BARS AND DOWELS
   A-185, ...WELDED WIRE FABRIC
   A-615, GRADE 40.....ALL OTHER REINFORCING
7. INVERT OF INLETS TO BE SHAPED WITH CONCRETE FILL TO EFFECT DRAINAGE TO OUTLET PIPE.
8. SPLAY MOMENT STEEL OR USE 8-#6 BARS, 45° DIAGONAL STEEL TO COMPENSATE FOR MOMENT AT PIPE OPENINGS
9. PAYMENT FOR ALL EXCAVATION, BACK FILLING , CONCRETE REINFORCING STEEL, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF FOR STORM SEWER JUNCTION BOXES AND INLETS.
10. ALL CONCRETE SHALL RESIST A MINIMUM OF 3000 PSI 28 DAY BREAK UNLESS OTHERWISE NOTED.
11. STORM PIPE MATERIAL SPECIFICATIONS:
   A.) HIGH DENSITY CORRUGATED POLYETHYLENE PIPE (HDPE), AASHTO M 294, TYPE S, ADS N-12, WT IB OR EQUAL APPROVED BY ENGINEER.
   B.) REINFORCED CONCRETE PIPE (CLASS III)
   C.) SPIRAL-RIB CORRUGATED METAL PIPE (ULTRA FLO) 16 GAUGE ALUMINIZED STEEL TYPE 2 W/ 3/4"x3/4"x7-1/2" CONTINUOUS RIB CORRUGATIONS – ASTM-A760 TYPE IR.
   D.) CORRUGATED METAL PIPE
   16 GAUGE W./ 2-2/3"x1/2" CORRUGATIONS
   MANUFACTURED IN ACCORDANCE W/ ASTM A760
   E.) PRECAST BOX CULVERT OLDCASTLE PRECAST BOX CULVERT TYPE I OR EQUAL APPROVED BY THE ENGINEER.

Drawing Name: N:\0037799.10\06 CAD\DWG\Site Design C3D\C6.2 DETENTION POND PLAN & DETAILS_02.dwg User: TBlalock May 16, 2025 - 5:49pm

NO.	DATE	REVISIONS	BY

Westwood
Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
TollFree (888) 937-5150 San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPELS FIRM REGISTRATION NO. 10070301

KSP EXTENSION OFFSITE DRAINAGE

EAST DETENTION & WATER QUALITY POND PLAN & DETAILS

JOB NO.:	0037799.10
DATE:	APRIL 2024
DESIGN:	
DRAWN:	
CHECKED:	

SHEET
C6.3

LEGEND

RETAINING WALL

TW = TOP OF WALL
FG = FINISHED GRADE
TF = TOP OF FOOTING

SCALE 1:20
0 10 20 40

TOP=1193.65
FG=1184.89
TF=1183.89

TOP=1193.28
FG=1184.32
TF=1183.32

TOP=1193.31
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TF=1183.41

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TF=1184.00

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ONLY

REVISIONS

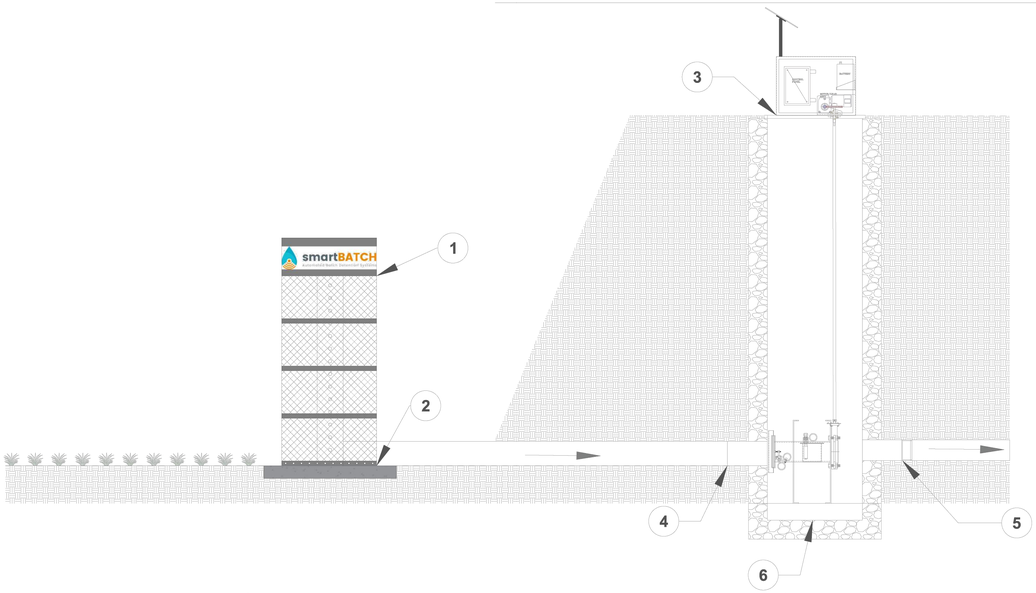
STATE OF TEXAS
J. STEVEN HARRIS
66345
REGISTERED PROFESSIONAL ENGINEER
05/12/25

Phone: 512-797-7860
Reg. Eng. Firm #F-26488
HARRIS ENGINEERING GROUP

KSP EXTENSION OFFSITE DRAINAGE
RETAINING WALLS
SAN ANTONIO, TEXAS
PLAN VIEW

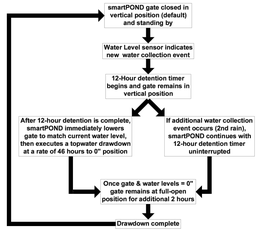
Scale: AS SHOWN
Date: 05/12/25
Drawn by: JY
Project No.: HEG24022

SHEET
S1
OF 3

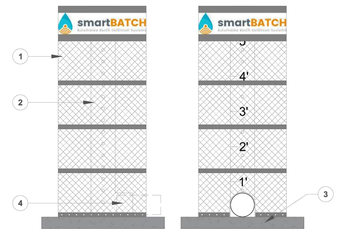


smartBATCH
Automated Batch Detention Systems
FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com
CONVERGENT WATER TECHNOLOGIES

PROGRAMMABLE LOGIC FLOW CHART



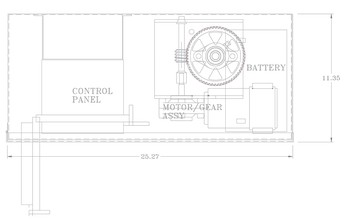
TRASH CAGE WITH PERFORATED RISER PIPE



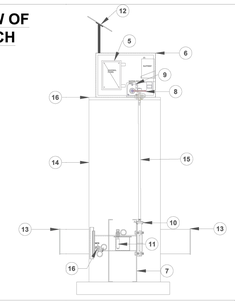
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{4}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$' X 3 $\frac{1}{2}$' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTBATCH



FRONT VIEW OF SMARTBATCH



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CONVERGENT WATER TECHNOLOGIES

NO. | DATE | REVISIONS | BY

Westwood
Phone (210) 265-8300
Toll Free (888) 937-5150
211 North Loop 1604 East, Suite 205
San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPELS FIRM REGISTRATION NO. 10001501

KSP EXTENSION OFFSITE DRAINAGE

STORM WATER QUALITY

JOB NO.:	0037799.10
DATE:	OCTOBER 2023
DESIGN:	
DRAWN:	
CHECKED:	

SHEET
C6.7

Drawing Name: N:\0037799.10\06 CAD\Civil\Site Design\03\Xb1 - DRAINAGE PLAN.dwg User: tbarbie Mar 03, 2024 - 5:18pm

CONSTRUCTION NOTES

1.0 MATERIALS

1.1 BACKFILL SOILS / DRAINAGE STONE

1.1.1 REINFORCED BACKFILL MATERIAL SPECIFIED BELOW SHALL BE FREE DRAINING. REINFORCED BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE AND SHALL MEET THE PHYSICAL PROPERTY REQUIREMENTS DEFINED IN SECTION 6.0. THE REINFORCED BACKFILL MATERIAL SHALL BE CRUSHED ANGULAR STONE MEETING THE FOLLOWING GRADATION:

SIEVE SIZE	PERCENT PASSING
2 inch	100
1 inch	30–100
3/4 inch	10–70
1/2 inch	0–40
No. 4	0–10

THE PORTION OF THE REINFORCED BACKFILL MATERIAL PASSING THE No. 40 SIEVE SHALL HAVE A LIQUID LIMIT OF LESS THAN 40 AND A PLASTICITY INDEX OF LESS THAN 20. REINFORCED BACKFILL MATERIAL SHALL BE CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY OR NON–PLASTIC SOILS.

1.1.2 SOIL FILL

SOIL FILL MATERIAL SHALL BE ON–SITE OR IMPORTED COMPRESSIBLE SOIL CLASSIFIED PER THE UNIFIED SOIL CLASSIFICATION SYSTEM AS LOW PLASTICITY (MAX PI=25), COMPACTED TO 95% STD. PROCTOR DENSITY.

1.2 GEOGRID REINFORCING SHALL BE TENSAR UX1400 UNIAXIAL GEOGRID AS MANUFACTURED BY THE TENSAR CORPORATION. DESIGNS PRESENTED HEREIN ARE VALID FOR TENSAR GEOGRIDS OR ENGINEER APPROVED EQUAL.

1.3 WALL FACING SHALL BE CHOPPED LIMESTONE BLOCK.

1.4 GEOTEXTILE FABRIC SHALL BE MIRAFI 140N OR APPROVED EQUAL.

1.5 REINFORCING BARS SHALL BE ASTM A615, GRADE 60.

1.6 MORTAR SHALL BE IN ACCORDANCE WITH ASTM C70–10, TYPE S, 1,800 P.S.I. MIN.

1.7 CONSTRUCTION ADHESIVE SHALL BE SHEP POXY AS MANUFACTURED BY SHEPLER'S PERFORMANCE PRODUCTS OR APPROVED EQUAL.

2.0 TECHNICAL REQUIREMENTS

2.1 PRIOR TO CONSTRUCTION OF THE GEOGRID REINFORCED WALL, THE CONTRACTOR SHALL CLEAR AND GRUB THE REINFORCED BACKFILL ZONE, REMOVING TOPSOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY UNSUITABLE SOILS SHALL BE OVER–EXCAVATED, REPLACED AND COMPACTED WITH REINFORCED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS OR AS OTHERWISE DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

2.2 BACKFILL MATERIALS SHALL BE PLACED FROM THE BACK OF THE BLOCK FACING UNITS TOWARDS THE TAIL OF THE GEOGRID TO ENSURE FURTHER TENSIONING.

2.3 REINFORCED BACKFILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.

2.4 ONLY HAND–OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL. COMPACTION SHALL BE ACHIEVED BY A LIGHTWEIGHT MECHANICAL TAMPER, ROLLER OR VIBRATORY SYSTEM. CARE SHALL BE EXERCISED DURING THE COMPACTION PROCESS TO AVOID MISALIGNMENT OF THE BLOCK UNITS.

2.5 REINFORCED BACKFILL MATERIAL DOES NOT REQUIRE DENSITY TESTING. COMPACTION FOR THIS TYPE OF MATERIAL SHALL CONTINUE UNTIL THERE IS NO EVIDENCE OF FURTHER COMPACTION, OR AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER. SHOULD THE SUBGRADE, FOR ANY REASON OR CAUSE, LOSE THE REQUIRED STABILITY OR FINISH, IT SHALL BE RECOMPACTED AND REFINISHED AT THE CONTRACTOR'S EXPENSE.

2.6 THE CONTRACTOR SHALL HAVE AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS ON–SITE AT ALL TIMES DURING CONSTRUCTION OF THE RETAINING WALL.

3.0 GEOGRID PLACEMENT

3.1 GEOGRID SHALL BE PLACED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS.

3.2 GEOGRID EMBEDMENT LENGTH (GEL) SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS. GEOGRID EMBEDMENT LENGTH (GEL) IS MEASURED FROM THE FRONT FACE OF THE WALL EXTENDING TO THE TAIL OF THE GEOGRIDS.

3.3 GEOGRID REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THE DESIGNATED EMBEDMENT LENGTH(S).

3.4 TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOGRID. A MINIMUM FILL THICKNESS OF SIX INCHES IS REQUIRED FOR OPERATION OF TRACKED VEHICLES OVER THE GEOGRID. TURNING OF TRACKED VEHICLES SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND/OR THE GEOGRID.

3.5 RUBBER–TIRED VEHICLES MAY PASS OVER THE GEOGRID REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH. SUDDEN BRAKING AND SHARP TURNING SHALL BE AVOIDED.

3.6 UNIAXIAL GEOGRID SHALL BE ROLLED OUT WITH THE LONG AXIS OF THE APERTURES (MACHINE DIRECTION) PERPENDICULAR TO THE WALL FACE.

3.7 UNIAXIAL GEOGRIDS SHALL BE CUT NEXT TO THE CROSS–MACHINE DIRECTION BAR. THE CROSS–MACHINE DIRECTION BAR SHALL BE PLACED AND PULLED TAUT PRIOR TO FILL PLACEMENT.

3.8 A MINIMUM OF 3 INCHES OF FILL MATERIAL SHALL BE REQUIRED BETWEEN LAYERS OF UNIAXIAL GEOGRID AND FILTER FABRIC UNLESS OTHERWISE SHOWN.

3.9 NO CHANGES TO THE GEOGRID LAYOUT INCLUDING, BUT NOT LIMITED TO LENGTH, GEOGRID TYPE OR ELEVATION SHALL BE MADE WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF HARRIS ENGINEERING GROUP.

4.0 BLOCK PLACEMENT

4.1 THE ALLOWABLE HORIZONTAL AND VERTICAL TOLERANCE FOR THE ERECTION OF THE WALLS SHALL BE LIMITED TO 1.5 inch IN 10.0 FEET OF LENGTH OR HEIGHT.

5.0 DRAINAGE

5.1 FOR WALLS NOT INCORPORATING FREE–DRAINING CRUSHED STONE BACKFILL, THE BACKFILL SURFACE SHALL BE GRADED AWAY FROM THE WALL FACE A MINIMUM OF 2 PERCENT SLOPE AND A TEMPORARY SOIL BERM SHALL BE CONSTRUCTED NEAR THE WALL CREST TO PREVENT SURFACE WATER RUNOFF FROM OVERTOPPING THE WALL. GRADING SHALL BE PERFORMED AT THE END OF EACH WORK DAY.

5.2 AT THE END OF EACH WORKDAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH WHEEL ROLLER TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL.

5.3 PERMANENT SURFACE WATER DIVERSION AND/OR COLLECTION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE.

5.4 THE RETAINING WALL HAS BEEN DESIGNED ON THE ASSUMPTION THAT THE REINFORCED BACKFILL MATERIAL SHALL BE FREE OF SUBSURFACE DRAINAGE OF WATER (SEEPAGE). IF GROUND WATER IS ENCOUNTERED, HARRIS ENGINEERING GROUP SHALL BE CONTACTED IMMEDIATELY.

5.5 CARE SHALL BE TAKEN NOT TO CONTAMINATE THE GEOTEXTILE FABRIC AND/OR DRAINAGE STONE WITH FINE–GRAINED SOILS OR OTHER DELETERIOUS MATERIALS.

6.0 DESIGN PARAMETERS

6.1 DESIGN OF THE RETAINING WALLS IS BASED ON THE FOLLOWING PARAMETERS:

	EFFECTIVE FRICTION ANGLE	EFFECTIVE COHESION	MOIST UNIT WT
REINFORCED BACKFILL	34°	0 psf	125 pcf
RETAINED SOILS	28°	0 psf	125 pcf
FOUNDATION SOILS	28°	0 psf	125 pcf

6.2 FACTORS OF SAFETY:

6.2.1 INTERNAL STABILITY:

	DESIGN	FHWA
MINIMUM FACTOR OF SAFETY FOR GEOGRID OVERSTRESS	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR GEOGRID PULLOUT	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR SLIDING AT LOWEST GEOGRID	= 1.5	= 1.5
SOIL–GEOGRID INTERACTION COEFFICIENT	= 0.7	
PERCENT COVERAGE OF GEOGRID	= 100	

6.2.2 EXTERNAL STABILITY:

MINIMUM FACTOR OF SAFETY FOR SLIDING AT BASE	= 1.5	= 1.5
MINIMUM FACTOR OF SAFETY FOR OVERTURNING	= 2.0	= 2.0

6.3 SURCHARGE LOADING = 100 psf

7.0 SPECIAL PROVISIONS

7.1 THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 6.0.

7.2 LOCATIONS AND GEOMETRY OF EXISTING STRUCTURES AND GRADE ABOVE AND BELOW THE WALLS MUST BE VERIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

7.3 THE OWNER OR OWNER'S REPRESENTATIVE IS RESPONSIBLE FOR REVIEWING AND VERIFYING THAT THE ACTUAL SITE CONDITIONS ARE AS DESCRIBED IN SECTION 6.0 PRIOR TO AND DURING CONSTRUCTION. THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE ON–SITE TO ASSURE THE PROVISIONS IN THE CONSTRUCTION NOTES ARE FOLLOWED.

7.4 THE SOIL DESIGN PARAMETERS STATED IN SECTION 6.0 ARE TAKEN FROM THE GEOTECHNICAL REPORT TITLED "RETREAT AT CROSS MOUNTAIN II NWC OF KYLE SEAL PARKWAY AND BABCOK ROAD SAN ANTONIO, TEXAS" DATE DECEMBER 2023, PREPARED BY RONE ENGINEERING.

7.5 IF ANY ROCK FORMATIONS AND/OR GROUNDWATER ARE ENCOUNTERED DURING THE CONSTRUCTION OF THIS WALL, IMMEDIATELY CONTACT THE OWNER OR OWNER'S REPRESENTATIVE.

7.6 ANY REVISIONS TO DESIGN PARAMETERS STATED IN SECTION 6.0 OR STRUCTURE GEOMETRY SHALL REQUIRE DESIGN MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

7.7 THIS DESIGN IS VALID ONLY FOR THE KSP EXTENSION OFFSITE DRAINAGE PROJECT, SAN ANTONIO, TEXAS.

8.0 OWNER'S RESPONSIBILITIES

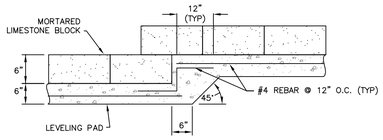
8.1 OWNER SHALL BE RESPONSIBLE FOR CONFIRMING THAT ALL REQUIREMENTS SET FORTH ON THESE DRAWINGS ARE MET. ASSIGNMENT OR DELEGATION OF RESPONSIBILITIES BY OWNER TO OWNER'S REPRESENTATIVE SHALL NOT RELIEVE OWNER OF RESPONSIBILITY OF CONFIRMING THAT ALL REQUIREMENTS SET FORTH HEREIN ARE MET.

8.2 OWNER (OR OWNER–DESIGNATED REPRESENTATIVES) RESPONSIBILITIES, AS DESCRIBED IN PREVIOUS SECTIONS OF THESE NOTES, SHALL INCLUDE:

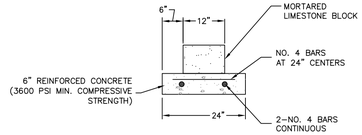
8.2.1 PERMANENT SURFACE WATER DIVERSION (SECTION 5.0).

8.2.2 CONFIRMATION OF GEOMETRY AND LOADING CONDITIONS FOR AREAS ADJACENT TO WALL (SECTION 7.0).

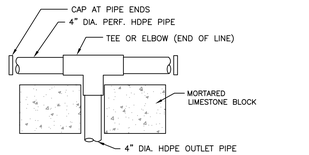
8.2.3 ASSURING CONFORMITY WITH CONSTRUCTION DRAWINGS AND NOTES DURING CONSTRUCTION BY ON–SITE INSPECTION (SECTION 7.0).



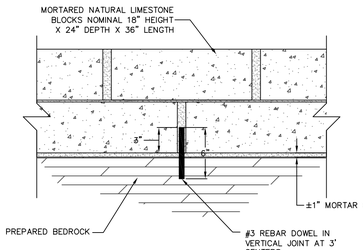
TYPICAL SMALL LIMESTONE BLOCK MSE WALL FOOTING STEP DETAIL
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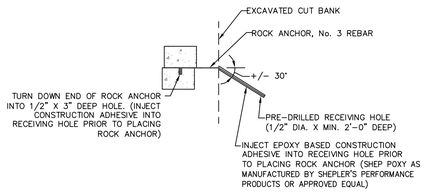
TYPICAL SMALL LIMESTONE BLOCK MSE WALL FOOTING DETAIL
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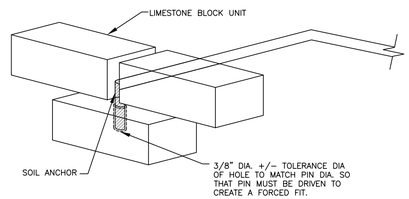
SUBDRAIN PIPE OUTLET DETAIL
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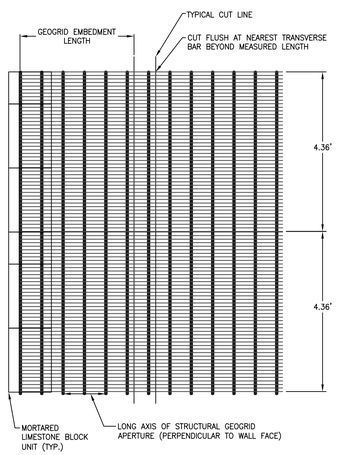
ALTERNATE LEVELING PAD ON BEDROCK DETAIL
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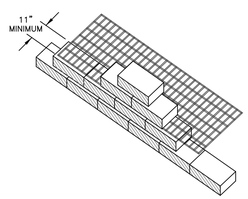
LIMESTONE BLOCK TO CUT BANK CONNECTION DETAIL (ROCK ANCHOR)
N.T.S.



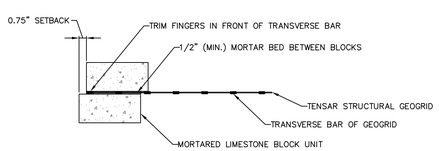
ISOMETRIC VIEW
N.T.S.



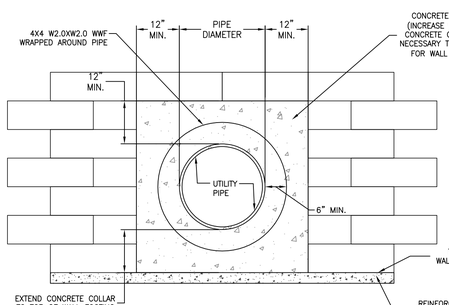
GEOGRID ORIENTATION DETAIL
N.T.S.



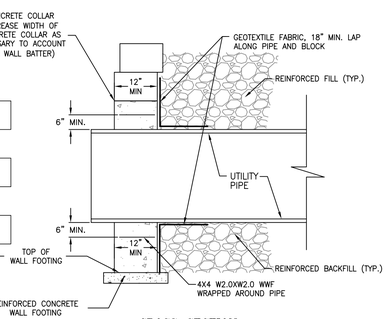
LIMESTONE BLOCK UNIT AND GEOGRID CONNECTION DETAIL
N.T.S.



NATURAL LIMESTONE BLOCK TO GEOGRID CONNECTION DETAIL
N.T.S.

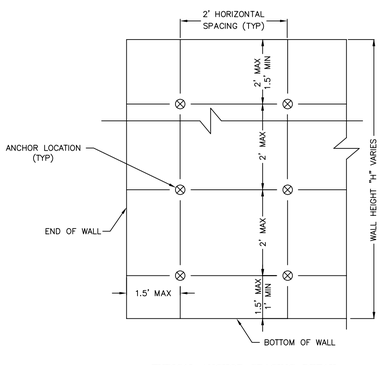


ELEVATION VIEW



CROSS–SECTION

CONCRETE COLLAR DETAIL



TYPICAL ANCHOR SPACING DETAIL
N.T.S.

REVISIONS

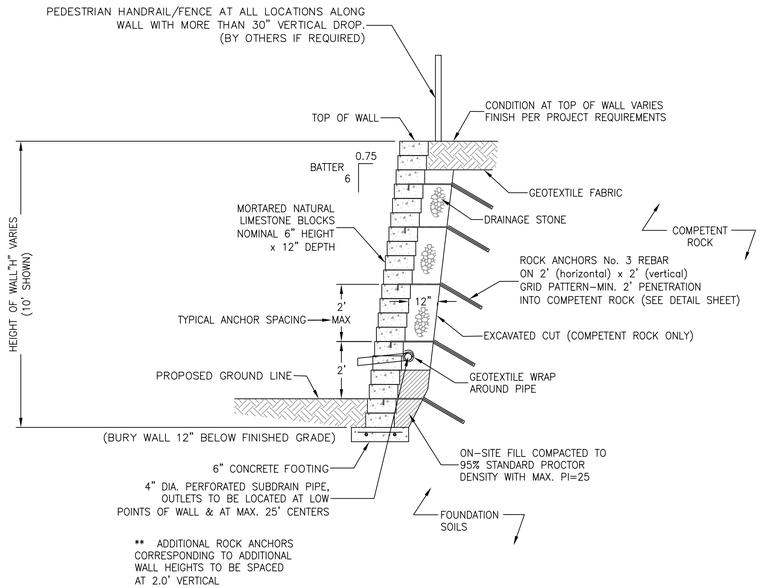
J. STEVEN HARRIS
66345
REGISTERED PROFESSIONAL ENGINEER
05/12/25

Phone: 512–797–7860
Reg. Eng. Firm #F–26488
HARRIS ENGINEERING GROUP

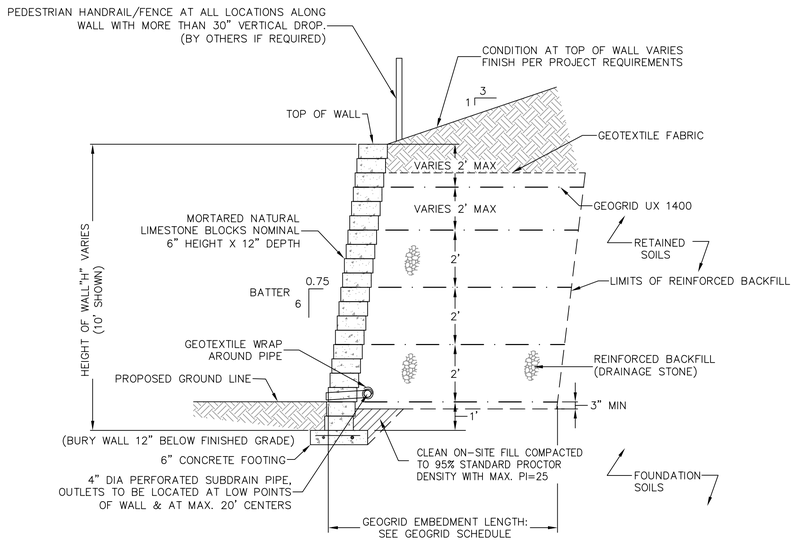
KSP EXTENSION OFFSITE DRAINAGE
RETAINING WALLS
SAN ANTONIO, TEXAS
CONSTRUCTION NOTES & DETAILS

Scale: NOT TO SCALE
Date: 05/12/25
Drawn by: JY
Project No.: HEG24022

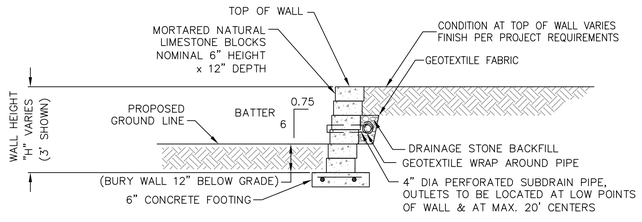
SHEET S2 OF 3



TYPICAL SMALL LIMESTONE BLOCK MSE WALL
CUT CODITION CROSS-SECTION
N.T.S.



TYPICAL SMALL LIMESTONE BLOCK MSE WALL
SLOPED TOP CROSS-SECTION
N.T.S.

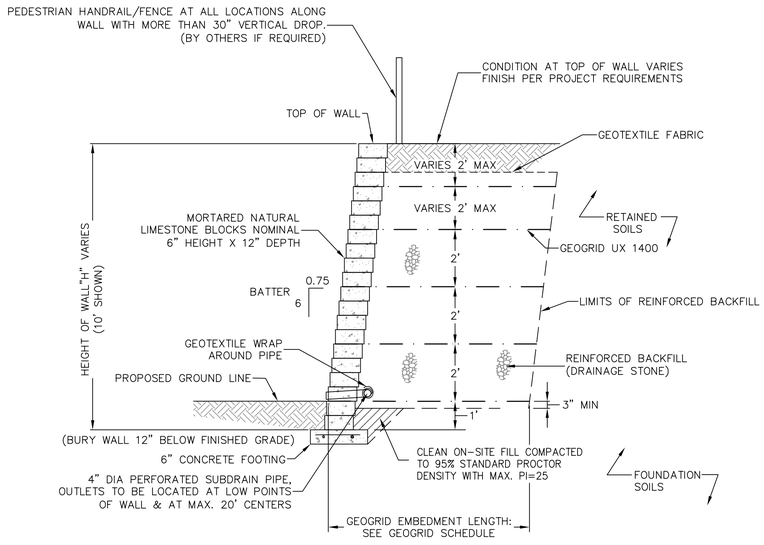


TYPICAL GRAVITY WALL CROSS-SECTION
WALL HEIGHT < 3'
NTS

GEOGRID SCHEDULE

HEIGHT OF WALL "H"	GEOGRID EMBEDMENT LENGTH FOR WALLS WITH FLAT TOP	GEOGRID EMBEDMENT LENGTH FOR WALLS WITH 3:1 OR 4:1 SLOPE AT TOP	GEOGRID TYPE
4.0'	5.0'	5.0'	UX1400
5.0'	5.0'	5.0'	UX1400
6.0'	5.0'	5.0'	UX1400
7.0'	5.5'	6.0'	UX1400
8.0'	6.0'	6.5'	UX1400
9.0'	6.5'	7.5'	UX1400
10.0'	7.0'	8.0'	UX1400

NOTES: 1) STEP TOP OF WALL TO CORRESPOND WITH SLOPE BEHIND WALL
2) MINIMUM 5' GEOGRID LENGTH
3) WALLS WITH "H"< 3.0' DO NOT REQUIRE GEOGRID



TYPICAL SMALL LIMESTONE BLOCK MSE WALL
FLAT TOP CROSS-SECTION
N.T.S.

REVISIONS



Phone: 512-797-7860
Reg. Eng. Firm #F-26488
HARRIS ENGINEERING GROUP

KSP EXTENSION OFFSITE DRAINAGE
RETAINING WALLS
SAN ANTONIO, TEXAS
POND WALL CROSS-SECTIONS

Scale: NOT TO SCALE
Date: 05/12/25
Drawn by: JY
Project No.: HEG24022

SHEET
S3
OF 3

Attachment N – Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention Facilities

Project Name: CWS Cross Mountain

Address: NW Corner of Babcock Road and Kyle Seale Parkway Intersection

City, State, Zip: San Antonio, Texas, 78255

Regular and routine maintenance is essential to effective, long lasting performance of batch detention facilities. Neglect or failure to service batch detention facilities on a regular basis will lead to poor performance and eventually costly repairs. It is recommended that batch detention Best Management Practices (BMPs) be inspected on a quarterly basis and after large storm events for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a basis for the operational characteristics of the filter. Subsequent inspections may be limited to semi-annually or more often if deemed necessary. The bottom of the batch detention pond should be maintained level. The bottom of the batch detention pond shall be visually inspected for any areas of excessive surface deposits and/or disruptions in the uniformity of the batch detention area. Such problem areas shall be promptly repaired or corrected.

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 and 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 and 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.

Following any required maintenance, the surface of the filtration basin shall be raked and leveled to restore the system to its designed condition. With each inspection, any damage to the structural elements of the system (pipes, retaining walls, etc.) must be identified and repaired immediately. "Proper" disposal of accumulated silt shall be accomplished following the Texas Commission on Environmental Quality (TCEQ) and City of San Antonio guidelines (if within jurisdiction of City of San Antonio) and specifications.

After all inspections, results shall be recorded and maintained. Records should be made available on request by TCEQ and/or SAWS officials. Upon transfer of ownership or maintenance responsibility: The seller must inform the buyer of all requirements of the BMP maintenance. TCEQ must be notified and receive the form "TCEQ-10623 change in responsibility for maintenance on permanent Best Management Practices and Measures." In addition, TCEQ and SAWS Resource Protection Division shall receive a signed, dated copy of this maintenance plan from the new owner.

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's entity having ownership or control of the property (such as without limitation, an owner's association, new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity assumes such an obligation in writing or ownership is transferred.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Owner / Responsible Party:

Contact Person: Brian Rose

Entity: CWS Cross Mountain, LLC

Mailing Address: 9606 N Mopac Expy, Suite 500

City, State and Zip: Austin, TX 78759

Telephone: 512-837-3028

Email: reception@cwsapartments.com

Signature of Owner/Responsible Party Date: 6/16/2025

Vegetative Filter Strips

Project Name: CWS Cross Mountain

Address: NW Corner of Babcock Road and Kyle Seale Parkway Intersection

City, State, Zip: San Antonio, Texas, 78255

The care and maintenance a vegetated filter strip receives in the first few months are keys to establishing the viability of the filter strips. Once a vegetated area is well established, little additional maintenance is generally necessary, however, all vegetated Best Management Practices (BMPs) require some basic maintenance including:

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

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

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

Debris and Litter Removal: Any filter strip or filter strip structures (i.e. leveled spreaders) should be kept free of obstructions to reduce floatables from being flushed downstream, and for aesthetic reasons. The need for this practice will be determined through periodic inspection, but will be performed no less than four (4) times per year.

Sediment Removal: Sediment removal is not normally required in filter strips. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand, with flat-bottomed shovels, or light construction equipment.

Grass Re-seeding and Mulching: A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. Flow should be diverted, if possible, from the damaged areas until the grass is

firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during dry periods, particularly as the vegetation is initially established.

"Proper" disposal of accumulated silt shall be accomplished following the Texas Commission on Environmental Quality (TCEQ) and City of San Antonio guidelines (if within jurisdiction of City of San Antonio) and specifications.

After all inspections, results shall be recorded and maintained. Records should be made available on request by TCEQ and/or SAWS officials. Upon transfer of ownership or maintenance responsibility: The seller must inform the buyer of all requirements of the BMP maintenance. TCEQ must be notified and receive the form "TCEQ-10623 change in responsibility for maintenance on permanent Best Management Practices and Measures." In addition, TCEQ and SAWS Resource Protection Division shall receive a signed, dated copy of this maintenance plan from the new owner.

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's entity having ownership or control of the property (such as without limitation, an owner's association, new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity assumes such an obligation in writing or ownership is transferred.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Owner / Responsible Party:

Contact Person: Brian Rose

Entity: CWS Cross Mountain, LLC

Mailing Address: 9606 N Mopac Expy, Suite 500

City, State and Zip: Austin, TX 78759

Telephone: 512-837-3028

Email: reception@cwsapartments.com



Signature of Owner/Responsible Party Date: 6/16/2025

Attachment O – Pilot-Scale Field Testing Plan

Not applicable.

Attachment P – Measures for Minimizing Surface Stream Contamination

Not applicable.

Temporary Stormwater

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: Ty Weikle

Date: 7/30/25

Signature of Customer/Agent:

Ty Weikle

Regulated Entity Name: CWS Cross Mountain

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Site Specific Measures that will be taken to contain any spill of hydrocarbons or hazardous substances will include:

1. Immediate isolation of the substance source to keep additional spill or possible infiltration from occurring. Action will be taken to block the down gradient side using native earth material, absorbent blankets or absorbent socks.
2. The substance and contaminated materials will be excavated and placed within an impervious container or impervious-lined area that is protected from storm water runoff. Excavated materials will be covered to protect against rain.
3. The hazardous substance will be positively identified.
4. The spill area, after the excavation, will be sampled to verify that the hazardous substance has been properly and adequately remediated.
5. The excavated materials will be disposed of at an approved facility licensed to accept the substance identified. All transporting and disposal will follow State requirements for hazardous substances.
6. Fuels and Hazardous Substances are not to be stored on site.
7. Contractor shall become familiar with the Site Plan and confine activities with fuels and hazardous substances to locations that are adequate for the isolation and prevention of contamination in the event of a spill.

In addition to the above site specific measures, the following recommended measures from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); Section 1.4.16, Significant/Hazardous Spills section should also be followed and are provided herein. These measures are 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 storm water 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, and 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 storm water run-on during rainfall to the extent that it doesn't compromise cleanup 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 provisions 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.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

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: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don’t leave full drip pans or other open containers lying around.

8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non- leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Discourage “topping off” of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

Attachment B – Potential Sources of Contamination

1. Contaminants and fluids may be dropped from the use of construction equipment
2. Contaminants and fluids may be dropped from vehicles entering the site during construction
3. Contaminants and fluids may be dropped or spilled by workers during construction
4. Mud or dirt may be tracked onto streets from construction areas
5. Fine particles may be washed from non-stabilized areas
6. Contaminants and fluids may be spilled with the use of chemical / portable toilets during construction
7. Contaminants and fluids may be spilled during the connection to the existing SCS

During construction of the infrastructure contamination could come from oil, grease and fuel drippings from construction equipment and also from the process of excavating materials and grading. Additionally, the use of chemical / portable toilets is a potential source of contamination.

If fuel or a hazardous substance spill occurs, the contaminants and contaminated soil will be removed and placed in an impervious container to be disposed of off-site at an approved disposal site. The placement of excavated materials will have appropriately sized erosion and sedimentation controls placed down gradient to prevent debris from the construction activity from washing down gradient of the site. The construction site will be cleaned of materials and debris at the end of each workday and/or at the completion of the infrastructure. The application of the prime coat and/or tack coat will be timed to avoid any occurrence of a rain event before placement of the HMAC, which would provide permanent soil stabilization for the street areas. Any concrete structures, flatwork, and formwork would also be similarly timed to avoid any occurrence of a rain event.

In any case of a spill or contamination, the Spill Response Actions identified in ATTACHMENT A of this section should be followed.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, and 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 storm water run-on during rainfall to the extent that it doesn't compromise cleanup 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 provisions 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.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
    a. Contain the spread of the spill.
    b. Recover spilled materials.
    c. Clean the contaminated area and properly dispose of contaminated materials.

Attachment D – Temporary Best Management Practices and Measures

The Temporary Best Management Practices (TBMPs) and Measures that will be used:

Silt Fences (Sediment Control Rolls may be substituted where appropriate)

Stabilized Construction Entrances

Equipment Staging Area

Concrete Wash Out

Inlet Protection

Rock Berm or Gabion

Preservation of Natural Areas

Placement of Excavated Material on Up Gradient Side of Trench (Except in Floodplain)

Permanent Planting, Sodding, and/or Re-seeding

Regular Inspection & Maintenance

Stabilization

All structural TBMPs will be installed prior to the beginning of construction as per the Sedimentation & Erosion Control Plan and Storm Water Pollution Prevention Plan. The TBMPs will remain in place and will be maintained until all construction has ceased and perennial vegetative cover with a density of 70 percent has occurred.

1. Install stabilized construction entrance; Establish equipment staging area and concrete wash out
2. Installation of TBMPs - rock berm, inlet protection and silt fences as appropriate
3. Grubbing & Clearing
4. Excavation
5. Grading
6. Infrastructure Construction
7. Establish 70 percent vegetative cover
8. Remove TBMPs

The temporary measures to be used during construction to prevent pollution of surface water, groundwater, and storm water runoff will be the use of silt fencing, inlet protection, and rock berm, as necessary, generally located along the down gradient side of the project area as indicated in the Water Pollution Abatement Plan. The stabilized construction entrance, concrete wash out and equipment staging area will be located as practicable. The equipment staging area and concrete washout should be in the proximity of the construction entrance / exit and not located near a well, floodplain, or other potential sources of contamination. Structural practices, as applicable, will be installed prior to each phase of the project and will be maintained during the construction of that phase. Disturbed areas will be stabilized, re-vegetated if denuded, within 14 days after temporary (21 days) or permanent cessation of construction activities.

The weather will need to be monitored and the application of the prime coat and/or tack coat emulsions will be timed to avoid any occurrence of a rain event before placement of the HMAC on the streets. Any concrete, flatwork, and formwork would also be similarly timed to avoid any occurrence of a rain event.

Attachment E – Request to Temporarily Seal a Feature

Not applicable. No sensitive feature has been identified on-site.

Attachment F – Structural Practices

The structural practices proposed that will limit runoff discharge of pollutants from exposed areas of the site will be the use of silt fences (sediment control rolls may be substituted where appropriate), rock berms or gabions, inlet protection, concrete wash out, equipment staging area, and stabilized construction entrances to prevent the suspended solids and sediments from washing across the site.

1. A stabilized construction entrance with washout pit will be constructed at all locations where vehicular traffic enters and leaves the site. This will reduce tracking of sediments onto adjacent roadways and provide a stable area for entrance or exit from the construction site.

2. An equipment staging area will be established. This should be located in the proximity of the construction entrance / exit. This will provide a controlled and stable area to set-up materials and equipment.

3. Silt fencing will be installed adjacent to any drainage way which receives sheet flow from up gradient-disturbed areas and along the side slope perimeter of disturbed areas when no other TBMPs / Structural Practices are available.

4. Excavation for the permanent pond will be used to trap sediment until completion and acceptance of permanent storm drain piping.

5. Silt fencing will be installed in areas where up gradient flow from disturbed areas is concentrated, Washout of silt fencing may occur and should be monitored. Rock berms or gabions may also be installed along the side slope perimeter of disturbed areas if the up gradient flow is concentrated to prevent washout of silt fencing.

6. Sandbags filled with washed pea gravel will be used at storm drainage inlets prior to stabilization of the drainage areas. Alternative inlet protection may be utilized as appropriate.

7. Rock berms or gabions will be installed at points of concentrated flow to trap sediment prior to exiting the site and prevent down gradient erosion.

Although not anticipated, earthen berm/dikes may be constructed in some areas to divert up gradient flows around disturbed areas and onto natural drainage ways.

Attachment G – Drainage Area Map

Attached

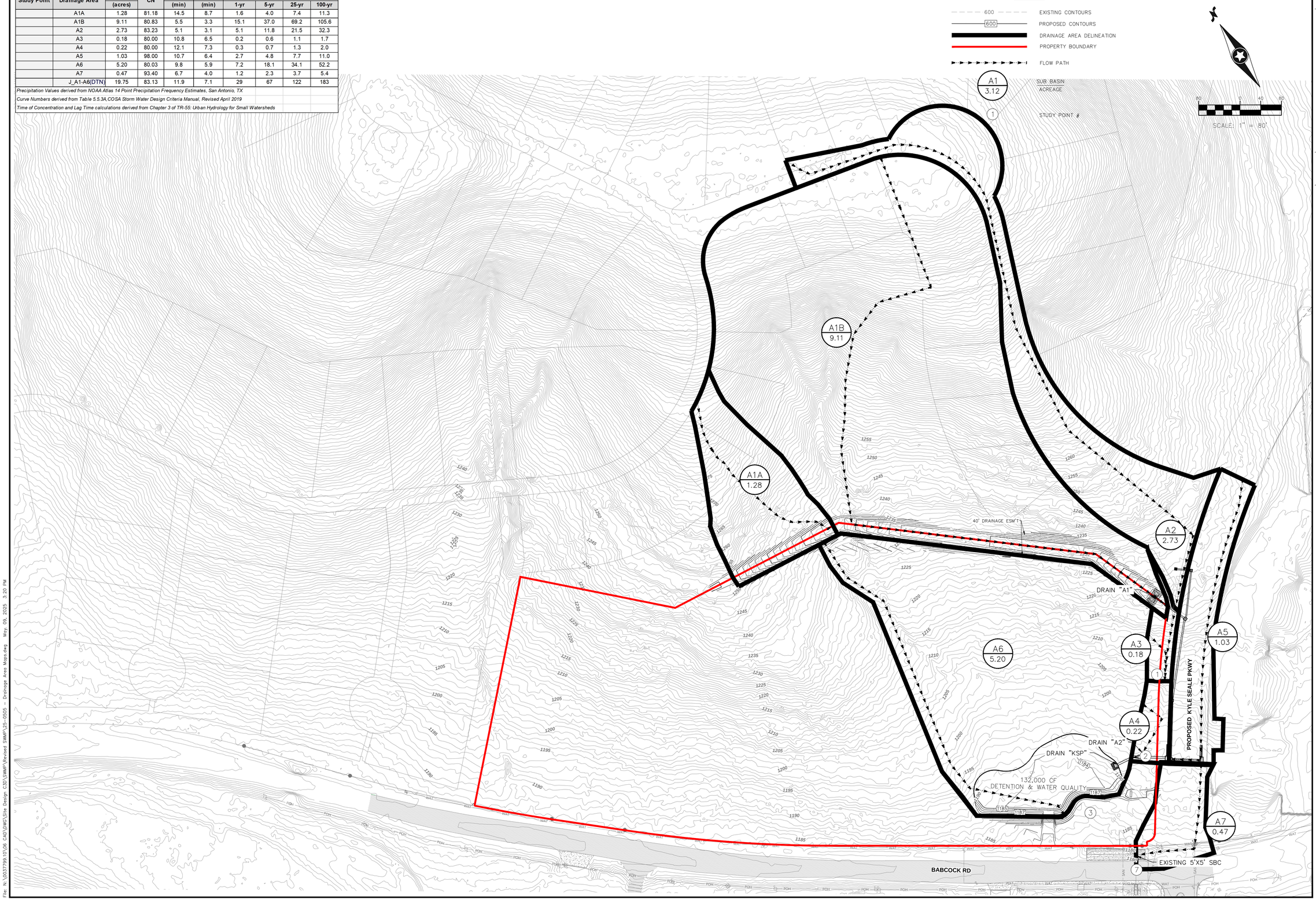
PROPOSED CONDITIONS PEAK FLOW RATES

Study Point	Drainage Area	Area (acres)	CN	Tc (min)	Lag Time (min)	Discharge, Q (cfs) 1-yr	5-yr	25-yr	100-yr
	A1A	1.28	81.18	14.5	8.7	1.6	4.0	7.4	11.3
	A1B	9.11	80.83	5.5	3.3	15.1	37.0	69.2	105.6
	A2	2.73	83.23	5.1	3.1	5.1	11.8	21.5	32.3
	A3	0.18	80.00	10.8	6.5	0.2	0.6	1.1	1.7
	A4	0.22	80.00	12.1	7.3	0.3	0.7	1.3	2.0
	A5	1.03	98.00	10.7	6.4	2.7	4.8	7.7	11.0
	A6	5.20	80.03	9.8	5.9	7.2	18.1	34.1	52.2
	A7	0.47	93.40	6.7	4.0	1.2	2.3	3.7	5.4
	J_A1-A6(DTN)	19.75	83.13	11.9	7.1	29	67	122	183

Precipitation Values derived from NOAA Atlas 14 Point Precipitation Frequency Estimates, San Antonio, TX

Curve Numbers derived from Table 5.5.3A,COSA Storm Water Design Criteria Manual, Revised April 2019

Time of Concentration and Lag Time calculations derived from Chapter 3 of TR-55: Urban Hydrology for Small Watersheds



NO.	DATE	REVISIONS	BY

Westwood

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Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPELS FIRM REGISTRATION NO. 10091501

CWS CROSS MOUNTAIN

PROPOSED CONDITONS
OVERALL DRAINAGE AREA MAP

JOB NO.:	0037799.10
DATE:	MAY 2025
DESIGN:	
DRAWN:	
CHECKED:	

EXHIBIT

EXHIBIT 2

File: N:\0037799.10\06 CAD\GWE\Site Design C3D\SWMP\Revised SWMP\25-0505 - Drainage Area Maps.dwg May 09, 2025 3:20 PM

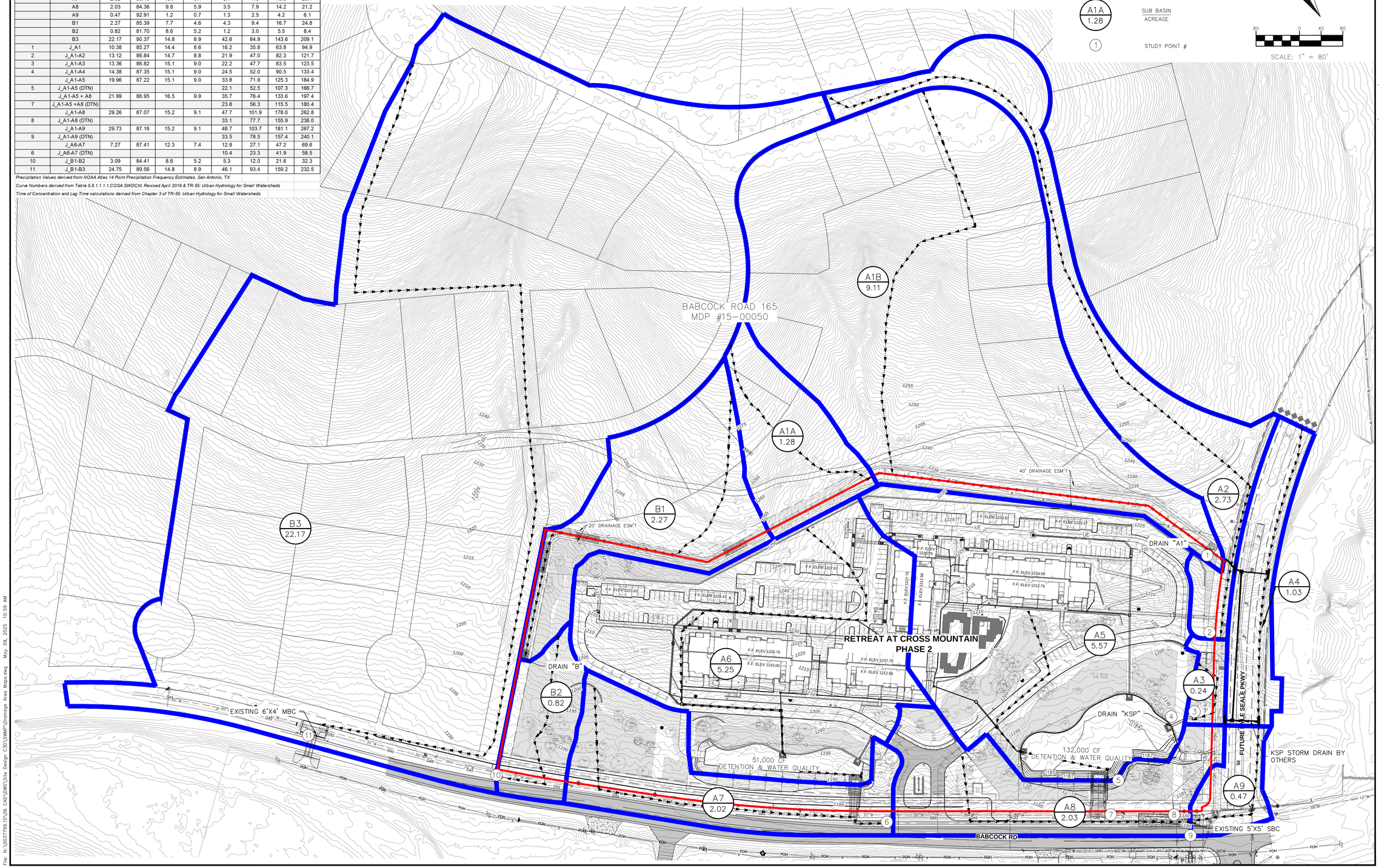
ULTIMATE CONDITIONS PEAK FLOW RATES

Study Point	Drainage Area	Area (acres)	CN	Tc (min)	Lag Time (min)	Discharge, Q (cfs) 1-yr	5-yr	25-yr	100-yr
	A1A	1.28	83.89	6.7	4.0	2.2	5.1	9.2	13.8
	A1B	9.11	85.47	14.4	8.6	14.3	31.5	56.0	83.4
	A2	2.73	92.80	9.0	5.4	6.6	12.6	20.9	30.2
	A3	0.24	85.67	5.3	3.2	0.5	1.1	1.9	2.9
	A4	1.03	94.27	2.2	1.3	3.0	5.7	9.3	13.3
	A5	5.57	86.86	10.8	6.5	10.3	22.0	38.5	56.9
	A6	5.25	89.07	12.1	7.3	9.9	20.3	34.7	50.8
	A6 (DTN)					7.9	17.2	30.4	41.5
	A7	2.02	83.10	10.7	6.4	3.1	7.3	13.3	20.1
	A8	2.03	84.36	9.8	5.9	3.5	7.9	14.2	21.2
	A9	0.47	92.91	1.2	0.7	1.3	2.5	4.2	6.1
	B1	2.27	85.39	7.7	4.6	4.3	9.4	16.7	24.8
	B2	0.82	81.70	8.6	5.2	1.2	3.0	5.5	8.4
	B3	22.17	90.37	14.8	8.9	42.6	84.9	143.6	209.1
1	J_A1	10.38	85.27	14.4	8.6	16.2	35.8	63.8	94.9
2	J_A1-A2	13.12	86.84	14.7	8.8	21.9	47.0	82.3	121.7
3	J_A1-A3	13.36	86.82	15.1	9.0	22.2	47.7	83.5	123.5
4	J_A1-A4	14.38	87.35	15.1	9.0	24.5	52.0	90.5	133.4
	J_A1-A5	19.96	87.22	15.1	9.0	33.8	71.9	125.3	184.9
5	J_A1-A5 (DTN)					22.1	52.5	107.3	166.7
	J_A1-A5 + A8	21.99	86.95	16.5	9.9	35.7	76.4	133.6	197.4
7	J_A1-A5 +A8 (DTN)					23.8	56.3	115.5	180.4
	J_A1-A8	29.26	87.07	15.2	9.1	47.7	101.9	178.0	262.8
8	J_A1-A8 (DTN)					33.1	77.7	155.9	238.0
	J_A1-A9	29.73	87.16	15.2	9.1	48.7	103.7	181.1	267.2
9	J_A1-A9 (DTN)					33.5	78.5	157.4	240.1
	J_A6-A7	7.27	87.41	12.3	7.4	12.8	27.1	47.2	69.6
6	J_A6-A7 (DTN)					10.4	23.3	41.9	58.5
10	J_B1-B2	3.09	84.41	8.6	5.2	5.3	12.0	21.6	32.3
11	J_B1-B3	24.75	89.56	14.8	8.9	46.1	93.4	159.2	232.5

Precipitation Values derived from NOAA Atlas 14 Point Precipitation Frequency Estimates, San Antonio, TX

Curve Numbers derived from Table 5.6.1.1.1.1,COSA SWDCM, Revised April 2019 & TR-55: Urban Hydrology for Small Watersheds

Time of Concentration and Lag Time calculations derived from Chapter 3 of TR-55: Urban Hydrology for Small Watersheds



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Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-17726
TBPELS FIRM REGISTRATION NO. 10070501

CWS CROSS MOUNTAIN

ULTIMATE CONDITONS
OVERALL DRAINAGE AREA MAP

JOB NO.:	0037799.10
DATE:	MAY 2025
DESIGN:	
DRAWN:	
CHECKED:	

EXHIBIT

EXHIBIT 3

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Attachment H – Temporary Sediment Pond Plan and Calculations

Not applicable. No temporary ponds are proposed.

Attachment I – Inspection and Maintenance for BMPs

Following are recommended minimum site specific inspection and maintenance measures for the BMPs proposed with this project. The recommended measures are derived from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.3, Temporary Erosion Control BMPs* and *Section 1.4, Temporary Sediment Control BMPs.* More detailed guidance is contained within the sections referenced.

The following steps will help prevent or reduce the sediment transported by storm water runoff in areas of disturbance:

General

1. Silt fences (sediment control rolls may be substituted where appropriate), rock berms, gabions, inlet protection, and stabilized construction entrances must be in place prior to the start of construction and will remain in place until construction has been completed and the site stabilized from further erosion.

2. The contractor will keep a record of the inspections, noting the condition of the BMPs and any corrective action taken to maintain the erosion control structures. In addition to the inspection and maintenance reports, the operator should keep records of the construction activity on site. In particular the following information should be kept:

    - The dates when major grading activities occur in a particular area.
    - The dates when construction activity ceases in an area, temporarily or permanently.
    - The dates when an area is stabilized, temporarily or permanently.

3. All soil, sand, gravel, and excavated material stockpiled on-site will have appropriately sized silt fencing placed up gradient and down gradient.

Inspection

1. A qualified E & S inspector (representing the discharger) shall inspect the following items once every seven (7) days, and within 24 hours after storm event of a ½-inch or greater rainfall:

    - Disturbed areas of the construction site that have not been finally stabilized
    - Areas used for storage of materials that are exposed to precipitation
    - Structural and stabilization control measures
    - Construction entrance/exits

2. The E & S inspector shall have authority to require immediate action on the part of the Contractor to correct any nonconforming items found during inspections or to require revisions to the E & S controls if appropriate. If revisions are needed, they shall be implemented within 7 calendar days after the date of inspection.

3. The E & S inspector will provide written reports covering all items/areas inspected and outlining corrective measures if any.

Maintenance

1. All erosion and sedimentation (E & S) measures/controls shall be maintained in good working order by the Contractor. Written maintenance reports shall be prepared covering all inspections and maintenance affecting E & S controls. If repair(s) are necessary, they shall be initiated within 24 hours after report.

2. The *temporary construction entrance* maintenance guidelines are listed below:
    - Prevent/minimize tracking or flowing of sediments onto public roadways.
    - Sediments spilled, dropped, washed or tracked onto public roadways must be removed immediately.
    - Vehicle tires should be cleaned to remove sediment prior to entrance onto public right-of-way.
    - If washing is required, it should be done on an area stabilized with crushed stone that drains to an approved sediment trap or basin.
    - All sediment should be prevented from entering any storm drain, bar ditch, or water course by using approved methods.

3. *Temporary vegetation* inspection/maintenance guidelines are listed below:
    - Inspected weekly and after each rain event to locate and repair any erosion
    - Erosion from storms of other damage should be repaired immediately by regarding the area and applying new seed.
    - If vegetated cover is less than 80%, the area should be reseeded.

4. *Rock berm* inspection/maintenance guidelines are listed below:
    - Inspection should be done weekly and after each rainfall. For installations in streambeds, additional daily inspections should be conducted.
    - Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved method that will not additional siltation.
    - Repair any loose wire sheathing.
    - Reshape the berm as needed during inspection.
    - The berm should be replaced when the structure is not functioning as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

5. *Silt fence* inspection/maintenance guidelines are listed below:
    - Inspect silt fencing weekly, and after every rainfall.
    - Remove sediment when buildup reaches 6 inches.
    - Replace any torn fabric or install a second line of fencing parallel to the torn section.
    - Replace or repair any crushed or collapsed in the course of construction activity. If a section of fencing obstructs vehicular access, relocate the fencing to a place where it will provide equal protection without obstructing vehicles. A triangular filter dike may be preferred to a silt fence at common vehicle access points.

- When construction is complete, sediment should be disposed of in a manner that doesn't cause additional siltation and the prior location of the silt fencing should be revegetated. The fence itself should be disposed of in an approved landfill.

6. *Curb Inlet Protection (Gravel Filter Bags)* inspection/maintenance guidelines are listed below:
    - Inspection should be conducted weekly and after each rainfall. Repair or replacement should be done promptly as needed by the contractor.
    - Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area in a manner that will not erode.
    - Check placement of device to prevent gaps between device and curb.
    - Inspect filter fabric and patch or replace if torn or missing.
    - Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

7. Trash receptacles will be placed onsite for the use of workmen.

8. Documentation of maintenance/inspection activities will be kept on site.

An example log sheet for the inspection, maintenance and repair of the BMPs follows. The sample document is as provided by the Environmental Protection Agency (EPA). The sample can be found and is available for download at www.epa.gov/. It should be modified for the project specific conditions and BMPs. At a minimum, the Inspection Log / Report utilized by the qualified E&S inspector should provide details related to the inspection, maintenance and repair of the BMPs including observations on the site conditions.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

The schedule of interim and permanent soil stabilization will be as follows:

1. Interim/permanent stabilization will be performed on denuded and/or disturbed areas within 14 days after temporary (21 days) or permanent cessation of construction activities.

2. Permanent stabilization will be done with the completion of the infrastructure construction and with the completion of the construction of the main building structure.

Refer to ATTACHMENT C in the TEMPORARY STORMWATER SECTION for a schedule summary.

The soil stabilization practices for this project may include: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, and preservation of mature vegetation. Use of drought resistant wildflowers should be considered as a supplement to existing vegetation in appropriate areas. Permanent stabilization of the soil within the roadway is completed with the final pavement course and completion of the sidewalks.

The primary practice will be the establishment of vegetation and the protection of existing vegetation including trees. Seeding and/or sod will be done in areas ready for final landscaping, areas to final grade, and in areas that are otherwise practicable. Areas where final grading is not complete will either be re-vegetated or allowed to re-vegetate naturally. Blankets and matting along with mulch may be used to aid in the establishment of vegetation and/or provide erosion stops.

The Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.2, General Guidelines* recommends the following practice for soil stabilization in periods of drought or when vegetation cannot be established.

"During times of year when vegetation cannot be established, soil mulching should be applied to moderate slopes and soils that are not highly erodible. On steep slopes or highly erodible soils, multiple mulching treatments should be used. Interlocking ceramic materials, filter fabric, and netting are available for this purpose…"

"Because of the hardy drought-resistant nature of wildflowers, they may be more beneficial as an erosion control practice than turf grass. While not as dense as turfgrass wildflower thatches and associated grasses are expected to be as effective in erosion control and contaminant absorption. Because thatches of wildflowers do not need fertilizers, pesticides, or herbicides, and the need for watering is minimal, implementation of this practice may result in cost savings… A wildflower stand requires several years to become established; however, maintenance requirements are minimal once the area is established."

The recommended soil stabilization practices are derived from the Edwards Aquifer Technical Guidance Manual (RG-348, 2005); *Section 1.2, General Guidelines*, *Section 1.3, Temporary Erosion Control BMPs,Section 1.4, Temporary Sediment Control BMPs, and Section 2.5, Landscaping and Vegetative Practices.* More detailed guidance is contained within the sections referenced.

Notice of Intent

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ–20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text
  - Name printed on Check: Click here to enter text
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☒ No

If Yes, provide the authorization number here: TXR15 Click here to enter text

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 602815623

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

CWS Capital Partners, LLC

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: John Lewis Suffix: Click here to enter text

Title: Development Associate Credentials: Developer

Phone Number: (512)837-3028 Fax Number: Click here to enter text

E-mail: jtlewis@cwscapital.com

Mailing Address: 9606 North Mopac Expressway, Suite 500

City, State, and Zip Code: Austin, TX 78759

Mailing Information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

☐ Individual	☐ Federal Government
☒ Limited Partnership	☐ County Government
☐ General Partnership	☐ State Government
☐ Trust	☐ City Government
☐ Sole Proprietorship (D.B.A.)	☐ Other Government
☐ Corporation	☐ Other: Click here to enter text
☐ Estate	

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0-20
☒ 21-100
☐ 101-250
☐ 251-500
☐ 501 or higher

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☒ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credential: Click here to enter text.

Organization Name: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): CWS Cross Mountain

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Residential

d) County or Counties (if located in more than one): Bexar

e) Latitude: 29.62462 N Longitude: 98.64504 W

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text

City, State, and Zip Code: Click here to enter text

Section B:

Location Description: Northwest Intersection of Kyle Seale Pkwy & Babcock Rd

City (or city nearest to) where the site is located: San Antonio

Zip Code where the site is located: 78255

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1522**

d) What is the Secondary SIC Code(s), if applicable? Click here to enter text

e) What is the total number of acres to be disturbed? 15.68

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? December 2025

h) What is the estimated end date of the project? December 2026

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Leon Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1907

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: Upper Leon Creek

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☐ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Brian Rose

Operator Signatory Title: Vice President

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e-mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

Agent Authorization

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

I Brian Rose,
Print Name

Vice President,
Title - Owner/President/Other

of CWS Cross Mountain, SJS Cross Mountain, LLC, and Cross Mountain Pocamo, LLC,
Corporation/Partnership/Entity Name

have authorized Ty Weikle,
Print Name of Agent/Engineer

of Westwood Professional Services
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

3/5/2024
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Rose 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 March, 2024.

Nila Wittenburg
NOTARY PUBLIC

Nila Wittenburg
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8/18/2024

NOTARY PUBLIC STATE OF TEXAS
Nila Isolet Wittenburg
My Commission Expires
08/18/2024
ID No 132629486

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

I Charles F. Hedges, Jr. ,
Print Name

Senior Vice-President of Fasken Management, LLC, Manager of ,
Title - Owner/President/Other

of Grey Forest Development, LLC ,
Corporation/Partnership/Entity Name

have authorized Ty Weikle
Print Name of Agent/Engineer

of Westwood Professional Services
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:

Charles F. Hedges, Jr.
Applicant's Signature

4/1/2024
Date

Charles F. Hedges, Jr., Senior Vice-President of Fasken Management, LLC
Manager of Grey Forest Development, LLC

THE STATE OF Texas §

County of Midland §

BEFORE ME, the undersigned authority, on this day personally appeared Charles F. Hedges, Jr. 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 1st day of April, 2024.

Ashley Valadez
NOTARY PUBLIC

ASHLEY VALADEZ
Notary Public, State of Texas
Comm. Expires 03-20-2027
Notary ID 130161732

Ashley Valadez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 03.20.2027

Senior Vice-President of
Fasken Management, LLC, Manager
of Grey Forest Development, LLC

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

I Charles F. Hedges, Jr.,
Print Name

Senior Vice-President, Fasken Management, LLC, General Partner of
Title - Owner/President/Other

of Babcock Road 165, LTD,
Corporation/Partnership/Entity Name

have authorized Ty Weikle
Print Name of Agent/Engineer

of Westwood Professional Services
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:

Charles F. Hedges, Jr.
Applicant's Signature

4/1/2024
Date

Charles F. Hedges, Jr., Senior Vice President of Fasken Management, LLC, Sole general partner of Babcock Road 165, Ltd..

THE STATE OF Texas §

County of Midland §

BEFORE ME, the undersigned authority, on this day personally appeared Charles F. Hedges, Jr. 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 1st day of April, 2024.

ASHLEY VALADEZ
Notary Public, State of Texas
Comm. Expires 03-20-2027
Notary ID 130161732

Ashley Valadez
NOTARY PUBLIC

Ashley Valadez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 03.20.2027

Senior Vice-President of Fasken Management, LLC, Sole General Partner of Babcock Road, 165, Ltd.

Owner Authorization

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Arthur Zuniga of Grey Forest LLC

am the owner of the property located at:

Called 4.986-acre tract recorded in Document No. 20230180101, Bexar County Official Public Records

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Cross Mountain Pocamo LLC & CWS Cross Mountain LLC ETAL

To conduct the regulated water quality improvements through installation of Vegetative Filter Strips & Batch Detention.
At the northwest corner of Babcock Rd & Kyle Seale Parkway intersection

Landowner Acknowledgement

I understand that Grey Forest LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Arthur Zuniga
Landowner Signature

July 23, 2025
Date

THE STATE § OF Texas

County § of Bexar

BEFORE ME, the undersigned authority, on this day personally appeared

Arthur Zuniga

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 23 day of July

129817536

NOTARY PUBLIC

Renee Beuke

RENEE BEUKE
Notary Public, State of Texas
Comm. Expires 06-27-2026
Notary ID 129817536

MY COMMISSION EXPIRES: 06-27-2026

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Arthur Zuniga of Babcock Road 165 LTD

am the owner of the property located at:

Remainder of a called 165.091 acre tract recorded in Volume 11305, Page 672, Bexar County Official Public Records

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Cross Mountain Pocamo LLC & CWS Cross Mountain LLC ETAL

To conduct the regulated water quality improvements through installation of Vegetative Filter Strips & Batch Detention.

At the northwest corner of Babcock Rd & Kyle Seale Parkway intersection

Landowner Acknowledgement

I understand that Babcock Road 165 LTD

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Arthur Zuniga
Landowner Signature

July 23, 2025
Date

THE STATE § OF Texas

County § of Bexar

BEFORE ME, the undersigned authority, on this day personally appeared

Arthur Zuniga

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 23 day of July

129817536

NOTARY PUBLIC

Renee Beuke

RENEE BEUKE
Notary Public, State of Texas
Comm. Expires 06-27-2026
Notary ID 129817536

MY COMMISSION EXPIRES: 06-27-2026

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Project Area

STATE OF TEXAS
REGISTERED
ETHAN C. OELKE
6926
PROFESSIONAL
LAND SURVEYOR

LEGEND

OPR	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY

NOTES:

1. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.
2. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT).
3. THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SAME DATE.

N:\0037799.10\06 CAD\DWG\SURVEY C3D\37799.10V-20.371 AC.ZONING EXHIBIT.DWG

ZONING EXHIBIT

Westwood
Phone (210) 265-8300
Toll Free (888) 937-5150
211 North Loop 1604 East, Suite 205
San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

20.371 acre tract situated in the City of San Antonio Survey No. 409, Abstract No. 177, and the G. Elliot Survey No. 24-1/2, Abstract No. 215, Bexar County, Texas, being out of a called 4.986 acre tract recorded in Document No. 20230180101, Official Public Records, Bexar County, Texas, a called 15.683 acre tract recorded in Document No. 20230080754, Official Public Records, Bexar County, Texas, and the remainder of a called 165.091 acre tract recorded in Volume 11305, Page 672, Official Public Records, Bexar County, Texas

SHEET NUMBER:

1 OF 2

DATE: JULY 30, 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	139.54'	1490.93'	005°21'44"	N 61°09'39" W	139.49'
C2	25.82'	17.01'	086°58'15"	N 74°24'21" E	23.41'
C3	9.36'	10.87'	049°21'55"	S 78°17'58" W	9.08'
C4	21.09'	42.73'	028°16'31"	S 89°18'10" W	20.87'
C5	268.32'	316.00'	048°39'05"	N 38°33'32" E	260.34'
C6	126.56'	100.00'	072°30'50"	N 50°29'24" E	118.28'
C7	48.13'	184.00'	014°59'11"	S 85°45'35" E	47.99'
C8	53.67'	206.02'	014°55'38"	S 70°48'09" E	53.52'
C9	371.87'	116.00'	183°40'46"	S 29°05'13" E	231.88'
C10	414.66'	400.00'	059°23'45"	S 9°36'20" E	396.34'
C11	429.00'	1157.00'	021°14'41"	S 44°45'30" W	426.55'
C12	42.92'	25.00'	098°22'22"	S 15°00'51" E	37.84'

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	7.99'	N27°53'29"E	**L18**	10.87'	N29°10'00"W	**L35**	25.64'	N24°25'42"E
L2	67.60'	N34°08'51"E	**L19**	108.57'	N06°14'27"W	**L36**	38.29'	N24°05'14"E
L3	19.32'	N55°51'09"W	**L20**	47.15'	S81°37'48"W	**L37**	93.01'	N21°36'46"E
L4	20.79'	N74°38'46"W	**L21**	26.52'	N06°17'45"W	**L38**	28.64'	N19°03'56"E
L5	10.36'	N63°13'51"W	**L22**	72.28'	N02°42'19"W	**L39**	1.92'	N29°07'18"E
L6	11.14'	N55°05'09"W	**L23**	88.57'	N02°34'53"W	**L40**	102.71'	S78°16'00"E
L7	8.57'	N46°30'11"W	**L24**	207.05'	N36°10'44"E	**L41**	32.00'	N11°44'00"E
L8	30.67'	N65°44'00"W	**L25**	69.61'	N24°37'04"W	**L42**	148.01'	S78°16'00"E
L9	36.80'	N51°07'28"W	**L26**	40.61'	N04°48'20"W	**L43**	14.93'	S07°14'26"W
L10	10.59'	N79°29'18"W	**L27**	46.44'	N05°01'34"E	**L44**	38.68'	S14°42'18"W
L11	12.24'	S48°44'44"W	**L28**	174.73'	N84°55'14"W	**L45**	184.64'	S20°05'32"W
L12	13.09'	S54°27'19"W	**L29**	21.27'	N00°41'55"W	**L46**	64.38'	S39°18'12"E
L13	15.85'	N73°19'33"W	**L30**	36.32'	N07°35'02"E	**L47**	47.79'	S84°52'43"E
L14	29.25'	N56°09'34"W	**L31**	33.11'	N06°03'02"E	**L48**	84.66'	S31°21'47"E
L15	31.38'	N60°14'20"W	**L32**	37.87'	N11°59'53"E	**L49**	244.36'	S34°08'51"W
L16	56.32'	N47°22'12"W	**L33**	15.73'	N35°29'54"E			
L17	28.38'	N45°32'21"W	**L34**	23.19'	N24°34'09"E			

LEGEND

OPR	OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY

NOTES:

1. *THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.*
2. *BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT).*
3. *THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH A METES & BOUNDS DESCRIPTION OF THE SAME DATE.*

N:\0037799.10\06 CAD\DWG\SURVEY C3D\37799.10V-20.371 AC.ZONING EXHIBIT.DWG

ZONING EXHIBIT

Westwood

Phone (210) 265-8300 | 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 | San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

20.371 acre tract situated in the City of San Antonio Survey No. 409, Abstract No. 177, and the G. Elliot Survey No. 24-1/2, Abstract No. 215, Bexar County, Texas, being out of a called 4.986 acre tract recorded in Document No. 20230180101, Official Public Records, Bexar County, Texas, a called 15.683 acre tract recorded in Document No. 20230080754, Official Public Records, Bexar County, Texas, and the remainder of a called 165.091 acre tract recorded in Volume 11305, Page 672, Official Public Records, Bexar County, Texas

DATE: JULY 30, 2025

Westwood

COUNTY OF BEXAR	20.371 ACRE TRACT	PROJ. #37799.10
STATE OF TEXAS	887,348 SQ. FT.	ZONING EXHIBIT

FIELD NOTE DESCRIPTION of a 20.371 acre tract situated in the City of San Antonio Survey No. 409, Abstract No. 177, and the G. Elliot Survey No. 24-1/2, Abstract No. 215, Bexar County, Texas, being out of a called 4.986 acre tract recorded in Document No. 20230180101, Official Public Records, Bexar County, Texas, a called 15.683 acre tract recorded in Document No. 20230080754, Official Public Records, Bexar County, Texas, and the remainder of a called 165.091 acre tract recorded in Volume 11305, Page 672, Official Public Records, Bexar County, Texas (OPR); in all, said 20.371 acre tract being more particularly described as follows:

BEGINNING *at a point in the North right of way line of Babcock Road for a Southwest corner of Lot 1, Block 3, Heuermann Multifamily, recorded in Volume 9643, Page 44, Deed and Plat Records, Bexar County, Texas (DPR), coincident with the South corner of a called 4.986 acre tract recorded in Document No. 20230180101, Official Public Records, Bexar County, Texas (OPR), and the beginning of a curve to the right;*

THENCE*, with the North right of way line of Babcock Road and the South line of said 4.986 acre tract, along the arc of said curve having an arc length of 139.54 feet, a radius of 1490.93 feet, an delta of 05°21'44", and a chord bearing and distance of N 61°09'39" W, 139.49 feet to a point for a Southern corner of a called 15.683 acre tract recorded in Document No. 20230080754, OPR, coincident with the Southwest corner of said 4.986 acre tract, and a corner of the herein described tract;*

THENCE, departing the North right of way line of Babcock Road, with the Southeast line of said 15.683 acre tract and the West line of said 4.986 acre tract, the following three (3) calls:

1. *N 27°53'29" E, a distance of 7.99 feet to a point for a corner, and the beginning of a curve to the left,*
2. *Along the arc of said curve having an arc length of 25.82 feet, a radius of 17.01 feet, an delta of 86°58'15", and a chord bearing and distance of N 74°24'21" E, 23.41 feet to a point for a corner,*
3. *N 34°08'51" E, a distance of 67.60 feet to a point for a corner of the herein described tract;*

THENCE, over and across said 15.683 acre tract, the following twenty-nine (29) calls:

1. *N 55°51'09" W, a distance of 19.32 feet to a point for a corner,*
2. *N 74°38'46" W, a distance of 20.79 feet to a point for a corner,*
3. *N 63°13'51" W, a distance of 10.36 feet to a point for a corner,*
4. *N 55°05'09" W, a distance of 11.14 feet to a point for a corner,*
5. *N 46°30'11" W, a distance of 8.57 feet to a point for a corner,*
6. *N 65°44'00" W, a distance of 30.67 feet to a point for a corner,*
7. *N 51°07'28" W, a distance of 36.80 feet to a point for a corner,*
8. *N 79°29'18" W, a distance of 10.59 feet to a point for a corner, and the beginning of a curve to the left,*
9. *Along the arc of said curve having an arc length of 9.36 feet, a radius of 10.87 feet, a delta of 49°21'55", and a chord bearing and distance of S 78°17'58" W, 9.08 feet to a point for a corner,*
10. *S 48°44'44" W, a distance of 12.24 feet to a point for a corner,*
11. *S 54°27'19" W, a distance of 13.09 feet to a point for a corner, and the beginning of a curve,*

12. *Along the arc of said curve having an arc length of 21.09 feet, a radius of 42.73 feet, a delta of 28°16'31", and a chord bearing and distance of S 89°18'10" W, 20.87 feet to a point for a corner,*
13. *N 73°19'33" W, a distance of 15.85 feet to a point for a corner,*
14. *N 56°09'34" W, a distance of 29.25 feet to a point for a corner,*
15. *N 60°14'20" W, a distance of 31.38 feet to a point for a corner,*
16. *N 47°22'12" W, a distance of 56.32 feet to a point for a corner,*
17. *N 45°32'21" W, a distance of 28.38 feet to a point for a corner,*
18. *N 29°10'00" W, a distance of 10.87 feet to a point for a corner,*
19. *N 06°14'27" W, a distance of 108.57 feet to a point for a corner,*
20. *S 81°37'48" W, a distance of 47.15 feet to a point for a corner,*
21. *N 06°17'45" W, a distance of 26.52 feet to a point for a corner,*
22. *N 02°42'19" W, a distance of 72.28 feet to a point for a corner,*
23. *N 02°34'53" W, a distance of 88.57 feet to a point for a corner,*
24. *N 36°10'44" E, a distance of 207.05 feet to a point for a corner,*
25. *N 24°37'04" W, a distance of 69.61 feet to a point for a corner,*
26. *N 04°48'20" W, a distance of 40.61 feet to a point for a corner,*
27. *N 05°01'34" E, a distance of 46.44 feet to a point for a corner,*
28. *N 84°55'14" W, a distance of 174.73 feet to a point for a corner,*
29. *N 00°41'55" W, crossing the North line of said 15.683 acre tract, coincident with a Southern line of the remainder of a called 165.091 acre tract recorded in Volume 11305, Page 672, OPR, at 20.10 feet, continuing a total distance of 21.27 feet to a point for a corner of the herein described tract;*

THENCE, over and across said 165.091 acre remainder tract, the following twenty-two (22) calls:

1. *N 07°35'02" E, a distance of 36.32 feet to a point for a corner,*
2. *N 06°03'02" E, a distance of 33.11 feet to a point for a corner,*
3. *N 11°59'53" E, a distance of 37.87 feet to a point for a corner,*
4. *N 35°29'54" E, a distance of 15.73 feet to a point for a corner,*
5. *N 24°34'09" E, a distance of 23.19 feet to a point for a corner,*
6. *N 24°25'42" E, a distance of 25.64 feet to a point for a corner,*
7. *N 24°05'14" E, a distance of 38.29 feet to a point for a corner,*
8. *N 21°36'46" E, a distance of 93.01 feet to a point for a corner,*
9. *N 19°03'56" E, a distance of 28.64 feet to a point for a corner,*
10. *N 29°07'18" E, a distance of 1.92 feet to a point for a corner, and the beginning of a curve to the left,*
11. *Along the arc of said curve having an arc length of 268.32 feet, a radius of 316.00 feet, a delta of 48°39'05", and a chord bearing and distance of N 38°33'32" E, 260.34 feet to a point for a corner, and the beginning of a reverse curve to the right,*
12. *Along the arc of said curve having an arc length of 126.56 feet, a radius of 100.00 feet, a delta of 72°30'50", and a chord bearing and distance of N 50°29'24" E, 118.28 feet to a point for a corner, and the beginning of a compound curve to the right,*
13. *Along the arc of said curve having an arc length of 48.13 feet, a radius of 184.00 feet, a delta of 14°59'11", and a chord bearing and distance of S 85°45'35" E, 47.99 feet to a point for a corner,*
14. *S 78°16'00" E, a distance of 102.71 feet to a point for a corner,*

15. *N 11°44'00" E, a distance of 32.00 feet to a point for a corner,*
16. *S 78°16'00" E, a distance of 148.01 feet to a point for a corner, and the beginning of a curve to the right,*
17. *Along the arc of said curve having an arc length of 53.67 feet, a radius of 206.02 feet, a delta of 14°55'38", and a chord bearing and distance of S 70°48'09" E, 53.52 feet to a point for a corner, and the beginning of a compound curve to the right,*
18. *Along the arc of said curve having an arc length of 371.87 feet, a radius of 116.00 feet, a delta of 183°40'46", and a chord bearing and distance of S 29°05'13" E, 231.88 feet to a point for a corner,*
19. *S 07°14'26" W, a distance of 14.93 feet to a point for a corner,*
20. *S 14°42'18" W, a distance of 38.68 feet to a point for a corner,*
21. *S 20°05'32" W, a distance of 184.64 feet to a point for a corner, and the beginning of a curve to the left,*
22. *Along the arc of said curve, passing the Southeast line of said 165.091 acre remainder tract, coincident with the Northwest line of the aforementioned 4.986 acre tract, at 330.76 feet, having a total arc length of 414.66 feet, a radius of 400.00 feet, a delta of 59°23'45", and a chord bearing and distance of S 09°36'20" E, 396.34 feet to a point for a corner of the herein described tract;*

THENCE, over and across said 4.986 acre tract, the following three (3) calls:

1. *S 39°18'12" E, a distance of 64.38 feet to a point for a corner,*
2. *S 84°52'43" E, a distance of 47.79 feet to a point for a corner,*
3. *S 31°21'47" E, a distance of 84.66 feet to a point in the Northwest line of the aforementioned Lot 1, Block 3, Heuermann Multifamily, coincident with the Southeast line of said 4.986 acre tract, for a corner of the herein described tract, and the beginning of a curve to the left;*

THENCE, along the common Northwest line of said Lot 1 and Southeast line of said 4.986 acre tract, the following three (3) calls:

1. *Along the arc of said curve having an arc length of 429.00 feet, a radius of 1157.00 feet, a delta of 21°14'41", and a chord bearing and distance of S 44°45'30" W, 426.55 feet to a point for a corner,*
2. *S 34°08'51" W, a distance of 244.36 feet to a point for a corner, and the beginning of a curve to the left,*
3. *Along the arc of said curve having an arc length of 42.92 feet, a radius of 25.00 feet, a delta of 98°22'22", and a chord bearing and distance of S 15°00'51" E, 37.84 feet to the **POINT OF BEGINNING**.*

Containing in all, 887,348 square feet of land or 20.371 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 Adjustment). This field note description was prepared in conjunction with an exhibit for Project No. 37799.10 of the same date, July 30, 2025 by Westwood Professional Services.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



211 N Loop 1604 E, Suite 205 • San Antonio, Texas 78232
Main 210.265.8300 • westwoodps.com
TBPELS Firm No. F-11756 • TBPELS Firm No. 10074301

Application Fee Form

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: CWS Cross Mountain, LLC

Regulated Entity Location: Intersection of Kyle Seale Parkway and Babcock Road

Name of Customer: CWS CROSS MOUNTAIN, LLC

Contact Person: Brian Rose Phone: (512)837-3028

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☐ Austin Regional Office

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

☒ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	20.37 Acres	$ 6,500
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: _____

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Core Data Form

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

CWS Cross Mountain, LLC

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

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

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

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

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

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

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

15. Mailing Address:

9606 N Mopac Expy
Suite 500

City	Austin	State	TX	ZIP	78759	ZIP + 4	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 682-6952		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

CWS Cross Mountain

23. Street Address of the Regulated Entity: *(No PO Boxes)*								
	City		State		ZIP		ZIP + 4	
24. County	Bexar							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approximately 0.25 miles west of Kyle Seale Pkwy and Babcock Road intersection

26. Nearest City	State	Nearest ZIP Code
San Antonio	TX	78249

27. Latitude (N) In Decimal:	29.62462		28. Longitude (W) In Decimal:	98.64504	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	37	29	98	38	42

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
1522		236116	

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

Multifamily residential development

34. Mailing Address:								
	City		State		ZIP		ZIP + 4	
35. E-Mail Address:								

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

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

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

SECTION IV: Preparer Information

40. Name:	Ty Weikle	41. Title:	Project Engineer

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 265-8300		( ) -	satxland@westwoodps.com

SECTION V: Authorized Signature

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

Company:	Westwood Professional Services	Job Title:	Project Engineer
Name *(In Print)* :	Ty Weikle	Phone:	(210) 265-8300
Signature:	Ty Weikle	Date:	7/30/25