

6/6/2023

Mr. Colin Gearing
Environmental Investigator
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RE: Onera Buttercup Contributing Zone Plan Administrative Review Update No. 1 NORA #22-108

Dear Colin:

The following are responses to staff comments dated December 29, 2022.

• Please provide the soil suitability letter from an authorized agent of Hays County. This is required for sites that use OSSF, even if lots are larger than an acre.

Response: The Soil Suitability Letter was provided in the Update (pdf page 22).

Please include the Reportable Quantities
 link https://www.tceq.texas.gov/response/spills/spill_rq.html in Attachment A of the Temporary
 Stormwater Section

Response: The link was provided in the Update (pdf page 49).

 Please update Attachment J - Schedule of Interim and Permanent oil Stabilization Practices to include the following statement: Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

Response: The statement was provided in the Update (pdf page 51).

Please include the TCEQ CZP General Construction Notes.

Response: The CZP General Construction Notes was provided in the Update plans (Sheet GN0, pdf page 26).

According to the Hays CAD, the two properties are owned by 800 Buttercup Lane LLC and 999
Buttercup Lane LLC. Please provide owner authorization from the forementioned owners, or
provide documentation from the landowners stating that the customer has the right to control
and possess the land.

Response: The Agent Authorization form was revised and a letter from the owner was also provided certifying that he is an authorized representative (pdf page 52-54).

Onera Buttercup CZP Admin NOD_U1_Comment Response_20230606.docx

If you have any questions or need additional information during review, please contact me by e-mail at ccraig@noraeng.com or by phone at (737) 264-3081.

Sincerely,

NORA Engineering & Planning LLC

Candace Craig, PE

President



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

- 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

- 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: Onera Buttercup			2. Regulated Entity No.: Not Available					
3. Customer Name: Onera Development, LLC		4. Customer No.: Not Available			ailable			
5. Project Type: (Please circle/check one)	New	Modif	fication	l	Exter	nsion	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-1	Non-residential 8		8. Site (acres): 19.89		19.89	
9. Application Fee:	\$6,500	10. P	10. Permanent BMP(s):		s):	See Waiver request		
11. SCS (Linear Ft.):	N/A	12. A	12. AST/UST (No. Tanks):			ıks):	N/A	
13. County:	Hays	14. W	14. Watershed:			Lower Blanco River		

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%2oGWCD%2omap.pdf

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	1	_	_
Region (1 req.)	1	_	_
County(ies)	1	_	_
Groundwater Conservation District(s)	Edwards Aquifer AuthorityBarton Springs/ Edwards Aquifer 1_Hays TrinityPlum Creek	Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	AustinBudaDripping SpringsKyleMountain CitySan Marcos 1_WimberleyWoodcreek	AustinBee CavePflugervilleRollingwoodRound RockSunset ValleyWest Lake Hills	AustinCedar ParkFlorenceGeorgetownJerrellLeanderLiberty HillPflugervilleRound Rock

	Sa	an Antonio Region			
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	_		_	_	_
Region (1 req.)	_				_
County(ies)	_		_		
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde
City(ies) Jurisdiction	Castle HillsFair Oaks RanchHelotesHill Country VillageHollywood ParkSan Antonio (SAWS)Shavano Park	BulverdeFair Oaks RanchGarden RidgeNew BraunfelsSchertz	NA	San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the a application is hereby submitted to TCEQ for admin	
Candace Craig	
Print Name of Customer/Authorized Agent	
Signature of Customer/Authorized Agent	10/24/2022
Signature of Customer/Authorized Agent	Date

FOR TCEQ INTERNAL USE ONLY			
Date(s)Reviewed:	Date Administratively Com	iplete:	
Received From:	Correct Number of Copies:	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):	Payable to TCEQ	(Y/N):	
Core Data Form Complete (Y/N):	Check: Signed (Y/N):		
Core Data Form Incomplete Nos.:	Less than 90 day	s old (Y/N):	

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: Candace Craig, PE

Date: <u>10/20/2022</u>

Signature of Customer/Agent:

Project Information

1. County: Hays

2. Stream Basin: Lower Blanco River

Regulated Entity Name: Onera Buttercup

3. Groundwater Conservation District (if applicable): Hays Trinity

4. Customer (Applicant):

Contact Person: <u>Ben Wolff</u> Entity: <u>Onera Development, LLC</u>

Mailing Address: 2106 Malvern Hill Drive

City, State: Austin, TX Zip: 78745
Telephone: _____ Fax: ____

Email Address: ben@stayonera.com

5.	. Agent/Representative (if any):	
	Contact Person: Candace Craig, PE Entity: Nora Engineering & Planning LLC Mailing Address: 5114 Balcones Woods Dr., St City, State: Austin, TX Telephone: (737) 264-3081 Email Address: ccraig@noraeng.com	<u>e. 307-122</u> Zip: <u>78759</u> Fax:
6.	5. Project Location:	
	 ☐ The project site is located inside the city lin ☐ The project site is located outside the city jurisdiction) of <u>City of Wimberley</u>. ☐ The project site is not located within any city 	limits but inside the ETJ (extra-territorial
7.	The location of the project site is described provided so that the TCEQ's Regional staff boundaries for a field investigation.	
	800 and 999 Buttercup Lane, Wimberley, 1	<u>X 78676</u>
8.	s. Attachment A - Road Map. A road map sh project site is attached. The map clearly sh	_
9.	 Attachment B - USGS Quadrangle Map. A Quadrangle Map (Scale: 1" = 2000') is attachment 	• •
	Project site boundaries.USGS Quadrangle Name(s).	
10.	.0. Attachment C - Project Narrative. A detail project is attached. The project descriptio contains, at a minimum, the following details.	n is consistent throughout the application and
	 Area of the site ○ Offsite areas ○ Impervious cover ○ Permanent BMP(s) ○ Proposed site use ○ Site history ○ Previous development ○ Area(s) to be demolished 	
11.	1. Existing project site conditions are noted below	w:
	Existing commercial siteExisting industrial siteExisting residential site	

Undeveloped (Cl	nd/or unpaved roads eared) ndisturbed/Not cleared)		
12. The type of project i	s:		
Residential: # of Residential: # of Commercial Industrial Other:	Lots: Living Unit Equivalents: _		
13. Total project area (s	ize of site): <u>19.89</u> Acres		
Total disturbed area	: <u>5.63</u> Acres		
14. Estimated projected	population: <u>N/A</u>		
15. The amount and typ below:	e of impervious cover ex	pected after constructi	on is complete is shown
Table 1 - Impervious	Cover		
	Cover		
Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Impervious Cover of		Sq. Ft./Acre ÷ 43,560 =	Acres 0.68
Impervious Cover of Proposed Project	Sq. Ft.		
Impervious Cover of Proposed Project Structures/Rooftops	Sq. Ft. 29,539	÷ 43,560 =	0.68
Impervious Cover of Proposed Project Structures/Rooftops Parking	Sq. Ft. 29,539 77,005	÷ 43,560 = ÷ 43,560 =	0.68
Impervious Cover of Proposed Project Structures/Rooftops Parking Other paved surfaces Total Impervious Cover Total Impervious Cover 16. Attachment D - Infactors that could	Sq. Ft. 29,539 77,005 21,190 127,734 2.93 ÷ Total Acreage 19 Factors Affecting Surface	÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = 89 X 100 = 14.74% Implementation in the second control of the second con	0.68 1.77 0.49 2.93 ervious Cover ailed description of all olicable, this includes the
Impervious Cover of Proposed Project Structures/Rooftops Parking Other paved surfaces Total Impervious Cover Total Impervious Cover 16. Attachment D - I factors that coul location and des construction.	<i>Sq. Ft.</i> 29,539 77,005 21,190 127,734 2.93 ÷ Total Acreage 19 Factors Affecting Surface d affect surface water qu	÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = 89 X 100 = 14.74% Implemental Market State (Market Sta	0.68 1.77 0.49 2.93 ervious Cover ailed description of all olicable, this includes the rial activity other than
Impervious Cover of Proposed Project Structures/Rooftops Parking Other paved surfaces Total Impervious Cover Total Impervious Cover 16. Attachment D - I factors that coul location and des construction.	Sq. Ft. 29,539 77,005 21,190 127,734 2.93 ÷ Total Acreage 19 Factors Affecting Surface d affect surface water queription of any discharge ials as defined by 30 TAC	÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = 89 X 100 = 14.74% Implemental Market State (Market Sta	0.68 1.77 0.49 2.93 ervious Cover ailed description of all olicable, this includes the rial activity other than
Impervious Cover of Proposed Project Structures/Rooftops Parking Other paved surfaces Total Impervious Cover Total Impervious Cover 16. Attachment D - I factors that coul location and des construction. 17. Only inert mater For Road Proje	Sq. Ft. 29,539 77,005 21,190 127,734 2.93 ÷ Total Acreage 19 Factors Affecting Surface d affect surface water queription of any discharge ials as defined by 30 TAC	÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ÷ 43,560 = ∴ 43,5	0.68 1.77 0.49 2.93 Pervious Cover

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 \times W = $ $Ft^2 \div 43,560 Ft^2/Acre = acres.$
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 Tar	nk):	
will be used licensing aut the land is so the requiren relating to O Each lot in the size. The sys	to treat and dispose of the chority's (authorized age uitable for the use of prinents for on-site sewage in-site Sewage Facilities. his project/development stem will be designed by	m Authorized Agent. And the wastewater from this nt) written approval is at vate sewage facilities and facilities as specified under its at least one (1) acre (4) a licensed professional of the installer in compliance with the waste of the second compliance with the waste of the second compliance with the waste of t	site. The appropriate tached. It states that d will meet or exceed der 30 TAC Chapter 285
_	= =	: e wastewater to the	(name) Treatment
Existing. Proposed.			
⊠ N/A			
Permanent Abo Gallons	oveground Stor	age Tanks(AST	s) ≥ 500
Complete questions 27 greater than or equal t		des the installation of AS	T(s) with volume(s)
27. Tanks and substanc	e stored:		
Table 2 - Tanks and	Substance Storage	T	1
AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			
4			
5			
		Tot nent structure that is size ity of the system. For fac-	•

5 of 11

•	ystem, the containm umulative storage c		ed to capture one and	d one-half (1 1/2)
for providir		nment are propose	ent Methods. Alterr d. Specifications sho	
29. Inside dimensi	ons and capacity of	containment struct	ure(s):	
Table 3 - Second	dary Containment			
Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons
				rtal: Gallons
Some of the structure. The piping The piping The contain substance(e piping to dispense will be aboveground will be underground nment area must be s) being stored. The	ers or equipment wild d d constructed of and e proposed containr	side the containment Il extend outside the in a material imperv ment structure will be ings. A scaled drawi	containment vious to the e constructed of:
	nt structure is attacl		•	ing of the
☐ Interna ☐ Tanks cl ☐ Piping c			wall and floor thicknotes collection of any spi	•
storage tan			or collection and recontrolled drainage a	= =
		pillage will be remo	oved from the contain	nment 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
tems 34 - 46 must be included on the Site Plan.
34. \square The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = <u>60</u> '.
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):
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. \boxtimes A drainage plan showing all paths of drainage from the site to surface streams.
38. $igotimes$ The drainage patterns and approximate slopes anticipated after major grading activities
39. $igotimes$ Areas of soil disturbance and areas which will not be disturbed.
40. \(\simega\) Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
11. X Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
⊠ N/A
13. Locations where stormwater discharges to surface water.
There will be no discharges to surface water.
14. Temporary aboveground storage tank facilities.
igtherightarrow 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.
Pe	ermanent Best Management Practices (BMPs)
Pra	ctices 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 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
	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.

fan imp rec inc the	e executive director may waive the requirement for other permanent BMPs for multi- nily residential developments, schools, or small business sites where 20% or less pervious cover is used at the site. This exemption from permanent BMPs must be corded in the county deed records, with a notice that if the percent impervious cover creases 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 gional 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

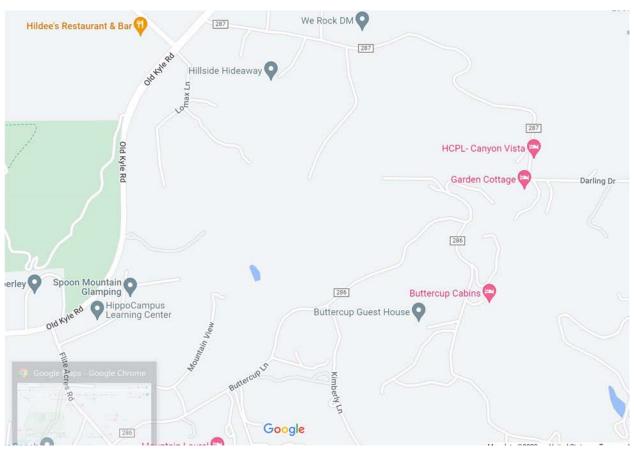
	attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
\boxtimes	N/A
56.	Attachment N - Inspection, Maintenance, Repair and Retrofit Plan . A site and BMP specific plan for the inspection, maintenance, repair, and, 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
\boxtimes	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.
\boxtimes	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.
\boxtimes	N/A
-	consibility for Maintenance of Permanent BMPs and sures 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

51. 🔀	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.
52. <u>×</u>	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.
53.	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.
\boxtimes	The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A - ROADWAY MAP




30.002667, -98.071832

The National Map

US TODO

DRIFTWOOD QUADRANGLE TEXAS - HAYS COUNTY



CONTRIBUTING ZONE PLAN APPLICATION ATTACHMENTS C - I

ATTACHMENT C - PROJECT NARRATIVE

Onera Buttercup is a proposed rental cabin development that includes 26 micro cabins, amenity center, pool, parking and maintenance facility on 19.89 acres. The existing impervious cover is 3.7% and the proposed impervious coverage is 14.74%. The drainage pattern for contributing drainage areas upgradient from the site does not change in the existing and proposed conditions. The existing and proposed drainage area maps are provided in the Site Plan. Due to the minimal impervious cover proposed for the site, no new structural BMPs are proposed. However, the predominantly undeveloped site can function as vegetative filter strips for the proposed improvements.

The current land use is a rural single-family use including sheds, a pool, and gravel and paved access drives as shown in the demolition plan. Refer to the demolition plan for the existing improvements to be demolished.

ATTACHMENT D - FACTORS AFFECTING SURFACE WATER QUALITY

The project would disturb soils in areas where the cabins and trails are to be built as well as around the amenity center and maintenance buildings, driveways, and parking areas. This would make them vulnerable to erosion. Materials used to build the driveways and parking areas as well as the cabins and maintenance facilities are potential sources for storm water pollutants. Construction materials include roadways base material, asphalt products, HMAC and others involved in the driveway and parking area construction. Construction equipment would run on diesel or gasoline fuels and contain lubricating oils, engine co0lants, and hydraulic oils. Incidental releases or accidents may cause construction material and equipment releases into soils, which could then be carried to receiving streams. Newly seeded or sodded soils would be fertilized. A storm water pollution prevention plan implemented per the TCEQ's Construction General Permit TXR150000 would minimize the incorporation of construction related pollutants into the storm water runoff during the construction phase. After construction is complete, the additional impervious cover would generate an increase in total suspended solids (TSS) as calculated by TCEQ's technical quidance. The increase in TSS is mitigated with vegetative filter strips.

ATTACHMENT E - VOLUME AND CHARACTER OF STORM WATER

The runoff coefficient describes the ratio of runoff to rainfall. The pre-construction runoff coefficient is 0.31 and the post construction coefficient is 0.38. Storm water discharging from the project limits is a combination of runoff from the driveway and parking areas HMAC as well as sidewalks and micro-cabins. Runoff quality is influenced by numerous factors including natural soil chemistry, on-site land use and area land use. The project will not cause any significant long-term change in the character of the runoff.

ATTACHMENT F - SUITABILITY LETTER FROM AUTHORIZED AGENT

The soil suitability letter is attached.

CZP02_f-10257_Attachment C-P.docx

ATTACHMENT G - ALTERNATIVE SECONDARY CONTAINMENT METHODS

Not Applicable.

ATTACHMENT H - AST CONTAINMENT STRUCTURE DRAWINGS

Not Applicable

ATTACHMENT I - 20% OR LESS IMPERVIOUS COVER WAIVER

The proposed project is a rental cabin development that includes 26 micro cabins, amenity center, pool, parking and maintenance facility on 19.89 acres.

The project proposes 14.74% impervious cover and qualifies as a small business. The total site disturbance is 4.86 acres excluding landscaping. A waiver is requested for exemption from permanent BMPs.

ATTACHMENT J - BMPS FOR UPGRADIENT STORMWATER

Since this site proposes 14.74% impervious coverage, exemption from permanent BMPs is requested for this site (Reference Attachment I). The drainage pattern for contributing drainage areas upgradient from the site does not change in the existing and proposed conditions. The existing and proposed drainage area maps are provided in the Site Plan.

ATTACHMENT K - BMPs for On-site Stormwater

Since this site proposes 14.74% impervious coverage, exemption from permanent BMPs is requested for this site (Reference Attachment I). Due to the minimal impervious cover proposed for the site, no new structural BMPs are proposed. However, the predominantly undeveloped site can function as vegetative filter strips for the proposed improvements. The existing and proposed drainage area maps are provided in the Site Plan.

ATTACHMENT L - BMPs for Surface Streams

Not Applicable

ATTACHMENT M - Construction Plans

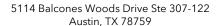
See attached Site Plans.

ATTACHMENT N- Inspection, Maintenance, Repair and Retrofit Plan

The existing impervious cover is 3.7% and the proposed impervious coverage is 14.74%. Due to the minimal impervious cover proposed for the site, no new structural BMPs are proposed. However, the predominantly undeveloped site can function as vegetative filter strips for the proposed improvements.

Once a vegetated area is well established, little additional maintenance is generally necessary. The key to establishing a viable vegetated feature is the care and maintenance it receives in the first few months after it is planted. Once established, all vegetated BMPs require some basic maintenance to ensure the health of the plants including:





HAYS COUNTY ENVIRONMENTAL HEALTH DEPARTMENT **OSSF SOIL EVALUATION FORM**

Owners Name	Banks Chisum			
Physical Address:	777 Buttercup Lane, Wimberley, TX			
Name of Site Evaluator	Christine Nixon			
Date Performed:	January 11, 2022	Proposed Excavation Depth:	18"	

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil evaluation must be shown on the application site drawing or designer's site drawing

For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth.

For surface disposal, the surface horizon must be evaluated.

Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0"-8" Top Soil 8" – bedrock	<30%	Ty IV			No indications o ground water

SOIL BORING NUMBER _2_							
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations	
0 1 2 - 3 - 4 - 5	0"-8" Top Soil 8" – bedrock	<30%	Ty IV			No indications of ground water	

FEATURES OF SITE AREA

Presence of 100 year flood zone
Presence of adjacent ponds, streams, water impoundments
Existing or proposed water well in nearby area
Organized sewage available to lot or tract
Recharge features within 150 feet

YES_		NO_{X}
YES_	X	NO
YES	X	NO
YES		NO_x_
YES		NO x
Name of the same		-

I	certify	that the	above	statements	are	true	and	are	based	on	my	own	field	observa	ntions
	/ / /	1 0													

January	11.	2022		
Date				

Signature of Site Evaluator

- <u>Pest Management</u> An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.
- Seasonal Mowing and Lawn Care If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.
- <u>Inspection</u> Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.
- <u>Debris and Litter Removal</u> Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection but should be performed no less than 4 times per year.
- <u>Sediment Removal</u> Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.
- Grass Reseeding and Mulching A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

ATTACHMENT O - Pilot-Scale Field Testing Plan

Not Applicable

ATTACHMENT Not Applicable	P - Measures fo	or Minimizing	Surface Strea	am Contamin	ation	

LOCATION OF EXISTING
UNDERGROUND AND OVERHEAD
UTILITIES ARE APPROXIMATE
LOCATIONS ONLY. THE
CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES PRIOR TO

BEGINNING WORK AND SHALL BE



ALL DAMAGES WHICH MIGHT OCCUR.

Notes:

- 1. Ponds shall be graded to 100% capacity after erosion controls are installed and prior to major construction activities. Either the permanent outlet structure or a temporary outlet must be constructed prior to clearing, excavation, or embankment activities. The ponds and outlets shall be maintained and functional as temporary detention and sedimentation basins throughout construction until installation of the permanent ponds is complete.
- 2. The property is subject to a water quality control maintenance plan on file at the city's administrative offices.
- 3. All responsibility for the adequacy of these plans remains with the engineer who prepared them. In approving these plans the City must rely upon the adequacy of the work of the design engineer.



Onera Buttercup

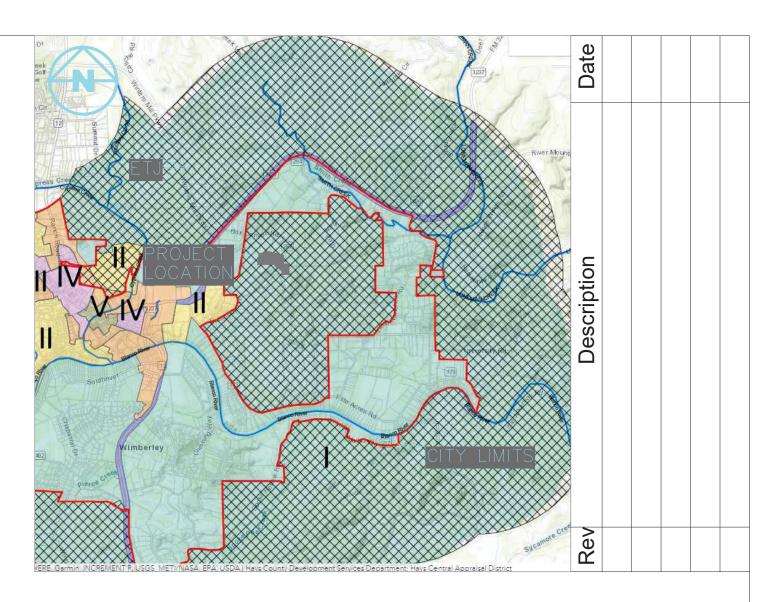
Plans for Site Improvements 800 Buttercup Lane Wimberley, Texas 78676

Sheet List Table								
Sheet Number	Sheet Description	Sheet Title						
1	CV1	COVER SHEET						
2	GN0	GENERAL NOTES						
3	TL0	TREE LIST						
4	DP1	DEMOLITION PLAN						
5	DM1	DRAINAGE AREA MAP-EXISTING CONDITIONS						
6	DM2	DRAINAGE AREA MAP-PROPOSED CONDITIONS						
7	EC1	EROSION AND SEDIMENTATION CONTROL PLAN						
8	EC2	EROSION AND SEDIMENTATION CONTROL DETAILS						
9	SP0	OVERALL SITE PLAN						
10	SP1	SITE PLAN 1 of 2						
11	SP2	SITE PLAN 2 of 2						
12	GP1	GRADING PLAN 1 OF 2						
13	GP2	GRADING PLAN 2 OF 2						
14	WD1	WATER DISTRIBUTION 1 OF 2						
15	WD2	WATER DISTRIBUTION 2 OF 2						
16	WW1	WASTE WATER COLLECTION 1						
17	WW2	WASTE WATER COLLECTION 2						
18	DT1	DETAILS						
19	HCD	HAYS COUNTY DRIVEWAY PLAN						

General Contractor:
JB Chisum Construction
P.O. Box 1371
Wimberley, Tx. 78676
(512) 395-7770
Banks Chisum

Engineer
Development Collaborative, LLC
105 South Canyonwood Drive, Suite E
Dripping Springs, Texas 78620
(512) 788-0909 Firm No. 21751
James R. McCann

Surveyor:
Ash & Associates
142 Jackson Lane
San Marcos, Texas 78666
512-392-1719
Richard Taylor



Legal Description:

14.60 ACRE TRACT OF LAND, VOLUME 1491, PAGE 48 5.29 ACRE TRACT OF LAND DOCUMENT NO. 21027272 HAYS COUNTY, TEXAS.

FEMA Map: 48209C0239F, REVISED SEPTEMBER 2, 2005 Watershed: Lower Blanco River TCEQ Recharge Zone: Edwards Aquifer Contributing Zone

This project is located within the ETJ of the City of Wimberley.

City of Wimberly Development Services

Date

Hays County Development Services

Date



James R. McCann Submitted for Approval: 08/30/2022 Date

1

1

19

ENVIRONMENTAL PROTECTION NOTES:

1. DURING CONSTRUCTION, THE PERSON PERFORMING THE DEVELOPMENT MUST EITHER ENGAGE A QUALIFIED GEOLOGIST TO INSPECT THE EXCAVATION, OR NOTIFY THE ENGINEERING DIRECTOR TO ARRANGE FOR INSPECTION OF THE EXCAVATION BY CITY PERSONNEL THE INSPECTION WILL BE FOR THE PURPOSE OF DETERMINING WHETHER THE EXCAVATION HAS UNCOVERED ANY GEOLOGIC OR MANMADE FEATURE THAT PRESENTS A POSSIBLE AVENUE FOR RECHARGE TO THE AQUIFER. THE INSPECTION WILL BE MADE EITHER UPON COMPLETION OF THE EXCAVATION, IF IT IS IN A SINGLE, DEFINED AREA, OR IN SEGMENTS, IF THE EXCAVATION IS LINEAR, OR IS IN MULTIPLE LOCATIONS, OR IS ACCOMPLISHED OVER AN EXTENDED PERIOD OF TIME. THE EXCAVATION MAY BE TEMPORARILY BACKFILLED BEFORE INSPECTION, BUT INSPECTION MUST OCCUR WITH THE FULL EXCAVATION UNCOVERED BEFORE PERMANENT BACKFILLING IS PERFORMED. IF AN INSPECTION REVEALS THAT ONE OR MORE SUCH FEATURES HAS BEEN UNCOVERED, THE CONTRACTOR MUST:

-IMMEDIATELY NOTIFY THE ENGINEERING DIRECTOR;

-UTILIZE TEMPORARY BMPS TO PREVENT POLLUTION FROM ENTERING THE AQUIFER THROUGH THE

-NOT PERFORM ANY FURTHER WORK IN THE EXCAVATION UNTIL AN APPLICATION FOR AN AMENDMENT TO THE APPROVED WATERSHED PROTECTION PLAN (PHASE 1, PHASE 2, OR QUALIFIED AS APPLICABLE) FOR A DEVELOPMENT IN THE RECHARGE ZONE, OR AN APPLICATION FOR APPROVAL OF A SITE PREPARATION PERMIT, FOR A DEVELOPMENT IN THE TRANSITION ZONE, IS SUBMITTED TO AND APPROVED BY THE ENGINEERING DIRECTOR.

IF A NEW SENSITIVE FEATURE, OR ANY SOLUTION OPENING, CAVE, SINKHOLE, OR SIMILAR FEATURE, IS ENCOUNTERED ON A SITE IN THE RECHARGE ZONE OR TRANSITION ZONE DURING THE CONSTRUCTION PROCESS FOR A DEVELOPMENT, OR IF A PREVIOUSLY KNOWN SENSITIVE FEATURE IS FOUND IN THE COURSE OF CONSTRUCTION TO BE LARGER OR MORE EXTENSIVE THAN PREVIOUSLY NOTED IN THE GEOLOGIC ASSESSMENT OF THE SITE, THE CONTRACTOR SHALL

-IMMEDIATELY SUSPEND ALL EXCAVATION AND CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE FEATURE, MEASURED HORIZONTALLY:

-IMMEDIATELY NOTIFY THE ENGINEERING DIRECTOR OF THE DISCOVERY; AND

-RETAIN A QUALIFIED GEOLOGIST TO INSPECT THE FEATURE AND MAKE A RECOMMENDATION TO THE ENGINEERING DIRECTOR BASED ON THE RELATIVE SENSITIVITY OF THE FEATURE.

3. CLEARING OF WOODY VEGETATION IN AREAS OF GOLDEN-CHEEKED WARBLER HABITAT SHOULD BE COMPLETED DURING THE MONTHS FROM AUGUST THROUGH FEBRUARY, FROM MARCH 1 TO JULY 31 such work must cease since golden—cheeked warblers may have returned to the area to NEST. CLEARING AND CONSTRUCTION IS NOT AUTHORIZED BETWEEN FEBRUARY 28 AND JULY 31 WITH

(A) A BIRD-MONITORING SURVEY CONDUCTED DURING THE BREEDING SEASON USING U. S. FISH AND WILDLIFE SERVICE (USFWS) PROTOCOLS DEMONSTRATES THAT NO BIRDS ARE LOCATED WITHIN 300 FEET OF THE PROJECT BOUNDS (THE SURVEY AND THE PLANNED ACTIVITY MUST TAKE PLACE IN THE SAME YEAR AND ARE ONLY VALID FOR THAT SUBJECT YEAR).

(B) CONSTRUCTION ACTIVITIES, BUT NOT CLEARING OF ANY VEGETATION, THAT BEGAN DURING THE NONBREEDING SEASON AND ARE PERFORMED IN A REASONABLY PROMPT AND EXPEDITIOUS

(C) CONSTRUCTION ACTIVITIES THAT DO NOT INVOLVE THE REMOVAL OF POTENTIAL HABITAT MAY CONTINUE IF THE ACTIVITY IS MORE THAN 300 FEET AWAY FROM POTENTIAL HABITAT, THE SURVEY AND PLANNED ACTIVITY MUST TAKE PLACE IN THE SAME YEAR AND ARE ONLY VALID FOR THAT SUBJECT YEAR. FOR THE DELINEATION OF HABITAT, PLEASE REFER TO THE "HAYS COUNTY RHCP HABITAT DETERMINATION FOR LA CIMA EAST, APPROXIMATELY 917 ACRES, IN HAYS COUNTY, TEXAS" PRODUCED BY BOWMAN CONSULTING.

4. CLEARING OF WOODY VEGETATION IN AREAS OF BLACK-CAPPED VIREO HABITAT SHOULD BE COMPLETED DURING THE MONTHS FROM SEPTEMBER THROUGH FEBRUARY, FROM MARCH 15 TO AUGUST 31, SUCH WORK MUST CEASE SINCE THE VIREO MAY HAVE RETURNED TO THE AREA TO NEST. CLEARING OF ANY VEGETATION AND CONSTRUCTION IS NOT AUTHORIZED BETWEEN MARCH 15 AND AUGUST 31 WITH THE FOLLOWING EXCEPTIONS:

(A) A BIRD- MONITORING SURVEY CONDUCTED DURING THE BREEDING SEASON USING U. S. FISH AND WILDLIFE SERVICE (USFWS) PROTOCOLS DEMONSTRATES THAT NO NESTING BIRDS ARE LOCATED WITHIN 300 FEET OF THE PROJECT BOUNDS (THE SURVEY AND THE PLANNED ACTIVITY MUST TAKE PLACE IN THE SAME YEAR AND ARE ONLY VALID FOR THAT SUBJECT YEAR),

(B) CONSTRUCTION ACTIVITIES THAT BEGAN DURING THE NON-BREEDING SEASON AND ARE PÉRFORMED IN A REASONABLY PROMPT AND EXPEDITIOUS MANNER MAY CONTINUE, AND

(C) CONSTRUCTION ACTIVITIES THAT DO NOT INVOLVE THE REMOVAL OF POTENTIAL HABITAT MAY CONTINUE IF THE ACTIVITY IS MORE THAN 300 FEET AWAY FROM POTENTIAL HABITAT. THE SURVEY AND PLANNED ACTIVITY MUST TAKE PLACE IN THE SAME YEAR AND ARE ONLY VALID FOR THAT SUBJECT YEAR. FOR THE DELINEATION OF HABITAT, PLEASE REFER TO THE "HAYS COUNTY RHCP HABITAT DETERMINATION FOR LA CIMA EAST, APPROXIMATELY 917 ACRES, IN HAYS COUNTY, TEXAS" PRODUCED BY BOWMAN CONSULTING.

CONTRACTOR SHALL CEASE CONSTRUCTION AND NOTIFY THE CITY OF SAN MARCOS, TEXAS SHPO, AND STATE ARCHAEOLOGIST IF IN SITU CULTURAL DEPOSITS ARE ENCOUNTERED.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEO 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.

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

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

- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;

- 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
- B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY
- ANY CHANGE THAT 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	14250 JUDSON ROAD		
AUSTIN, TEXAS 78753-1808	SAN ANTONIO, TEXAS 78233-4480		
PHONE (512) 339-2929	PHONE (210) 490-3096		
FAX (512) 339-3795	FAX (210) 545-4329		

Erosion Control and Stormwater Management

1. It is unlawful for any general contractor, subcontractor or owner to permit, or cause to be permitted, erosion of material from a construction site.

2. All construction-related vehicle parking and activity (including employee personal vehicles and delivery vehicles) must be located within the Limits of Construction, with appropriate controls, or designated parking/access on APPROVED surfaces outside the Limits of

- 3. Certain erosion control measures identified by the City of San Marcos are to be employed to prevent erosion; however, these are only minimum standards. See construction details on Permit Center website. http://permits.sanmarcostx.gov
- 4. In the event of unusual site conditions along any water features or weather related events, more stringent requirements may be necessary (on-site or off) to maintain erosion control.
- 5. The owner or their designee is responsible for all changes, upgrades and continued maintenance of all erosion control and stormwater management features at all times.
- 6. Erosion control measures and stormwater management practices will be inspected by the City of San Marcos prior to and during the construction process:

Engineering Inspections is responsible for the inspection of Public Improvements Construction Projects (PICP).

Building Inspections is responsible for the inspection of all residential and commercial

- All designs to prevent the erosion of soil and debris from the construction site or surrounding areas damaged by construction shall be maintained by the contractor during
- 8. Site work permitted by the Site Preparation Permit and work permitted by a Demolition Permit cannot begin until erosion control and tree protection measures are in place.
- 9. Downstream storm drain inlets within 200 foot of any permitted construction area must be
- 10. Dewatering practices must comply with EPA 2012 Construction General Permit, Section 2.1.3.4., as applicable.
- 11. The contractor or owner must have a designated person responsible for continuous (24) hours) monitoring erasion control measures to ensure that all federal, state, & local laws and regulations are being complied with. This person shall be responsible for all required forms and documentation to meet regulations of the EPA and TPDES general permit TXR 150000.
- 12. Do NOT wash, sweep or otherwise cause construction soil or debris to be deposited into any off-site stormwater drainage or conveyance system.

STABILIZATION / REVEGETATION NOTES

- 1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
- 2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE TCEQ TECHNICAL GUIDANCE MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- 3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.

4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT

- 5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER OR ENVIRONMENTAL SPECIALIST. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- 6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- 7. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL CRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL
- 8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A TOEO INSPECTOR FOR FURTHER
- A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
- B. RESEEDING SHALL IMMEDIATELY FOLLOW TOP SOILING WITH THE FOLLOWING MIXTURE OF GRASSES AT THE FOLLOWING RATES OF APPLICATION:

INVESTIGATION, PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

BLUE GRAMA 5.0 LBS/ACRE TREATED "TOP GUN" BUFFALO GRASS 10.0 LBS/ACRE 4.0 LBS/ACRE TEXAS BLUEBONNETS PRAIRIE VERBENAS 0.5 LBS/ACRE GREENTHREAD 1.0 LBS/ACRE PLAINS COREOPSIS 0.5 LBS/ACRE TOTAL SEEDING RATE* 21.0 LBS/ACRE

- * PERENNIAL RYE GRASS TO BE ADDED TO THE DESCRIBED MIX AT A RATE OF 10 LBS/ACRE WHEN SEEDING BETWEEN OCTOBER 1 AND MARCH 31.
- C. FERTILIZER SHALL BE A PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1 POUND PER 1000 SF.
- D. FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
- E. MULCH TYPE USED SHALL BE HAY, STRAW OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF, WITH SOIL TACKIFIER AR A RATE OF 1.4 POUNDS PER 1000 SF
- F. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS RAINFALL OCCURRENCES OF 1 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK
- G. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 11/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
- H. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF SAN ANTONIO.

9. ANNUAL CRASSES SUCH AS RYE GRASS WILL NOT BE ACCEPTED AS PERMANENT VEGETATION

General Guidelines

feet (23 m).

The following guidelines apply to all driveways to a state highway.

- 1. The driveway placement should be such that drivers approaching from the main roadway will have sufficient sight distance to ascertain the driveway's location in order to safely decelerate and complete the entry maneuver. Also, the driveway placement should be such that an exiting driver will have sufficient sight distance to judge a safe gap in oncoming traffic. For selecting appropriate driveway spacing distance, refer to the TxDOT Access Management Manual.
- 2. Each driveway radius should accommodate the appropriate design vehicle. This will generally be the passenger car (AASHTO P design vehicle) unless the driveway will routinely be expected to handle more than four larger vehicles per hour. Examples of facilities for which a larger design vehicle would normally be appropriate include truck terminals, bus terminals, and connections that serve the loading docks of shopping centers. Figure C-1 illustrates the effects of the radius on the right-turn entry and exit maneuver.
- 3. Figure C-2 illustrates the driveway design elements including return radius, entry width, exit width, throat width, and throat length.
- 4. With the exception of private residential driveways, farm/ranch driveways, field driveways, and driveways that are designed and signed for one-way operation (i.e. ingress or egress only but not both), driveways should be designed to accommodate simultaneous entry and exit by the appropriate design vehicle.
- 5. Driveways where pedestrian traffic is a potential, shall be designed to maintain an accessible pedestrian route that is at least four feet wide across the driveway (see Section 6).

6. One-way driveways should have a minimum throat length of 50 feet (15 m) and preferably 75





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James R. McCann

06/06/2023

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embankment activities. The ponds and outlets shall be maintained and functional as temporary detention and sedimentation basins throughout construction until 0021-001

Ponds shall be graded to 100% capacity after erosion controls are installed and prior to major construction activities. Either the permanent outlet structure

or a temporary outlet must be constructed prior to clearing, excavation, or

installation of the permanent ponds is complete.

	TREE TABLE			
	NO.	DESCRIPTION	NORTHING	EASTING
(REMOVED)	720	DBL CEDAR 14"	13913446.9	2261642.9
(REMOVED)	721	DBL CEDAR 12"	13913442.4	2261628.2
(REMOVED)	722	CEDAR 14"	13913470.2	2261615.9
	723	LIVE OAK14"	13913434.8'	2261577.7
	724	CEDAR 10"	13913420.2	2261524.1
	725	MULTI CEDAR 20"	13913476.7	2261537.1
(REMOVED)	726	CEDAR 11"	13913446.3	2261666.7
(REMOVED)	727	CEDAR 17"	13913461.4	2261698.7
	728	CEDAR 11"	13913423.2'	2261741.2'
(REMOVED)	729	WILD BLACK CHERRY 14"	13913484.6	2261761.5
(REMOVED)	731	CEDAR 12"	13913517.7	2261658.1
	732	CEDAR 13"	13913526.5	2261657.1
	733	CEDAR 9"	13913535.2'	2261627.2
	1082	CEDAR 17"	13913181.7	2262731.1
	1083	LIVE OAK 14"	13913170.9	2262714.8'
	1084	LIVE OAK 9"	13913146.7	2262736.6'
(REMOVED)	1085	LIVE OAK 9"	13913206.4	2262724.7
	1086	LIVE OAK 9"	13913218.8'	2262750.5
(REMOVED)	1087	MULTI CEDAR 20"	13913252.1'	2262721.3'
	1088	LIVE OAK 11"	13913233.0'	2262696.6
	1089	CEDAR 11"	13913153.4'	2262711.2
	1090	LIVE OAK 12"	13913126.3'	2262696.5
	1091	LIVE OAK 13"	13913119.7	2262698.8'
	1092	DBL CEDAR 17"	13913109.1	2262717.4
	1093	LIVE OAK 9"	13913106.4	2262734.8'
	1094	LIVE OAK 10"	13913096.7	2262695.5
	1095	LIVE OAK 13"	13913101.3	2262693.2'
	1177	LIVE OAK 7"	13913088.5	2262718.8
	1178	LIVE OAK 13"	13913094.2'	2262714.3
	1179	LIVE OAK 9"	13913048.0'	2262681.2
	1180	LIVE OAK 13"	13913063.3	2262672.1
	1188	DBL CEDAR 15"	13913060.9	2262696.3
	1192	CEDAR 12"	13913069.1	2262659.2'
	1193	LIVE OAK 6"	13913074.7	2262651.0'
(REMOVED)	1197	CEDAR 15"	13913102.8	2262819.3
(REMOVED)	1198	CEDAR 12"	13913103.4	2262819.0'
	1199	CEDAR 18"	13913096.6	2262829.6'
(REMOVED)	1201	CEDAR 16"	13913129.8	2262832.4'
	1202	LIVE OAK 15"	13913139.9'	2262851.1
(REMOVED)	1203	CEDAR 13"	13913152.2	2262837.2
(REMOVED)	1204	DBL CEDAR 19"	13913156.7	2262823.0'
	1209	MULTI CEDAR 24"	13913033.7	2262850.8

	TREE TABLE			
	NO.		NORTHING	FASTING
	NO.	DESCRIPTION		EASTING
	1211	MULTI CEDAR 24" LIVE OAK 20"	13913006.4'	2262849.4'
		CEDAR11"	_	_
	1213		13913001.9	2262826.6
		MULTI CEDAR 27"	13912974.1	2262852.3'
	1216	CEDAR10"	13912959.8'	2262869.7
	1222		13912948.2	2262760.8'
	1230	MULTI CEDAR 17"	13912999.8'	2262618.6
	1238	LIVE OAK 9"	13913091.0'	2262618.0'
	1239	LIVE OAK 7"	13913105.9	2262619.3
	1240	CEDAR 12"	13913118.0'	2262626.7
	1241	LIVE OAK 10"	13913104.5	2262605.4
(DEMO)/ED)	1242	CEDAR 10"	13913117.4	2262617.1
(REMOVED)		LIVE OAK 8"	13913111.6	2262760.2
	1261	MULTI CEDAR 14"	13913032.2	2262679.6
	1263	CEDAR 14"	13913019.4	2262669.1
	1278	LIVE OAK 17"	13912948.7	2262628.0'
	1279	LIVE OAK 9"	13912942.9	2262634.5
	1280	LIVE OAK 8"	13912940.9	2262624.9
	1281	MULTI CEDAR 20"	13913000.8	2262618.0'
	1331	CEDAR 20"	13913056.5	2262632.0'
	1342	LIVE OAK 7"	13913117.3	2262637.2
	1343	CEDAR 21"	13913131.8'	2262653.8
	1344	LIVE OAK 9"	13913126.8'	2262624.1
	1345	LIVE OAK 7"	13913124.4	2262620.6
	1347	LIVE OAK 7"	13913144.1	2262612.8'
	1348	LIVE OAK 9"	13913156.5	2262613.1
	1351	CEDAR 17"	13913153.5	2262636.0'
	1352	LIVE OAK 9"	13913162.1	2262636.7
	1353	LIVE OAK 10"	13913145.1	2262657.2
	1354	LIVE OAK10"	13913160.2	2262657.9
	1355	CEDAR 14"	13913165.7	2262649.4
	1356	LIVE OAK 6"	13913174.0'	2262653.1
	1357	LIVE OAK 9"	13913171.2	2262655.6
	1358	LIVE OAK 7"	13913173.9	2262661.5
	1359	LIVE OAK 9"	13913180.7	2262653.2
	1360	LIVE OAK 14"	13913187.9	2262660.2
	1361	LIVE OAK 9"	13913188.3	2262649.0'
	1362	LIVE OAK 13"	13913195.3	2262648.9
	1363	LIVE OAK 6"	13913201.6	2262659.7
	1366	LIVE OAK 7"	13913148.8	2262598.1
	1367	LIVE OAK 7"	13913152.9	2262596.4
	1370	LIVE OAK 6"	13913159.4	2262590.9

	TREE TAI		
NO.	DESCRIPTION	NORTHING	EASTING
1379	LIVE OAK 6"	13913143.9	2262561.5
1380	DBL LIVE OAK 18"	13913149.6	2262553.0'
1381	LIVE OAK 6"	13913147.2	2262559.7
1387	LIVE OAK 8"	13913206.6	2262586.1
1388	LIVE OAK 6"	13913207.8	2262581.2
1389	LIVE OAK 6"	13913195.5	2262588.6
1390	LIVE OAK 8"	13913186.4	2262586.8
1391	LIVE OAK 6"	13913185.5	2262593.5
1392	LIVE OAK 7"	13913181.5	2262590.9
1393	LIVE OAK 9"	13913181.3	2262599.7
1394	LIVE OAK 10"	13913185.0	2262611.7
1402	LIVE OAK 7"	13913204.2	2262545.7
1403	LIVE OAK 7"	13913211.4	2262538.4
1404	LIVE OAK 6"	13913211.8	2262540.7
1405	LIVE OAK 6"	13913211.9	2262524.6'
1406	CEDAR 10" & 6"OAK	13913215.5	2262521.5
1407	LIVE OAK 7"	13913216.1'	2262517.0'
1409	LIVE OAK 8"	13913232.1'	2262534.0'
1410	CEDAR 10"	13913220.0'	2262541.4
1411	LIVE OAK 9"	13913195.0'	2262522.3
1412	LIVE OAK 9"	13913187.2	2262516.2
1413	LIVE OAK 9"	13913200.9	2262511.6
1414	LIVE OAK 6"	13913195.0'	2262512.3
1415	LIVE OAK/EDGE RIDGE 6"	13913204.8'	2262496.3
1417	LIVE OAK 6"	13913224.9	2262574.1
1418	LIVE OAK 6"	13913230.0'	2262571.4
1422	LIVE OAK 9"	13913244.5	2262500.1
1423	LIVE OAK 11"	13913247.5	2262495.6
1435	LIVE OAK 6"	13913256.1	2262470.4
1436	LIVE OAK 7"	13913245.4	2262478.6
1437	LIVE OAK 6"	13913237.6	2262473.8'
1438	LIVE OAK 8"	13913236.9	2262477.5
1439	LIVE OAK 6"	13913240.3	2262463.1
1440	LIVE OAK 7"	13913254.0	2262464.6
1441	LIVE OAK 28"	13913283.9	2262453.9
1442	LIVE OAK 12"	13913271.7	2262448.5
1443	LIVE OAK 10"	13913277.9	2262445.5
1444	LIVE OAK 9"	13913280.2	2262445.6
1447	CEDAR 10"	13913270.1	2262414.2
1448	CEDAR EDGE RIDGE 14"	13913270.7	2262412.6
1449	CEDAR 18"	13913322.3'	2262467.4
1450	CEDAR 18"	13913313.5	2262481.1

		TREE 1	ABLE	
	NO.	DESCRIPTION	NORTHING	EASTING
	1451	CEDAR 20"	13913316.5	2262563.2
	1453	CEDAR 17"	13913289.6	2262575.2
	1454	DBL LIVE OAK 11"	13913336.2	2262529.7
(REMOVED)	1455	CEDAR 16"	13913356.0	2262545.5
(REMOVED)	1456	CEDAR 12"	13913360.8	2262545.5
	1468	LIVE OAK 7"	13913250.4	2262545.1
	1469	LIVE OAK 8"	13913247.6	2262554.0
	1470	LIVE OAK 7"	13913240.7	2262549.0
	1471	LIVE OAK 7"	13913240.8	2262555.5
	1472	LIVE OAK 6"	13913232.7	2262565.4
	1481	CEDAR 11"	13913375.0	2262394.7
	1482	CEDAR 10"	13913359.8	2262399.8
	1483	LIVE OAK 9"	13913361.1	2262348.5
	1484	DBL CEDAR 17"	13913379.1	2262342.5
	1485	TRIPLE CEDAR 22"	13913384.6	2262343.4
	1486	LIVE OAK 13"	13913381.8'	2262357.6
	1540	LIVE OAK 11"	13913204.6	2262617.3
	1541	LIVE OAK 9"	13913200.9	2262621.3
	1542	LIVE OAK 6"	13913221.5	2262635.2
	1543	LIVE OAK 8"	13913230.6	2262637.5
	1544	TRIPLE LIVE OAK 22"	13913240.9	2262639.7
	1545	LIVE OAK 11"	13913287.7	2262617.6
	1546	LIVE OAK 12"	13913296.0	2262629.5
	1547	LIVE OAK 6"	13913313.9	2262623.4
	1548	LIVE OAK 8"	13913307.7	2262621.4
	1549	LIVE OAK 7"	13913309.8	2262618.1
	1550	LIVE OAK 7"	13913310.3	2262616.4
	1551	LIVE OAK 6"	13913312.6	2262617.9
	1561	LIVE OAK 17"	13913243.4	2262824.7
	1566	LIVE OAK 8"	13913359.9	
	1567	CEDAR 12"	13913321.4	2262709.1
	1568	LIVE OAK 7"	13913362.8	2262665.2
	1569	CEDAR ELM 11"	13913389.3	2262677.8
	1570	CEDAR 17"	13913405.0	2262688.5
	1571	LIVE OAK 6"	13913409.8	2262697.5
	1572	LIVE OAK 8"	13913429.9	2262694.7
	1573	CEDAR 11"	13913422.6	2262658.7
	1597	CEDAR 18"	13913376.9	2262548.2
	1598	CEDAR 15"	13913410.5	2262559.1
	1611	LIVE OAK 17"	13913244.2	2262821.3
	1612	LIVE OAK 17"	13913244.2	2262825.4
	1613	LIVE OAK 19"	13913243.2	2262820.4
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	TREE	TABLE	
NO.	DESCRIPTION	NORTHING	EASTING
1614	LIVE OAK 16"	13913239.0'	2262843.4
1615	CEDAR 16"	13913279.5	2262818.5
1618	CEDAR 14"	13913313.3'	2262759.4
1619	CEDAR 11"	13913292.2'	2262757.8
1626	CEDAR 13"	13913368.0'	2262839.0
1627	CEDAR 17"	13913366.0'	2262838.8
1628	LIVE OAK DBL 19"	13913324.6	2262868.2
1843	CEDAR 18"	13913752.7	2262324.0
1848	CEDAR 15"	13913753.5	2262364.2
1849	CEDAR 14"	13913746.1	2262375.0
1850	CEDAR 17"	13913724.4	2262378.9
1851	CEDAR 17"	13913729.8'	2262364.2
1854	TRIPLE CEDAR 21"	13913696.6	2262361.0
1855	CEDAR 13"	13913676.8	2262363.6
1856	CEDAR 13"	13913691.8'	2262390.3
1971	LIVE OAK 9"	13913437.8'	2262441.7
1972	CEDAR 14"	13913437.8'	2262423.8
1974	LIVE OAK 6"	13913449.4	2262492.0
1975	LIVE OAK 6"	13913429.5	2262507.5
1976	LIVE OAK 6"	13913432.5'	2262525.4
1984	CEDAR12"	13913513.3'	2262432.6
1989	LIVE OAK6"	13913482.7	2262452.2
1990	LIVE OAK6"	13913468.4	2262488.2
1991	DBL LIVE OAK 8"	13913486.6'	2262490.9
2186	CEDAR 28"	13913746.8'	2262482.0
2187	CEDAR 11"	13913766.8'	2262449.9
2188	CEDAR 12"	13913759.3'	2262440.3
2189	CEDAR 13"	13913765.3	2262429.4
2190	CEDAR 10"	13913775.1	2262440.3
2212	CEDAR 14"	13913709.0'	2262460.5
2213	CEDAR 14"	13913730.2	2262477.2
2214	CEDAR 14"	13913725.2	2262476.3
2229	CEDAR 11"	13913680.7	2262401.3
2230	CEDAR 12"	13913676.8	2262364.2
2231	CEDAR 10"	13913670.6	2262365.8
2233	CEDAR 18"	13913658.8	2262409.0
2236	LIVE OAK 19"	13913681.3'	2262435.7
2239	CEDAR 24"	13913630.2	2262409.8
2240	CEDAR 10"	13913630.4	2262393.3
2242	CEDAR 10"	13913635.5	2262377.8
2243	CEDAR 13"	13913647.9	2262368.6
2245	CEDAR 10"	13913673.3	2262349.6

		TREE	TABLE	
	NO.	DESCRIPTION	NORTHING	EASTING
	2252	CEDAR 10"	13913610.9	2262374.2
	2254	CEDAR 10"	13913610.7	2262374.2
	2255	CEDAR 15"	13913664.1	2262449.9
	2256	CEDAR 13"	13913656.0'	2262461.7
	2278	CEDAR 15"	13913617.8	2262341.4
	2279	CEDAR 18"	13913609.7	2262309.6
	2280	CEDAR 15"	13913614.5	2262309.4
	2288	LIVE OAK 10"	13913444.2'	2262189.6
	2289	CEDAR ELM 8"	13913560.0'	2262182.5
	2290	CEDAR ELM 8"	13913560.5	2262183.9
	2295	LIVE OAK 9"	13913630.5	2262236.8
	2297	CEDAR ELM 6"	13913669.9	2262261.2
	2315	CEDAR 13"	13913498.4	2262610.4
	2316	CEDAR 14"	13913487.9	2262617.6
	2317	LIVE OAK 11"	13913477.0'	2262613.3
	2318	CEDAR 12"	13913471.0'	2262613.7
	2319	CEDAR 11"	13913460.4	2262606.4
	2320	CEDAR 18"	13913460.3	2262584.6
	2321	CEDAR 13"	13913546.4	2262612.6
	2322	CEDAR 13"	13913537.2'	2262601.1
	2323	CEDAR 12"	13913544.9'	2262596.7
	2335	CEDAR 12"	13913577.6	2262512.6
	2336	CEDAR ELM 8"	13913605.9	2262515.3
	2543	LIVE OAK 11"	13913546.3	2262074.7
	2545	LIVE OAK 19"	13913494.0'	2262050.0
	2546	LIVE OAK 10"	13913496.6'	2261923.2
(REMOVED)	2547	LIVE OAK 8"	13913493.3	2261891.0
(REMOVED)	2548	6" SYCAMORE	13913506.2	2261861.3
(REMOVED)	2549	LIVE OAK 6"	13913520.9	2261813.7
	2550	LIVE OAK 7"	13913472.3'	2261835.8
	2551	CEDAR 10"	13913452.4'	2261918.1
(REMOVED)	2552	CEDAR 10"	13913440.1	2261924.0'
	2553	CEDAR 17"	13913548.8	2261934.0'
	2554	CEDAR 12"	13913523.4	2262026.5
	2555	CEDAR 12"	13913520.4	2262027.1
	2557	CEDAR 11"	13913420.1	2261845.7
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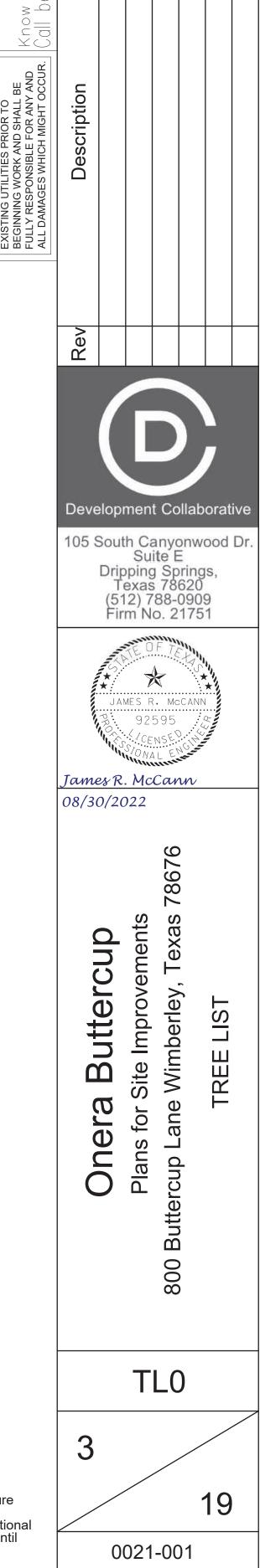
		TREE T	ABLE	
	NO.	DESCRIPTION	NORTHING	EASTING
	2578	LIVE OAK 15"	13912976.9	2262527.8
	2579	LIVE OAK 10"	13913286.9	2262599.4
	2580	CEDAER CLUSTER 32"	13913704.3	2262223.3'
	2581	CEDAR10"	13913567.9	2262113.6
	2582	CEDAR 14"	13913565.7	2262105.9
	2583	CEDAR 15"	13913553.2	2261865.3
	2584	CEDAR 8"	13913554.5	2261864.8
	2585	CEDAR 15"	13913571.5	2261863.8
	2586	CEDAR 10"	13913571.9	2261856.2
	2587	LIVE OAK 9"	13913447.5	2261474.4
	2588	CEDAR 7"	13913418.8'	2261509.7
	2589	CEDAR 11"	13913416.9	2261565.4
	2590	CEDAR 10"	13913527.7	2261711.7
	2591	CEDAR 9"	13913530.5	2261726.1
	2592	CEDAR7"	13913533.3'	2261737.9
	2593	CEDAR 8"	13913538.8'	2261754.9
	2594	CEDAR 8"	13913548.4	2261758.6
(REMOVED)	2595	CEDAR 8"	13913524.8'	2261701.6
(REMOVED)	2596	CEDAR 8"	13913525.4	2261697.6
	2597	CEDAR 8"	13913529.2	2261693.5
	2598	CEDAR 10"	13913531.6	2261674.0
	2599	CEDAR 10"	13913545.9	2261651.4
	2600	DBL CEDAR 13"	13913555.8'	2262177.3
(REMOVED)	2601	CEDAR 7"	13913503.6	2262097.7
	2602	CEDAR 7"	13913485.7	2262090.4
(REMOVED)	2603	CEDAR 9"	13913521.3	2262080.2
(REMOVED)	2604	CEDAR 6"	13913502.6	2262081.9
	2605	CEDAR 10"	13913493.1	2262074.6
	2606	CLUSTER 22" CEDARS	13913465.1	2262038.8
	2607	CEDAR 9"	13913495.4	2262026.7
	2608	CEDAR 11"	13913495.1	2262004.1
	2609	CEDAR 7"	13913490.8'	2261966.8
	2610	CEDAR 7"	13913479.8'	2261962.5
	2611	CEDAR 9"	13913475.4	2261966.3
	2612	CEDAR 10"	13913473.6	2261979.9
	2613	CEDAR6"	13913468.8'	2261953.2
	2614	CEDAR7"	13913471.5	2261949.2
	2615	CEDAR 8"	13913462.9	2261935.7
	2616	CEDAR 7"	13913462.4	2261920.0
	2617	CEDAR 7"	13913450.4	2261934.4
(REMOVED)	2618	DBL HACKBERRY 9"	13913503.2	2261947.1
(REMOVED)	2619	PECAN 5"	13913493.7	2261892.6
	2620	PECAN 5"	13913454.3	2261855.4

	TREE TABLE			
	NO.	DESCRIPTION	NORTHING	EASTING
(REMOVED)	2621	CEDAR 6"	13913438.1	2261827.8
	2622	CEDAR 12"	13913419.7	2261812.0
	2623	CEDAR 6"	13913421.2	2261801.9
	2624	CEDAR 7"	13913421.0	2261790.7
	2625	CEDAR 6"	13913420.5	2261773.9
	2626	CEDAR 6"	13913420.8'	2261727.0
	2627	CEDAR 7"	13913528.8'	2261608.3
	2628	CEDAR 7"	13913532.1	2261608.0
	2629	MULTI CEDAR 7"	13913539.9	2261608.2
	2630	CEDAR 8"	13913529.3	2261599.5
	2631	MULTI 13" CEDAR	13913534.6	2261593.7
	2632	DBL LIVE OAK 8"	13913571.4	2261408.7
	2633	LIVE OAK 7"	13913460.1	2261318.0
	2634	LIVE OAK 7"	13913462.8	2261314.8'
	2635	LIVE OAK 7"	13913455.7	2261312.6'
	2636	LIVE OAK 9"	13913692.5	2261455.0
	2637	LIVE OAK 8"	13913688.9	2261507.1
	2638	LIVE OAK 7"	13913633.2	2261641.9
	2639	DBL CEDAR 9"	13913557.7	2261667.7
	2640	CLUSTER CEDARS 14"	13913560.9	2261665.6
	2641	CEDAR 8"	13913561.2	2261684.3
	2642	CEDAR 7"	13913537.1	2261674.8
	2643	CEDAR 7"	13913546.5	2261680.7
	2644	CEDAR8"	13913569.7	2261732.4
	2645	CEDAR 8"	13913566.1	2261735.7
	2646	CEDAR 7"	13913577.5	2261742.5
	2647	CEDAR 6"	13913558.8	2261732.4
	2648	CEDAR 6"	13913553.2	2261754.1
	2649	CEDAR 8"	13913548.8	2261757.4
	2650	MULTI CEDAR 13"	13913531.0	2261760.6
	2651	CLUSTER CEDAR 14"	13913539.2	2261768.7
	2652	CEDAR 8"	13913551.7	2261779.8
	2653	CEDAR 8"	13913554.3	2261792.2
	2654	CEDAR 8"	13913550.0	2261804.3
	2655	CEDAR 10"	13913544.7	2261816.3
	2656	CEDAR 10"	13913538.1	2261812.4
	2657	CEDAR 6"	13913560.2	2261809.9
	2658	DBL CEDAR 9"	13913535.0	2261820.3
	2659	TRIPLE CEDAR 15"	13913539.2	2261834.1
	2660	CEDAR 6"	13913543.7	2261859.1
	2661	CEDAR 7"	13913566.3	2261839.5
	2662	CEDAR 6"	13913569.0	2261841.8

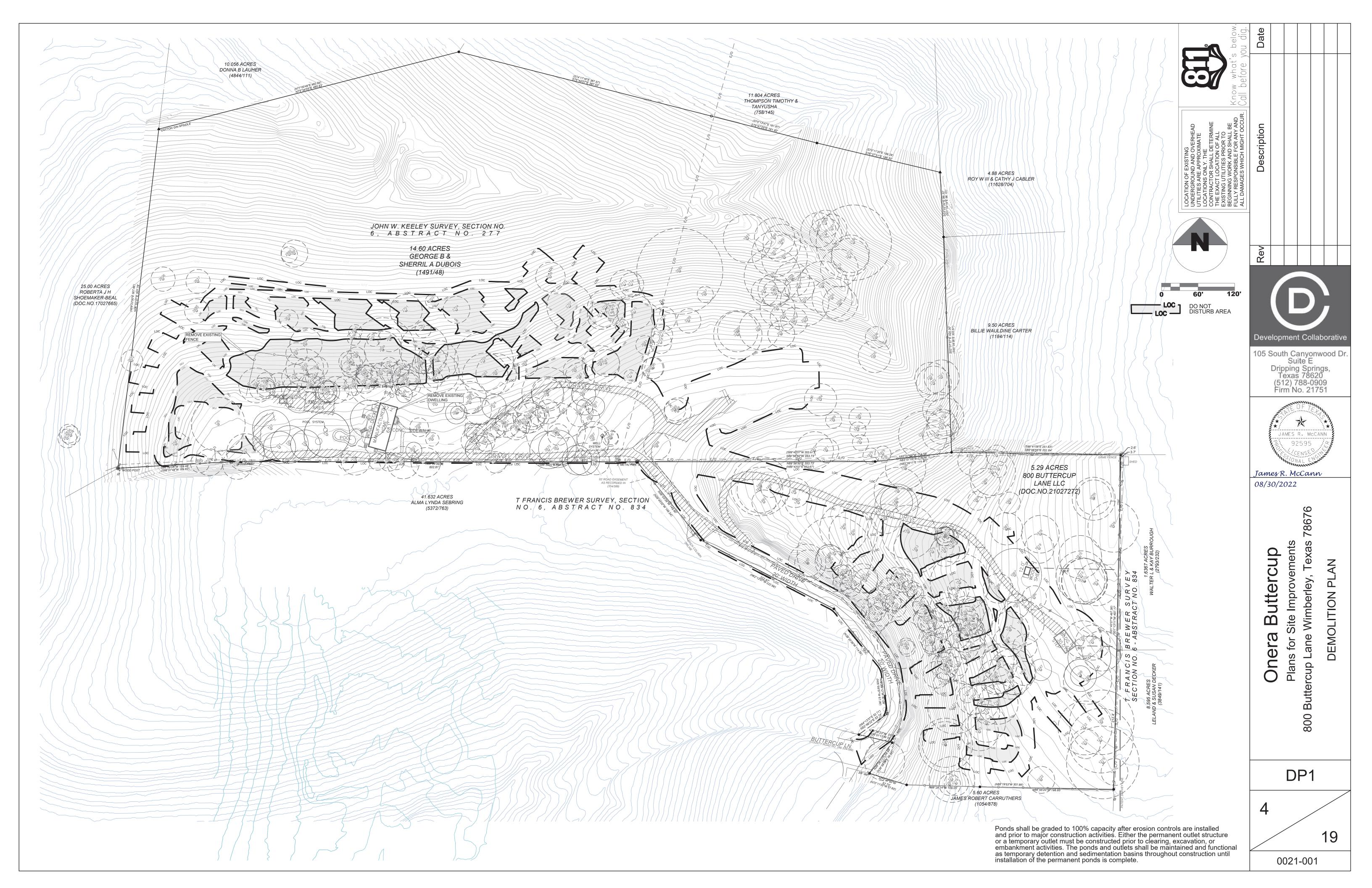
	TREE TABLE				
NO.	NO. DESCRIPTION NORTHING EASTING				
2664	CEDAR ELM 6"	13913456.0	2262120.4		
2665	CEDAR ELM 5"	13913456.4	2262121.8'		
2666	DBL CEDAR 12"	13913449.1	2262094.1		
2667	CLUSTER CEDARS 12"	13913456.9	2262094.3		
2668	CEDAR 10"	13913421.8'	2262098.9		
(REMOVED) 2669	CLUSTER CEDARS 12"	13913424.9	2262080.3		
(REMOVED) 2670	CEDAR 11"	13913423.5	2262070.5		
(REMOVED) 2671	CEDAR DBL 14"	13913440.3	2262041.5		
(REMOVED) 2672	CEDAR TRIP 14"	13913438.6	2262028.3		
2673	CEDAR 10"	13913488.5	2262002.2		
2674	CEDAR DBL 12"	13913487.8	2261999.1		
2675	CEDAR 8"	13913479.3	2261997.0		
2676	CEDAR 6"	13913478.6	2261990.6		
2677	CEDAR 6"	13913469.3	2261983.8		
2678	CEDAR 7"	13913488.3	2262015.0		
2679	CEDAR DBL 8"	13913508.8	2261911.6		
2680	CEDAR DBL 12"	13913516.4	2261911.8		
2681	MULTI CEDAR 15"	13913551.9	2261950.2		
2682	CEDAR 9"	13913556.4	2262068.0		
2683	CEDAR 7"	13913594.6	2262171.8		
2684	CEDAR 9"	13913565.6	2261994.2		
2685	CEDAR 8"	13913497.8'	2262216.0		
2686	DBL CEDAR 10"	13913496.3	2262220.6		
2687	CEDAR 8"	13913461.3	2262042.7		
2689	CEDAR 8"	13913420.2	2261949.6		
2690	DBL CEDAR 9"	13913645.3	2261505.0		
2691	CEDARS CLUSTER 10"	13913730.5	2261650.3		
2692	CEDAR 6"	13913729.0'	2261642.8		
2693	CEDAR 8"	13913582.1	2261653.6		
2694	TRIPLE CEDAR 12"	13913595.8'	2261667.5		
2695	MULTI CEDAR	13913614.9	2261741.0		
2696	MULTI CEDAR	13913604.3	2261738.8		
2697	MULTI CEDAR	13913602.7	2261767.9		
2698	CEDAR 9"	13913602.7	2261792.5		
2699	CEDAR TRIP 14"	13913587.1	2261782.1		
2700	CEDAR 6"	13913564.4	2261791.5		
2701	TRIPLE CEDAR 12"	13913645.7	2261816.4		
2702	CEDAR 6"	13913617.5	2261841.6		
2703	MULTI CEDAR	13913659.7	2261855.0		
2704	MULTI CEDAR 10"	13913646.8	2261891.3		
2705	QUAD CEDAR 22"	13913570.4	2261931.9		
2706	TRIPLE CLUSTER CEDAR 11"	13913695.7	2262030.9		
2707	QUAD CLUSTER CEDAR 17"	13913651.9	2262059.7		

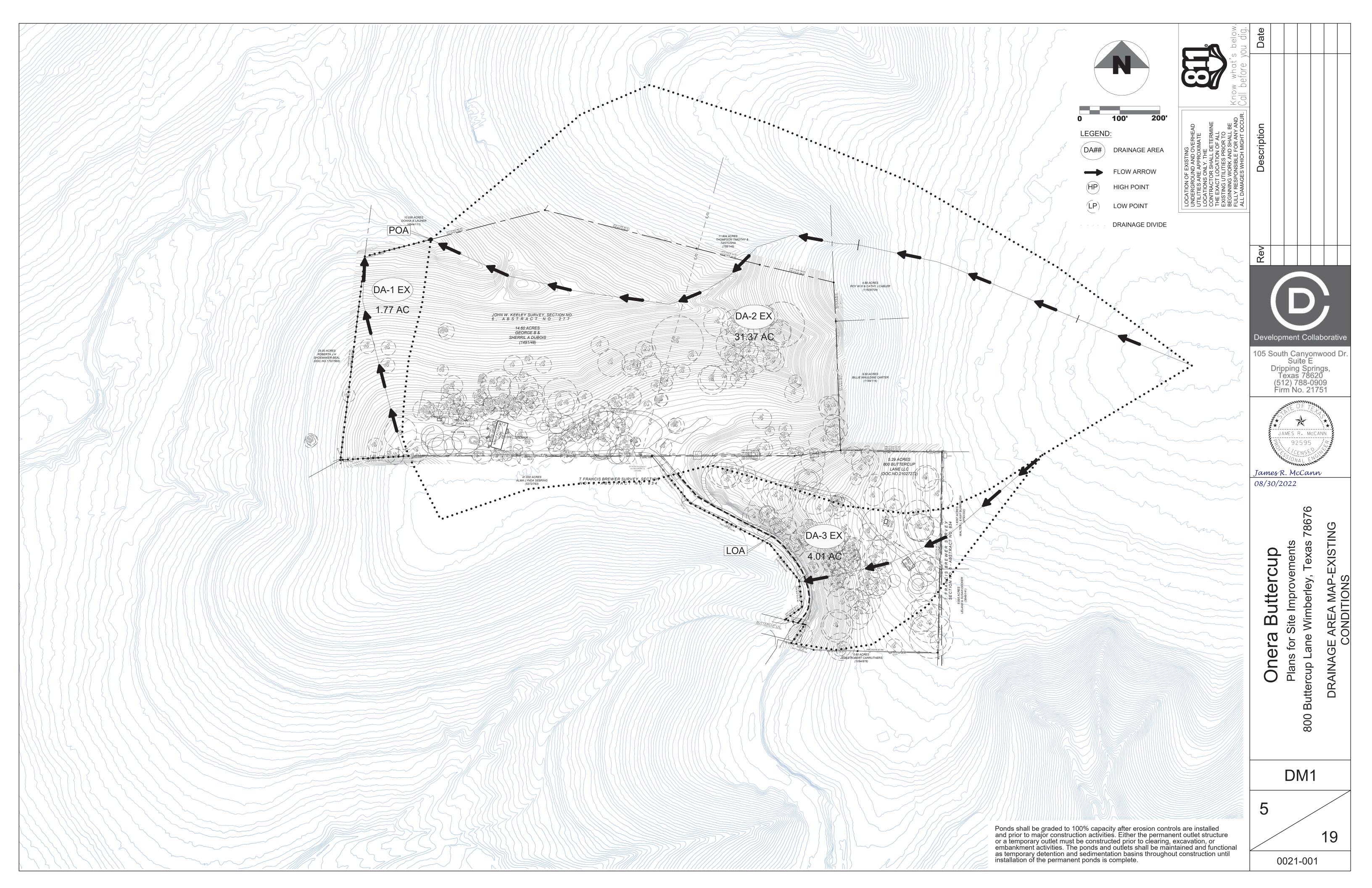
TREE TABLE						
NO.	DESCRIPTION	NORTHING	EASTING			
2708	CEDAR TRIP 14"	13913649.3	2262113.7			
2709	MULTI CEDAR	13913648.1	2262122.9			
2710	CLUSTER CEDARS	13913643.5	2262121.6'			
2711	CEDAR 10"	13913637.8'	2262105.8			
2712	CLUSTER CEDARS	13913623.1	2262137.3			
2713	CEDAR 11"	13913684.1	2262141.3			
2714	CEDAR 9"	13913684.4	2262151.8			
2715	DBL CEDAR 13"	13913643.5	2262156.0			
2716	CEDAR 9"	13913633.1	2262199.6			
2717	DBL CEDAR 8"	13913608.9	2262196.8			
2718	DBL CEDAR 8"	13913598.0'	2262195.3			
2719	CLUSTER CEDARS	13913547.7	2262150.0			

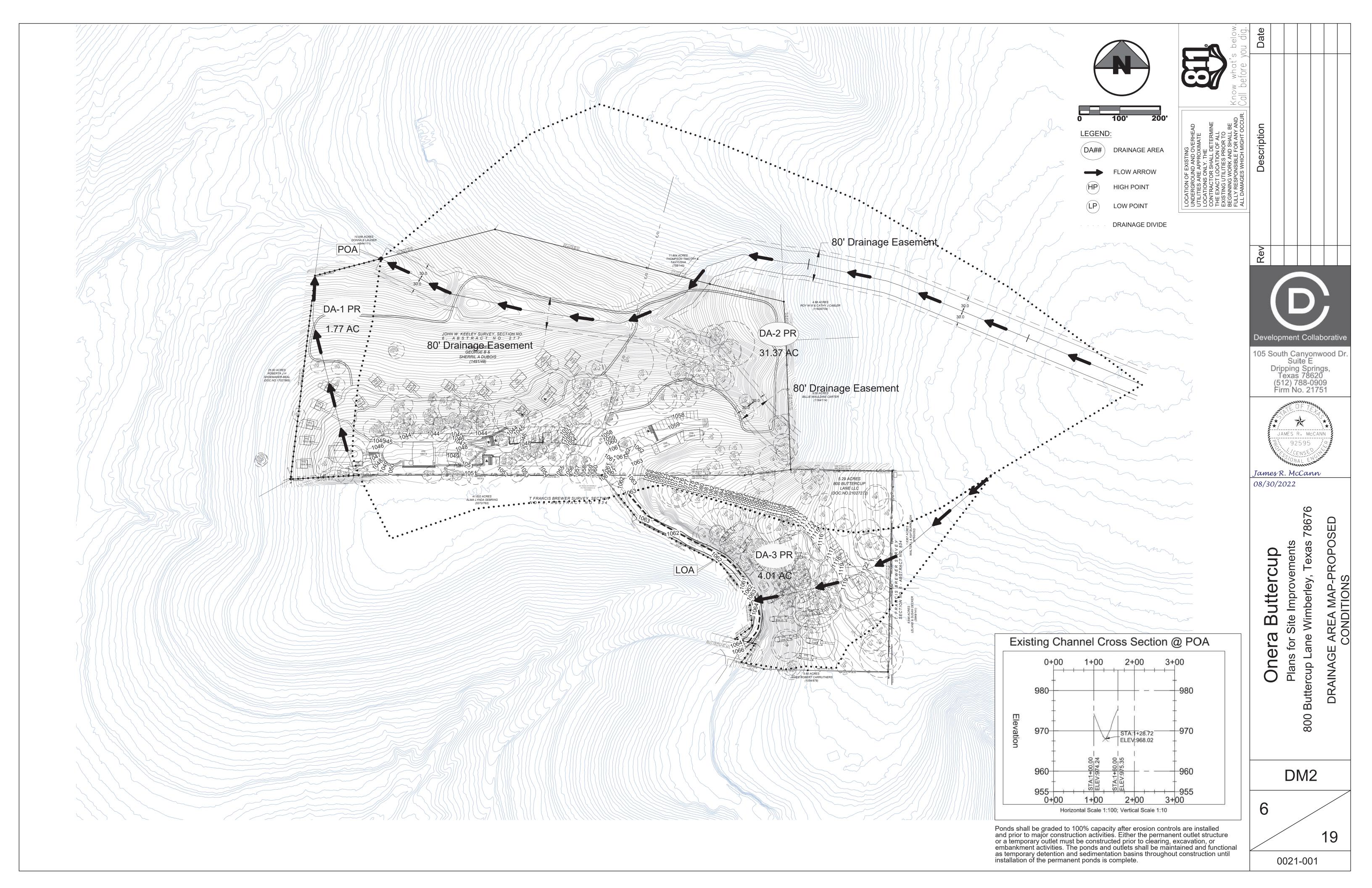
TREES TAGGED AND NUMBERED TO THE BEST OF OUR KNOWLEDGE BY SURVEY PERSONNEL. ARBORIST SHOULD E CONTACTED FOR VERIFICATION.

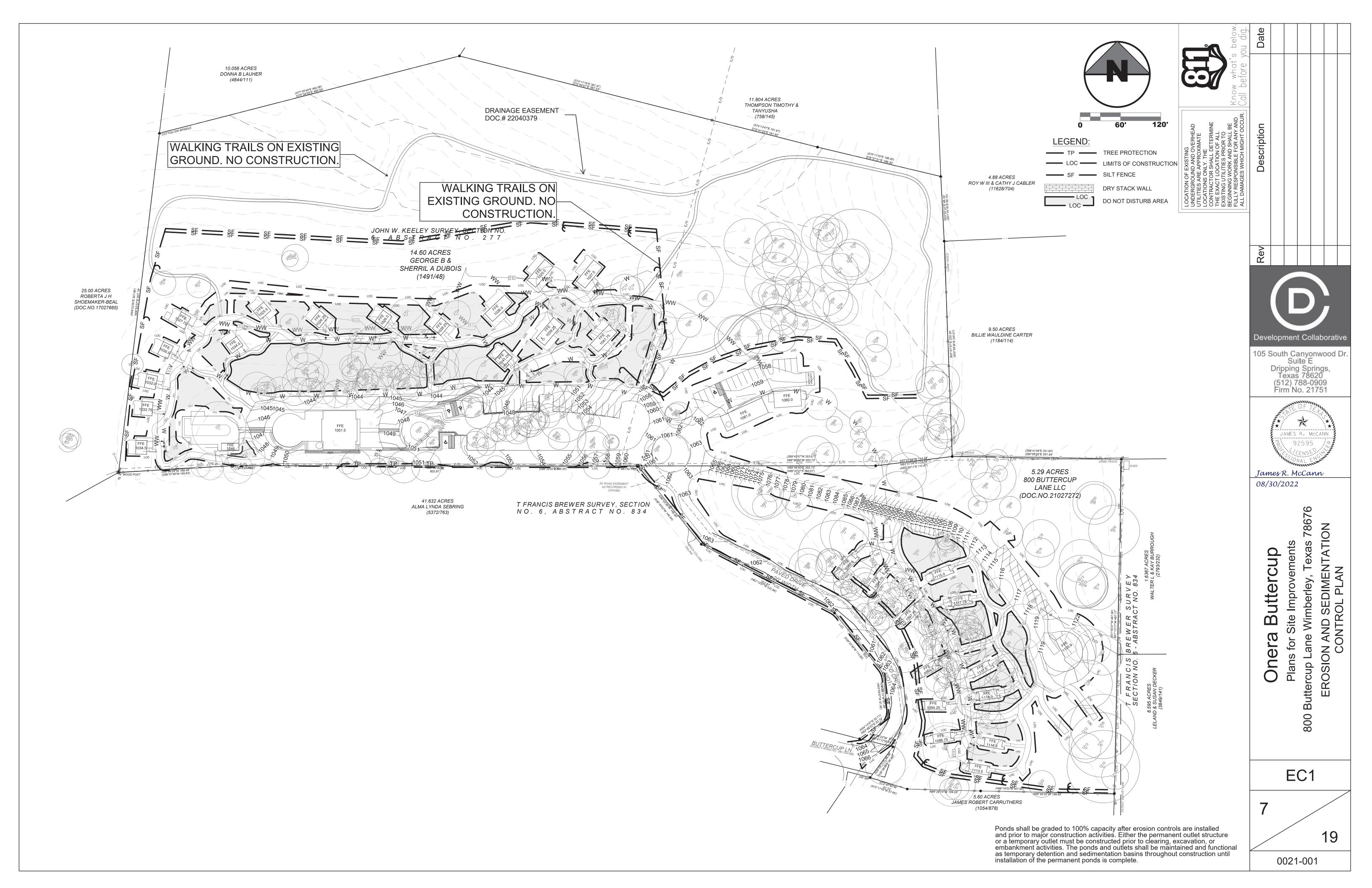


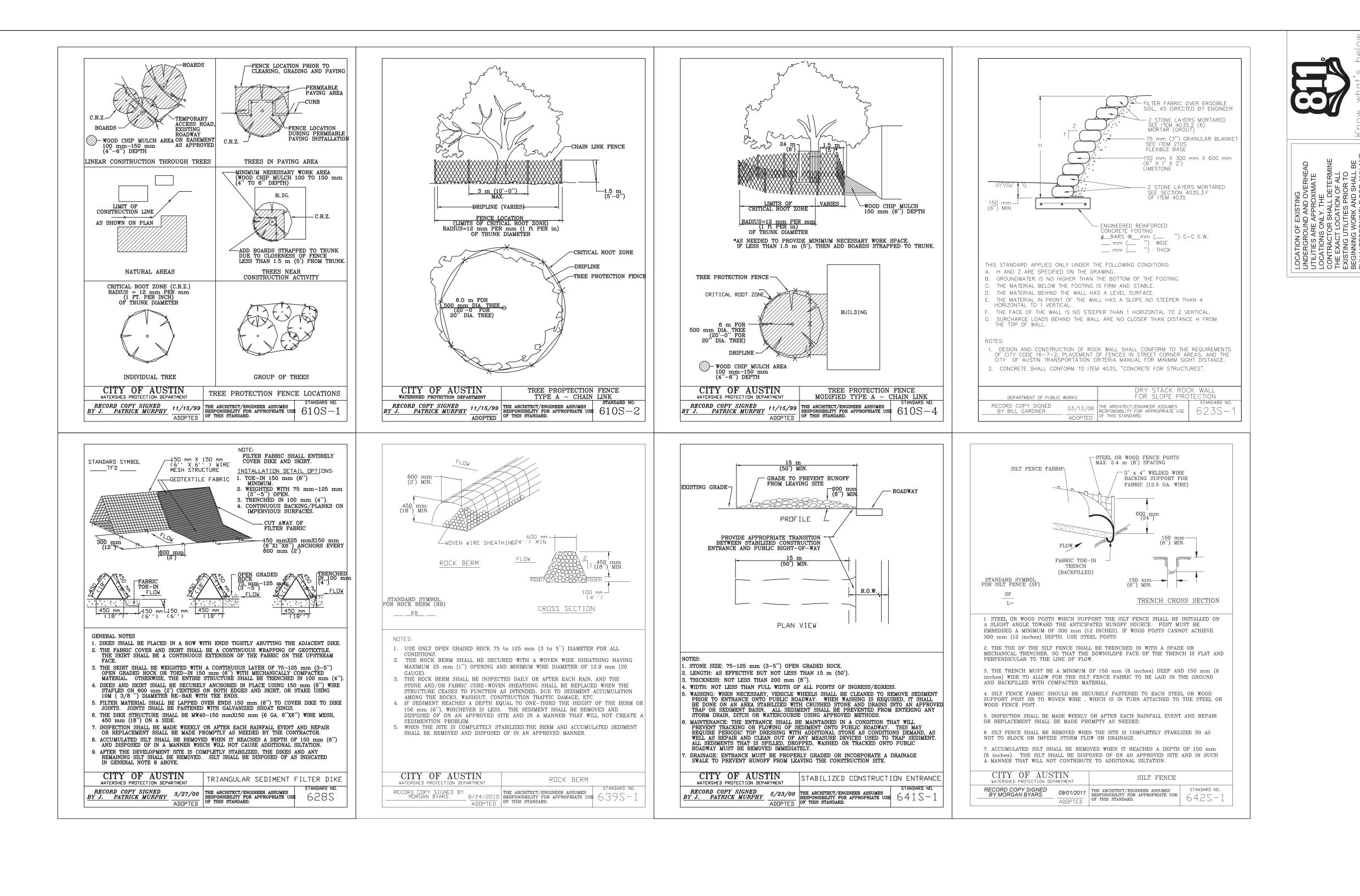
Ponds shall be graded to 100% capacity after erosion controls are installed and prior to major construction activities. Either the permanent outlet structure or a temporary outlet must be constructed prior to clearing, excavation, or embankment activities. The ponds and outlets shall be maintained and functional as temporary detention and sedimentation basins throughout construction until installation of the permanent ponds is complete.











Improvements Wimberley, ⁻ \Box Plans

Development Collaborative

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Suite E

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Texas 78620

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JAMES R. MCCANN

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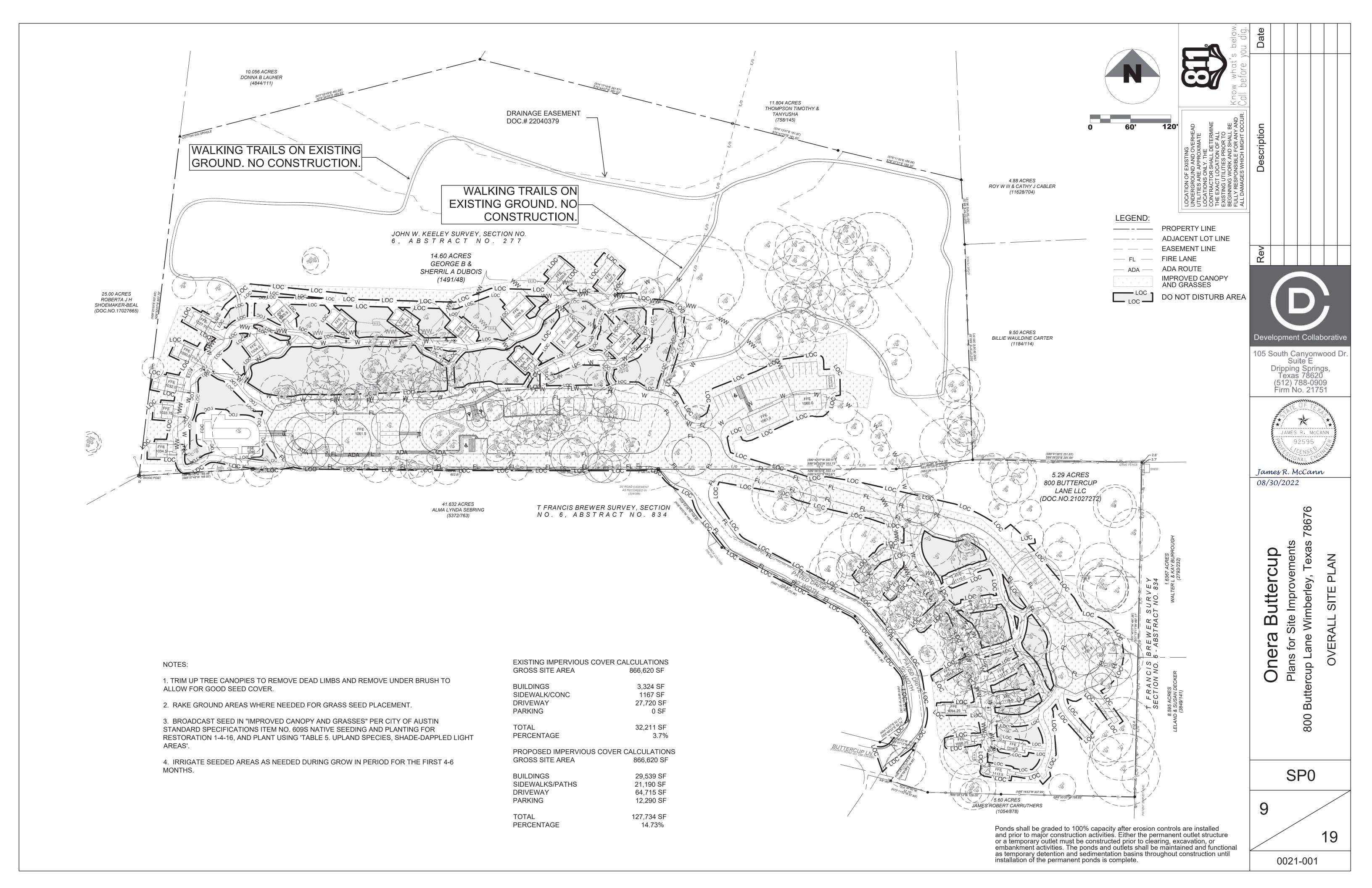
Tames R. McCann

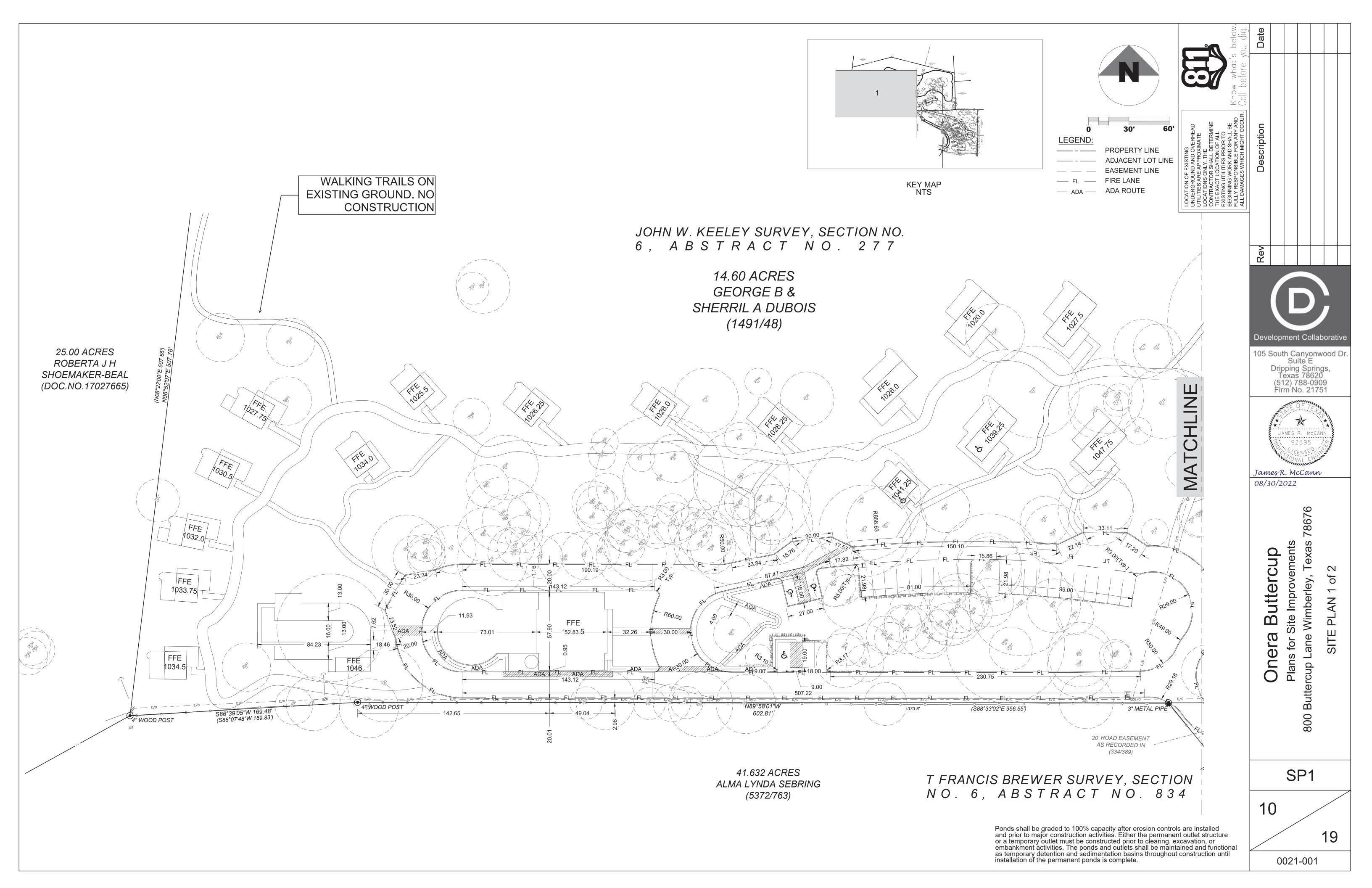
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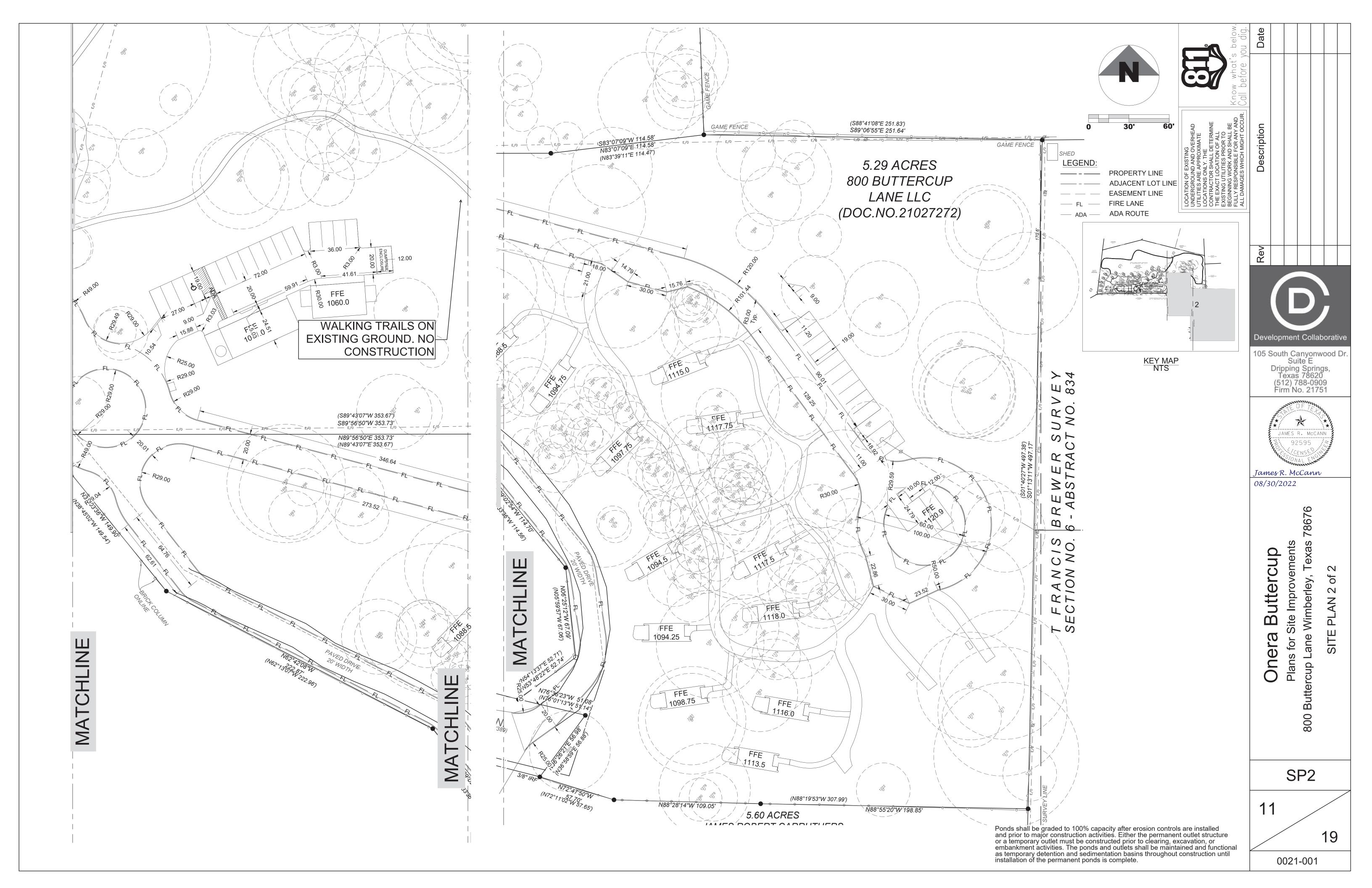
EROSION AND SEDIM CONTROL DETA dno. EC2

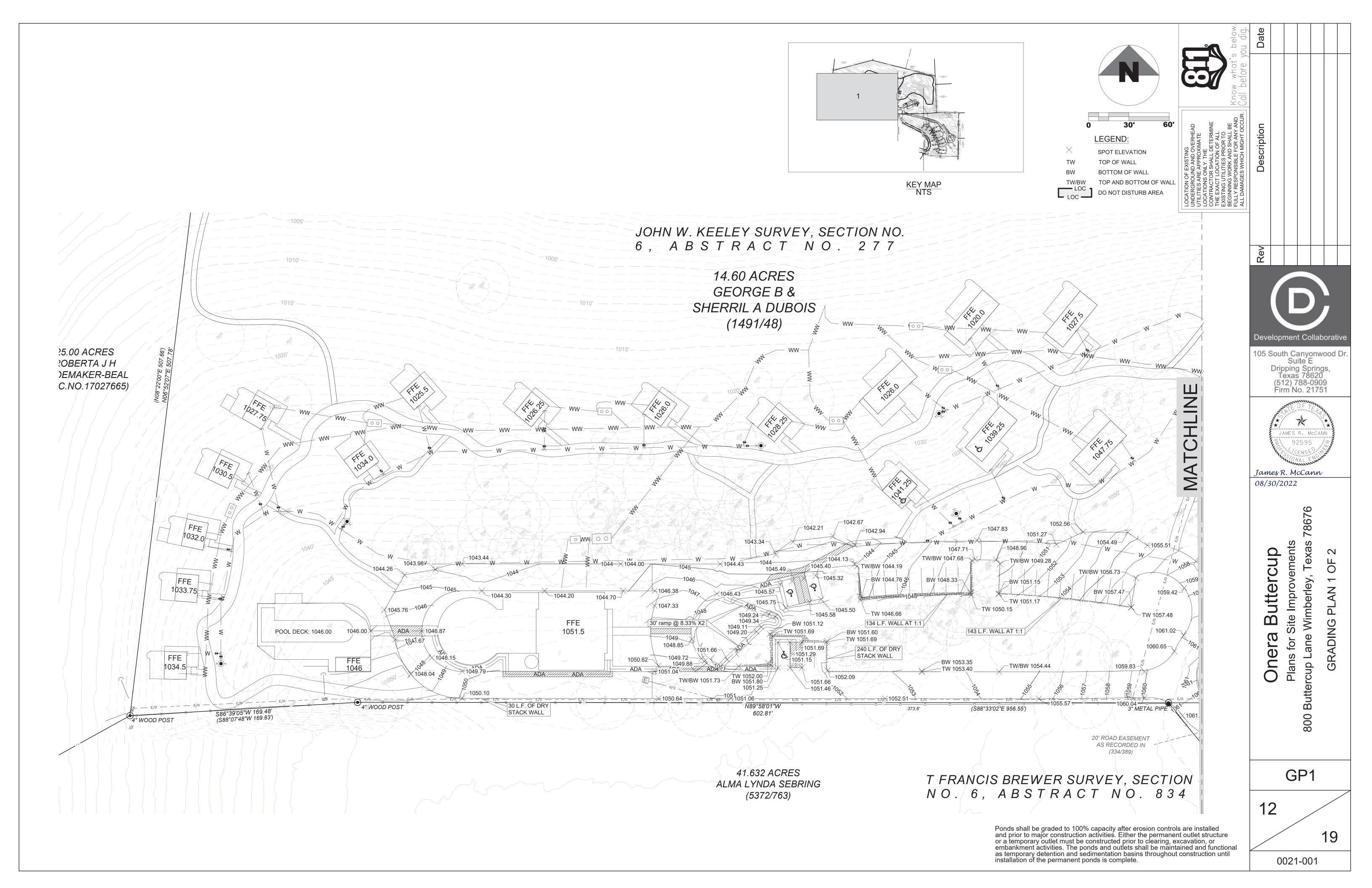
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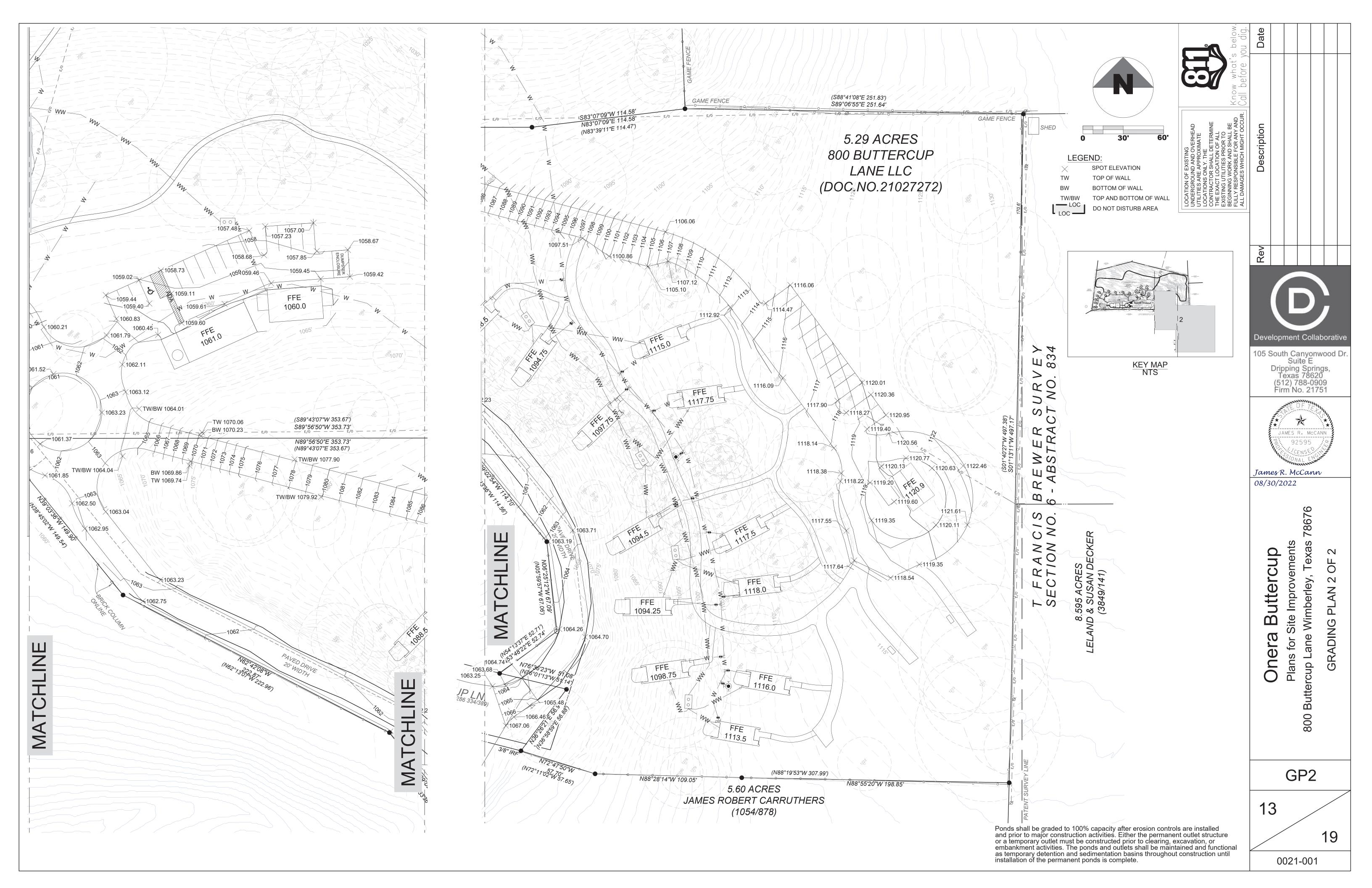
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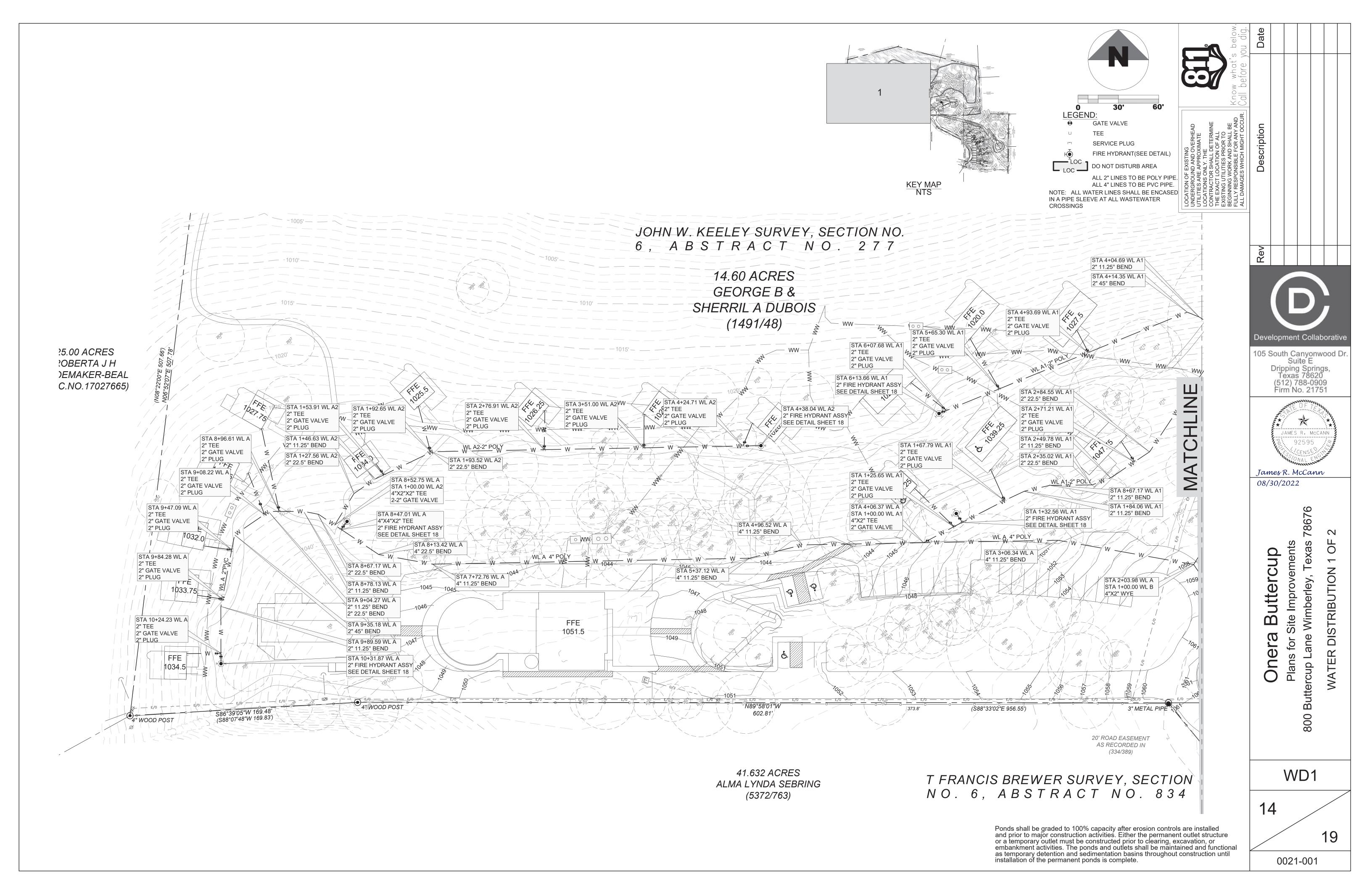


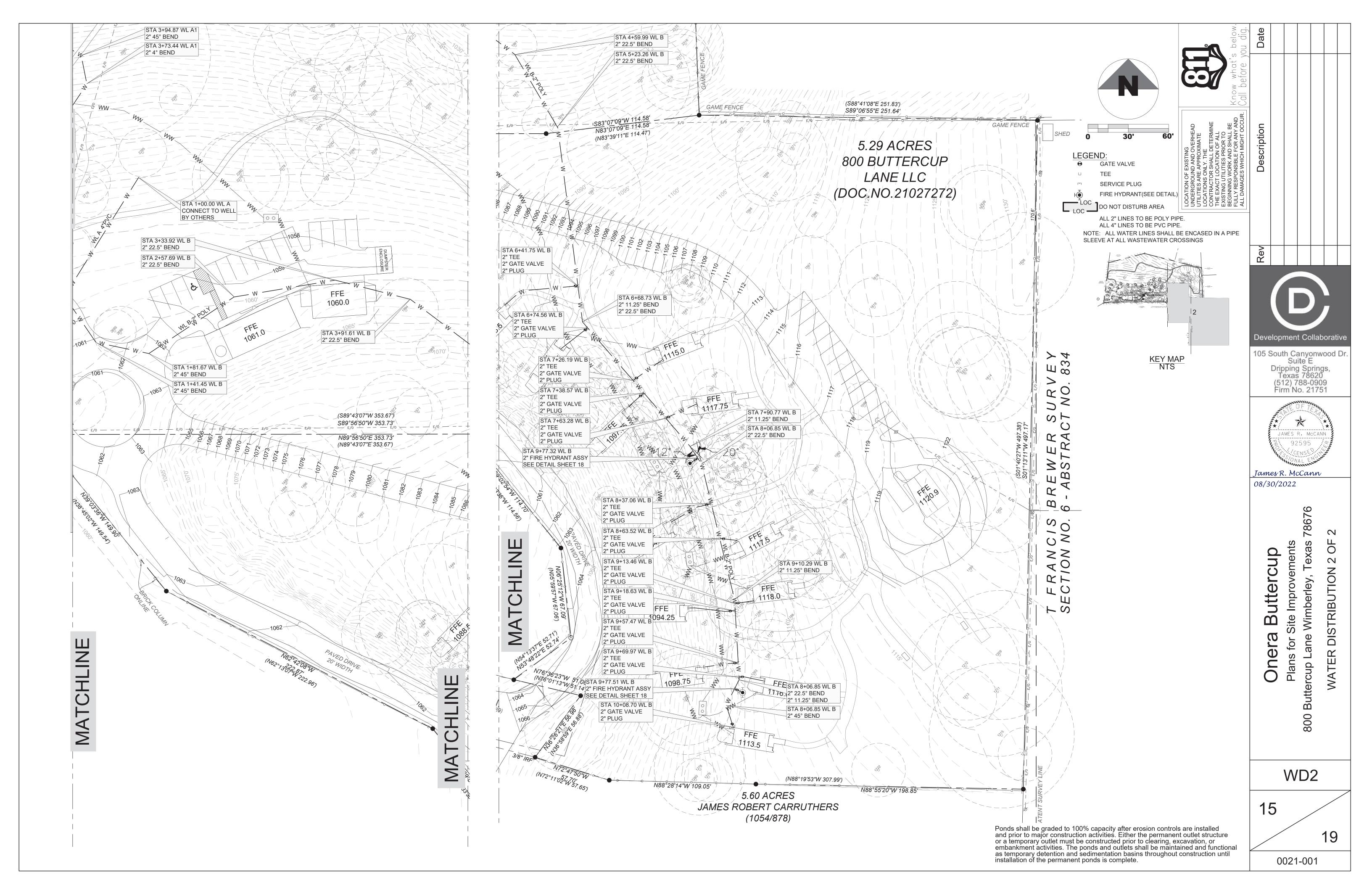


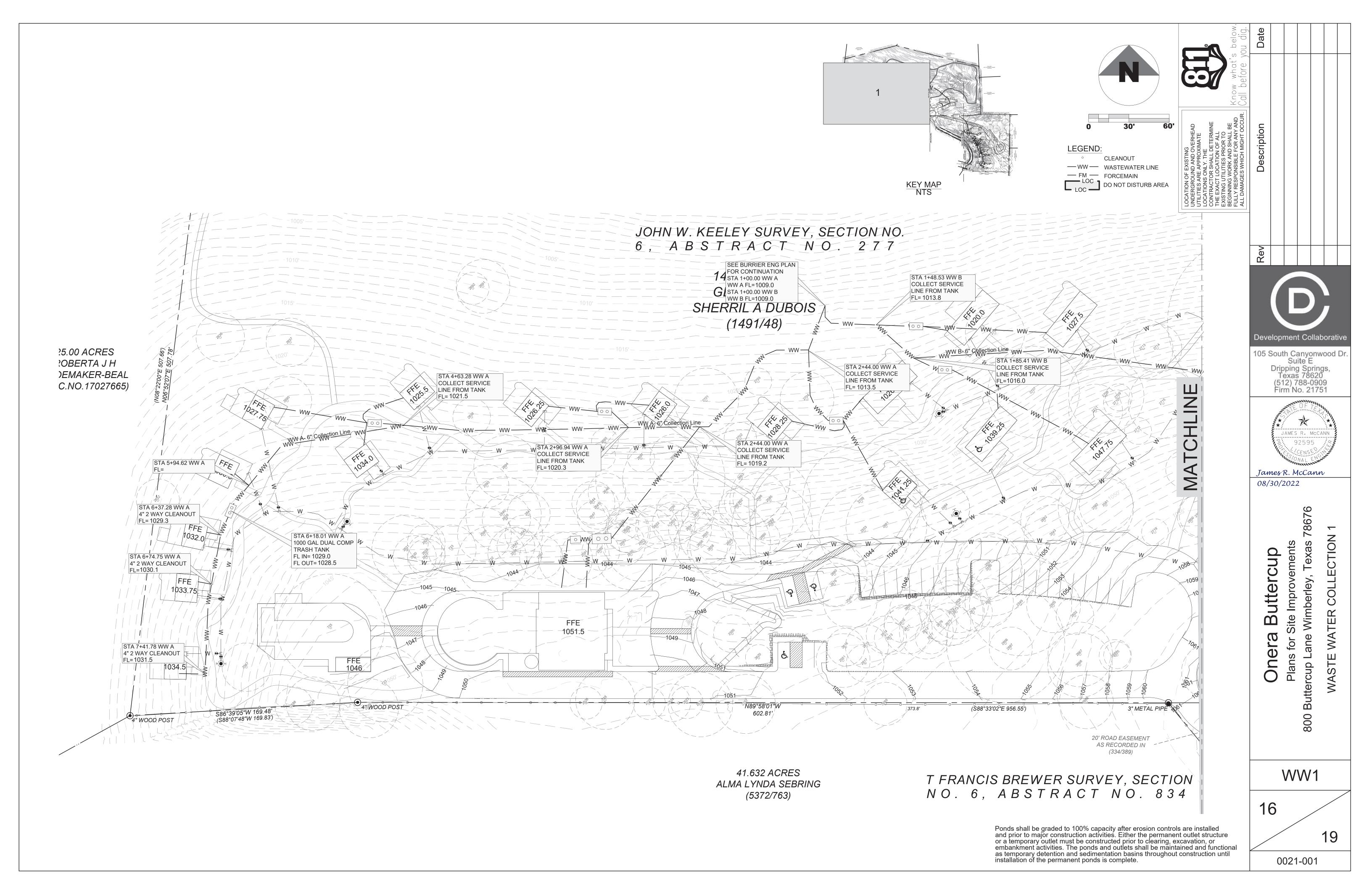


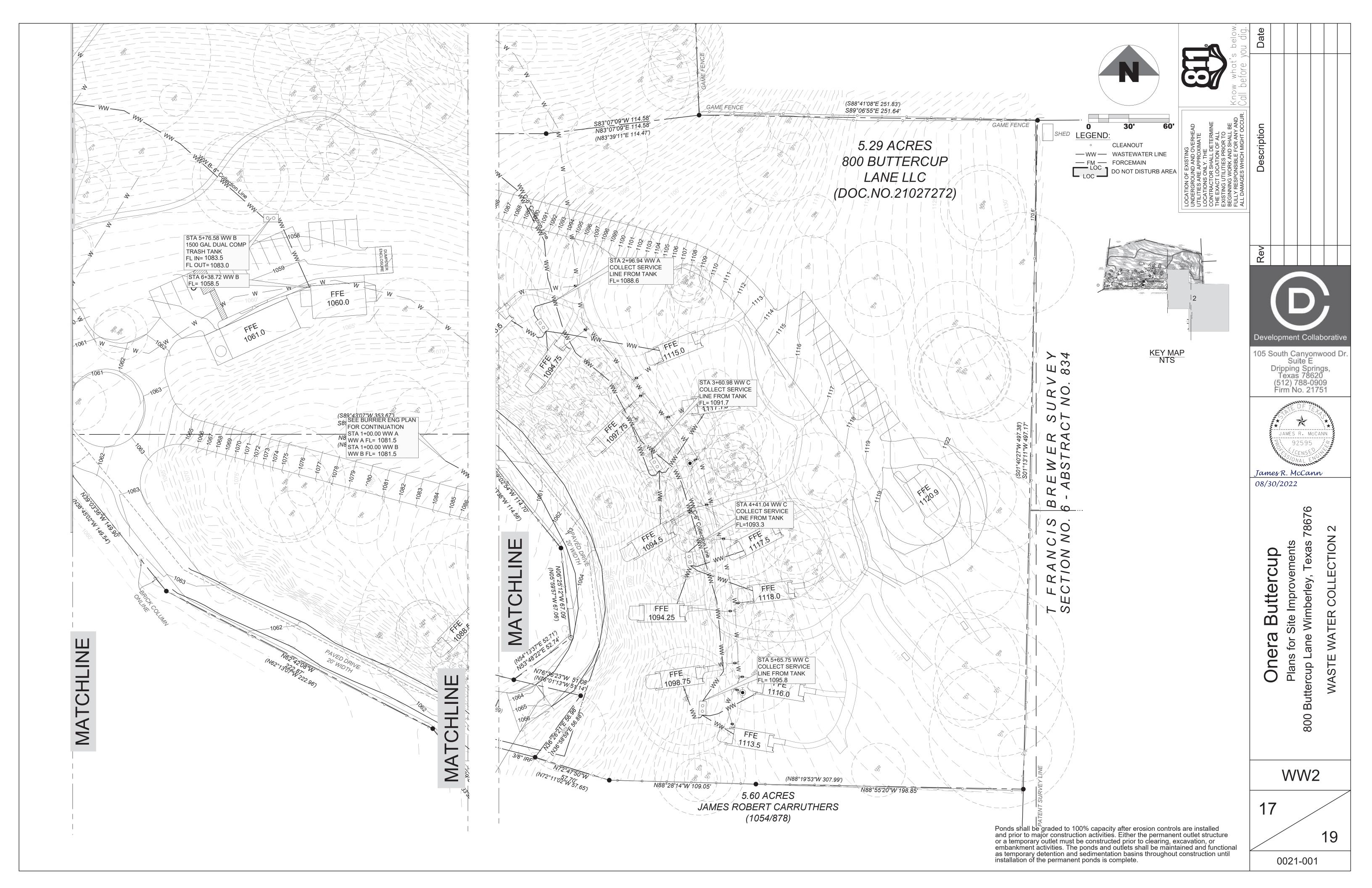


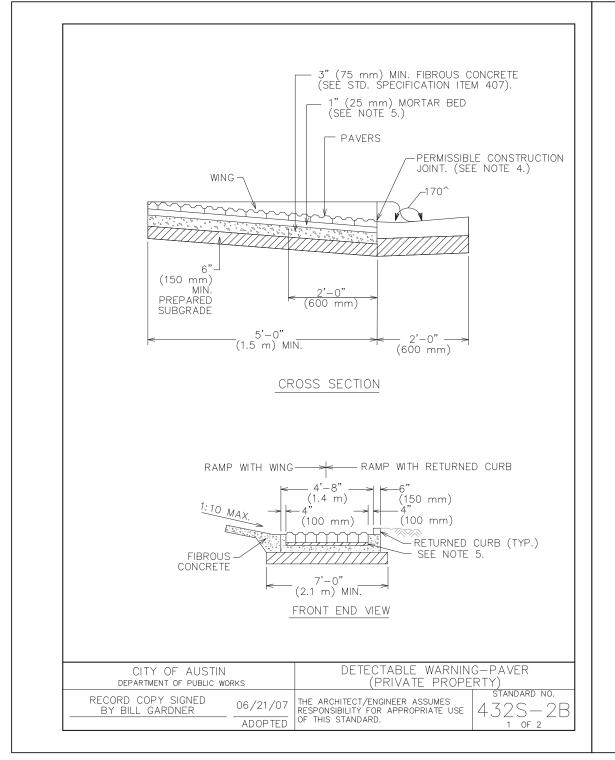


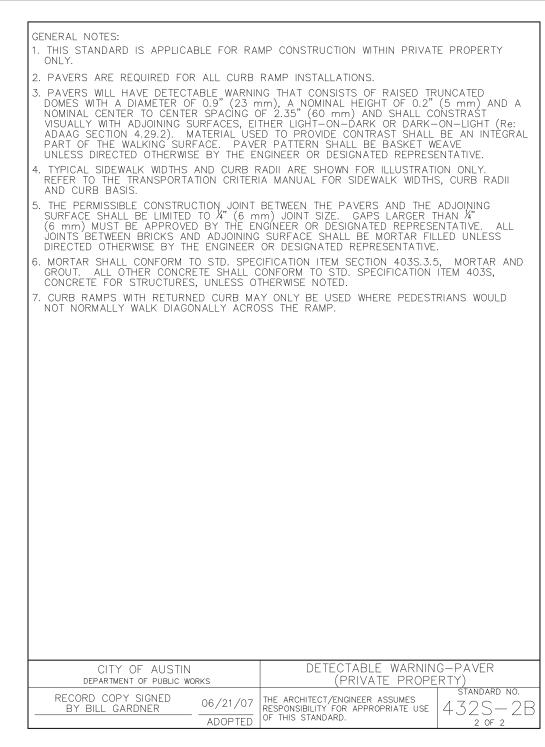


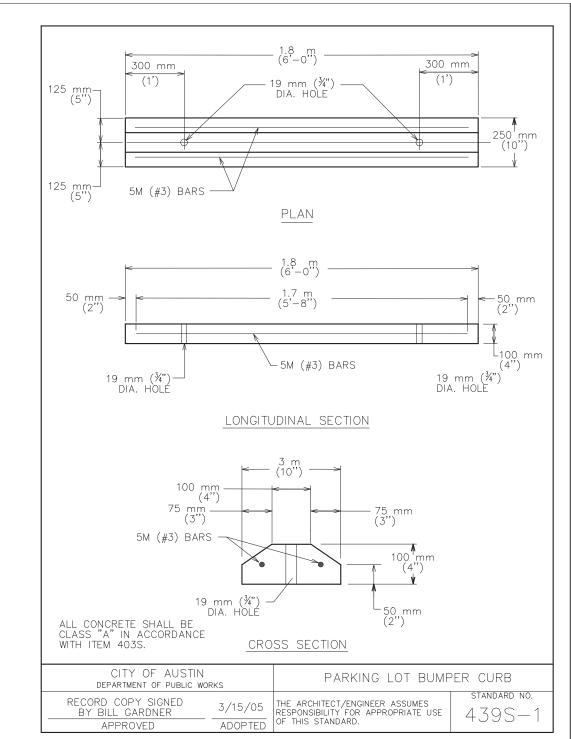


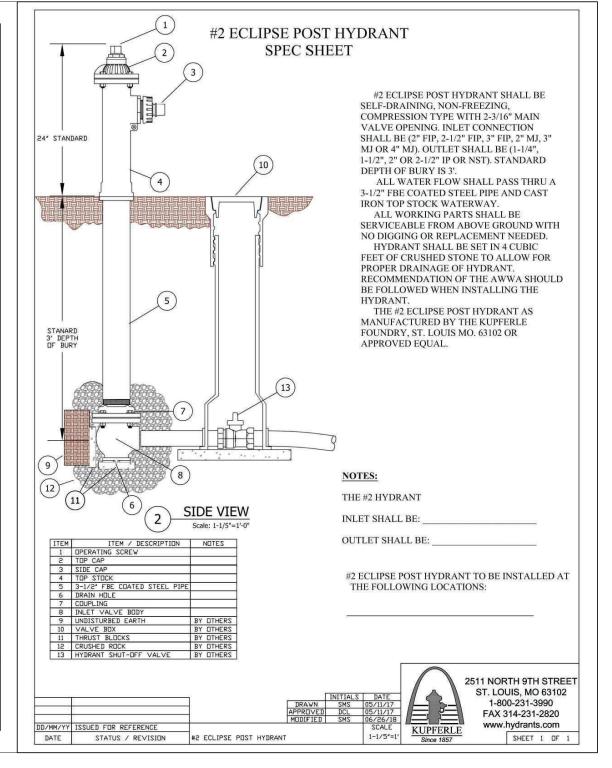


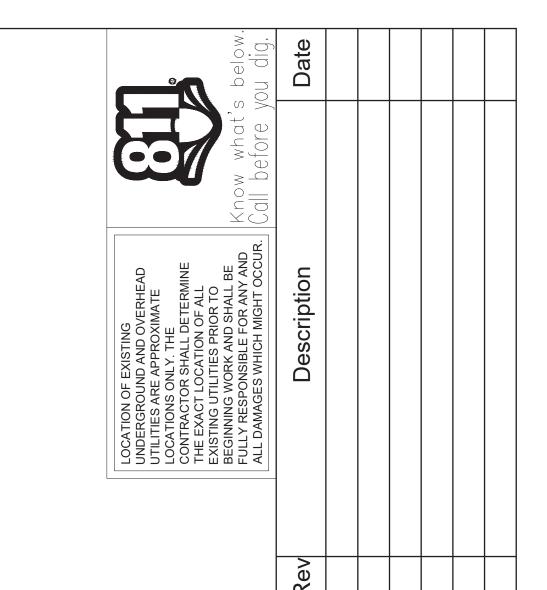












Development Collaborative

105 South Canyonwood Dr. Suite E Dripping Springs, Texas 78620 (512) 788-0909 Firm No. 21751



James R. McCann

08/30/2022

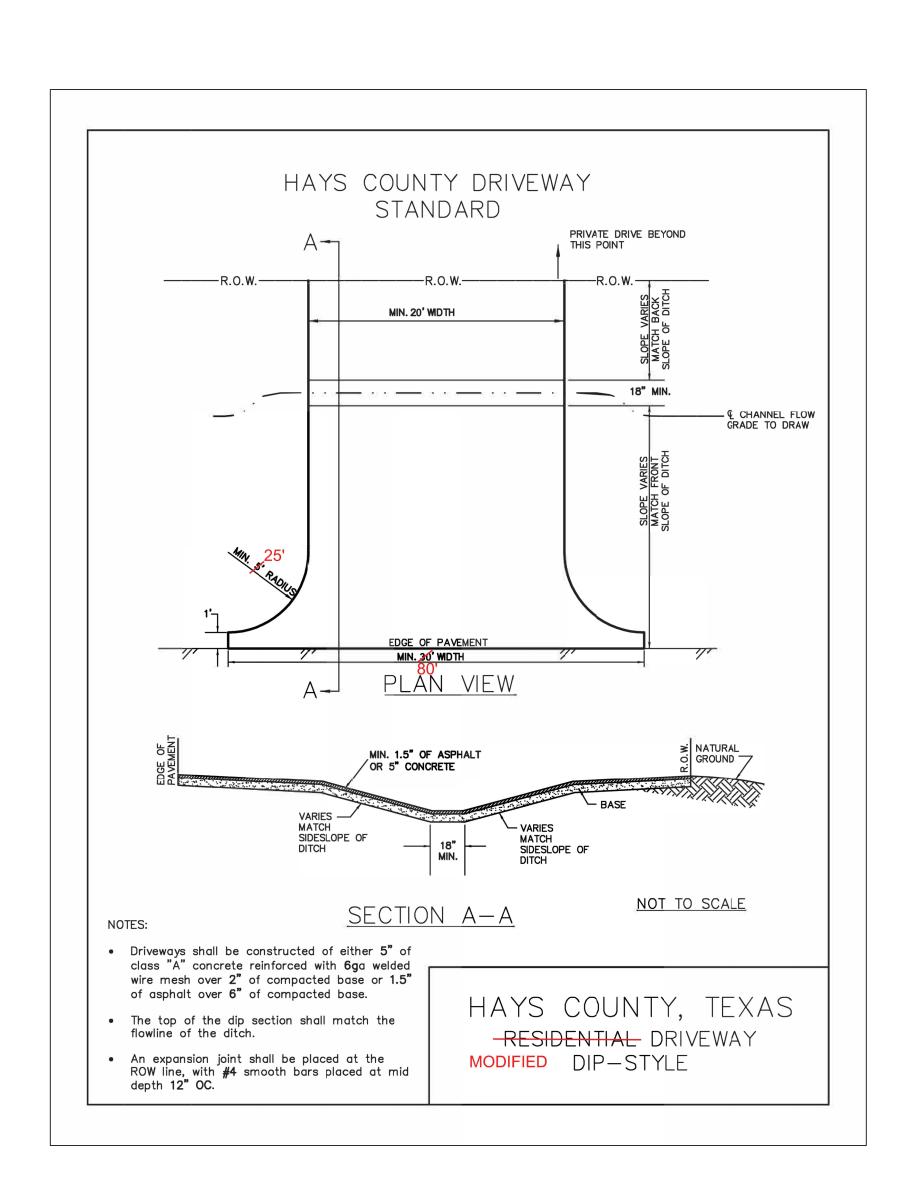
Site Improvements

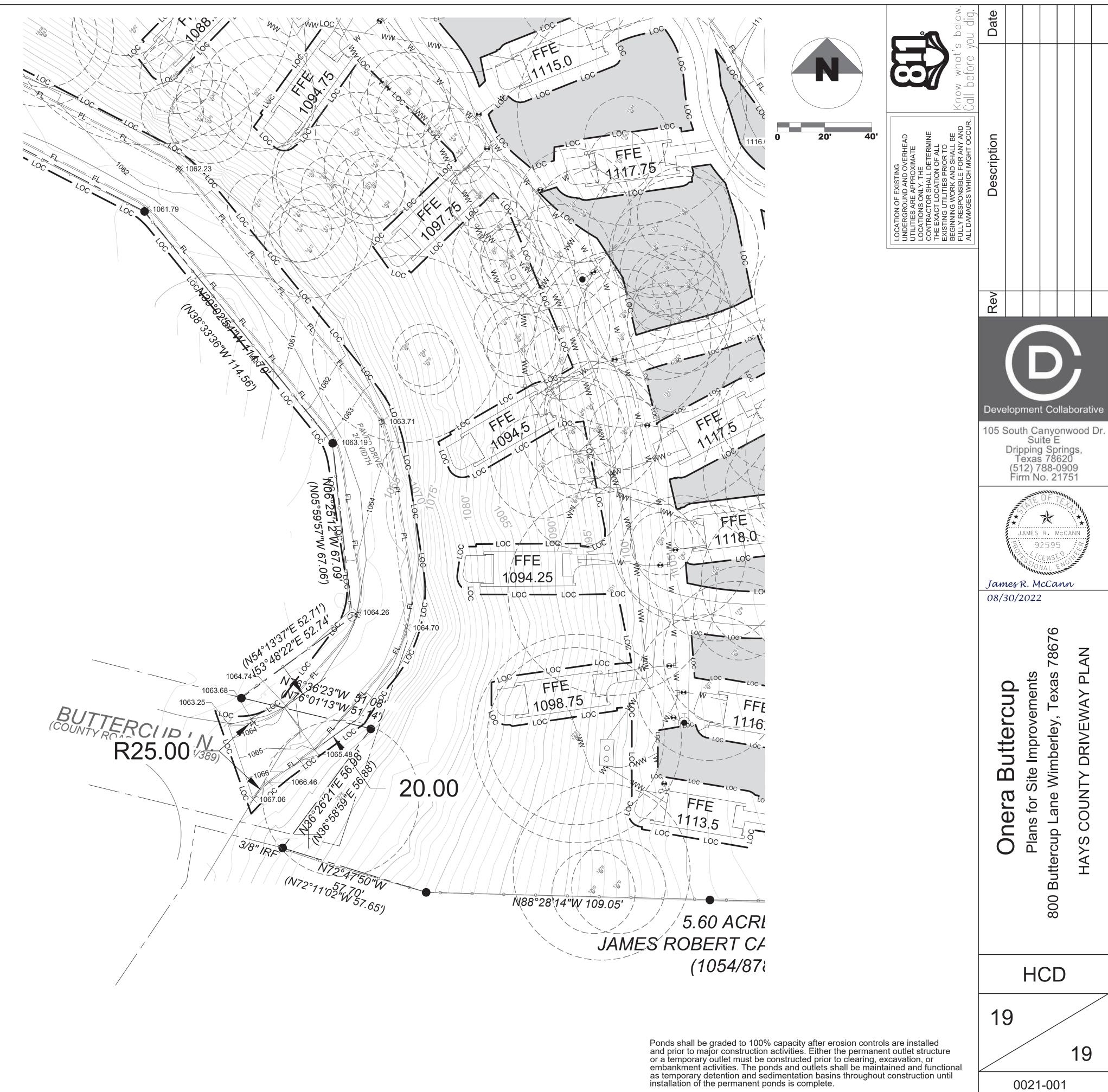
DETAILS

Buttercup Wimberley, Plans for

DT1 0021-001

Ponds shall be graded to 100% capacity after erosion controls are installed and prior to major construction activities. Either the permanent outlet structure or a temporary outlet must be constructed prior to clearing, excavation, or embankment activities. The ponds and outlets shall be maintained and functional as temporary detention and sedimentation basins throughout construction until installation of the permanent ponds is complete.





0021-001

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: Candace Craig, PE

Date: 10/20/2022

Signature of Customer/Agent:

Regulated Entity Name: Onera Buttercup

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:

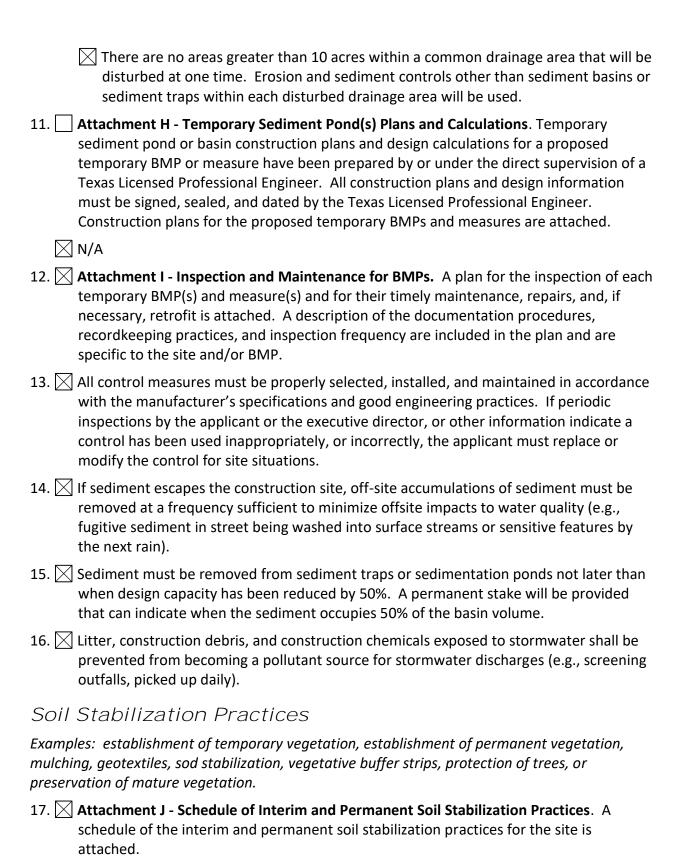
$oxed{\boxtimes}$ The following fuels and/or hazardous substances will be stored on the site: ${}_{0}$	<u>Construction</u>
staging area	

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.
Sec	quence 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: <u>Lower Blanco River</u>
Ter	mporary Best Management Practices (TBMPs)
stabi const basir	on control examples: tree protection, interceptor swales, level spreaders, outlet lization, blankets or matting, mulch, and sod. Sediment control examples: stabilized truction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment as. Please refer to the Technical Guidance Manual for guidelines and specifications. All tural 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.



- 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.

TEMPORARY STORMWATER SECTION ATTACHMENTS A - J

ATTACHMENT A: SPILL RESPONSE ACTION

During construction, the general contractor should take actions to prevent leaks or spills of pollutants to drainage systems or waterways including education, training of contractors and subcontractors and enforcement of safety measures. Spill cleanup and control materials should be stored at an easily accessible area of the site. In the event a spill occurs, the responsible person shall immediately abate and contain the spill or discharge and cooperate fully with the executive director and the local incident command system. The responsible person shall also begin reasonable response actions including initiating efforts to stop the discharge or spill to minimize the impact to the public health and the environment, neutralize the effects of the incident, remove the discharged or spilled substances, and safely dispose of the wastes. Do not bury or wash spills with water and do not allow it to discharge into drainage facilities or watercourses.

For significant or hazardous spills that are in reportable quantities, notify the TCEQ by telephone as soon as possible and within 24 hours at (512) 339-2929 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. 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. 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.

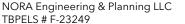
ATTACHMENT B - POTENTIAL SOURCES OF CONTAMINATION

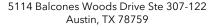
Potential sources of contamination include fuel, paint, sanitary/septic waste, cleaning chemicals soil, fertilizer, construction debris and other fluids for construction equipment.

ATTACHMENT C - SEQUENCE OF MAJOR ACTIVITIES

- 1. Installation of erosion and sedimentation controls.
- 2. Pre-construction meeting.
- 3. Clearing and grubbing of the site.
- 4. Removal/demolition per the demolition plan
- 5. Rough grading and preparation for building pads.
- 6. Installation of underground utilities
- 7. Building construction
- 8. Install flatwork
- 9. Final grading, site revegetation and landscaping
- 10. Proper disposal of sediment and temporary erosion/sedimentation controls

CZP03 f-0602 Attachment A-J.docx







ATTACHMENT D - TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Proposed temporary best management practices (TBMPs) include preservation of existing vegetative buffers, silt fencing, tree fencing, and utilization of the existing paved drive as the construction entrance. The proposed TBMPs shall be installed prior to commencement of construction activity including site preparation and demolition.

The existing and proposed impervious coverage on the site are low intensity at 3.7% and 14.74%, respectively. On the 5.29-acre southern lot, the natural topography slopes from east to west. On the 14.60-acre northern lot, the natural topography of the southern portion of the lot, which comprises roughly three quarters of the lot, slopes from east to west and north toward a natural channel as shown on the drainage area map.

The contractor shall limit construction activity to the limits of construction as shown on the Erosion and Sedimentation Control Plan (ESC Plan). No areas greater than 10 acres within a common drainage area shall be disturbed at one time.

The silt fencing proposed for the site is in accordance with the City of Austin standard detail and specifications. The proposed location of the erosion and sedimentation controls are generally located downslope of the disturbed areas as shown in the ESC Plan.

Tree fencing shall be installed to protect trees identified for preservation and to reduce site disturbance.

The existing paved drive should be maintained to avoid sediment accumulation. Where silt fencing would be an impediment to construction access, triangular filter dikes or mulch socks may substitute for sedimentation control.

ATTACHMENT E - REQUEST TO TEMPORARILY SEAL A FEATURE

Not Applicable

ATTACHMENT F - STRUCTURAL PRACTICES

The proposed development is low intensity with a proposed impervious coverage of 14.74%. Water quality mitigation of stormwater runoff will be managed by silt fencing and by the heavy vegetative buffer downhill of the developed area.

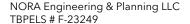
ATTACHMENT G - DRAINAGE AREA MAP

The existing and proposed drainage area maps are included in the site plan.

ATTACHMENT H - TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS Not Applicable

ATTACHMENT I - INSPECTION AND MAINTENANCE FOR BMPS

Inspection and Maintenance for BMPs will be performed in accordance with a stormwater pollution prevention plan (SWPPP) which will be submitted and approved by TCEQ prior to construction. The contractor is required to provide a certified inspector that is either a licensed engineer (or person



directly supervised by the licensed engineer) or certified professional in erosion and sediment control (CPESC or CPESC - IT), certified erosion, sediment and stormwater - inspector (CESSWI or CESSWI - IT) or certified inspector of sedimentation and erosion controls (CISEC or CISEC - IT) certification to inspect the controls and fences at weekly or bi-weekly intervals and after one-half (½) inch or greater rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches or one-third (⅓) of the installed height of the control whichever is less. Records including inspection logs shall be maintained with the SWPPP document posted at the site.

The silt fencing shall be inspected weekly and after rain events. Routine maintenance include:

- Sediment removal after 6" buildup;
- Replacement of any torn fabric;
- · Replacement or repair of any sections crushed or collapsed in the course of construction activity;
- At construction completion, proper disposal of sediment and erosion, revegetation of disturbed areas, and disposal of erosion and sedimentation controls at an approved landfill

ATTACHMENT J - SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

The contractor should minimize disturbed area and protect natural features and soil to the greatest extent practicable. Vegetative stabilization of areas disturbed by construction shall be in accordance with the Site Plan, Sheet GN0 Stabilization/Revegetation Notes. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

Agent Authorization Form

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

l	Ben Wolff
_	Print Name
	Co-owner and Manager
	Title - Owner/President/Other
of80	0 Buttercup Lane LLC and 999 Buttercup Lane LLC
	Corporation/Partnership/Entity Name
have authorized	
	Print Name of Agent/Engineer
of	Nora Engineering & Planning LLC
	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:

Moss	12/15/2022
Applicant's Signature	Date
Florida	
THE STATE OF XEXAS §	
County of §	

BEFORE ME, the undersigned authority, on this day personally appeared Benjamin Marc Wolff 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 15th day of December, 2022.

DRIVER LICENSE

SHELLY ANN WARREN

Notary Public - State of Florida

Commission # HH 232163

Expires on February 22, 2026

Notarized online using audio-video communication

NOTARY PUBLIC

Shelly Ann Warren

Typed or Printed Name of Notary

MY COMMISSION EXPIRES:

Colin Gearing

Environmental Investigator

Edwards Aquifer Protection Program

Texas Commission on Environmental Quality

Phone: (512) 239 -7015

Mr. Gearing,

I, Ben Wolff, authorized representative of 999 Buttercup Lane LLC and 800 Buttercup Lane LLC, as co-owner and manager of the properties at 999 Buttercup Lane, Hays County Property ID R15822 and 800 Buttercup Lane, Hays County Property ID R19990 do hereby authorize the development of this project as shown on the site plan and supporting documents submitted with this applications.

Sincerely,

999 Buttercup Lane LLC & 800 Buttercup Lane LLC

Ben Wolff

Manager

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: Onera Buttercup Regulated Entity Location: 800 Buttercup Lane Name of Customer: 800 Buttercup Lane LLC Contact Person: Candace Craig, PE Phone: <u>(737) 264-3081</u> Customer Reference Number (if issued):CN Regulated Entity Reference Number (if issued):RN _____ **Austin Regional Office (3373)** X Hays Travis Williamson San Antonio Regional Office (3362) Medina Uvalde Bexar 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: X Austin Regional Office San Antonio Regional Office Mailed to: TCEQ - Cashier Overnight Delivery to: TCEQ - Cashier **Revenues Section** 12100 Park 35 Circle Mail Code 214 Building A, 3rd Floor P.O. Box 13088 Austin, TX 78753 (512)239-0357 Austin, TX 78711-3088 Site Location (Check All That Apply): Contributing Zone **Transition Zone** Recharge 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 19.89 Acres | \$ 6,500 Sewage Collection System L.F. | \$ Lift Stations without sewer lines Acres \$ Underground or Aboveground Storage Tank Facility Tanks | \$ Each \$ Piping System(s)(only) Each \$

andace (mis Date: 10/20/2022 Each | \$

Exception

Extension of Time

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	\$1,500		
	5 < 10	\$3,000		
	10 < 40	\$4,000		
	40 < 100	\$6,500		
	100 < 500	\$8,000		
	≥ 500	\$10,000		
Non-residential (Commercial, industrial, institutional,	< 1	\$3,000		
multi-family residential, schools, and other sites	1 < 5	\$4,000		
where regulated activities will occur)	5 < 10	\$5,000		
	10 < 40	\$6,500		
	40 < 100	\$8,000		
	≥ 100	\$10,000		

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



TCEQ 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												
									ficaucal)				
CN CN	for CN or RN numbers in												
SECTION	SECTION II: Customer Information												
4. General Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy) 09/29/2021									/2021				
New Cust □Change in		me (Verifiable with		Update t ecretary					oller of		•	J	Entity Ownership
The Custo	mer Nar	ne submitted	here may b	e upd	ated a	autor	matica	ally ba	ased (on wh	nat is cu	rrent and	active with the
Texas Sec	retary o	f State (SOS)	or Texas C	omptr	oller o	of Pu	ıblic A	Accou	nts (C	CPA).			
6. Customer	Legal Na	me (If an individual	, print last name	e first: eg	g: Doe, J	John)		<u>If n</u>	ew Cus	tomer,	enter previ	ious Custome	er below:
Onera Dev	velopme	ent, LLC											
7. TX SOS/CI	PA Filing	Number	8. TX State	Tax ID	(11 digits)	;)		9. F	edera	l Tax II	D (9 digits)		S Number (if applicable)
08038543	340		32076955	5437			_	85	-4249	9881		N/A	
11. Type of C	Customer	: Corporation	on		Ir	ndividu	ual		Par	nershi	p: 🔲 Gener	ral 🔲 Limited	
Government:	☐ City ☐	County Federal] State Other	.	□s	Sole Pr	roprieto	orship		Other:			
12. Number ⊙ 0-20	of Employ 21-100	/ees	<u></u>		501 and	d highe	er		Indep Yes	enden	tly Owned	l and Opera	ted?
14. Custome	r Role (Pr	oposed or Actual) –	as it relates to					this form	n. Pleas	e check	one of the	following	
⊠Owner ☐Occupatio	nal Licens	☐ Operati	or nsible Party				Operat	tor up App	licant		Other:		
	2106 I	Malvern Hill	Dr										
15. Mailing Address:													
7100.0001	City	Austin		St	ate	TX	ZIP 78745		ZIP + 4	6012			
16. Country	Mailing In	formation (if outside	de USA)				17. E-	Mail A	ddress	(if appli	icable)		
N/A							ben (@stay	onera	.com	1		
18. Telephon	e Numbe	r		19. Ex	tensio	n or C	ode			20. Fa	ax Numbe	r (if applicab	ole)
(917) 51	(917) 512-8774 N/A () -												
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)													
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.)													
Onera Buttercup													

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23. Street Address of the Regulated Entity: (No PO Boxes)	800 Buttercup Lane									
	City	Wimberley	y State	TX	ZIP	78676	ZIP	+ 4		
24. County	William		<u> </u>				I	L		
<u> </u>			ocation Description	on if no stre	et address	is provided.	ı			
25. Description to Physical Location:										
26. Nearest City					State			Nearest ZIP Code		
Wimberley					TX			78676		
27. Latitude (N) In Decimal:		30.001780		28. Le	28. Longitude (W) In Decimal:		: -98.0	-98.071580		
Degrees	Minutes	,	Seconds	Degree	es .	Minute	5		Seconds	
29. Primary SIC Code (4 digits) 30. Secondary SI			31. Prim (5 or 6 dig				2. Secondai or 6 digits)	Secondary NAICS Code 6 digits)		
7011 0202		02		721199		N	N/A			
33. What is the Primary			(Do not repeat the SIC	or NAICS desc	ription.)	•				
hotel development	and mana	agement								
24 Mailing		800 and 999 Buttercup Lane								
34. Mailing Address:										
Addiess.	City	Wimberley	State	TX	ZIP	78676	ZIF	P + 4		
35. E-Mail Addres	s:			ben@	stayonera	.com	•	•		
36. Teleph	one Numbe	r	37. Extension or Code 38. Fax Number (if applicable)							
	(917) 512-8774									
(917)	512-8774		N/A	١			() -	ı		
9. TCEQ Programs and I	D Numbers	Check all Programs	s and write in the per		ion numbers	that will be affe	cted by the up	pdates s	submitted on this	
9. TCEQ Programs and I	D Numbers	r additional guidar	s and write in the per	mits/registrat		that will be affe			submitted on this Hazardous Waste	
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