

Contributing Zone Plan Modification

SHOPS OF VISTA RIDGE LOTS 5,6,7,11

City of Cedar Park, Texas

Submitted: October 2023



Prepared by:



RAO'S CONSULTING ENGINEERS

TBPE Registered Engineering Firm No. F-17655

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SAN ANTONIO, TX 78258

Land Development | Water Resources | Environmental | Transportation

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**EDWARDS AQUIFER
APPLICATION COVER
PAGE**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: THE SHOPS OF VISTA RIDGE LOTS 5					2. Regulated Entity No.: RN105742274				
3. Customer Name: AUSTIN REAL VENTURES LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	New		Modification <input checked="" type="checkbox"/>		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP <input checked="" type="checkbox"/>	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential <input checked="" type="checkbox"/>			8. Site (acres):		14.11	
9. Application Fee:	\$6,500		10. Permanent BMP(s):			Sand Filtration Pond			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
13. County:	Williamson		14. Watershed:			Brushy Creek			

Application Distribution

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

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

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

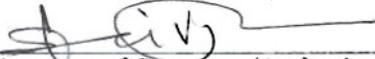
Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	<u> x </u>
Region (1 req.)	—	—	<u> x </u>
County(ies)	—	—	<u> x </u>
Groundwater Conservation District(s)	<u> </u> Edwards Aquifer Authority <u> </u> Barton Springs/ Edwards Aquifer <u> </u> Hays Trinity <u> </u> Plum Creek	<u> </u>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

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

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

Rao's Consulting Engineers

Print Name of Customer/Authorized Agent



10/3/23

Signature of Customer/Authorized Agent

Date

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

**MODIFICATION OF A
PREVIOUSLY APPROVED
CONTRIBUTING ZONE
PLAN APPLICATION**

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Rao's Consulting Engineers

Date: 10/3/23

Signature of Customer/Agent: 

Project Information

1. Current Regulated Entity Name: THE SHOPS OF VISTA RIDGE LOTS 5 6 7 AND 11
Original Regulated Entity Name: THE SHOPS OF VISTA RIDGE LOTS 5 6 7 AND 11
Assigned Regulated Entity Number(s) (RN): 105742274
Edwards Aquifer Protection Program ID Number(s): 11-09052801
 The applicant has not changed and the Customer Number (CN) is: _____
 The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
3. A modification of a previously approved plan is requested for (check all that apply):

- Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
- Any change in the nature or character of the regulated activity from that which was originally approved;
- A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
- Any development of land previously identified in a contributing zone plan as undeveloped.

4. Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	<u>14.11</u>	<u>14.11</u>
Type of Development	<u>Commercial</u>	<u>Comercial</u>
Number of Residential Lots	_____	_____
Impervious Cover (acres)	<u>1.52</u>	<u>7.36</u>
Impervious Cover (%)	<u>10.7</u>	<u>54</u>
Permanent BMPs	<u>Sand Filtration pond</u>	<u>Existing Sand Filtration</u>
Other	_____	_____

<i>AST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of ASTs	_____	_____
Other	_____	_____

<i>UST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of USTs	_____	_____
Other	_____	_____

5. **Attachment B: Narrative of Proposed Modification.** A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. Acreage has not been added to or removed from the approved plan.
- Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.



Joachim Hermann, *Chairman*
 Judy Lindley, *Commissioner*
 Bobby Janecka, *Commissioner*
 Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 28, 2021

Mr. Henk Morelisse
 Carolville, LTD
 136 Centre St.
 Naples, Florida 34108

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: The Shops at Vista Ridge Lot 5; Located approximately 0.2 miles southwest of N Vista Ridge Blvd. and E Whitestone Blvd. intersection; Cedar Park, Texas

TYPE OF PLAN: Request for the modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN105742274; Additional ID No. 11002246

Dear Mr. Morelisse:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP modification for the above-referenced project submitted to the Austin Regional Office by Rao's Consulting Engineers on behalf of Carolville, LTD on October 23, 2020. Final review of the CZP modification was completed after additional material was received on January 15, 2021 and January 27, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The original CZP was approved by the letter dated July 14, 2009 for clearing, grading, drainage improvements, installation of utilities, construction of a day care facility and associated parking on the 14.11 acres site. The approved impervious cover was 1.52 acres. One sedimentation/filtration basin was approved as a permanent BMP.



PROJECT DESCRIPTION

The proposed commercial project will consist of a 1.05-acre lot 5 within the 14.11-acre site. It will include clearing, grading, excavation, construction of an office building, associated parking, access drive, installation of utilities, and drainage improvements. The proposed impervious cover will be 0.84 acres (80 percent). Project wastewater will be disposed of by conveyance to the existing Cedar Park Wastewater Treatment Plant owned by the City of Cedar Park.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one existing sedimentation/filtration basin (11-09052801), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for the project is 731 pounds of TSS generated from the 0.84 acres of impervious cover. The approved measure meets the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated July 14, 2009.
- II. The permanent pollution abatement measure shall be operational prior to first occupancy or use of facilities within the measure's respective drainage areas.
- III. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.



6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.



Mr. Henk Morelisse
Page 4
January 28, 2021

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at (512) 339-2929.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/ng

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Rao Vasamsetti, P.E., Rao's Consulting Engineers

Buddy Garcia, *Chairman*
Larry R. Soward, *Commissioner*
Bryan W. Shaw, Ph.D., *Commissioner*
Mark R. Vickery, P.G., *Executive Director*



COPY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 14, 2009

Mr. William Pohl
Carolville, Ltd.
13809 Research Blvd. Suite 1000
Austin, Texas 78750

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Shops of Vista Ridge, Lots 5, 6, 7, 11; Located on west side of N. Vista Ridge Blvd, 1600 feet south of RM 1431, Cedar Park, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Edwards Aquifer Protection Program File No. 11-09052801

Dear Mr. Pohl:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the referenced project submitted to the Austin Regional Office by Robert L. Koster, Consulting Engineer on behalf of Carolville, Ltd. on May 28, 2009. Final review of the CZP submittal was completed after additional material was received on June 30 and July 1, 7, 9 and 13, 2009. As presented to the TCEQ, the Permanent and Temporary Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.*

REPLY TO: REGION 11 • 2800 S. INTERSTATE HWY. 35, STE. 100 • AUSTIN, TEXAS 78704-5700 • 512-339-2929 • FAX 512-339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy-based ink

PROJECT DESCRIPTION

The proposed commercial development will be located on an area of approximately 14.11 acres and is located in the Edwards Aquifer Contributing Zone. The project will consist of clearing, grading, installation of sewer lines, catch basins, water quality pond, and for the construction of a 17,678 square foot day care facility and associated parking on Lot 7. No construction of buildings is proposed for lots 5, 6, and 11. The proposed impervious cover for the development is approximately 1.52 acres (10.7%) and will consist of approximately 0.41 acres of structures and rooftops, and 1.11 acres of paved surfaces. Project wastewater will be disposed of by conveyance to the existing City of Cedar Park Wastewater Reclamation Facility.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of storm water runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a sedimentation/filtration water quality pond, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat storm water runoff. The pond will drain 13.63 acres of the site area and its basin has a capacity of 32,538 cubic feet. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

SPECIAL CONDITIONS

- I. Intentional discharges of sediment laden storm water during construction are not allowed. If dewatering excavated areas and/or areas of accumulated storm water becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of

the approved Contributing Zone Plan and this notice of approval shall be maintained at the project until all regulated activities are completed.

3. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
4. The applicant must provide written notification of intent to commence construction of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
5. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
8. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates

July 14, 2009

when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

9. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

10. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
11. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50% of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
12. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Ms. Colleen Garland of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/cmg

Enclosure: Change in Responsibility for Maintenance on Permanent Best Management Practices and Measures, TCEQ-10263

cc: Mr. Robert L. Koster, P.E., Consulting Engineer

Mr. William Pohl

Page 5

July 14, 2009

Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson
County and Cities Health District

Mr. Sam Roberts, P.E., Director of Public Works, City of Cedar Park
Central Records, TCEQ Information Resources Division, Austin

The Shops at Vista Ridge Lots 5 6 7 and 11

ATTACHMENT “C”

Project Description

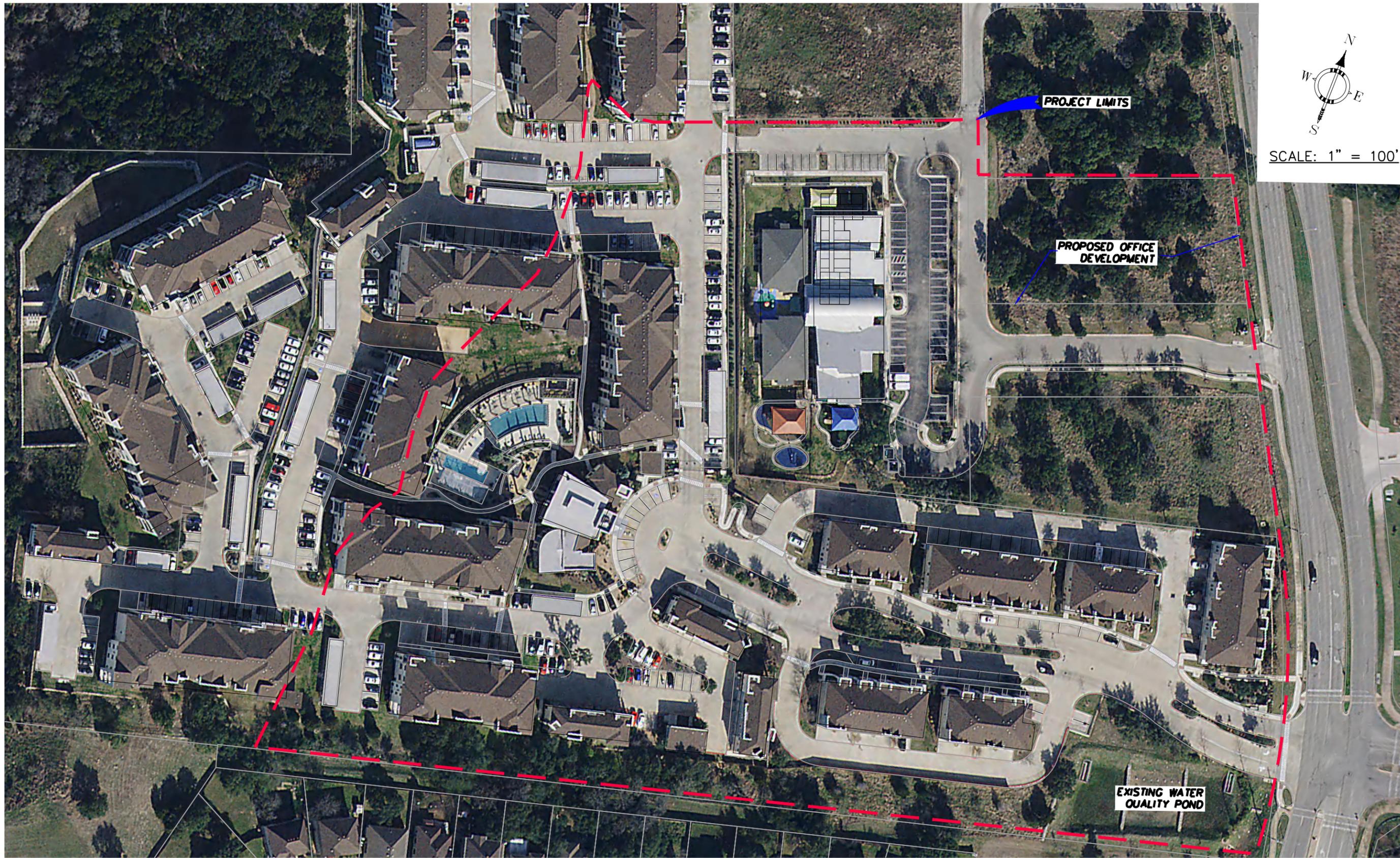
The CZP modification for Lot -5 has been approved January 28th, 2021, and the construction did not take place within 2 years, so we are re-applying for TCEQ approval. There are no changes in the application from previously approved, except the owner's name.

The shops at Vista Ridge Lots 5,6,7 and 11 consists of 13.63 acres development, out of this 2.89-acres has been developed as a Day Care, 8.77-acres has been developed as Apartment Complex and the proposed development in Lot – 5(1.05-acres) will be developed into General office building with associated parking. The development is draining into the existing sand filter basin.

This Modification application is for LOT-5(1.05 acres with 0.84 acres impervious cover). Original CZP approval identified the subjected tract Lot – 5 as undeveloped, proposed CZP modification includes the construction of office building, associated parking, access driveways. It will also involve clearing, excavation, fill placement, building pad construction, utility and storm drainage installation, asphalt and concrete paving, as well as landscaping and irrigation installation. Approximately 1.5 acres will be disturbed during the construction of proposed development.

The proposed impervious cover for this 1.05-acre drainage area is approximately 80% (0.84 acres). Due to the existing topographic conditions overall project consists of five (5) drainage areas: Drainage Area “DA-2” (1.05 acres 80% impervious cover: 0.84 acres), Drainage Area “DA-3” (1.12 acres 80% impervious cover: 0.89 acres no site plan available), Drainage Area “DA-4” (2.69 acres 56.5% impervious cover: 1.52 acres), Drainage Area “DA-6” (7.31 acres 46.8% impervious cover: 3.42 acres), and Drainage Area “DA-7” (1.46 acres 46.8% impervious cover: 0.683 acres). Drainage Areas “DA-2”, “DA-3”, “DA-4”, “DA-6”, and “DA-7” will be treated by existing Sand filtration Basin. The basin has been designed in accordance with the TECQ Technical Guidance Manual RG-348 (2005) to remove 80% of the increased Total Suspended Solids (TSS) for the proposed improvements.

The project is located within the city limits of City of Cedar Park in Williamson County, Texas. Portable water and wastewater disposal is provided by the City of Cedar Park.



SCALE: 1" = 100'

PROJECT LIMITS

PROPOSED OFFICE DEVELOPMENT

EXISTING WATER QUALITY POND

DATE	REVISIONS

JOB NUMBER: 2009-000
 DATE: 12/20/18
 DRAWN BY: J.S.
 APPROVED BY: R.M.R.

RAO'S CONSULTING ENGINEERS
RCE
 P.O. BOX. 592991
 SAN ANTONIO TX 78258
 TXPE FIRM#17655
 PHONE: 210.549.7557. www.raoengineering.com

SHOPS OF VISTA RIDGE LOTS 5,6,7,11
 CEDAR PARK, TEXAS
 ATTACHMENT - C

Sheet
EX-1
 of 1

CONTRIBUTING ZONE PLAN APPLICATION

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: Rao's Consulting Engineers

Date: 10/3/23

Signature of Customer/Agent:



Regulated Entity Name: THE SHOPS OF VISTA RIDGE LOTS 5 6 7 AND 11

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):
Contact Person: Naveen Valeti
Entity: AUSTIN REAL VENTURES LLC
Mailing Address: 1908 Yaupon Trail, Unit 203

City, State: Cedar Park, TX

Zip: 78613

Telephone: 971-400-4009

Fax: _____

Email Address: valetinaveen@gmail.com

5. Agent/Representative (If any):

Contact Person: Rao Vasamsetti, P.E.

Entity: Rao's Consulting Engineers

Mailing Address: P.O.Box 592991

City, State: San Antonio

Zip: TX

Telephone: 210-549-7557

Fax: _____

Email Address: rao@raosengineering.com

6. Project Location:

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

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

Located on west side of N. Vista Ridge Blvd, 1600 ft south of RM 1431, Cedar Park, Texas

8. **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9. **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
10. **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:
- Area of the site
 - Offsite areas
 - Impervious cover
 - Permanent BMP(s)
 - Proposed site use
 - Site history
 - Previous development
 - Area(s) to be demolished

11. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Not cleared)
- Other: _____

12. The type of project is:

- Residential: # of Lots: _____
- Residential: # of Living Unit Equivalents: 120
- Commercial
- Industrial
- Other: _____

13. Total project area (size of site): 13.63 Acres

Total disturbed area: 14.11 Acres

14. Estimated projected population: 240

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	8,500	÷ 43,560 =	0.195
Parking	25,515	÷ 43,560 =	0.585
Other paved surfaces	2,575	÷ 43,560 =	0.06
Total Impervious Cover	36,590	÷ 43,560 =	0.84

Total Impervious Cover $0.84 \div$ Total Acreage $1.05 \times 100 = 80\%$ Impervious Cover

- 16. **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.
- 17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

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

N/A

18. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
 $L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$
Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____}\%$ impervious cover.

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

N/A

26. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

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

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

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

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

- Dispenser clearly labeled
33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.
- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.
- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

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

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 60'.
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): 48491C0470F effective date 12/20/2019.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
 N/A

43. Locations where stormwater discharges to surface water.
 There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
 Temporary aboveground storage tank facilities will not be located on this site.
45. Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
 N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

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

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

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

52. **Attachment J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. **Attachment K - BMPs for On-site Stormwater.**

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

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

N/A

55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

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

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

N/A

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

N/A

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

N/A

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

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

responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

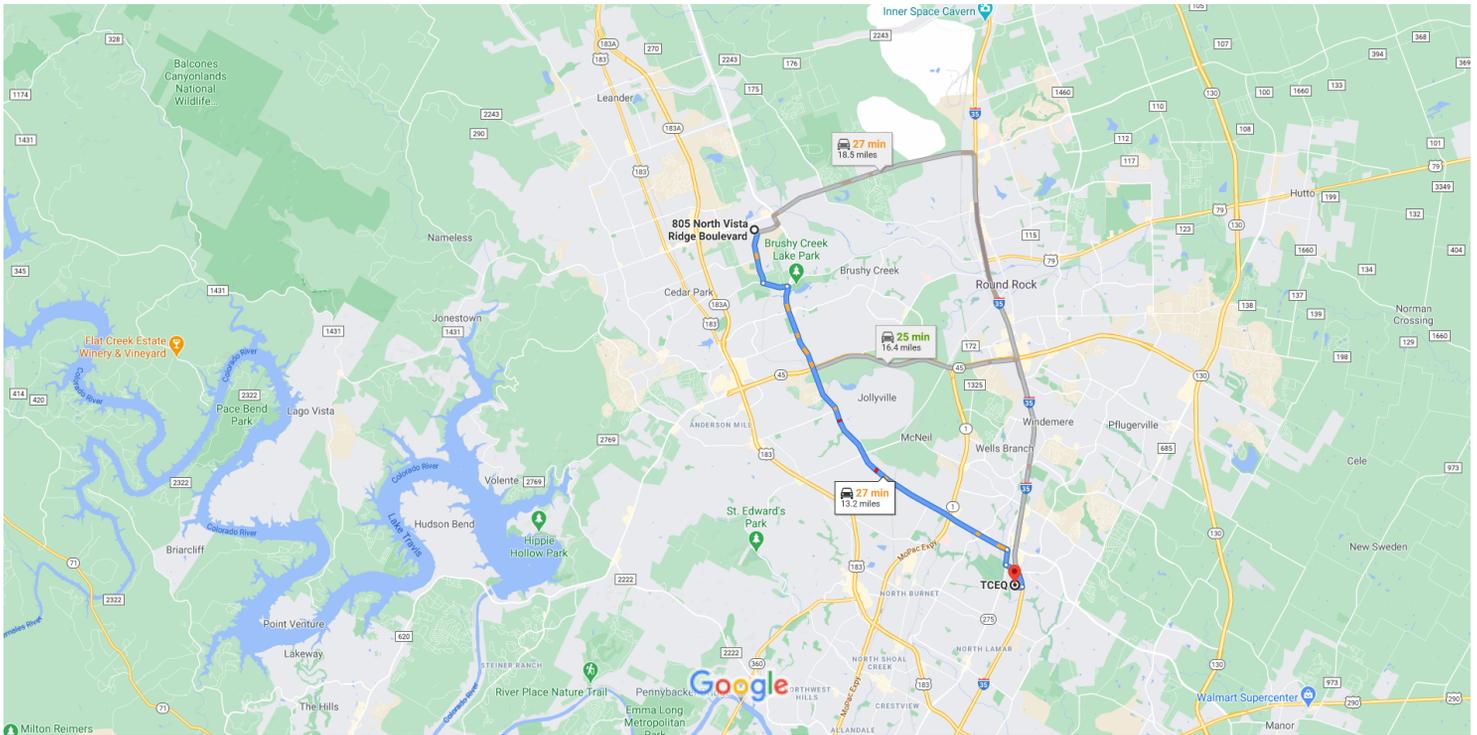
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development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

Administrative Information

61. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.
62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
- The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENTS

ROAD MAP



Map data ©2020 Google 2 mi

805 N Vista Ridge Blvd

Cedar Park, TX 78613

- ↑ 1. Head east toward N Vista Ridge Blvd
_____ 12 s (177 ft)

Take W Parmer Ln to Park 35 Cir in Austin

_____ 23 min (12.9 mi)

- ↘ 2. Turn right onto N Vista Ridge Blvd
_____ 1.4 mi
- ↙ 3. Use the left 2 lanes to turn left onto Brushy Creek Rd
_____ 0.7 mi
- ↘ 4. Turn right onto W Parmer Ln
 - 📍 Pass by Starbucks (on the right in 8.0 mi)
 _____ 9.6 mi
- ↘ 5. Slight right toward N Lamar Blvd
_____ 197 ft
- ↘ 6. Turn right onto N Lamar Blvd
_____ 0.4 mi
- ↙ 7. Turn left onto W Yager Ln
_____ 0.3 mi
- ↘ 8. Slight right toward S IH 35 Frontage Rd
_____ 187 ft
- ↘ 9. Turn right onto S IH 35 Frontage Rd
_____ 0.4 mi

Continue on Park 35 Cir to your destination

_____ 1 min (0.2 mi)

- ↘ 10. Turn right onto Park 35 Cir
_____ 0.2 mi

➤ 11. Turn right
344 ft

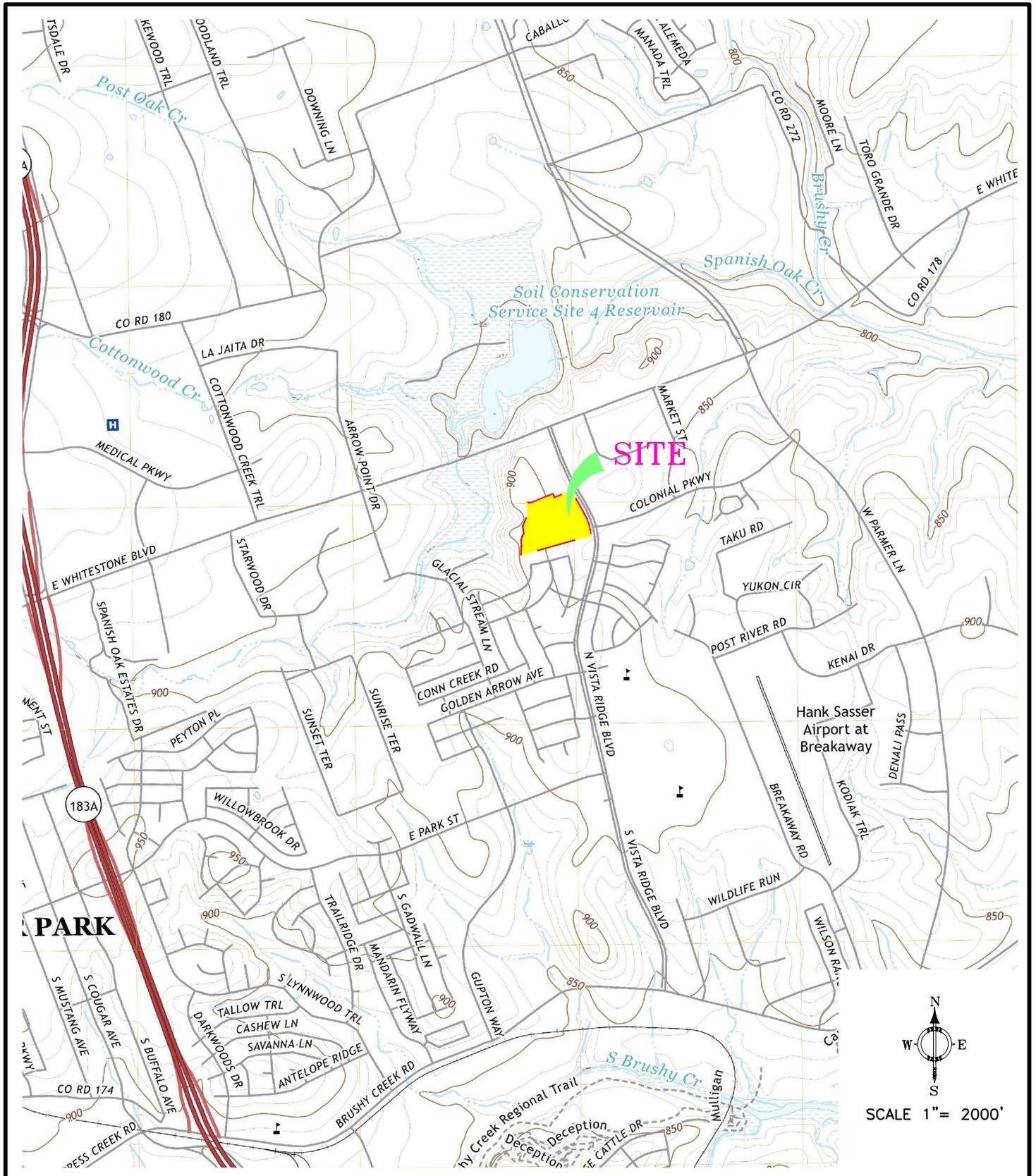
➤ 12. Turn right
① Destination will be on the left
95 ft

TCEQ

12100 Park 35 Cir, Austin, TX 78753

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

USGS MAP



RCE RAO'S CONSULTING ENGINEERS

TYPE FIRM#71655
P.O. BOX 502991 SAN ANTONIO TX 78258
PHONE: 210.548.7587 FAX: 512.856.4866
www.raoengineering.com

SHOPS OF VISTA RIDGE
CEDAR PARK, TEXAS
USGS EXHIBIT

DESIGN	RV
DRAWN	MO
CHECKED	RV
DATE	SEP 2020
ATTACHMENT B	

The Shops at Vista Ridge Lots 5 6 7 and 11

ATTACHMENT “C”

Project Description

The CZP modification for Lot -5 has been approved January 28th, 2021, and the construction did not take place within 2 years, so we are re-applying for TCEQ approval. There are no changes in the application from previously approved, except the owner's name.

The shops at Vista Ridge Lots 5,6,7 and 11 consists of 13.63 acres development, out of this 2.89-acres has been developed as a Day Care, 8.77-acres has been developed as Apartment Complex and the proposed development in Lot – 5(1.05-acres) will be developed into General office building with associated parking. The development is draining into the existing sand filter basin.

This Modification application is for LOT-5(1.05 acres with 0.84 acres impervious cover). Original CZP approval identified the subjected tract Lot – 5 as undeveloped, proposed CZP modification includes the construction of office building, associated parking, access driveways. It will also involve clearing, excavation, fill placement, building pad construction, utility and storm drainage installation, asphalt and concrete paving, as well as landscaping and irrigation installation. Approximately 1.5 acres will be disturbed during the construction of proposed development.

The proposed impervious cover for this 1.05-acre drainage area is approximately 80% (0.84 acres). Due to the existing topographic conditions overall project consists of five (5) drainage areas: Drainage Area “DA-2” (1.05 acres 80% impervious cover: 0.84 acres), Drainage Area “DA-3” (1.12 acres 80% impervious cover: 0.89 acres no site plan available), Drainage Area “DA-4” (2.69 acres 56.5% impervious cover: 1.52 acres), Drainage Area “DA-6” (7.31 acres 46.8% impervious cover: 3.42 acres), and Drainage Area “DA-7” (1.46 acres 46.8% impervious cover: 0.683 acres). Drainage Areas “DA-2”, “DA-3”, “DA-4”, “DA-6”, and “DA-7” will be treated by existing Sand filtration Basin. The basin has been designed in accordance with the TECQ Technical Guidance Manual RG-348 (2005) to remove 80% of the increased Total Suspended Solids (TSS) for the proposed improvements.

The project is located within the city limits of City of Cedar Park in Williamson County, Texas. Portable water and wastewater disposal is provided by the City of Cedar Park.

ATTACHMENT “D” – Factors affecting water quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- *Soil erosion due to the clearing of the site;*
- *Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;*
- *Hydrocarbons from asphalt paving operations;*
- *Miscellaneous trash and litter from construction workers and material wrappings;*
- *Concrete truck washout;*
- *Spills/Overflow from portable toilets.*

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

- *Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;*
- *Dirt and dust which may fall off vehicles; and*
- *Miscellaneous trash and litter.*

ATTACHMENT “E” – Volume and character of stormwater

The overall runoff coefficient prior to development is estimated to be 0.55 based on existing terrain and slopes. After construction is complete, the overall runoff coefficient is estimated to be 0.96. The stormwater runoff includes overland flow from undeveloped areas and sheet flow from the proposed pavement areas. The development will generate approximately 38.15 cfs of stormwater runoff during the 25-year storm event. Values are based on the rational method using runoff coefficients as per the City of Cedar Park Unified Development Code.

FORM 10257 ATTACHMENTS

ATTACHMENT “I” – 20% or less Impervious Cover Waiver

Not Applicable

ATTACHMENT “J” – BMP For Upgradient Storm Water

There is marginal off-site storm water runoff flowing on to the site coming from the east towards the west direction. The proposed earthen swale is design to permanently convey the off-site runoff along the northern boundary of the property and eventually sheet flow. Never enter into the water quality system.

ATTACHMENT “K” – BMPs for On-site Storm Water

The proposed impervious cover for this 2.389 acres total drainage area is approximately 85.39% (2.04 acres). Due to the existing topographic conditions this project consists of two (2) drainage areas: Drainage Area “A” (2.324 acres 85.2% impervious cover: 1.98 acres), and Drainage Area “B” (0.0646 acres 95% impervious cover: 0.061 acres). Drainage Area “A” will be treated by proposed Sand filtration Basin. Drainage Area “B” will not be captured and overtreatment has been provided in the proposed Sand Filtration Basin. The basin has been designed in accordance with the TECQ Technical Guidance Manual RG-348 (2005) to remove 80% of the increased Total Suspended Solids (TSS) for the proposed improvements.

ATTACHMENT “L” – BMPs for Surface Streams

Stormwater runoff generated by the proposed improvements will be treated by a sedimentation/filtration basin that has been designed to serve as Permanent Best Management Practice (BMP) for the proposed development. The basin has been designed in accordance with the TCEQ Technical Guidance Manual RG-348 (2005) to remove 80% of the increased Total Suspended Solids (TSS) for the proposed improvements.

ATTACHMENT “M”- Construction Plans

See attached plans and calculations.

ATTACHMENT “N” Inspection, Maintenance, Repair and Retrofit Plan

See attached maintenance plan

ATTACHMENT “O” – Pilot Scale Field Testing Plan

Not Applicable

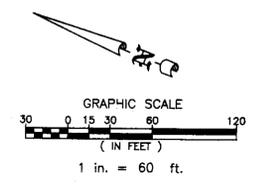
ATTACHMENT “P” – Measure for Minimizing Surface Stream Contamination.

Any points where discharge from the site is concentrated and erosive velocities exist will include appropriately sized energy dissipaters to reduce velocities to non-erosive levels.

CONSTRUCTION PLANS



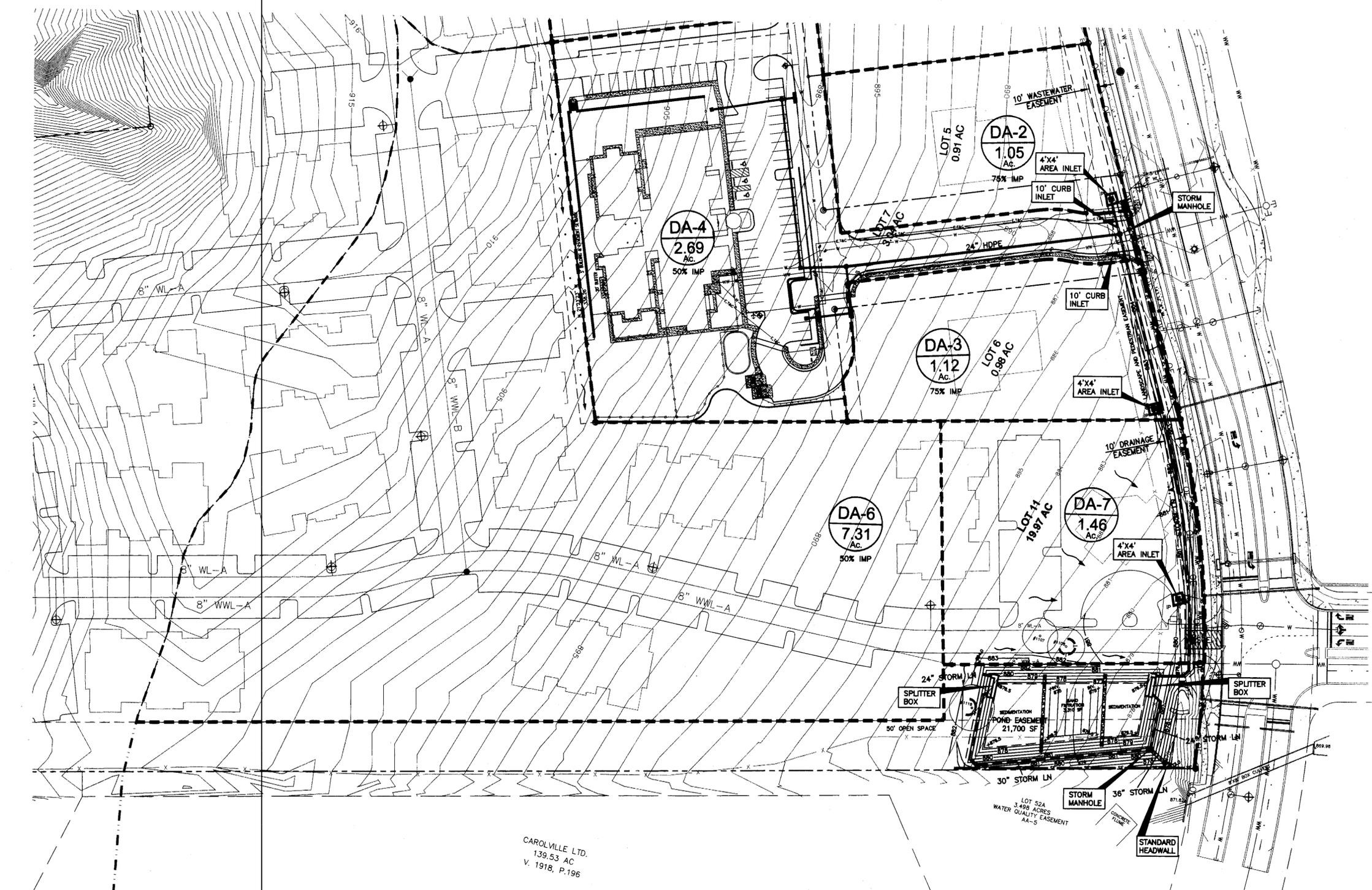
**BRIGHT STAR ACADEMY
CEDAR PARK, TEXAS
WATER QUALITY POND #1
DRAINAGE & EROSION CONTROL PLAN**



- PLAN LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - BUILDING LINE
 - CURB AND GUTTER
 - CONCRETE SIDEWALK
 - ACCESSIBLE ROUTE
 - ROCK TREE WELL
 - 840 EXISTING CONTOUR
 - 840 PROPOSED CONTOUR
 - DRAINAGE AREA
 - RIDGELINE
 - TREE PROTECTION FENCING
 - LIMITS OF CONSTRUCTION
 - LOC
 - SF SILT FENCE
 - ROCK BERM
 - SCE STABILIZED CONSTRUCTION ENTRANCE

- EXISTING PROPOSED**
- CURB INLET
 - AREA INLET
 - MANHOLE
 - ⊕ FIRE HYDRANT
 - ⊕ AIR RELEASE VALVE
 - ⊕ BACKFLOW PREVENTOR
 - ⊕ WATER VALVE
 - ⊕ CLEAN OUT
 - ⊕ DOUBLE CLEAN OUT
 - ⊕ GUY WIRE
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ PULL BOX
 - ⊕ SIGN
 - ⊕ BOLLARD
 - ⊕ IRON ROD FOUND (RF)

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CITY OF CEDAR PARK



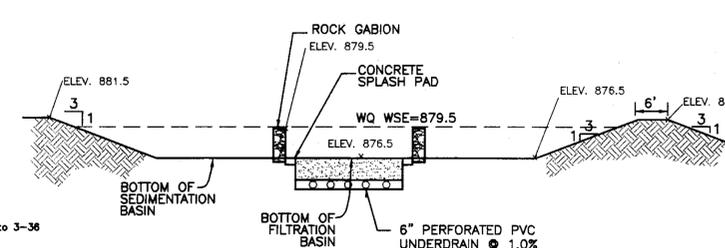
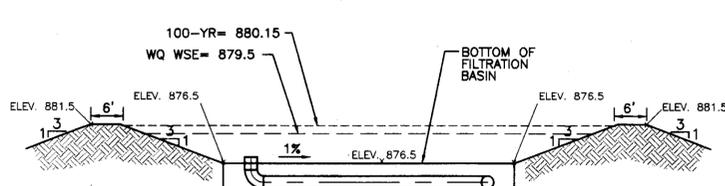
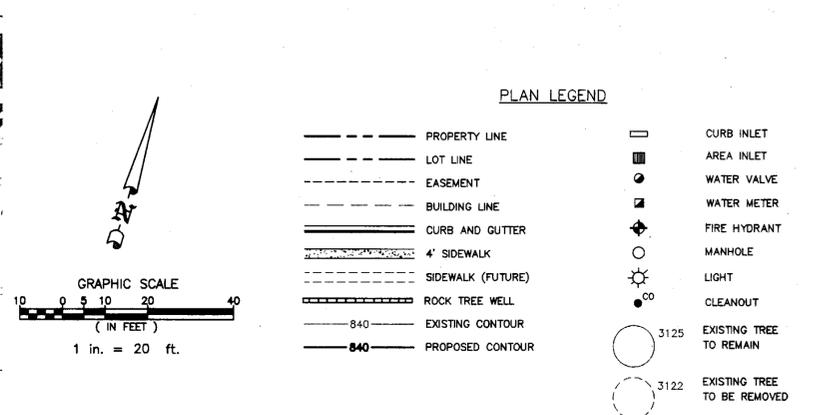
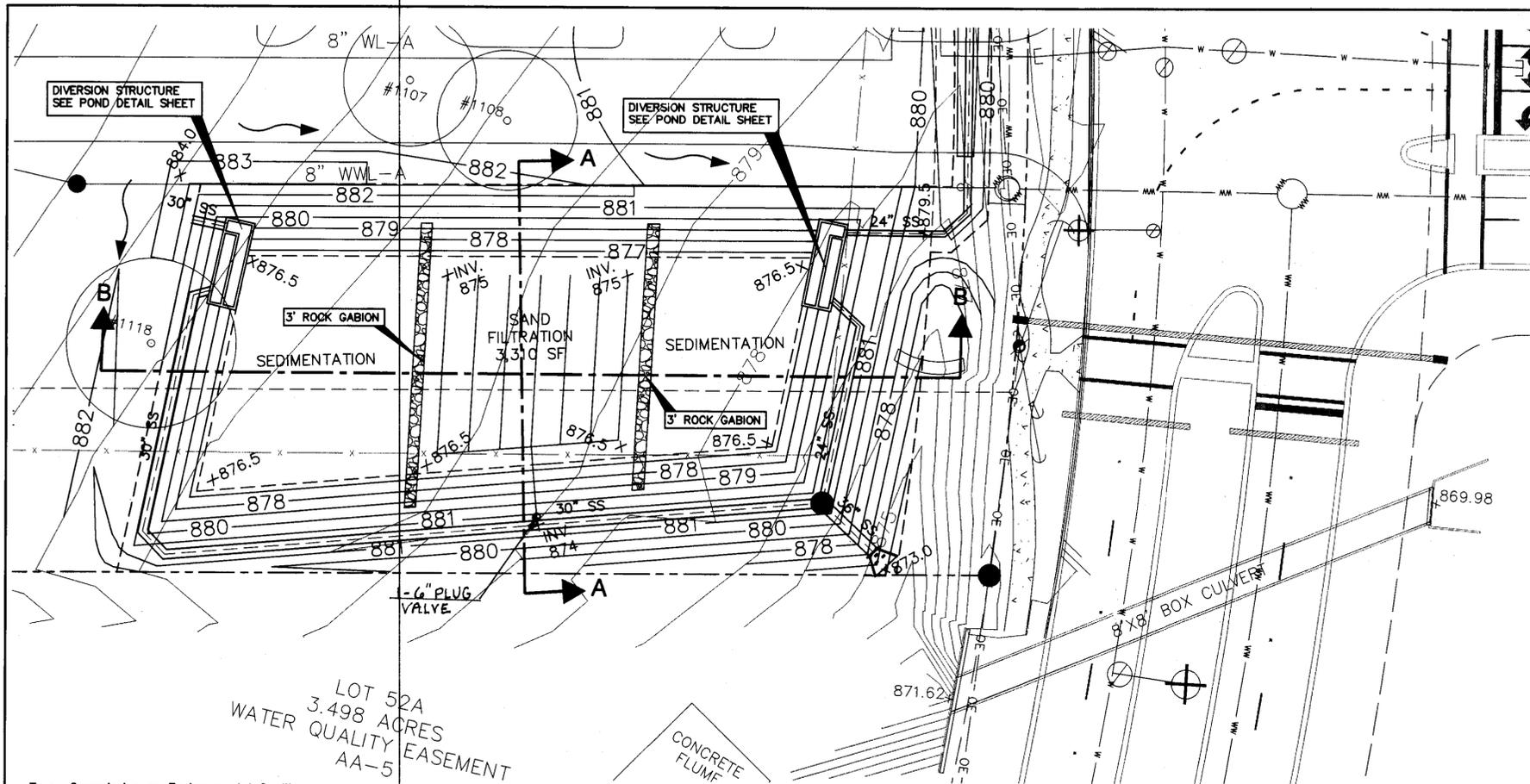
CAROLVILLE LTD.
139.53 AC
V. 1918, P.196

25 YEAR STORM CALCULATIONS

LineID	LineLength (ft)	LineSize (in)	LineSlope (%)	n-valuePipe	PipeTravel (min)	LineRise (in)	RunoffCoeff (C)	Tc (min)	TotalArea (ac)	TotalCxA	TotalRunoff (cfs)	VelAve (ft/s)
A3	15.6	24.00	1.73	0.01	0.02	24	0.72	6.70	6.32	4.55	38.15	12.14
A3	5.8	24.00	1.73	0.01	0.01	24	0.72	6.70	6.32	4.55	38.15	12.15
A3	78.0	24.00	1.78	0.01	0.11	24	0.72	6.60	6.32	4.55	38.15	12.20
A3	80.0	24.00	1.00	0.01	0.14	24	0.72	6.50	4.86	3.50	29.33	9.53
A3	53.1	24.00	1.00	0.01	0.09	24	0.72	6.40	4.86	3.50	29.33	9.65
A3	59.4	24.00	1.01	0.01	0.11	24	0.72	6.30	4.86	3.50	29.33	9.65
A4	156.1	24.00	0.60	0.01	0.36	24	0.72	5.90	3.74	2.69	22.57	7.71
A4	28.1	24.00	0.61	0.01	0.07	24	0.72	5.80	3.74	2.69	22.57	7.99
A2	5.6	15.00	2.16	0.01	0.02	15	0.72	5.80	1.05	0.76	6.34	6.20
A2	32.8	15.00	2.20	0.01	0.11	15	0.72	5.70	1.05	0.76	6.34	5.98

100 YEAR STORM CALCULATIONS

LineID	LineLength (ft)	LineSize (in)	LineSlope (%)	n-valuePipe	PipeTravel (min)	LineRise (in)	RunoffCoeff (C)	Tc (min)	TotalArea (ac)	TotalCxA	TotalRunoff (cfs)	VelAve (ft/s)
A3	15.63	24	1.73	0.01	0.09	24	0.78	8.50	6.32	4.93	50.27	16.00
A3	5.78	24	1.73	0.01	0.03	24	0.78	8.40	6.32	4.93	50.27	16.00
A3	77.97	24	1.78	0.01	0.43	24	0.78	8.00	6.32	4.93	50.27	16.00
A3	79.99	24	1.00	0.01	0.44	24	0.78	7.60	4.86	3.79	38.66	12.31
A3	53.11	24	1.00	0.01	0.30	24	0.78	7.30	4.86	3.79	38.66	12.31
A3	59.42	24	1.01	0.01	0.33	24	0.78	6.90	4.86	3.79	38.66	12.31
A4	156.08	24	0.60	0.01	0.87	24	0.78	6.10	3.74	2.92	29.75	9.47
A4	28.07	24	0.61	0.01	0.16	24	0.78	5.90	3.74	2.92	29.75	9.47
A2	5.55	15	2.16	0.01	0.03	15	0.78	5.90	1.05	0.82	8.35	6.81
A2	32.76	15	2.20	0.01	0.18	15	0.78	5.70	1.05	0.82	8.35	6.81



Texas Commission on Environmental Quality
TSS Removal Calculations 11-30-2006

Project Name: Shops of Vista Ridge Lots 5,6,7,9
Date Prepared: 5/25/2009
Drainage Basin A

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black are calculated fields. Changes to these fields may remove equations used in the spreadsheet.

1. The Required Load Reduction for the total project.

Page 3-29 Equation 3.3: $LM = 27.2(AN \times P)$
where:
LM TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
AN = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County	Williamson
Total project area included in plan *	13.63 acres
Predevelopment impervious area within the limits of the plan *	0.00 acres
Total post-development impervious area within the limits of the plan *	7.36 acres
Total post-development impervious cover fraction *	0.54
P	32 inches

LM TOTAL PROJECT = 6406 lbs.

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No.	A
Total drainage basin/outfall area	13.63 acres
Predevelopment impervious area within drainage basin/outfall area	0.00 acres
Post-development impervious area within drainage basin/outfall area	7.36 acres
Post-development impervious fraction within drainage basin/outfall area	0.54
LM THIS BASIN	6406 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = sf
Removal efficiency = 89 percent

BMP Code: BMP Type:

AC	Aquaglogic™ Cartridge Filter
BR	Biorotation
CS	Contact StormFilter
CW	Constructed Wetland
ED	Extended Detention
GS	Grassy Swale
RI	Retention / Irrigation
SF	Sand Filter
VF	Vegetative Filter Strip
WB	Wet Basin
WV	Wet Vault

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

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

where:
AC = Total On-Site drainage area in the BMP catchment area
AI = Impervious area proposed in the BMP catchment area
AP = Pervious area remaining in the BMP catchment area
LR = TSS Load removed from this catchment area by the proposed BMP

AC	13.63	acres
AI	7.36	acres
AP	6.27	acres
LR	7549	lbs

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

Desired LM THIS BASIN = 6406 lbs.
F = 0.87

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth	1.44	inches
Post Development Runoff Coefficient	0.38	
On-site Water Quality Volume	27115	cubic feet

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

C/-site area draining to BMP	0.00	acres
Off-site impervious cover draining to BMP	0.00	acres
Impervious fraction of off-site area	0	
Off-site Runoff Coefficient	0.00	
Off-site Water Quality Volume	0	cubic feet
Storage for Sediment	5423	cubic feet
Total Capture Volume (required water quality volume(s) x 1.20)	32538	cubic feet

9. Filter area for Sand Filters

Designed as Required in RG-348 Pages 3-58 to 3-63

9B. Partial Sedimentation and Filtration System

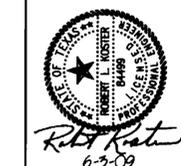
Water Quality Volumes for combined basins	32538	cubic feet
Minimum filter basin area	3254	square feet
Maximum sedimentation basin area	13015	square feet
Minimum sedimentation basin area	813	square feet

Elevation (feet)	Area (sf)	A1 (sf)	A2 (sf)	Depth (ft)	Incremental Volume (cf)	Storage Volume (cf)
881.0	15,313	13,735	15,313	1.0	14,524	53,713
880.0	13,735	12,232	13,735	1.0	12,994	38,189
879.0	12,232	10,803	12,232	1.0	11,518	26,208
878.0	10,803	9,449	10,803	1.0	10,128	14,888
877.0	9,449	8,799	9,449	0.5	4,582	4,562
876.5	8,799	0	8,799	0.0	0	0

Interpolation for Water Quality Volume

Pond Volume needed	32,538	Elevation	879.49
100-yr Flow Rate:		Weir Flow: Elev =	879.49
Area (ac)	87.00	Head (ft)	0.67
Flowrate (cfs)		Length (ft)	48.00
		Q (cfs)	87.66

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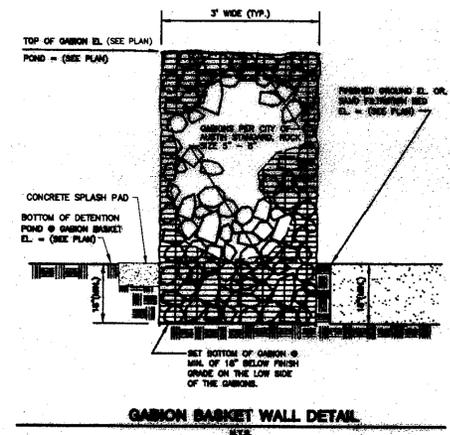
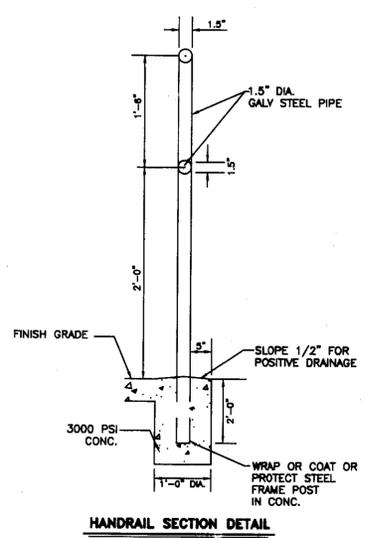
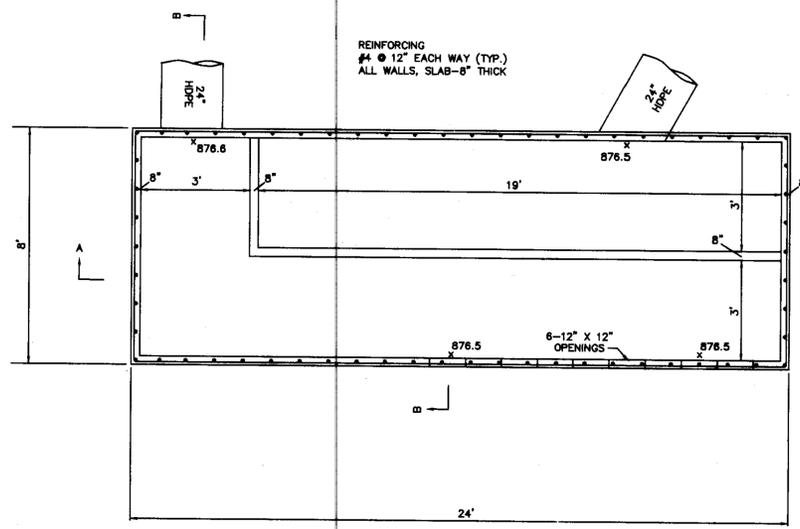
BRIGHT STAR ACADEMY
CEDAR PARK, TEXAS
WATER QUALITY POND #1
POND LAYOUT PLAN

DATE: 06-03-09

Sheet Number
17

SHT 17 OF 21

SD-09-00008



FOR SEDIMENTATION AND FILTRATION PONDS

IMPERMEABLE LINERS MAY BE EITHER CLAY, CONCRETE OR GEOMEMBRANE. IF GEOMEMBRANE IS USED, SUITABLE GEOTEXTILE FABRIC SHALL BE PLACED ON THE TOP AND BOTTOM OF THE MEMBRANE FOR PUNCTURE PROTECTION. CLAY LINERS SHALL MEET THE FOLLOWING SPECIFICATIONS:

TABLE 1-7 CLAY LINER SPECIFICATION			
PROPERTY	TEST METHOD	UNIT	SPEC.
PERMEABILITY	ASTM D-2434	Cm/Sec	1 x 10 ⁻⁸
PLASTICITY INDEX	ASTM D-423 & D-424	%	NOT LESS THAN 15
SWELLING	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 20
CLAY COMPACTON	ASTM D-2618	%	95% OF STANDARD PROCTOR DENSITY

THE CLAY LINER SHALL HAVE A MINIMUM THICKNESS OF 12 INCHES.

IF A GEOMEMBRANE LINER IS USED IT SHALL HAVE A MINIMUM THICKNESS OF 30 MILS AND BE ULTRAVIOLET RESISTANT.

THE GEOTEXTILE FABRIC (FOR PROTECTION OF GEOMEMBRANE) SHALL MEET THE FOLLOWING SPECIFICATIONS:

SAND BED AND GEOTEXTILE FABRIC

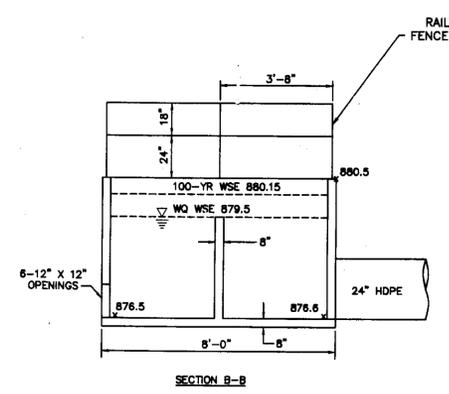
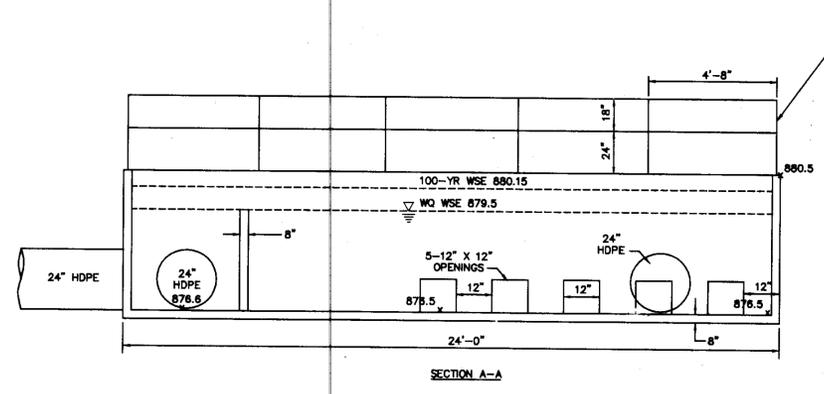
FIRST (TOP) LAYER - FINE SAND, 0.02-0.04 INCH, AT LEAST 12 INCH TO 18 INCH DEPTH

SECOND LAYER - GRAVEL, 1/2-1 INCH, AT LEAST 1 INCH DEPTH TO 2 INCH DEPTH SURROUNDING UNDERDRAIN PIPING

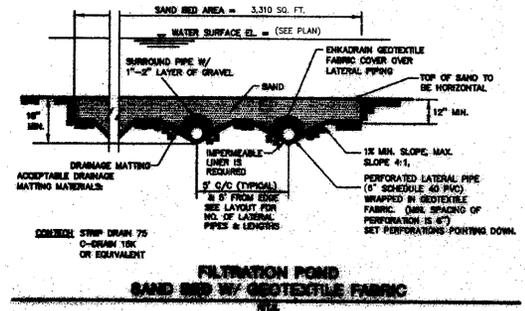
THE TWO LAYERS MUST BE SEPARATED FROM EACH OTHER USING SUITABLE GEOTEXTILE FABRIC MEETING THE FOLLOWING SPECIFICATIONS:

TABLE 1-9 DRAINAGE MATTING SPECIFICATIONS			
PROPERTY	TEST METHOD	UNIT	SPEC.
MATERIAL			HIGH-DENSITY GEOTEXTILE
UNIT WEIGHT		OZ./SQ. YD.	30
FLOW RATE (FABRIC)		GM/FT ²	180 (MIN.)
PERMEABILITY	ASTM D-2434	CM/SEC	12.4 X 10 ⁻³
TENSILE STRENGTH (FABRIC)	ASTM D-1682	LB.	DRY LG 95 WET WQ:70
PUNCTURE STRENGTH	COE CW-02215	LB.	45 (MIN.)
TENSILE STRENGTH	ASTM D-1117	PSI	160 (MIN.)
SEAM STRENGTH	US SWIRCHARD SEVE	NO.	100 (70-100)
FLOW RATE (DRAINAGE CORE)	COE CW-02215	GM/FT. WIDTH 15'	14

PERFORATION LAYOUT



DIVERSION STRUCTURE
N.T.S.



**FILTRATION POND
SAND BED W/ GEOTEXTILE FABRIC**
N.T.S.

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CITY OF CEDAR PARK

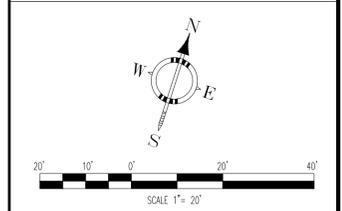
PARKING SUMMARY TABLE	
15,000 SQFT. OFFICE (MINIMUM SPACES REQUIRED (PER CITY))	50
PROPOSED PARKING SPACES	51
MINIMUM ADA SPACES REQUIRED	2
MINIMUM VAN ACCESSIBLE SPACES REQUIRED	1
PROPOSED ACCESSIBLE SPACES	2 (1 VAN)

REV. NO.	DESCRIPTION	DATE

Notes:

LEGEND

	PROPOSED CONCRETE HEADER CURB
	PROPOSED CONCRETE CURB
	EXISTING CONCRETE CURB
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	MISC. TRAFFIC SIGN
	GUARD POST
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
	LIGHT POLE
	POWER POLE
	GRATE
	ACCESSIBLE PARKING
	EXISTING CONCRETE AREAS
	WHEELSTOP
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING OVERHEAD ELECTRIC
	RETAINING WALL
	SAWTOOTH CURB
	SINGLE LAMP LIGHT POLE



SIGNATURE/SEAL

09/09/2020

RCE RAO'S CONSULTING ENGINEERS

104346

104346

P.O. BOX 592991 SAN ANTONIO TX 78258
 PHONE: 210.548.7557 FAX: 512.856.4995
 www.rceengineering.com

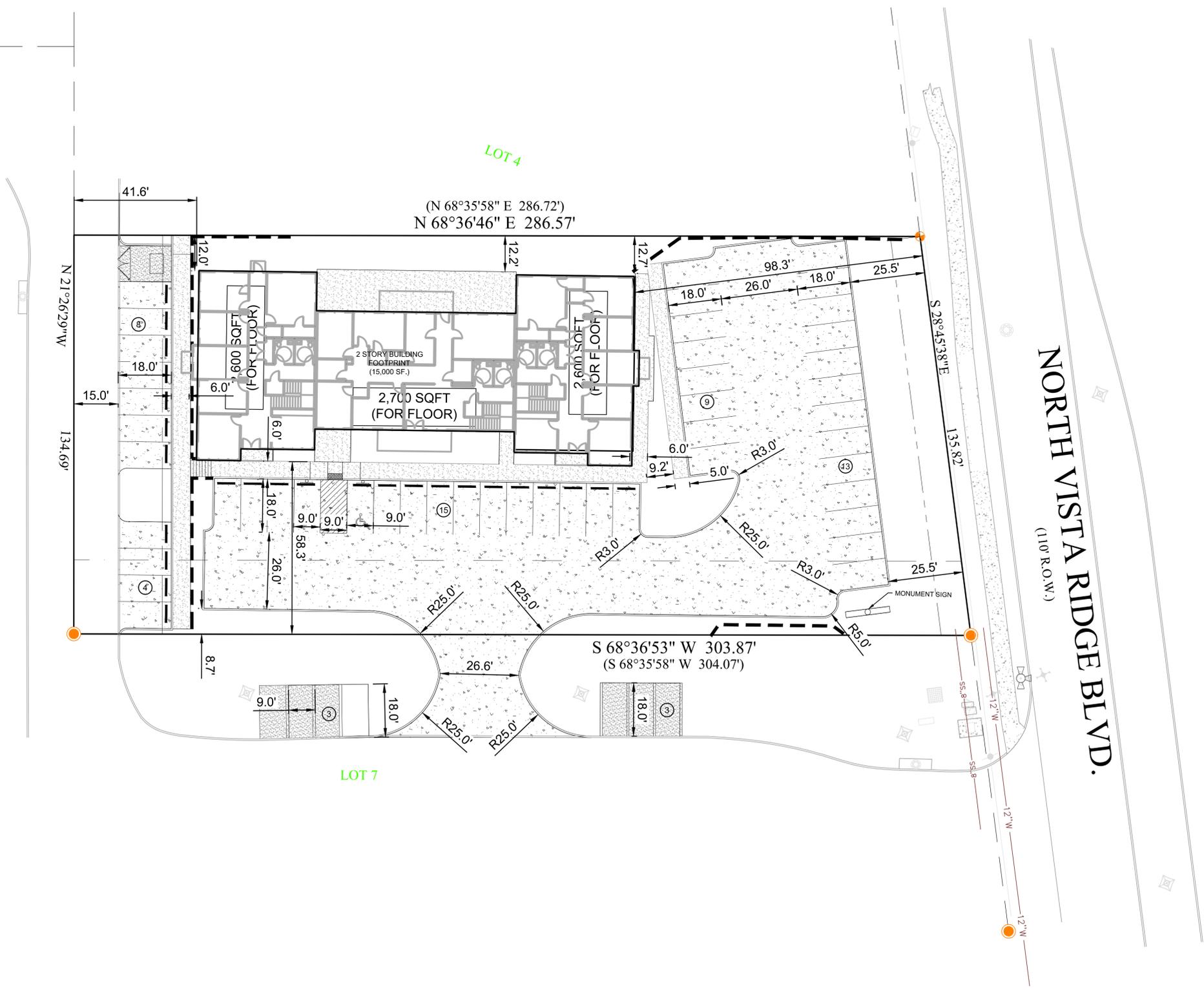
PROJECT ADDRESS: 805 N. VISTA RIDGE
 CEDAR PARK, TX 78617

LEGAL DESCRIPTION:
 LOT 5, THE SHOPS AT VISTA RIDGE SUBDIVISION

PROJECT DESCRIPTION:
VISTA RIDGE BUSINESS SUITES

TITLE:
SITE PLAN

DATE :	06/17/20	JOB NO.	2020-1098
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		



LOT 7

LOT 4

LOT 7

NOTE

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

GENERAL NOTES:

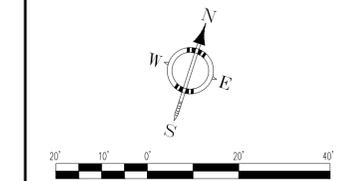
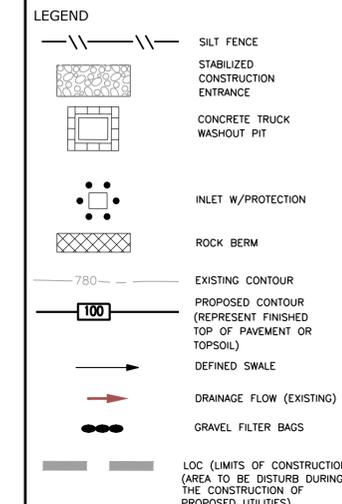
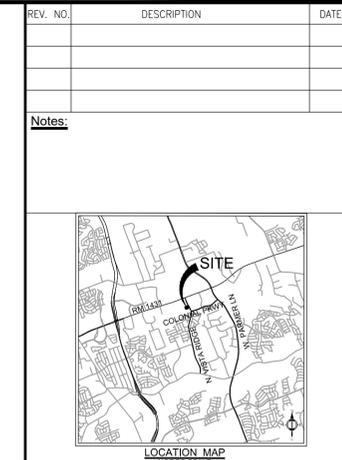
1. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
2. AS SOON AS PRACTICAL, ALL DISTURBED SOIL WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
3. ALL TEMPORARY BMP'S WILL BE REMOVED ONCE WATERSHED IS STABILIZED.
4. MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.
5. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
6. PRIOR TO INITIATION OF SUBSEQUENT PHASES OF CONSTRUCTION, TEMPORARY BMP'S INCLUDING SILT FENCING, CONSTRUCTION ENTRANCE/EXIT, AND CONSTRUCTION STAGING AREA SHALL BE FIELD LOCATED AS APPROPRIATE FOR THE AREA OF CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.
8. CONTRACTOR TO NOTE THAT SITE IS SUBJECT TO A TPDES SWPPP AND A WATER POLLUTION ABATEMENT PLAN. ALL NECESSARY REPORTS AND DOCUMENTS TO BE MAINTAINED ON-SITE.

SWPPP GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASHOUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATER SHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
12. GRADING SHOWN HEREON IS APPROXIMATE ONLY. REFER TO DETAILED GRADING PLANS INCLUDED IN THE CONSTRUCTION DOCUMENTS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMP'S) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - C. ANY CHANGE 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.



SIGNATURE/SEAL
 11/24/2020
 STATE OF TEXAS
 RAO S. VASAMSETTI
 104346
 LICENSED PROFESSIONAL ENGINEER

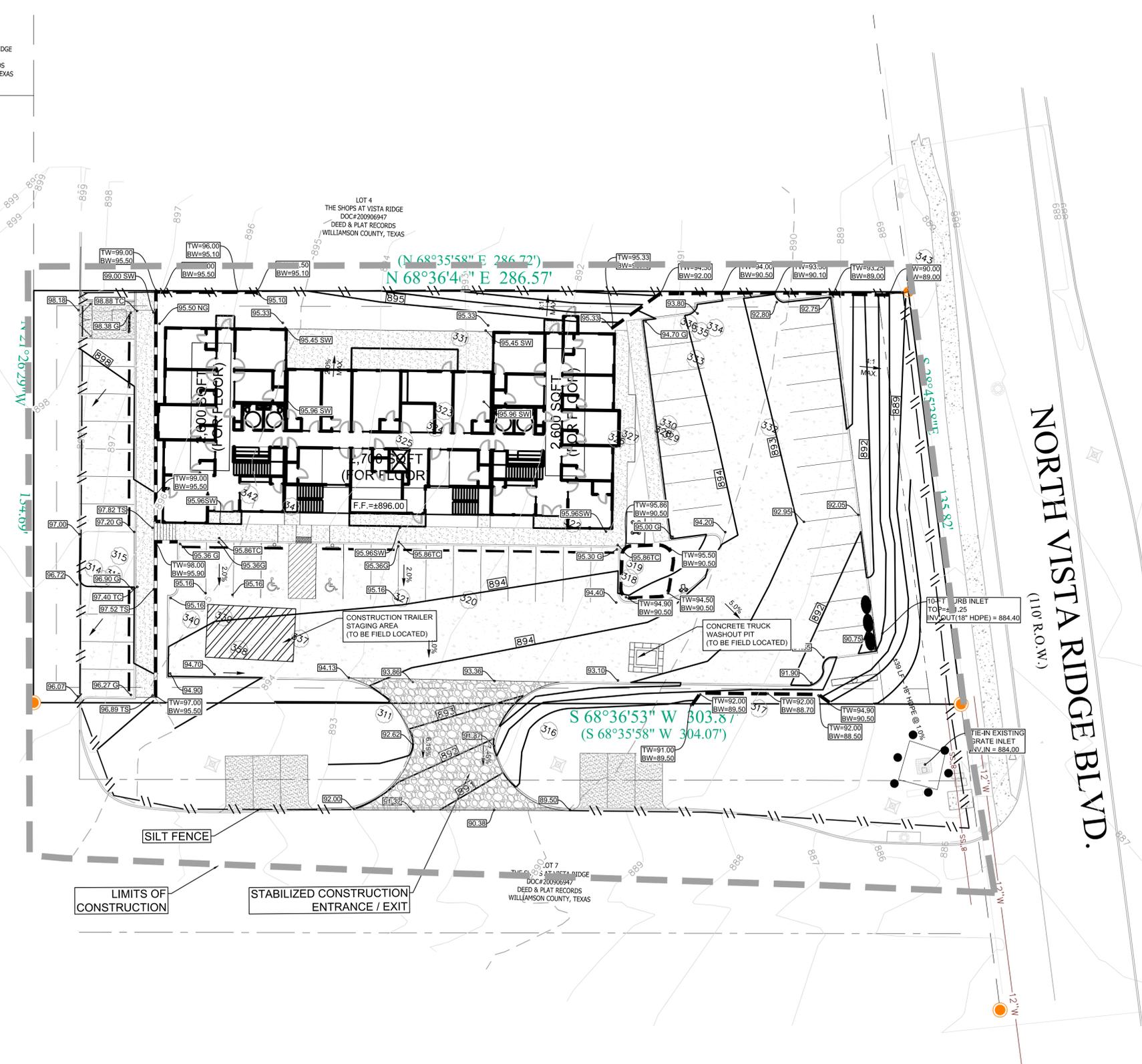
RCE RAO'S CONSULTING ENGINEERS
 1204 EMBERTON
 P.O. BOX 592991 SAN ANTONIO TX 78258
 PHONE: 210.549.7187 FAX: 512.456.4395
 www.raoconsulting.com

PROJECT DESCRIPTION:
VISTA RIDGE BUSINESS SUITES
 TITLE:
EROSION CONTROL PLAN
 DATE: 06/17/20 JOB NO. 2020-1098
 DESIGNED BY: RV DRG NO.
 DRAWN BY: MO 7 OF 22
 CHECKED BY: RV

LOT 8
 THE SHOPS AT VISTA RIDGE
 DOC#200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

LOT 4
 THE SHOPS AT VISTA RIDGE
 DOC#200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

LOT 7
 THE SHOPS AT VISTA RIDGE
 DOC#200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS



NORTH VISTA RIDGE BLVD.
 (110 R.O.W.)

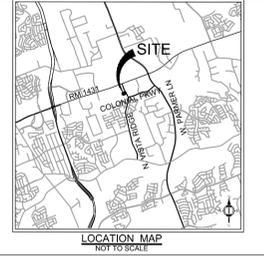
AUSTIN REGIONAL OFFICE
 12100 PARK 35 CIRCLE, BUILDING A
 AUSTIN, TEXAS 78753-1808
 PHONE: (512) 339-2929
 FAX: (512) 339-3795

EXHIBIT - 1

PERMIT SET

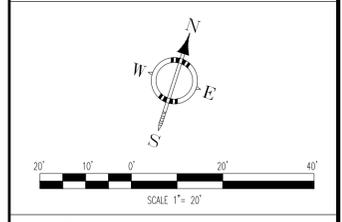
REV. NO.	DESCRIPTION	DATE

Notes:



LEGEND

	EXISTING TOP OF CURB AND GUTTER ELEVATIONS
	EXISTING SPOT ELEVATION
	PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
	EXISTING CONTOUR
	PROPOSED RIDGE
	DEFINED SWALE
	PROPOSED RETAINING WALL
	PROPOSED FIN. FLOOR ELEVATION
	PROPOSED FOUNDATION BREAKS
	OVERLAND FLOW DIRECTION
	BENCHMARK
	GRATE
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	PROPOSED POND INVERT
	PROPOSED TOP OF RETAINING WALL
	PROPOSED BOTTOM OF RETAINING WALL
	PROPOSED SPOT ELEVATION (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)



SIGNATURE/SEAL

RCERAO'S CONSULTING ENGINEERS

104346
 P.O. BOX 592991 SAN ANTONIO TX 78258
 PHONE: 210.549.7587 FAX: 512.856.4395
 www.rce-engineers.com

PROJECT DESCRIPTION:
VISTA RIDGE BUSINESS SUITES

TITLE:
GRADING PLAN

DATE :	06/17/20	JOB NO.	2020-1098
DESIGNED BY :	RV	DRG NO.	
DRAWN BY :	MO		
CHECKED BY :	RV		

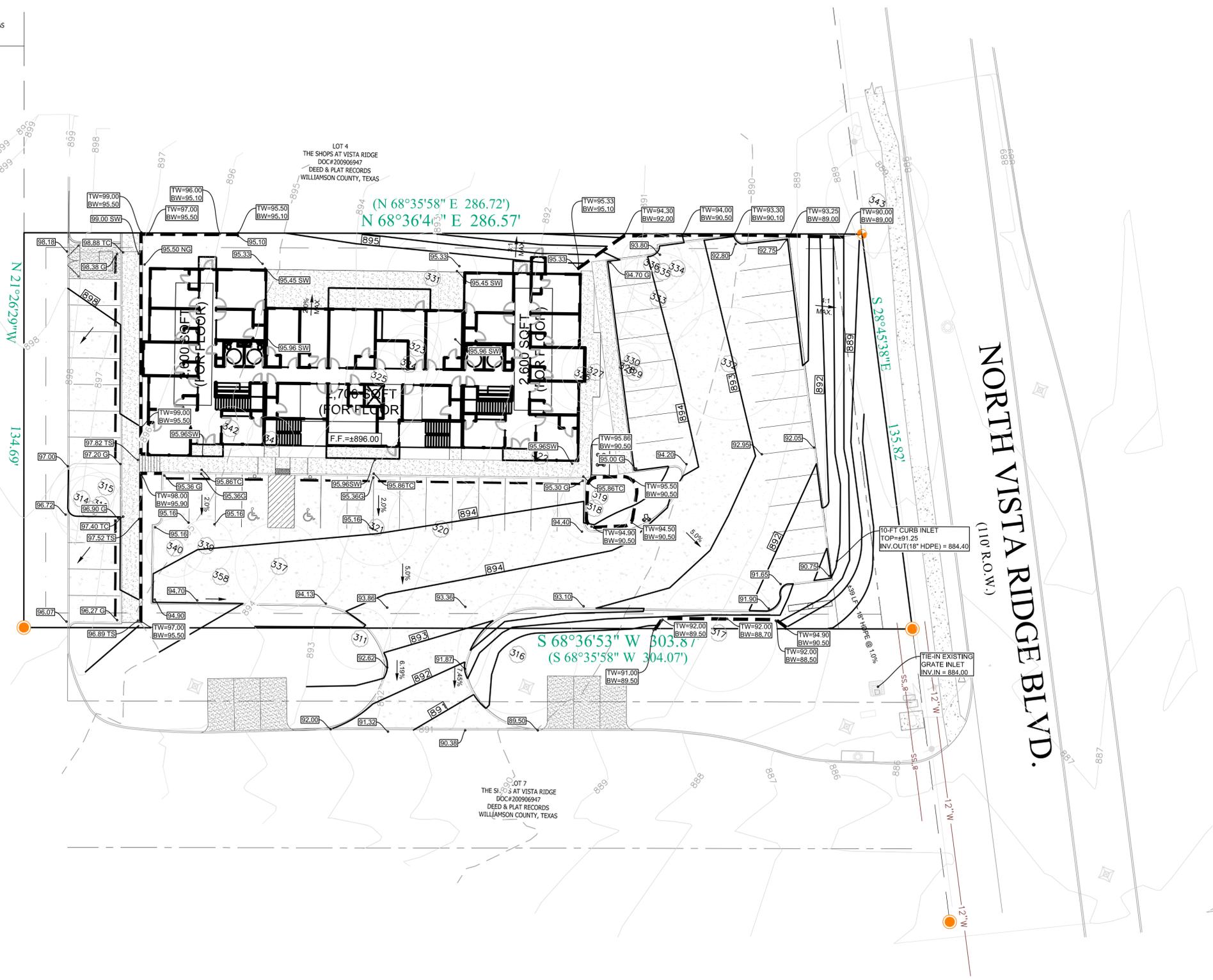
PERMIT SET

LAJL F. 200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

LOT 7
 THE SHOPS AT VISTA RIDGE
 DOC# 200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

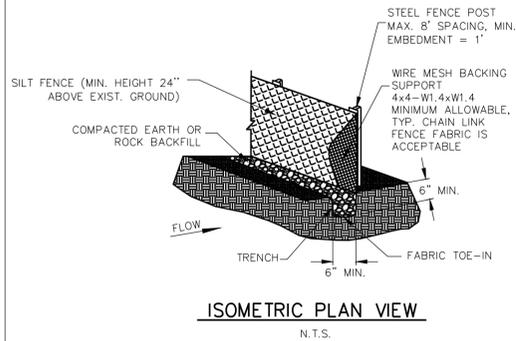
LOT 4
 THE SHOPS AT VISTA RIDGE
 DOC# 200906947
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 WILLIAMSON COUNTY, TEXAS

LOT 7
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 DOC# 200906947
 DEED & PLAT RECORDS
 WILLIAMSON COUNTY, TEXAS

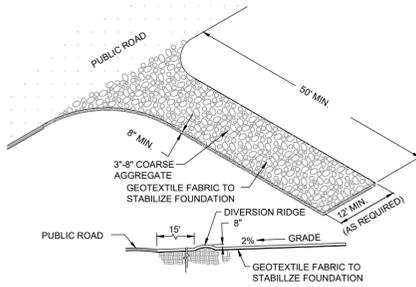


SILT FENCE NOTES:

- STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP.
- LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
- THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL, REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
- WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.
- DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURIED.
- MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.



Schematic of a Silt Fence Installation (NCTCOG, 1993b)



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- STABILIZED CONSTRUCTION ENTRANCE (S. C. E.)**
INSTALLATION OF CONSTRUCTION ENTRANCE:
- CLEAR THE AREA OF DEBRIS, ROCKS, OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
 - GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.
 - PLACE ROCK AS REQUIRED. (4\"-8\" OPEN GRADED CLEAN CRUSHED STONE)
 - SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8\" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED.

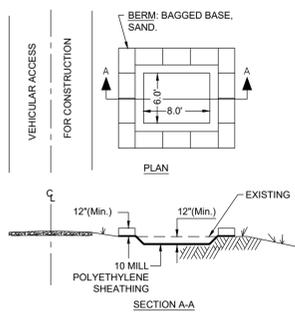
WASHOUT PIT GENERAL NOTES:

DETAILS ILLUSTRATE MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

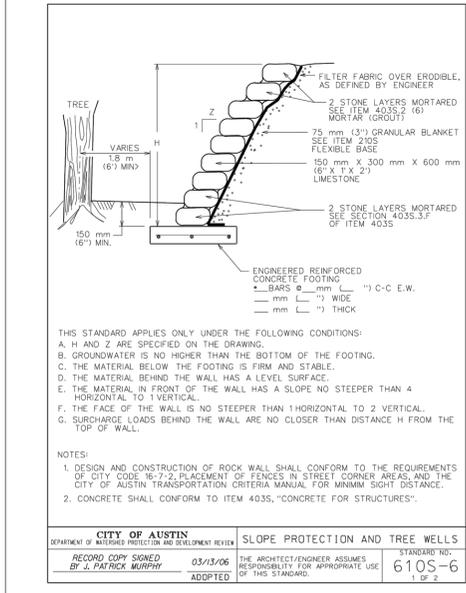
IF HAY BALES ARE USED FOR BERM, THEY SHALL BE ANCHORED IN PLACE WITH 2 REBARS PER BALE, DRIVEN INTO GROUND ENOUGH TO PROVIDE REASONABLE STABILITY.

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.



CONCRETE TRUCK WASHOUT PIT
NOT TO SCALE



THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:

- A, H AND Z ARE SPECIFIED ON THE DRAWING.
- GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
- C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
- D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
- E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
- F. THE FACE OF THE WALL IS NO STEEPER THAN HORIZONTAL TO 2 VERTICAL.
- G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:

- DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
- CONCRETE SHALL CONFORM TO ITEM 4035, "CONCRETE FOR STRUCTURES".

CITY OF AUSTIN
DEPARTMENT OF MATERIALS PROTECTION AND DEVELOPMENT REVIEW
RECORD COPY SIGNED BY J. PATRICK MURPHY 03/13/06 ADOPTED

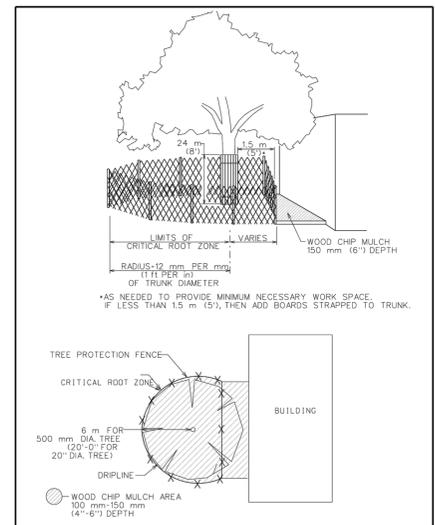
SLOPE PROTECTION AND TREE WELLS
STANDARD NO. 610S-6
1 OF 2

REV. NO.	DESCRIPTION	DATE

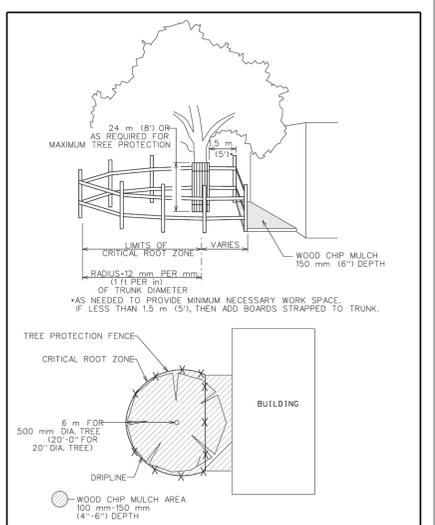
Notes:

LEGEND

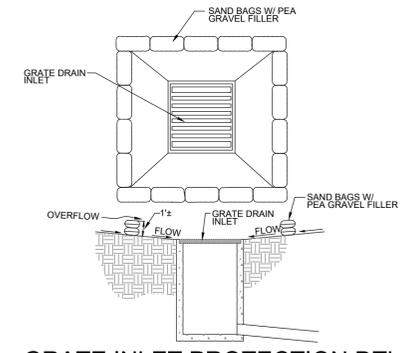
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASHOUT PIT
- INLET W/PROTECTION
- ROCK BERM
- EXISTING CONTOUR
- PROPOSED CONTOUR (PRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
- DEFINED SWALE
- DRAINAGE FLOW (EXISTING)
- GRAVEL FILTER BAGS
- LOC (LIMITS OF CONSTRUCTION) (AREA TO BE DISTURB DURING THE CONSTRUCTION OF PROPOSED UTILITIES)



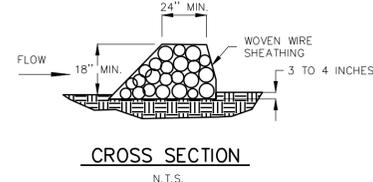
CITY OF AUSTIN	WATERWAYS PROTECTION DEPARTMENT	TREE PROTECTION FENCE	MODIFIED TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		610S-4



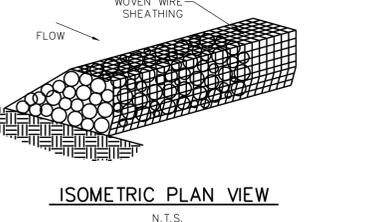
CITY OF AUSTIN	WATERWAYS PROTECTION DEPARTMENT	TREE PROTECTION FENCE	MODIFIED TYPE B - WOOD	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		610S-5



GRATE INLET PROTECTION DTL.
NOT TO SCALE



CROSS SECTION
N.T.S.



Schematic Diagram of a Rock Berm (NCTCOG, 1993)

ROCK BERM
NOT-TO-SCALE

ROCK BERMS

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often effective in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

MATERIALS:

- The berm structure should be secured with a woven wire sheathing having maximum opening of 1 1/2 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoot rings.
- Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

INSTALLATION:

- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.
- Berm should have a top width of 2 feet minimum with side slopes being 2:1 (H:V) or flatter.
- Place the rock along the sheathing as shown in the diagram to a height not less than 18\".
- Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- Berm should be built along the contour at zero percent grade or as near as possible.
- The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

COMMON TROUBLE POINTS:

- Insufficient berm height or length (runoff quickly escapes over the top or around the sides of berm).
- Berm not installed perpendicular to flow line (runoff escaping around one side).

INSPECTION AND MAINTENANCE GUIDELINES:

- Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
- Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
- Repair any loose wire sheathing.
- The berm should be reshaped as needed during inspection.
- The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

SIGNATURE/SEAL

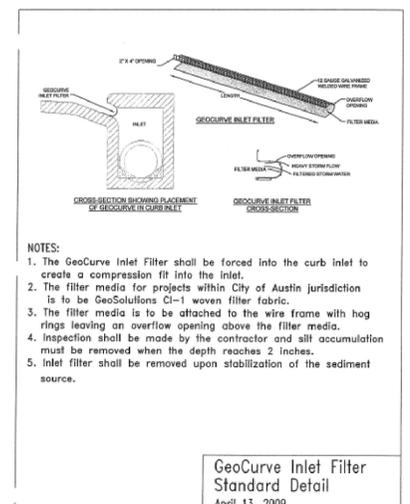
RCE RAO'S CONSULTING ENGINEERS

1206 EMMETT
P.O. BOX 92991 SAN ANTONIO TX 78256
PHONE: 210-649-7187 FAX: 512-856-4895
www.raosconsulting.com

PROJECT DESCRIPTION:
VISTA RIDGE BUSINESS SUITES
TITLE:
EROSION CONTROL PLAN DETAILS

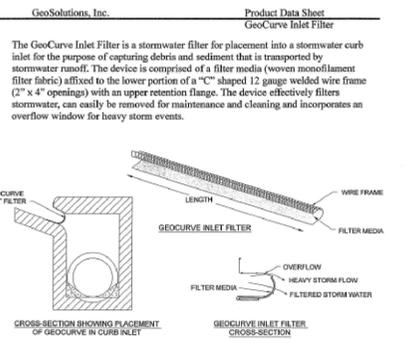
DATE : 06/17/20 JOB NO. 2020-1098
DESIGNED BY : RV SHEET
DRAWN BY : MO 14 OF 24
CHECKED BY : RV

EXHIBIT-2



- NOTES:**
- The GeoCurve Inlet Filter shall be forced into the curb inlet to create a compression fit into the inlet.
 - The filter media for projects within City of Austin jurisdiction is to be GeoSolutions Ci-1 woven filter fabric.
 - The filter media is to be attached to the wire frame with hog rings leaving an overflow opening above the filter media.
 - Inspection shall be made by the contractor and silt accumulation must be removed when the depth reaches 2 inches.
 - Inlet filter shall be removed upon stabilization of the sediment source.

GeoCurve Inlet Filter Standard Detail
April 13, 2009



FILTER MEDIA PROPERTIES: Mono-filament Woven Filter Fabric

PROPERTY	ASTM TEST METHOD	VALUE	C.O.A. REQ'T
Fabric Weight	D 3776	4.5 oz/sy	3 oz/sy
Grab Tensile Strength	D 4632	170 lbs	---
Mullen Burst Strength	D 3786	410 lba/sq in	120 lba/sq in
UV Stability	D 4355	80 %	70 %
Water Flow Rate	D 4491	325 gal/min/sf	275 gal/min/sf

FILTER MEDIA PROPERTIES: Mono-filament Woven Filter Fabric

PROPERTY	ASTM TEST METHOD	VALUE	C.O.A. REQ'T
Fabric Weight	D 3776	4.5 oz/sy	3 oz/sy
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Mullen Burst Strength	D 3786	410 lba/sq in	120 lba/sq in
UV Stability	D 4355	80 %	70 %
Water Flow Rate	D 4491	325 gal/min/sf	275 gal/min/sf

Design Criteria/Material continued...

The material should have a maximum life expectancy of 18 months. The inlet protection should allow cleanout and disposal of trapped sediment. Devices to be constructed such that any ponding of stormwater will not cause R.O.W. flooding in excess of 4 inches of standing water.

Conformance: Yes, max. life expectancy of GeoCurve is 18 months. The GeoCurve can be easily removed to dump captured sediment or sediment can be removed with a shovel if desired. Hydraulic testing verified that the GeoCurve does not cause water to back up into the street.

Coverage: The fabric/wire should completely cover the opening of the inlet and the device should be installed without protruding parts. Fabric overlap shall be min. 3 inches.

Conformance: Yes, the fabric/wire covers the inlet opening. The GeoCurve is placed within the throat of the inlet therefore there are no protruding parts. There are no fabric laps.

Attachment: The inlet filter must be easy to remove and can not be attached with sand bags.

Conformance: Yes, the GeoCurve is easy to remove and is secured by a patented compression fit without the need for sand bags.

Maintenance: Accumulated silt to be removed when it reaches 2 inches or 1/3 the inlet throat height.

Conformance: Yes, the GeoCurve can be easily removed to dump accumulated silt.

GeoSolutions, Inc. 4417 Barleson Road Austin, Texas 78744 512-330-0796

SD-20-00026

ATTACHMENT N

**ATTACHMENT "G" Maintenance Plan and Schedule for Sedimentation and
Filtration Basin**

PROJECT NAME Shops of Vista Ridge, Lots 5,6,7, and 11

ADDRESS 701 N VISTA RIDGE BLVD

CITY, STATE ZIP CEDAR PARK, TX 78613

SEDIMENTATION BASIN

Monthly Inspect structural integrity and silt accumulation of the sedimentation basin in each of the water quality ponds. Any vegetative growth shall be removed.

Quarterly The level of accumulated silt shall be checked. If depth of silt exceeds 6 inches, or is such that it impedes the capture volume of the basins, it shall be removed and disposed of.

The sedimentation basin in the water quality pond shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive.

Bi-Annually The sedimentation basin in the water quality pond shall be inspected at least twice a year (once during or immediately following wet weather) to evaluate the facility operation. With each inspection, any damage to the structural elements of the system must be identified and repaired immediately.

All debris and trash shall be removed at least every six months.

Annually Sediment shall be removed from the inlet and outlet structure when it is impaired and at least once a year.

Five Years All sediment shall be removed at a minimum of every 5 years.

With each inspection, remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired.

FILTRATION BASIN

Monthly The filtration basin in the water quality pond shall be visually inspected for any areas of excessive surface deposits and/or disruptions in the uniformity of the sand layer. Such problem areas shall be promptly repaired or corrected.

The vegetative growth shall be checked and shall not exceed 15 inches in height.

Quarterly The level of accumulated silt shall be checked. If depth of silt pollutants exceeds ½ inch, it shall be removed and disposed of "properly".

The accumulation of pollutants/oils shall be checked. If the pollutants have significantly reduced the designed capacity of the sand filter, the pollutants shall be removed.

The filtration basin in the water quality pond shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive.

Bi Annually The filtration basin in the water quality ponds shall be inspected at least twice a year (once during or immediately following wet weather) to evaluate the facility operation. With each inspection, any damage to the structural elements of the system must be identified and repaired immediately.

All trash and debris shall be removed at least every six months.

Two Years

The filter under drain network shall be cleaned at least every two years to remove any sediment buildup or cleaned to maintain design drawdown.

SEDIMENTATION AND FILTRATION BASIN

After Rainfall

The water quality pond shall be checked after each rainfall occurrence to insure that it drains within 24 to 48 hours after the rain event. If it does not drain within this time, corrective measures shall be undertaken. At a minimum such measures shall include removal of silt build-up on the surface of the sand. Any discolored sand should also be removed and replaced. If draw-down time exceeds 48 hours, more extensive remediation measures are likely required and the condition of the filtration media should be investigated. In addition, if the basin fails to drain properly the owner must notify the City of Cedar Park.

Any discolored sand should be removed and replaced. Following any required maintenance, the surface in each of the filtration basin shall be raked and leveled to restore the system to its designed condition. Raking will only occur on the clean sand media layer.

With each inspection, any damage to the structural elements of the system (pipes retaining walls, etc.) must be identified and repaired immediately. Erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately during each inspection.

"Proper" disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality specifications. BMP maintenance frequently requires the disposal of accumulated sediment and other material. These materials are normally classified as special wastes when disposed of in municipal landfills. A Type 1 Municipal Solid Waste (MSW) landfill can accept household waste; anything else is a special waste as defined in 30TAC 330.2 (137). Special waste is a waste that requires special handling at a Type 1 MSW landfill. Labeling a filter media or sediment as a waste is not a waste characterization. The process to obtain authorization to dispose of a special waste begins with a request for approval called the "Request for Authorization for Disposal Waste, TCEQ Form 0152." The request is completed by the generator and submitted to the MSW permits section of the TCEQ for Executive Director review/approval. The MSW permits section performs the review described in 30 TAC 330.136.

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

After all inspections results shall be written and records maintained and made available on request by TCEQ officials.

Upon transfer of ownership or maintenance responsibility: The seller must inform the buyer of all requirements of the basin maintenance. TCEQ must be notified and receive the form "TCEQ - 10623 change in responsibility for maintenance on permanent Best Management Practices and Measures". In addition, TCEQ and City of Cedar Park shall receive a signed, dated copy of this maintenance plan from the new owner.

[Signatures on following page]

Responsible Party for Maintenance: CAROLVILLE LTD

Address: 136 Centre st

City, State Zip: Naples, FL 34108

Telephone Number: 239 641 9226

Signature of Responsible Party: 

Print name of Responsible Party: Hank Monzelisse



**DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANTS REGARDING
UNIFIED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES,
UTILITIES AND ACCESS**

This Restrictive Covenant regarding unified development and maintenance of wastewater, drainage and fire line utilities (the "Restrictive Covenant") for subdivision of The Shops At Vista Ridge (the "Subdivision"), a subdivision located generally at the southwest corner of the intersection of North Vista Ridge Boulevard and R.M. 1431 / E. Whitestone Blvd. in Cedar Park, Texas, is executed on June 22, 2009, by **Carolville, Ltd., a Texas limited partnership ("Carolville", or "Declarant")** and is as follows:

RECITALS

- A. Declarant owns the land more particularly described on the attached Exhibit "A", and referred to herein as the "Property".
- B. Definitions:
- i. Owner. The term "Owner(s)" means Declarant and all future Owners of the fee interest in all or any portion of the Property (whether such fee interest is obtained through a purchase from Declarant or through a purchase at a foreclosure sale or trustee's sale or through a deed in lieu of foreclosure) and their respective successors and assigns.
 - ii. Pond and Stormwater Line Easement. The term "PSL" shall collectively mean both the "Pond" hereinafter described and the stormwater line designated on Exhibit A attached hereto as "10' Drainage Easement" adjacent to North Vista Ridge Blvd.. The "Pond" is the shared stormwater sedimentation and filtration pond to be constructed at the southeast corner of Lot 11 designated as "Pond Easement" on the plat of the subdivision of The Shops at Vista Ridge, attached hereto and marked Exhibit A (the "Subdivision").
 - iii. Facilities. The term "Facilities" shall collectively mean the easements set forth on Exhibit A attached hereto as "20' Emergency Access Easement", 25' Landscape and Pedestrian Easement, 30' Access & Utility Easement, 40' Access & Utility Easement, 15' Drainage Easement and 25' Parking Landscape Easement and the 50' Access & Utility Easement but only insofar as the 50' Access & Utility Easement exists outside of Lot 7.
 - iv. 50' Access & Utility Easement. The term "50' A & U" shall mean the easement set forth on Exhibit A attached hereto as "50' Access & Utility Easement" but only insofar as it is located on Lot 7.

NOW, THEREFORE, Declarant declares that the Property is subject to the following easements, covenants, conditions and restrictions, which run with the Property and bind all parties having right, title, or interest in or to such portion of the Property or any part thereof, their respective heirs, successors, and assigns, and which inure to the benefit of each Owner. Each covenant, deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to the following easements, covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in said contract, deed or conveyance.

SPECIFIC AGREEMENTS AND RESTRICTIONS:

1. Recitals Incorporated. The above Recitals and all terms defined therein are incorporated into this Restrictive Covenant for all purposes.

2. Maintenance of PSL.

i. It is acknowledged that only 9 acres of Lot 11 drain wastewater into the Pond. Declarant intends to construct the Pond on the southeast portion of Lot 11, which will service Lots 5, 6, 7 and 9 acres of Lot 11. For purposes of calculations of relative responsibility for maintenance of the Pond, only 9 acres of Lot 11 will be considered. From and after the date of the filing of this Declaration, the Owners of each of these Lots (and only these Owners, excluding any Owners of any other Lots, except to the extent such Owner may also be the Owner of Lots 5, 6, 7 or 11) shall be responsible for the following percentages of the costs of maintenance and upkeep of the PSL:

<u>Lot</u>	<u>Costs Sharing Percentage</u>
Lot 5	6.6%
Lot 6	7.0%
Lot 7	21.8%
Lot 11	64.6%

ii. The Owner of Lot 11 shall be responsible for initiating any necessary maintenance or upkeep of the PSL, including hiring any necessary professionals or laborers to achieve such maintenance or upkeep.

iii. In the case of normal, recurring maintenance issues involving the PSL (i.e., mowing, etc.), the Owner of Lot 11 shall, not more often than monthly, invoice the Owners of Lots 5, 6 and 7 for their respective percentages of such costs. Upon request, the Owner of Lot 11 shall provide to any other Owner copies of contracts, invoices, statements, or other written documentation to evidence the costs of such recurring maintenance.

iv. In the case of major or unusual maintenance costs associated with the PSL, the Owner of Lot 11 shall, prior to hiring any person or firm to undertake such items, provide to the Owners of Lots 5, 6 and 7 bids or proposals for such work for their approval. The approval of any such bids or proposals by three of the four Owners (or by the Owners of three or more of such Lots, if less than four Owners exist) shall be binding upon any dissenting Owner. The failure by any Owner to object in writing to any bids or proposals within 10 days of receipt of the bid or proposal shall constitute an approval of the bid or proposal. Each Owner shall pay to the Owner of Lot 11 its proportionate share of the costs of the proposed maintenance, upon receipt of an invoice for services rendered.

v. Each Owner of Lots 5, 6, 7 and 11 shall be jointly and severally liable for the maintenance of the PSL, subject to a right of reimbursement from each other Owner in accordance with this Section 2.

3. Maintenance of Driveway Within the 50' Access & Utility Easement.

i. It is acknowledged that Lots 5, 6 and 7 shall share the responsibility of maintaining the driveway (and not the utilities) contained within the 50' A & U, the "Driveway". From and after the date of the filing of this Declaration, the Owners of Lots 5, 6 and 7 shall be responsible for the following percentages of the costs of maintenance and upkeep of the Driveway:

Lot	Costs Sharing Percentage
Lot 5	18%
Lot 6	20%
Lot 7	62%

ii. The Owner of Lot 7 shall be responsible for initiating any necessary maintenance or upkeep of the Driveway, including hiring any necessary professionals or laborers to achieve such maintenance or upkeep.

iii. In the case of normal, recurring maintenance issues involving the Driveway (i.e., snow removal, blacktopping, etc.), the Owner of Lot 7 shall, not more often than monthly, invoice the Owners of the other lots for their respective percentages of such costs. Upon request, the Owner of Lot 7 shall provide to any other Owner copies of contracts, invoices, statements, or other written documentation to evidence the costs of such recurring maintenance.

iv. In the case of major or unusual maintenance costs associated with the Driveway, the Owner of Lot 7 shall, prior to hiring any person or firm to undertake such items, provide to the Owners of the other lots bids or proposals for such work for their

approval. The approval of any such bids or proposals by the lot Owners representing at least 50% of the Cost Sharing Percentages set forth in Section 3.i. above shall be binding upon any dissenting Owner. The failure by any Owner to object in writing to any bids or proposals within 10 days of receipt of the bid or proposal shall constitute an approval of the bid or proposal. Each Owner shall pay to the Owner of Lot 7 its proportionate share of the costs of the proposed maintenance, upon receipt of an invoice for services rendered.

v. Each Owner of Lots 5, 6 and 7 shall be jointly and severally liable for the maintenance of the Driveway, subject to a right of reimbursement from each other Owner in accordance with this Section 3.

4. Maintenance and Construction of the Facilities. The Owner(s) of each Lot shall continuously maintain the Facilities located on its respective Lot in accordance with the requirements of the City and in a good and functioning condition. The portion of the Property on which any portion of the Facilities is located may not be used for any purpose inconsistent with or detrimental to the proper operation of such Facilities.
5. On-Site Filtration. It is acknowledged and agreed that since only nine acres of Lot 11 will drain stormwater into the Pond, all lots in the Subdivision, with the exception of the 9 acre portion of Lot 11 and Lots 5, 6 and 7, shall each provide for their own on-site filtration as part of their individual site plans and development. (A second filtration facility is intended to be constructed on the western portion of Lot 11 which will filter stormwater runoff from the remainder of Lot 11.)
6. Easements. Perpetual non-exclusive easements are hereby declared over the Property in the locations defined above as the "Facilities" for the benefit of all of the Owners and for the purposes stated on Exhibit A, and perpetual non-exclusive easements are hereby declared over the Property in the locations defined above as the "PSL" for the benefit of the Owners of Lots 5, 6, 7 and 11 and for the purposes stated on Exhibit A. Notwithstanding the provisions of this Section 7, only the Owners of Lots 5, 6 and 7 shall have any rights to the easement set forth on Exhibit A as "25' Parking Landscape Easement" located on Lot 7. It is further agreed that the Owners of Lots 5 and 6 shall have the right to access their respective Lots from the 50' Access and Utility Easement and across the 25' Parking Landscape Easement.

Perpetual non-exclusive easements are hereby declared over the "50' Access & Utility Easement" insofar as the 50' Access & Utility Easement exists on Lot 7 (an easement has already been granted above for the 50' Access & Utility Easement not located on Lot 7 and defined within the term "Facilities") and said easements shall be for the benefit of all of the Owners for the purposes stated on Exhibit A.

7. Unified Development. For purposes of site plan or plat review, modification, or approval by the City of Cedar Park, the Property will be construed as a unified development/single site. Any proposed modifications to any portion of the Property will be construed as a

modification to a single site, requiring review of all of the Property in accordance with the provisions of the applicable land development Code(s) of the City of Cedar Park. This section applies to the construction and maintenance of any and all privately shared wastewater facilities, stormwater drainage facilities and/or fire protection water lines to be located on any portion of the Property.

8. City of Cedar Park. The City of Cedar Park and its successors and assigns, shall have the perpetual right and privilege at any and all times to enter the Property for the purpose of operating, inspecting, monitoring, maintaining, replacing, upgrading and repairing, as applicable, the Facilities and PSL on or to be located on the Property.
9. Notice of City Entry. The City shall give the Owners thirty (30) days' prior written notice of the City's intent to enter all or part of the Property for the purpose of operating, maintaining, replacing, upgrading, or repairing, as applicable, the drainage facilities; provided, however, that in the event of an emergency, the City shall be required to give prior notice within a reasonable period of time. Reasonableness shall be determined in accordance with the nature of circumstances of the emergency. The City shall have the right to enter the Property without prior written notification for the purpose of monitoring and inspection only.
10. Breach Does Not Permit Termination. Notwithstanding anything to the contrary contained herein, no breach of this Restrictive Covenant by any one Owner entitles the other Owners to cancel, rescind or otherwise terminate this Restrictive Covenant, but such limitations do not affect in any manner any other rights or remedies which the Owners may have hereunder by reason of any breach of this Restrictive Covenant.
11. Excusable Delays. Whenever performance is required of the Owners, the Owners shall use all due diligence to perform and take all reasonable and necessary measures in good faith to perform within a reasonable time; provided, however, that if completion of performance is delayed at any time by reasons of acts of God, war, civil commotion, riots, strikes, picketing, or other labor disputes, unavailability of labor or other material, damage to work in progress by reason of fire or other casualty, or any other cause beyond the reasonable control of the Owner (financial inability, imprudent management or negligence excepted), then the time for performance as herein specified will be extended by the amount of delay actually so caused.
12. Conveyance. This Restrictive Covenant does not convey an interest in real property to the public or any governmental body.
13. General Provisions.
 - A. Inurement. This Restrictive Covenant and the restrictions created hereby inure to the benefit of and bind all of the Owners, and their successors and assigns. When an Owner conveys all or any portion of the Property, that former Owner will thereupon be released and discharged from any and all further obligations, if any, under this Restrictive Covenant that it had in connection with the Property conveyed by it from and after the

- date of recording of such conveyance, but no such sale releases that former Owner from any liabilities, if any, actual or contingent, existing as of the time of such conveyance.
- B. Duration. Unless modified, amended, or terminated in accordance with Section 14 K., this Restrictive Covenant remains in effect in perpetuity.
- C. Non-Merger. This Restrictive Covenant will not be subject to the doctrine of merger, even though the underlying fee ownership of the Property, or any parts thereof, is vested in one party or entity.
- D. Severability. The provisions of this Restrictive Covenant must be deemed to be independent and severable, and the invalidity or partial invalidity of any provision or portion thereof does not affect the validity or enforceability of any other provision.
- E. Entire Agreement. This Restrictive Covenant, and the exhibits attached hereto contain all the representations and the entire agreement between the parties to this Restrictive Covenant with respect to the subject matter hereof. Any prior correspondence, memoranda or agreements are superseded in total by this Restrictive Covenant and the exhibits attached hereto. The provisions of this Restrictive Covenant will be construed as a whole according to their common meaning and not strictly for or against any Owner.
- F. Captions. The captions preceding the text of each section and subsection hereof are included only for convenience of reference and will be disregarded in the construction and interpretation of this Restrictive Covenant.
- G. Governing law; Place of Performance. This Restrictive Covenant and all rights and obligations created hereby will be governed by the laws of the State of Texas. This Restrictive Covenant is performable only in the county in Texas where the Property is located.
- H. Notices. Any notice to the Owners or the City must be in writing and given by delivering the same to such party in person, by expediting, private carrier services (such as Federal Express) or by sending the same by certified mail, return receipt requested, with postage prepaid to the intended recipient's last known mailing address. All notices under this Restrictive Covenant will be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.
- I. Negation of Partnership. None of the terms or provisions of this Restrictive Covenant will be deemed to create a partnership between or among the Declarant, any Owner, or the City of Austin in their respective businesses or otherwise; nor will it cause them to be considered joint ventures or members of any joint enterprise.
- J. Enforcement. If any person, persons, corporation, or entity of any other character, violates or attempts to violate this Restrictive Covenant, it will be lawful for the City of Cedar Park, its successors and assigns, to prosecute proceedings at law, or in equity,

against the person or entity violating or attempting to violate these Restrictive Covenant and to prevent said person or entity from violating or attempting to violate such covenant. The failure at any time to enforce this Restrictive Covenant by the City, its successors and assigns, whether any violations hereof are known or not, does not constitute a waiver or estoppel of the right to do so.

- K. City Ordinances. The City of Cedar Park, Texas, Utilities Ordinance, Article 18.06 Regulating Discharge of Waste into The Sanitary Sewers, as amended, shall apply to all parties at the end of their property line regardless of the discharge into a private sanitary sewer system. The City of Cedar Park, Texas, through proper operation of wastewater collection and treatment facilities and quality control of effluent may require either the exclusion, pretreatment or controlled discharge at point of origin of certain types of quantities of industrial wastes. All parties shall be required to meet applicable National Categorical Pretreatment Standards or any other national, state or local pretreatment standards or requirements. In the event that a discharge to the sanitary sewer is in non-compliance with the applicable ordinance, all users connected to the sanitary sewer at the point of non-compliance will be jointly responsibility for any and all enforcement actions to resolve the non-compliance.

The City of Cedar Park, Texas, Utilities Ordinance, Article 18.09 Cross-connection Control, as amended, shall apply to all parties connected to the City's public water supply regardless of the connection location to the public water supply. The City of Cedar Park, Texas, through proper operation of the water distribution system may require either the exclusion or applicable cross-connection protection on connections to the public water supply. In the event that a connection to the public water supply is in non-compliance with the applicable ordinance, all users connected to the waterline at the point of non-compliance will be jointly responsible for any and all enforcement actions to resolve the non-compliance.

- L. Modification and Amendment. This Restrictive Covenant may only be modified, amended or terminated upon the filing of a written modification, amendment or termination document in the Official Public Records of Williamson County, Texas, executed, acknowledged and approved by (a) the Director of Planning of the City of Cedar Park or successor department; and (b) all of the Owners of the Property at the time of the modification, amendment, or termination.

[SIGNATURE PAGE FOLLOWS ON NEXT PAGE]

Executed to be effective on the date set forth above.

DECLARANT:

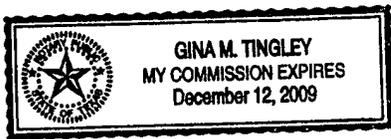
CAROLVILLE, LTD.
A Texas Limited Partnership

By: *William B. Pohl*
William B. Pohl, General Partner

NOTARIAL CERTIFICATE

STATE OF TEXAS §
 Travis §
COUNTY OF ~~WILLIAMSON~~ §

ACKNOWLEDGED BEFORE ME by the said **William B. Pohl**, as General Partner of **Carolville, Ltd.**, a Texas limited partnership, on this 22 day of June 2009.



Gina M. Tingley
NOTARY PUBLIC - State of TEXAS

EXHIBIT A – PAGE 1

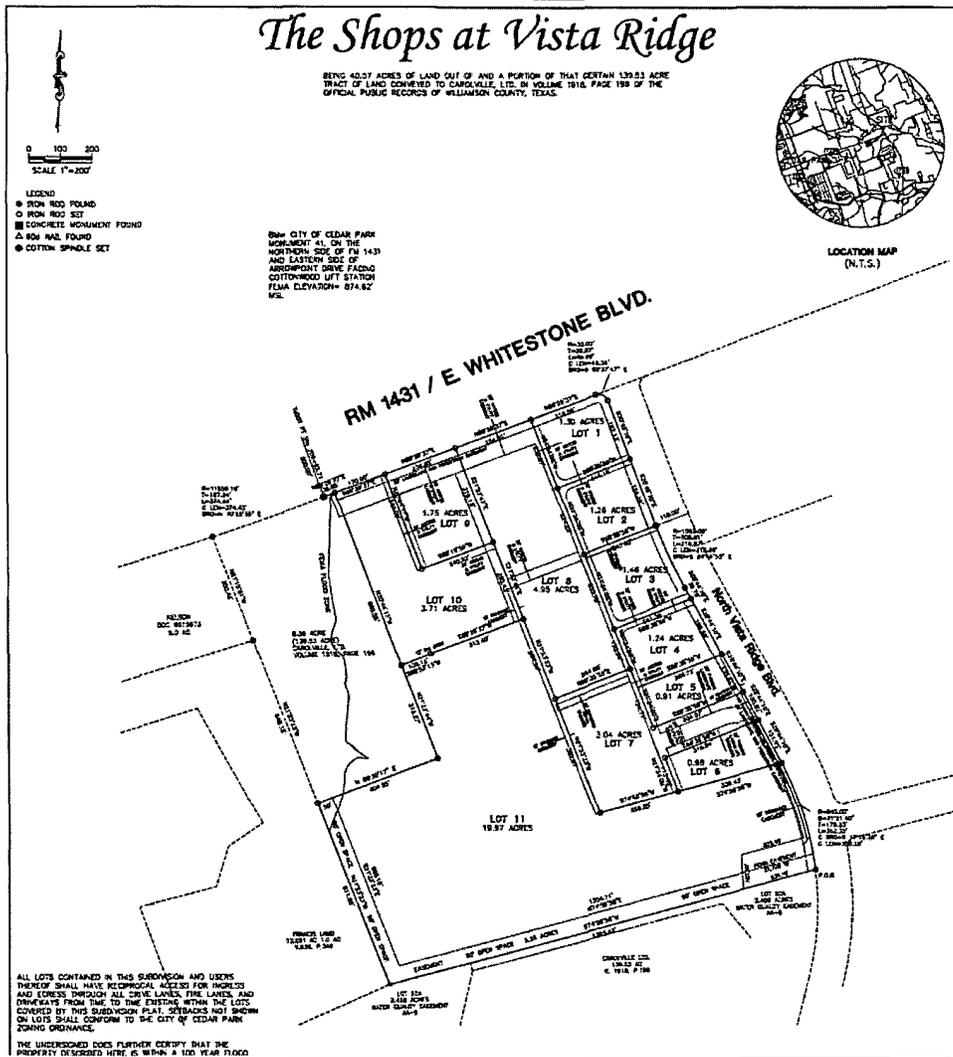
Legal description of Property subject to Declaration

Lots 1 through 11, inclusive, The Shops at Vista Ridge, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet FF, Slides 385-386 of the Plat Records of Williamson County, Texas.

EXHIBIT A - PAGE 2

The Shops at Vista Ridge

BEING 43.57 ACRES OF LAND OUT OF AND A PORTION OF THAT CERTAIN 139.23 ACRE TRACT OF LAND CONVEYED TO CARROLLVILLE, LTD. IN VOLUME 1914, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



RECORDERS MEMORANDUM

All or part of the text on this page was not clearly legible for satisfactory recordation.

① AFTER RECORDING,
RETURN TO:
CITY OF CEDAR PARK
PLANNING DEPARTMENT
600 N. BELL BOULEVARD
CEDAR PARK, TEXAS 78613
ATTN: EMILY BARRON

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2009045852

Nancy E. Rister

06/26/2009 01:47 PM

WEHLING \$52.00

NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

TEMPORARY STORMWATER SECTION

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: Rao Vasamsetti, w/Rao's Consulting Engineers

Date: 10/3/23

Signature of Customer/Agent:



Regulated Entity Name: SHOPS OF VISTA RIDGE LOTS 5 6 7 AND 11

Project Information

Potential Sources of Contamination

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

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

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

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

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

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Brushy Creek

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENTS

FORM 0602 ATTACHMENTS

ATTACHMENT “A” - SPILL RESPONSE

The objective of this attachment is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the storm water impacts of leaks and spills:

Education

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

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

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

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

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

General Measures

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

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

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

(4) Train employees in spill prevention and cleanup.

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

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

- (7) Do not bury or wash spills with water.
- (8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- (9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- (10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- (11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- (12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

- (1) Clean up leaks and spills immediately.
- (2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- (3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

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

(6) Recover spilled materials.

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

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

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) between 8 AM and 5 PM.

After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

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

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

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

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

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately

(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.

(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

(5) Place drip pans or absorbent materials under paving equipment when not in use.

(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

3. **Install Utilities storm drain system ±1.15 ac**
4. **Build structures ±0.75 ac**
5. **Lay pavement and concrete ±1.15 ac**
6. **Permanently stabilize the entire site with a TCEQ approved soil stabilization practice. 1.15 ac**
7. **Clean the site 1.15 ac**
8. **Remove the TBMPs 1.15 ac**

ATTACHMENT “D” – Temporary Best Management Practices and Measures

Site will not receive any upgradient runoff and not required any BMPs.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of rock berms downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, (4) installation of construction staging area(s), and (5) installation of inlet protection.

Prior to construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

Temporary measures installed onsite are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter the aquifer, sensitive features, or surface streams downgradient of the site.

BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMP's. This will allow stormwater runoff to continue downgradient to streams or features that may exist downstream of the site.

If any sensitive features are discovered during construction, all regulated activities near the sensitive feature shall be suspended. The TCEQ Regional office will be notified immediately and a plan will be submitted to TCEQ for

treatment of the feature. See note 3 of TCEQ WPAP General Construction Notes on Exhibit 1.

ATTACHMENT “F” – Structural Practices

The following measures will be installed as part of the site preparation activities:

- ***Erection of silt fences along the downgradient boundary of construction activities.***
- ***Rock berms will be placed where runoff may be concentrated before leaving the site.***
- ***Inlet protection will be installed.***
- ***Stabilized construction entrance/exit(s) will be installed.***
- ***A construction staging area will be designated.***
- ***Concrete truck washout pit(s) will be installed where required to facilitate controlled disposal of concrete truck washout.***

ATTACHMENT “I” – Inspection and Maintenance

All TBMP’S shall be inspected by the contractor on a weekly basis and after all rain events. The contractor shall keep records of all inspections that were made. Also, the contractor shall repair or replace any damaged or dysfunctional TBMP’s. The contractor shall insure that all TBMP’s are maintained and inspected according to TCEQ’s Technical Guidance Manual. Reference Section 1.4 of the Technical Guidance Manual.

Inspection and Maintenance shall include but is not limited to:

Silt Fence

- The contractor shall inspect all silt fencing weekly, and after any rainfall for sediment accumulation, torn fabric and crushed or collapsed sections throughout the duration of construction.
- Sediment shall be removed when sediment buildup reaches 6 inches.
- Torn fabric shall be replaced by the contractor or a second line of fencing shall be erected parallel to the torn section if replacement is not feasible.
- Contractor shall replace or repair any fence sections crushed or collapsed during the course of construction.

Triangular Filter Dike

- The contractor shall inspect all filter dikes weekly, and after any rainfall for sediment accumulation, alignment, torn fabric, and crushed or collapsed sections throughout the duration of construction.
- Sediment shall be removed after any rain event.

Construction Entrance

- The contractor shall inspect the construction entrance weekly and after any rainfall to ensure that the entrance is preventing vehicular tracking of sediment or sediment flow off-site. The construction entrance shall be top coated with additional rock as conditions demand in order to retain effectiveness.
- All sediment spilled, dropped, washed or tracked off-site shall be removed immediately.

Concrete Washout Pit

- The contractor shall inspect all concrete washout pits weekly and after any rainfall.
- Contractor shall ensure that all excess concrete is being washed out into the designated washout pits only.
- The hardened concrete shall be disposed of when the pit is no longer required and when it becomes full.

General

- Records will be kept with the construction site superintendent of all inspections and maintenance actions. See the attached maintenance record chart.
- Litter, construction debris, and construction chemicals exposed to storm water shall be prevented from becoming a pollutant source for storm water discharges (e.g., screening outfalls, picked up daily).
- If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

ATTACHMENT “J” – Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing only the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with pages 1-35 to 1-60 of TCEQ's Technical Guidance Manual (TGM) RG-348 (2005).

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

The site shall be stabilized with sod and/or seed upon the completion of construction. If construction is to temporary cease and temporary stabilization is required as noted above, the exposed soil shall be stabilized by mulch until construction resumes

ATTACHMENT G

NOI



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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15 [Click here to enter text](#)

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN [Click here to enter text](#)

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

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

AUSTIN REAL VENTURES LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Naveen Valeti Suffix: [Click here to enter text](#)

Title: Manager Credentials: [Click here to enter text](#)

Phone Number: 949-400-4009 Fax Number: [Click here to enter text](#)

E-mail: valetinaveen@gmail.com

Mailing Address: **1908 Yaupon Trail Unit 203**

City, State, and Zip Code: **Cedar Park, TX 78613**

Mailing Information if outside USA:

Territory: [Click here to enter text](#)

Country Code: [Click here to enter text](#) Postal Code: [Click here to enter text](#)

d) Indicate the type of customer:

- | | |
|---|--|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Federal Government |
| <input checked="" type="checkbox"/> Limited Partnership | <input type="checkbox"/> County Government |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Trust | <input type="checkbox"/> City Government |
| <input type="checkbox"/> Sole Proprietorship (D.B.A.) | <input type="checkbox"/> Other Government |
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Other: Click here to enter text |
| <input type="checkbox"/> Estate | |

- e) Is the applicant an independent operator? Yes No
 (If a governmental entity, a subsidiary, or part of a larger corporation, check No.)
- f) Number of Employees. Select the range applicable to your company.
- 0-20 251-500
 21-100 501 or higher
 101-250
- g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)
- State Franchise Tax ID Number: [Click here to enter text](#)
- Federal Tax ID: ____
- Texas Secretary of State Charter (filing) Number: [Click here to enter text](#)
- DUNS Number (if known): [Click here to enter text](#)

SECTION 2. APPLICATION CONTACT

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

- Yes, go to Section 3
 No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: _____ Suffix: [Click here to enter text](#)

Title: Manager Credential: [Click here to enter text](#)

Organization Name: _____

Phone Number: _____ Fax Number: [Click here to enter text](#)

E-mail: _____

Mailing Address:

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

City, State, and Zip Code:

Mailing information if outside USA:

Territory: [Click here to enter text](#)

Country Code: [Click here to enter text](#) Postal Code: [Click here to enter text](#)

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

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

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

- b) Name of project or site (the name known by the community where it's located): Shops of Vista Ridge
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): site clearing, grading, utilities, construction of new building and parking lot
- d) County or Counties (if located in more than one): Williamson
- e) Latitude: _____ Longitude: _____
- f) Site Address/Location

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

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

Section A:

Street Number and Name: 805 N. Vista Ridge

City, State, and Zip Code: Cedar Park, TX 78613

Section B:

Location Description: Click here to enter text

City (or city nearest to) where the site is located: Click here to enter text

Zip Code where the site is located: Click here to enter text

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
 - Yes, do not submit this form. You must obtain authorization through EPA Region 6.
 - No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
 - No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1542
- d) What is the Secondary SIC Code(s), if applicable? Click here to enter text
- e) What is the total number of acres to be disturbed? ±1

- f) Is the project part of a larger common plan of development or sale?
 Yes
 No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.
- g) What is the estimated start date of the project? 12/01/2023
- h) What is the estimated end date of the project? 07/30/2024
- i) Will concrete truck washout be performed at the site? Yes No
- j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Brushy Creek
- k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1804
- l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?
 Yes No

If Yes, provide the name of the MS4 operator: City of Cedar Park

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

- m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?
 Yes, complete the certification below.
 No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

- a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes
- b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes
- c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Naveen Valeti

Operator Signatory Title: Manager

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

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

Signature (use blue ink): _____ Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

- Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- Check number and name on check is provided in this application.

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

- Customer Number (CN) issued by TCEQ Central Registry
- Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- Name and title of responsible authority signing the application.
- Phone number and e-mail address
- Mailing address is complete & verifiable with USPS. www.usps.com
- Type of operator (entity type). Is applicant an independent operator?
- Number of employees.
- For corporations or limited partnerships - Tax ID and SOS filing numbers.
- Application contact and address is complete & verifiable with USPS. <http://www.usps.com>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- Site/project name and construction activity description
- County
- Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

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

GENERAL CHARACTERISTICS

- Indian Country Lands –the facility is not on Indian Country Lands.
- Construction activity related to facility associated to oil, gas, or geothermal resources
- Primary SIC Code that best describes the construction activity being conducted at the site.
www.osha.gov/oshstats/sicsr.html
- Estimated starting and ending dates of the project.
- Confirmation of concrete truck washout.
- Acres disturbed is provided and qualifies for coverage through a NOI.
- Common plan of development or sale.
- Receiving water body or water bodies.
- Segment number or numbers.
- MS4 operator.
- Edwards Aquifer rule.

CERTIFICATION

- Certification statements have been checked indicating Yes.
- Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

Application - status and form questions:

512-239-3700, swpermit@tceq.texas.gov

Technical questions:

512-239-4671, swgp@tceq.texas.gov

Environmental Law Division:

512-239-0600

Records Management - obtain copies of forms:

512-239-0900

Reports from databases (as available):

512-239-DATA (3282)

Cashier's office:

512-239-0357 or 512-239-0187

Notice of Intent Process:

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

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

above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser:

<http://www15.tceq.texas.gov/crpub/> or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit

number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmaview.html>.

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction

- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser:

<http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser:

<http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

For more information on what a common plan of development is, refer to the definition of “Common Plan of Development” in the Definitions section of the general permit or enter the following link into your internet browser:

www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

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

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality General Permit Payment Submittal Form

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

Instructions:

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

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

By Regular U.S. Mail

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

By Overnight or Express Mail

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

Fee Code: GPA General Permit: TXR150000

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

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

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

Project/Site (RE) Name: Burger King

Project/Site (RE) Physical Address: 1200 SH 46 N Seguin, TX 78155

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

**AGENT AUTHORIZATION
FORM**

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

I Naveen Valeti,
Print Name
Manager,
Title - Owner/President/Other
of AUSTIN REAL VENTURES LLC,
Corporation/Partnership/Entity Name
have authorized Rao's Consulting Engineers
Print Name of Agent/Engineer
of Rao's Consulting Engineers
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:

Ulaan
Applicant's Signature

09/22/23
Date

THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Ulaan Volefi 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 22nd day of September, 2023

Vankayala K Gupta
NOTARY PUBLIC



Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: SHOPS OF VISTA RIDGE LOT 5

Regulated Entity Location: West side of N. Vista Ridge Blvd, 1600ft south of RM 1431, Cedar Park

Name of Customer: AUSTIN REAL VENTURES LLC

Contact Person: Rao Vasamsetti

Phone: 210-549-7557

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN 105742274

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	14.11 Acres	\$ 6,500
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: _____



Date: 10/3/23

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

CORE DATA FORM



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN 105742274

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
AUSTIN REAL VENTURES LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
		85-1372200	
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input checked="" type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	1908 Yaupon Trail, Unit 203		
	City	Cedar Park	State TX ZIP 78613 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		valetinaveen@gmail.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(971) 400-4009		() -	

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)
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)
The Shops at Vista Ridge Lot 5

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	805 N VISTA RIDGE BLVD							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:								
26. Nearest City						State	Nearest ZIP Code	
27. Latitude (N) In Decimal:	97.791			28. Longitude (W) In Decimal:	30.529			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
97	47	27.6	30	31	44.4			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
4220			49311					
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>								
commercial/retail								
34. Mailing Address:	1908 Yaupon Trail Unit 206							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	6529
35. E-Mail Address:								
36. Telephone Number		37. Extension or Code			38. Fax Number <i>(if applicable)</i>			
(971) 400-4009					() -			

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

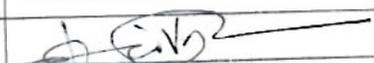
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Rao Vasamsetti	41. Title:	Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 549-7557		() -	rao@raosengineering.com

SECTION V: Authorized Signature

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

Company:	Rao's Consulting Engineers	Job Title:	
Name (In Print):	Rao Vasamsetti	Phone:	(210) 549-7557
Signature:		Date:	9/28/23

TSS CALCULATIONS

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

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

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

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

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

County =	Williamson
Total project area included in plan =	1.05 acres
Predevelopment impervious area within the limits of the plan =	0.00 acres
Total post-development impervious area within the limits of the plan =	0.84 acres
Total post-development impervious cover fraction =	0.80
P =	32 inches

$L_{M \text{ TOTAL PROJECT}} = 731$ lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. =	A
Total drainage basin/outfall area =	1.05 acres
Predevelopment impervious area within drainage basin/outfall area =	0.00 acres
Post-development impervious area within drainage basin/outfall area =	0.84 acres
Post-development impervious fraction within drainage basin/outfall area =	0.80
$L_{M \text{ THIS BASIN}}$ =	731 lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
 Removal efficiency = 89 percent



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

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

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

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

A_C =	1.05	acres
A_I =	0.84	acres
A_P =	0.21	acres
L_R =	831	lbs

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

Desired L_M THIS BASIN = **831** lbs.
F = **1.00**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = **4.00** inches
Post Development Runoff Coefficient = **0.62**
On-site Water Quality Volume = **9511** cubic feet

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

Off-site area draining to BMP = **0.00** acres
Off-site Impervious cover draining to BMP = **0.00** acres
Impervious fraction of off-site area = **0**
Off-site Runoff Coefficient = **0.00**
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **1902**
Total Capture Volume (required water quality volume(s) x 1.20) = **11413** cubic feet

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

7. Retention/Irrigation System

Designed as Required in RG-348

Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = **NA** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = **0.1** in/hr Enter determined permeability rate or assumed value of 0.1
Irrigation area = **NA** square feet
NA acres

8. Extended Detention Basin System

Designed as Required in RG-348

Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **NA** cubic feet

9. Filter area for Sand Filters

Designed as Required in RG-348

Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin = **11413** cubic feet
Minimum filter basin area = **528** square feet
Maximum sedimentation basin area = **4756** square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = **1189** square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = **11413** cubic feet
Minimum filter basin area = **951** square feet
Maximum sedimentation basin area = **3804** square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = **238** square feet For maximum water depth of 8 feet

10. Bioretention System

Designed as Required in RG-348

Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = **NA** cubic feet

11. Wet Basins

Designed as Required in RG-348

Pages 3-66 to 3-71

Required capacity of Permanent Pool = **NA** cubic feet Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation = **NA** cubic feet Total Capacity should be the Permanent Pool Capacity plus a second WQV.

12. Constructed Wetlands

Designed as Required in RG-348

Pages 3-71 to 3-73

Required Water Quality Volume for Constructed Wetlands = **NA** cubic feet

13. AquaLogic™ Cartridge System

Designed as Required in RG-348

Pages 3-74 to 3-78