

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN - EXCEPTION**

FOR

HAYS COMMONS DEVELOPMENT

FEBRUARY 2024

PREPARED FOR

**HAYS COMMONS DEVELOPMENT, INC
2100 NORTHLAND DR.
AUSTIN, TX 78756**

PREPARED BY

**LJA Engineering, Inc.
7500 RIALTO BLVD
BUILDING II, SUITE 100
Austin, Texas 78735
(512) 439-4700**



2/12/2024

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: Hays Commons Development, Inc					2. Regulated Entity No.:				
3. Customer Name: Terry LaGrone					4. Customer No.:				
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):		250	
9. Application Fee:	\$500		10. Permanent BMP(s):				N/A		
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):				N/A		
13. County:	Hays		14. Watershed:				Bear 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.)	<input checked="" type="checkbox"/> _X_	<input type="checkbox"/> _	<input type="checkbox"/> _
Region (1 req.)	<input checked="" type="checkbox"/> _X_	<input type="checkbox"/> _	<input type="checkbox"/> _
County(ies)	<input checked="" type="checkbox"/> _X_	<input checked="" type="checkbox"/> _X_	<input type="checkbox"/> _
Groundwater Conservation District(s)	<input type="checkbox"/> _ Edwards Aquifer Authority <input checked="" type="checkbox"/> _X_ Barton Springs/ Edwards Aquifer <input type="checkbox"/> _ Hays Trinity <input type="checkbox"/> _ Plum Creek	<input checked="" type="checkbox"/> _X_ Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> _ Austin <input type="checkbox"/> _ Buda <input type="checkbox"/> _ Dripping Springs <input type="checkbox"/> _ Kyle <input type="checkbox"/> _ Mountain City <input type="checkbox"/> _ San Marcos <input type="checkbox"/> _ Wimberley <input type="checkbox"/> _ Woodcreek	<input type="checkbox"/> _ Austin <input type="checkbox"/> _ Bee Cave <input type="checkbox"/> _ Pflugerville <input type="checkbox"/> _ Rollingwood <input type="checkbox"/> _ Round Rock <input type="checkbox"/> _ Sunset Valley <input type="checkbox"/> _ West Lake Hills	<input type="checkbox"/> _ Austin <input type="checkbox"/> _ Cedar Park <input type="checkbox"/> _ Florence <input type="checkbox"/> _ Georgetown <input type="checkbox"/> _ Jerrell <input type="checkbox"/> _ Leander <input type="checkbox"/> _ Liberty Hill <input type="checkbox"/> _ Pflugerville <input type="checkbox"/> _ Round Rock

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

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

LAUREN CRONE

Print Name of Customer/Authorized Agent

Lauren Crone

2/12/2024

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Lauren Crone, PE

Date: 2/12/2024

Signature of Customer/Agent:

Lauren Crone

Project Information

1. Regulated Entity Name: Hays Commons Development, Inc.
2. County: Hays and Travis
3. Stream Basin: Bear Creek
4. Groundwater Conservation District (if applicable): Barton Springs/Edwards Aquifer
5. Edwards Aquifer Zone:
☒ Recharge Zone
☒ Transition Zone
6. Plan Type:
☐ WPAP
☐ SCS
☐ Modification
☐ AST
☐ UST
☒ Exception Request

7. Customer (Applicant):

Contact Person: Terry LaGrone

Entity: Hays Commons Development, Inc.

Mailing Address: 2100 Northland Drive

City, State: Austin, TX

Zip: 78756

Telephone: 512-686-4986

FAX: _____

Email Address: tlagrone@mymilestone.com

8. Agent/Representative (If any):

Contact Person: Daniel Ryan, P.E

Entity: LJA Engineering, Inc.

Mailing Address: 7500 Rilato Blvd, Bldg. II, Ste. 100

City, State: Austin, TX

Zip: 78735

Telephone: 512-439-4700

FAX: _____

Email Address: dryan@lja.com

9. Project Location:

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

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

Hays Commons Development, Inc is located west of the intersection of FM 1626 and SH 45 SW. The current project is split between Austin ETJ and Hays ETJ.

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☐ Drainage path from the project site to the boundary of the Recharge Zone.

13. ☒ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

☐ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

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

- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

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

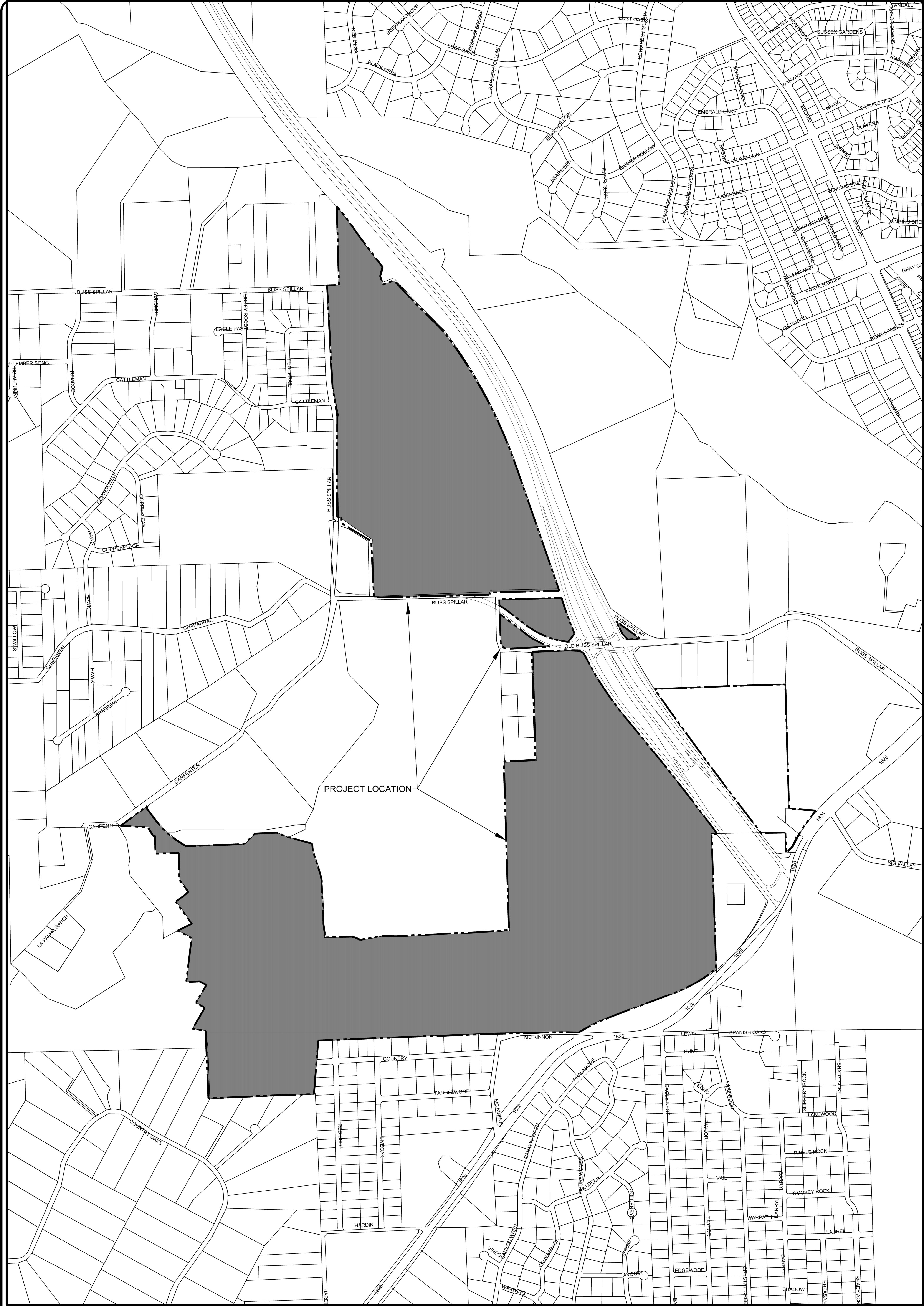
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

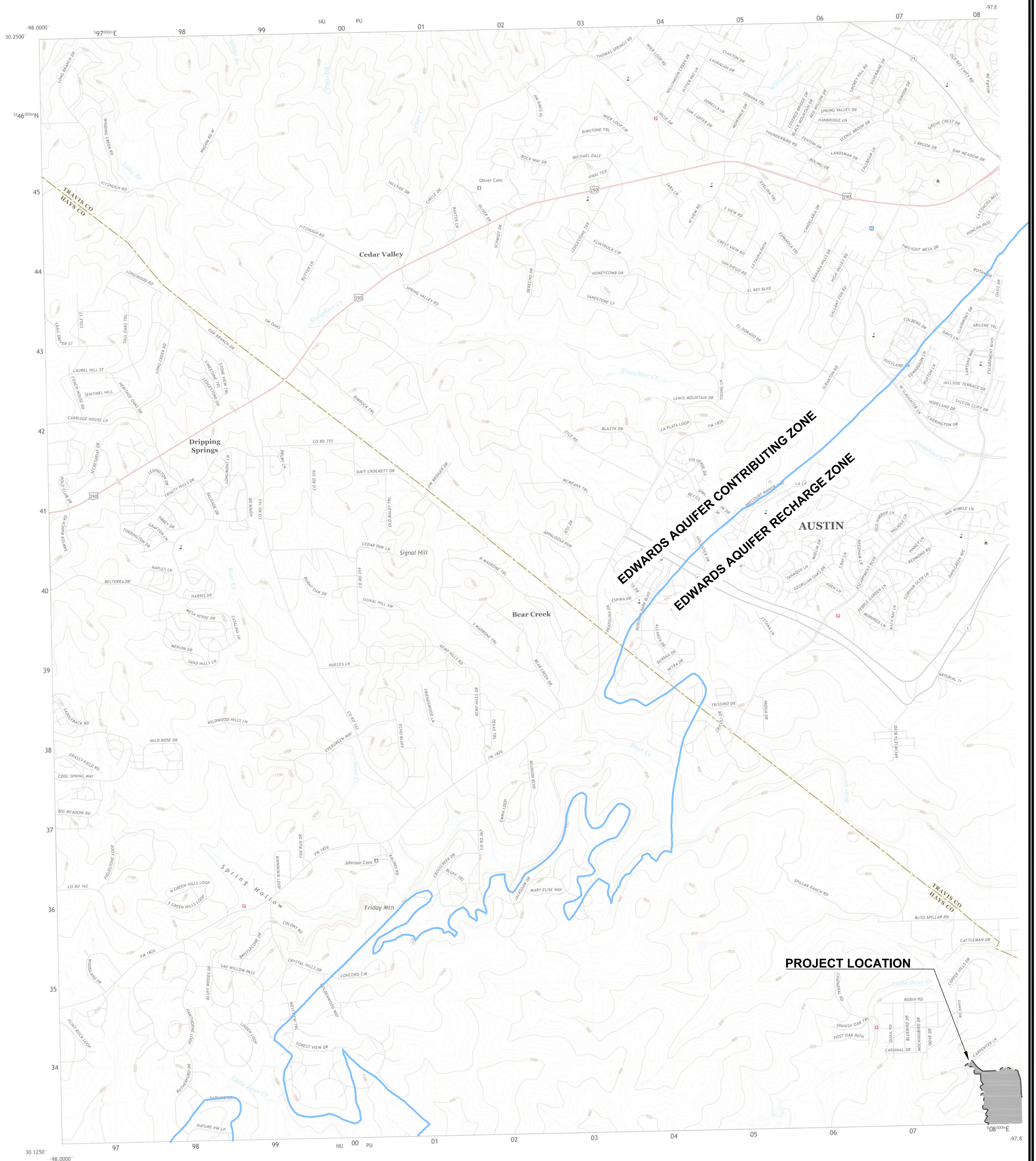
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

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

ATTACHMENT A – Road Map

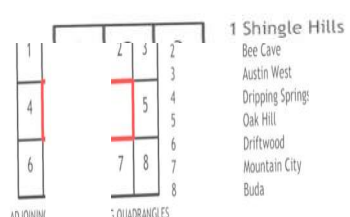
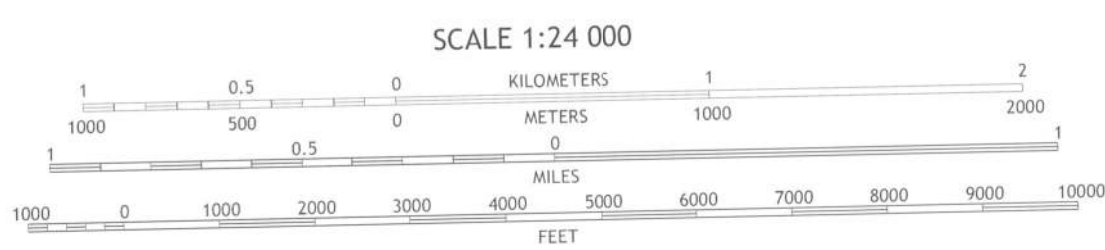
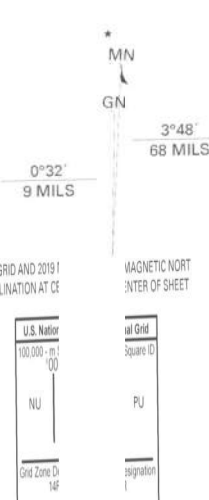


ATTACHMENT B – USGS / Edwards Recharge Zone Map



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

entering private lands.		NAP, October 2016 - November 2016	
any	.....	U.S.	Census
Room	.....	2005, 1979 - 3	198
Notes	.....	2002, 1 - 3	198
High	.....	Aggregation	198
Center	.....	2006, 1 - 3	207
Base	.....	2016, 1 - 3	217
World	.....	2016, 1 - 3	217



ROAD CLASSIFICATION

Expressway		Local Connector
Secondary Hwy		Local Road
Ramp		4WD

 Interstate Route
  US Route

SIGN AL HILL, TX
2019

OF *LJA* SHEETS

A655-040
SHEET NO.

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

LJA

DATE: _____

DESIGNED BY:

DRAWN BY: _____

CHECKED BY:

DRAWING
NAME:

REVISIONS	
NO.	DESCRIPTION

--	--

BY	DAT
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HAYS COMMONS DEVELOPMENT

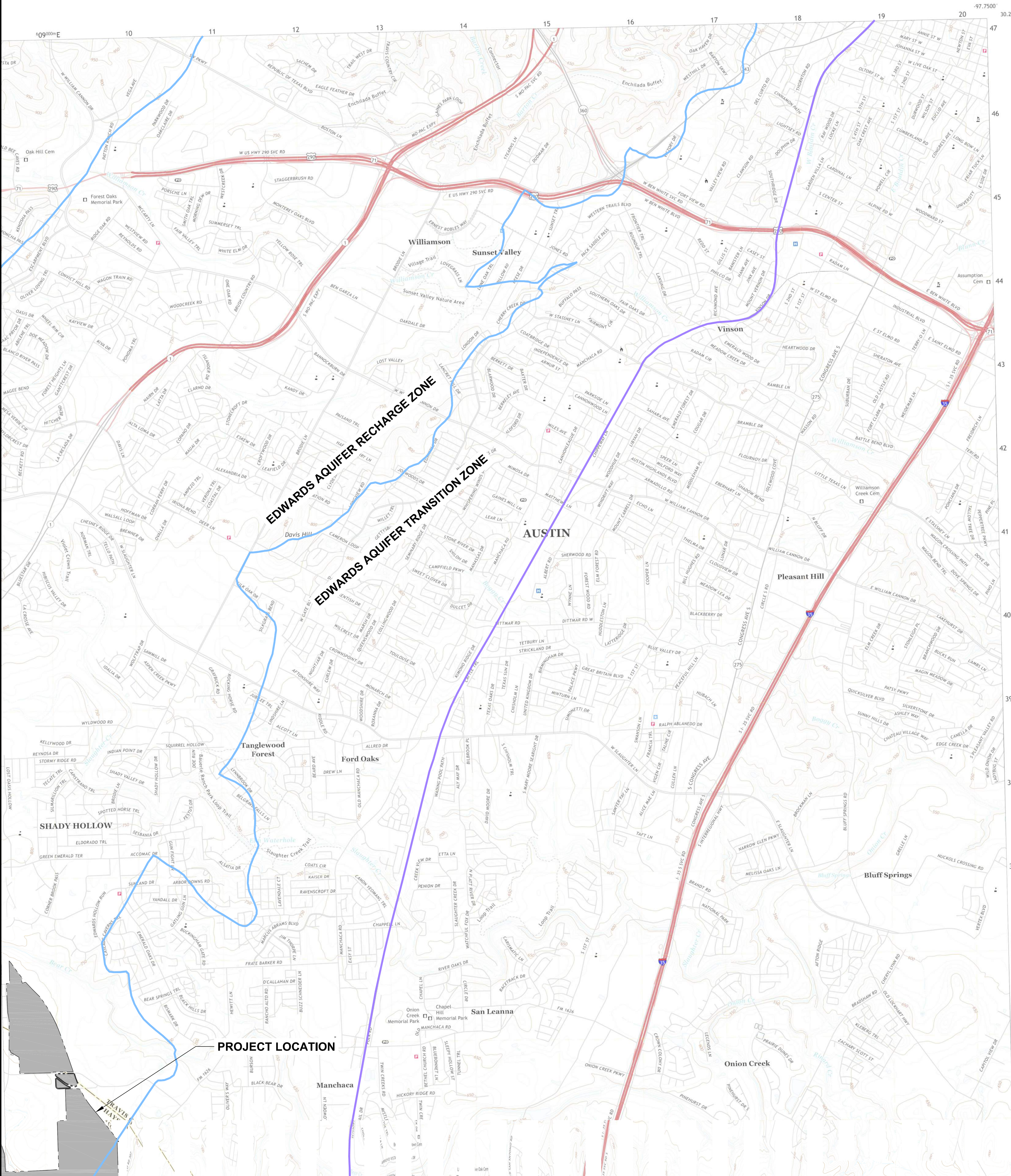
ATTACHMENT B
USGS/ EDWARDS AQUIFER ZONE MAP
SIGNAL HILL - USGS



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

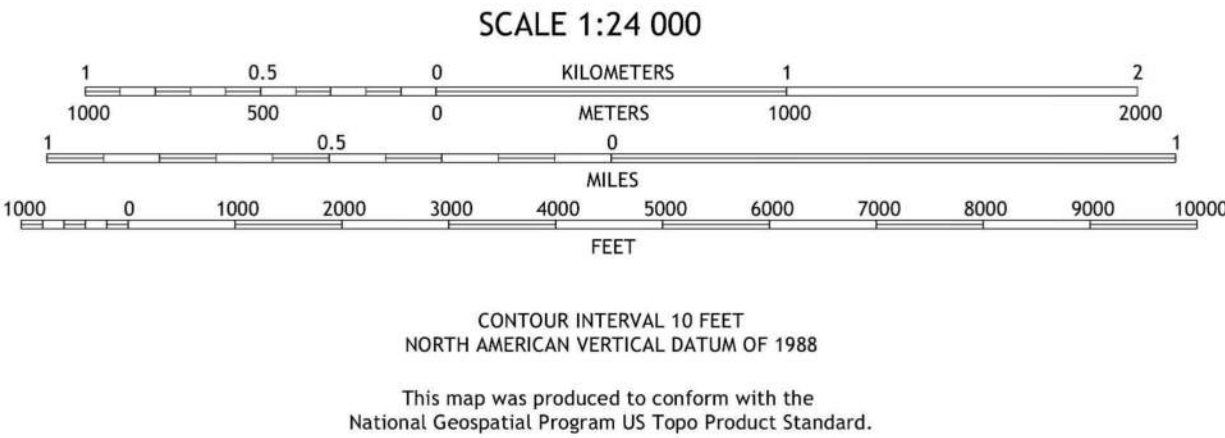
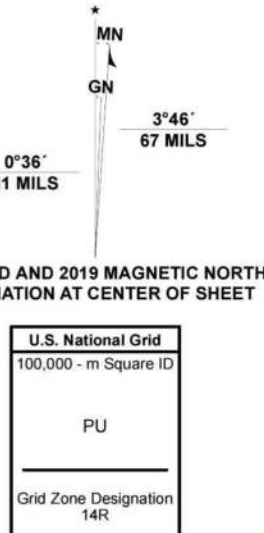


OAK HILL QUADRANGLE
TEXAS
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83). Projection and
World Geodetic System of 1984 (WGS84). Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

1 Bee Cave
2 Austin West
3 Austin East
4 Signal Hill
5 Montopolis
6 Mountain City
7 Buda
8 Creedmoor

ROAD CLASSIFICATION	
Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route

OAK HILL, TX
2022

OF
LJA
SHEETS

SHEET NO.

JOB NUMBER:

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DRAWING NAME: _____

REVISIONS			
NO.	DESCRIPTION	BY	DATE

HAYS COMMONS DEVELOPMENT

ATTACHMENT B
USGS/ EDWARDS AQUIFER ZONE MAP
OAK HILL - USGS

ATTACHMENT C – Project Description

The Hays Commons Development is a proposed residential and commercial area. The site is 250 acres with no existing commercial buildings or tenants. This is exploratory work to determine the location of the boundary between Edwards Aquifer Recharge Zone and Edwards Aquifer Transition Zone on site.

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Daniel Ryan, PE (Agent for Hays Commons Development, Inc.)

Date: 1/9/2024

Signature of Customer/Agent:



Regulated Entity Name: Hays Commons Development, Inc.

Exception Request

1. ☒ **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

3. ☒ 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.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

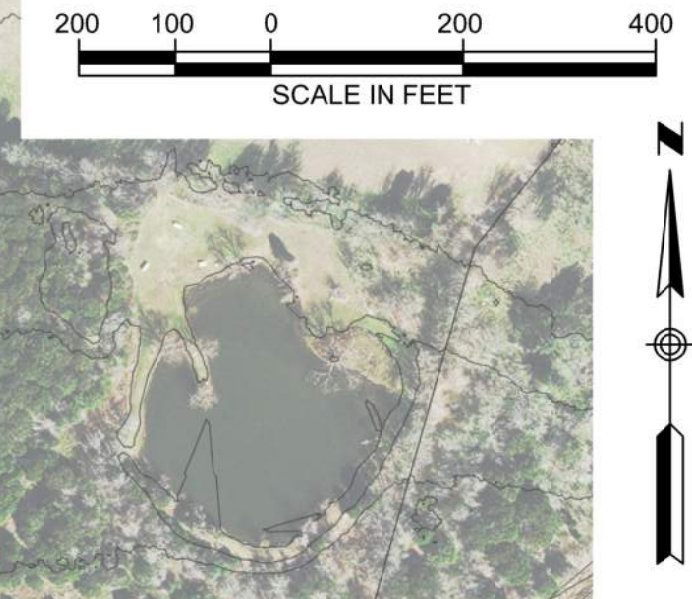
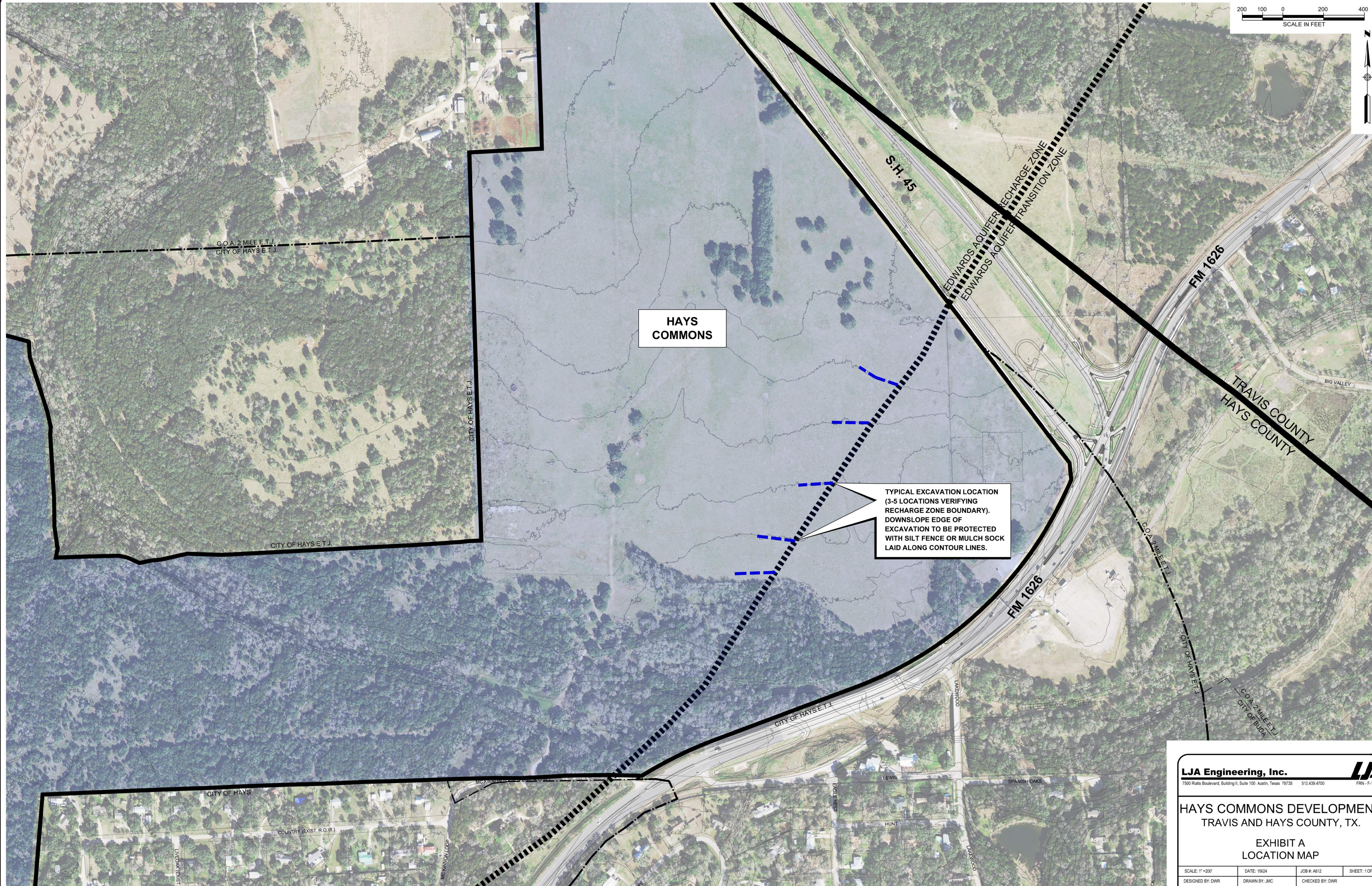
ATTACHMENT A – Nature of Exception

The proposed exception consists of excavation of between three and five linear excavations, dug using small, rubber tired equipment, and then restored within a week after observation of relevant conditions. The excavations are all located in upland areas that have previously been cleared and no significant vegetation removal will be required. Exhibit A, enclosed, shows the proposed location of the excavations.

ATTACHMENT B – Documentation of Equivalent Water Quality Protection

Measures to mitigate impacts to the recharge zone of the Edwards Aquifer include minimizing the amount of disturbance to existing cleared areas, locating the excavation a significant distance from any concentrated flow path or existing stream, installing mulch socks or silt fence immediately downstream of the proposed excavation, and restoring disturbed areas within a week of the inspection of the excavation being completed. Total disturbed area is anticipated to be between 0.1 and 0.25 acres.

I:\A612\0401_Grassy_330\exhibits\loc-ex-a.dwg
User: jfourter Jun 10 24 - 10:55
Plot: 25/07/2024 Jun 10 24 - 10:55



LJA Engineering, Inc.
7500 Riata Boulevard, Building II, Suite 100 Austin, Texas 78735 512.439.4700 FRN - F-1386

HAYS COMMONS DEVELOPMENT
TRAVIS AND HAYS COUNTY, TX.

EXHIBIT A
LOCATION MAP

SCALE: 1"=200'	DATE: 10/24	JOB #: A612	SHEET: 1 OF 1
DESIGNED BY: DWR	DRAWN BY: JMC	CHECKED BY: DWR	
FILE: I:\A612\0401 (Grassy 330)\exhibits\loc-ex-a.dwg			

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: Lauren Crone, P.E.

Date: 2/12/2024

Signature of Customer/Agent:



Regulated Entity Name: Hays Commons Development, Inc.

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: Bear 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 TO FORM 0602 - SCS

ATTACHMENT A - Spill Response Actions

The only possible source of a hydrocarbon or other hazardous substance spill would be from a construction vehicle leaking fuel, lubricants, coolants, etc. Any potential leakage is not likely to be significant and any soil that appears to be contaminated will be removed and disposed of in a TCEQ certified landfill. If it is determined that a reportable spill has occurred as defined in 30 TAC Chapter 327, the TCEQ shall be notified by phone at the regional office (512) 339-2929 or at the State Emergency Response Center (800) 832-8224 as soon as possible. Requirements under 30 TAC Chapter 327 will be followed to ensure that the spill is contained and disposed of in an expedient and thorough manner and that proper authorities are kept informed throughout the process.

ATTACHMENT B – Potential Sources of Contamination

Other potential sources of contamination could come from solid waste. Solid waste will be placed in on-site containers and will be disposed of in permitted dump sites.

ATTACHMENT C – Sequence of Major Activities

The sequencing of construction will generally take place in the following manner:

1. Complete 3-5 linear excavations using small, rubber tired equipment to observe the Transition Zone Boundary.
2. Backfill areas once analysis is complete.
3. Revegetate disturbed areas.

ATTACHMENT D – Temporary Best Management Practices and Measures

- a. No upgradient water flows across the site. No temporary practices are proposed since less than 0.25 acres are proposed to be disturbed. Work is expected to be completed within less than one week.
- b. No temporary practices are proposed since less than 0.25 acres are proposed to be disturbed. Work is expected to be completed within less than one week.
- c. No temporary practices are proposed since less than 0.25 acres are proposed to be disturbed. Work is expected to be completed within less than one week.
- d. Excavation locations are located several hundred feet from proposed linear excavations.

ATTACHMENT E – Request to Temporarily Seal a Feature

No request is anticipated for this project.

ATTACHMENT F – Structural Practices

No structural practices are proposed since less than 0.25 acres are proposed to be disturbed. Work is expected to be completed within less than one week.

ATTACHMENT G – Drainage Area Map

A drainage area map is not required.

ATTACHMENT H – Temporary Sediment Pond(s) Plans and Calculations

No temporary sediment ponds are used on this project.

ATTACHMENT I – Inspection and Maintenance for BMPs.

N/A – No BMPs are proposed for this exemption request.

ATTACHMENT J – Schedule of Interim and Permanent Soil Stabilization Practices

The following are the proposed stabilization (temporary and permanent) practices:

A. Temporary Erosion Control:

Disturbed areas, including spoils disposal sites, where construction activity temporarily ceases for at least 21 days will be stabilized with seeding and/or mulching by the 14th day after the last disturbance.

1. From October through February, seeding shall be with winter rye at a rate of 300 pounds per acre.
2. From March through September, seeding shall be with a combination of equal amounts of fescue, green sprangletop, and blue grama applied at a rate of 30 pounds per acre.
3. Mulch type used shall be fiber, applied at a rate of 2,100 pounds per acre.

B. Permanent Erosion Control:

All disturbed areas shall be revegetated as noted below. A minimum of four inches of topsoil shall be placed in all disturbed areas. A topsoil with a P.I. of 15 to 20 shall be used.

The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

For areas within the right of way or on lots:

A. Broadcast Seeding:

1. From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 1 pounds per 1,000 SF of winter rye with a purity of 95% with 90% germination.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 2 pounds per 1,000 SF with a purity of 95% with 85% germination. Fertilizer shall be pelleted or granular slow release with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1,000 SF.

3. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1,000 SF.

B. Hydraulic Seeding:

1. From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 1 pounds per 1,000 SF of winter rye with a purity of 95% with 90% germination.
2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1,000 SF with a purity of 95% with 85% germination. Fertilizer shall be a water soluble fertilizer with an analysis of 15-15-15 at a rate of 1.5 pounds per 1,000 SF.
3. Mulch type used shall be hay, straw or mulch applied at a rate of 45 pounds per 1,000 SF, with soil tackifier at a rate of 1.4 pounds per 1,000 SF.

- C. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the water schedule for one week.

- D. Restoration shall be acceptable when the grass has grown at least 1-1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

For areas outside the right of way and lots:

The seed mixture and the rate of application for permanent erosion control shall be applied over areas disturbed by construction as follows unless otherwise indicated on the plans:

COMMON NAME	COMMENTS	SEED APPLICATION RATE (lbs / 1000 sq. ft.)
Buffalo Grass	Grass	0.3
Blue Grama	Grass	0.2
Green Sprangletop	Grass	0.4
Indian Grass	Grass	0.2
Little Bluestem	Grass	0.2
Prairie Wild Rye	Grass	0.2
Purple Threeawn	Grass	0.2

Sideoats Grama	Grass	0.3
Bluebonnet	Wildflower	0.4
Clover (Purple Prairie)	Wildflower	0.1
Coreopsis (Plains)	Wildflower	0.05
Goldenrod	Wildflower	0.02
Greenthread	Wildflower	0.075
Indian Blanket	Wildflower	0.15
Lemon Mint	Wildflower	0.06
Mexican Hat	Wildflower	0.05
Pink Evening Primrose	Wildflower	0.02
Sunflower(Common)	Wildflower	0.075
Cereal Rye Grain*	Cool Season Cover Crop	0.5
Oats*	Cool Season Cover Crop	0.2
Wheat*	Cool Season Cover Crop	0.3
Total**		Winter: 4.0 Summer: 3.0

* Plant only between Oct. 1 and Jan. 31. Non-persistent winter cover crop for erosion control.

** Any unavailable species can be substituted with the same quantity of another species from this list or another species approved by the engineer or designate representative.

1. In lieu of the native seed mix above, type 609 buffalo sod may be installed on disturbed areas.
2. Fertilizer shall be milorganite, or approved equivalent, natural organic fertilizer with an analysis of 5-2-4 with a rate of ½ pound of nitrogen per 1000 square feet shall be applied at a rate of 436 pounds per acre.
3. Mulch type used shall be hay, straw, or mulch applied at a rate of 45 pounds per 1000 square feet.
4. The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil and at sufficient quantities and intervals to achieve restoration requirements at no additional cost to owner.

5. Restoration shall be deemed complete when grass has grown at least 1.5 inches high with 95% coverage and no bare areas greater than 16 square feet exist. Acceptable coverage shall be based on cool season cover crop during the months of October through March, and native mix grass during the months of April through September.

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

I Terry LaGrone,
Print Name
CFO,
Title - Owner/President/Other
of Hays Commons Development, Inc.,
Corporation/Partnership/Entity Name
have authorized Daniel Ryan, P.E. & Lauren Crone, P.E.
Print Name of Agent/Engineer
of LJA Engineering, Inc.
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:


Applicant's Signature

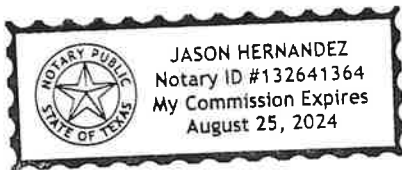
1-30-24
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Terry Lagrone 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 30 day of January, 2024.




NOTARY PUBLIC

Jason Hernandez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8-25-24

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Hays Commons Development, Inc

Regulated Entity Location: 2100 Northland Drive, Austin, TX 78756

Name of Customer: Hays Commons Development, Inc

Contact Person: Terry LaGrone, CFO

Phone: 512-686-4986

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☒ Hays

☒ Travis

☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

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	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: Laurin O'Grady

Date: 2/12/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<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 CN606161412		RN

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 Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>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).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
Hays Commons Development, Inc.					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0804075228		32079276187			
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <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 checked="" 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 checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:		2100 Northland Dr			
City		Austin	State	TX	ZIP
					78756
ZIP + 4					
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				tlagrone@mymilestone.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If "New Regulated Entity" is selected, a new permit application is also required.)							
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)							
Hays Commons Wastewater Treatment Plant							
23. Street Address of the Regulated Entity: (No PO Boxes)							
	City		State		ZIP		ZIP + 4
24. County							

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

25. Description to Physical Location:	Approximately 0.25 miles southwest of the intersection of SH45 and FM1626 in the ETJ of the City of Hays in Hays County.						
26. Nearest City					State	Nearest ZIP Code	
Hays					TX	78610	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
27. Latitude (N) In Decimal:		30.127530			28. Longitude (W) In Decimal:		-97.862304
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	7	39.108	-97	51	44.2944		
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)	
4952				221320			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Wastewater Treatment							
34. Mailing Address:	2100 Northland Dr						
	City	Austin	State	TX	ZIP	78756	ZIP + 4
35. E-Mail Address:		tlagrone@mymilestone.com					
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)	
(512) 686-4986						() -	

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 checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Daniel Ryan, P.E.			41. Title:	Vice President
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(512) 439-4700		() -	dryan@lja.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:	Hays Commons Development, Inc.	Job Title:	CFO
Name (In Print):	Terry LaGrone	Phone:	(512) 686- 4986
Signature:		Date:	6/28/2023