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: Bagdad Road Retail Center						**2. Regulated Entity No.:** TBD			
3. Customer Name: Bagdad Real Estate, LLC						**4. Customer No.:** 605618057			
5. Project Type: **(Please circle/check one)**	New (circled)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP (circled)	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential (circled)			**8. Site (acres):**		4.23 ACRES	
9. Application Fee:	$4,000.00		**10. Permanent BMP(s):**			Full Sedimentation/Filtration Pond			
11. SCS (Linear Ft.):	na		**12. AST/UST (No. Tanks):**			2			
13. County:	Williamson		**14. Watershed:**			San Gabriel River			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander X__Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Thomas J. Groll, P.E. Print Name of Customer/Authorized Agent
Thomas J Groll, P.E. — February 6, 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):	

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: Thomas J. Groll, P.E.

Date: February 6, 2024

Signature of Customer/Agent:

Thomas J Groll, P.E.

Regulated Entity Name: Bagdad Retail Center

Project Information

1. County: Williamson
2. Stream Basin: San Gabriel River
3. Groundwater Conservation District (if applicable): na
4. Customer (Applicant):

   Contact Person: Samir S. Maredia
   Entity: Bagdad Real Estate, LLC
   Mailing Address: 5522 Jenolan Ridge Lane
   City, State: Sugar Land, TX Zip: 77479
   Telephone: (832) 713-4985 Fax: _____
   Email Address: samirsmaredia@gmail.com

5. Agent/Representative (If any):

Contact Person: Thomas J. Groll, P.E.
Entity: Tom Groll Engineering, PC
Mailing Address: 5208 Pryor Lane
City, State: Austin, TX Zip: 78734
Telephone: (512) 848-5796 Fax: _____
Email Address: tomg@tg-eng.com

6. 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 Liberty Hill.
☐ 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.

2950 Bagdad Road - northwest corner of CR 281 and Bagdad Road

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

[X] Existing paved and/or unpaved roads
[x] Undeveloped (Cleared)
[x] Undeveloped (Undisturbed/Not cleared)
[ ] Other: _____

12. The type of project is:

[ ] Residential: # of Lots: _____
[ ] Residential: # of Living Unit Equivalents: _____
[x] Commercial
[ ] Industrial
[ ] Other: _____

13. Total project area (size of site): 4.15 Acres

Total disturbed area: 2.5 Acres

14. Estimated projected population: unk

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	18,988	÷ 43,560 =	0.43
Parking	69,587	÷ 43,560 =	1.60
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	88,575	÷ 43,560 =	2.03

Total Impervious Cover 2.03 **÷ Total Acreage** 4.15 **X 100 =** 49 **% Impervious Cover**

16. [X] **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. [X] Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

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

[ ] N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

[X] **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.

[X] 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.

[X] 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.

[X] N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 40 '.

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.

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FIRM.PANEL 48491C0435F DATED DECEMBER 20, 2019

36. [X] 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. [X] A drainage plan showing all paths of drainage from the site to surface streams.

38. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

39. [X] Areas of soil disturbance and areas which will not be disturbed.

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

41. [X] Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    [X] N/A

43. ☐ Locations where stormwater discharges to surface water.

    [X] There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    [X] 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. [X] 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. [X] 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. [X] 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.

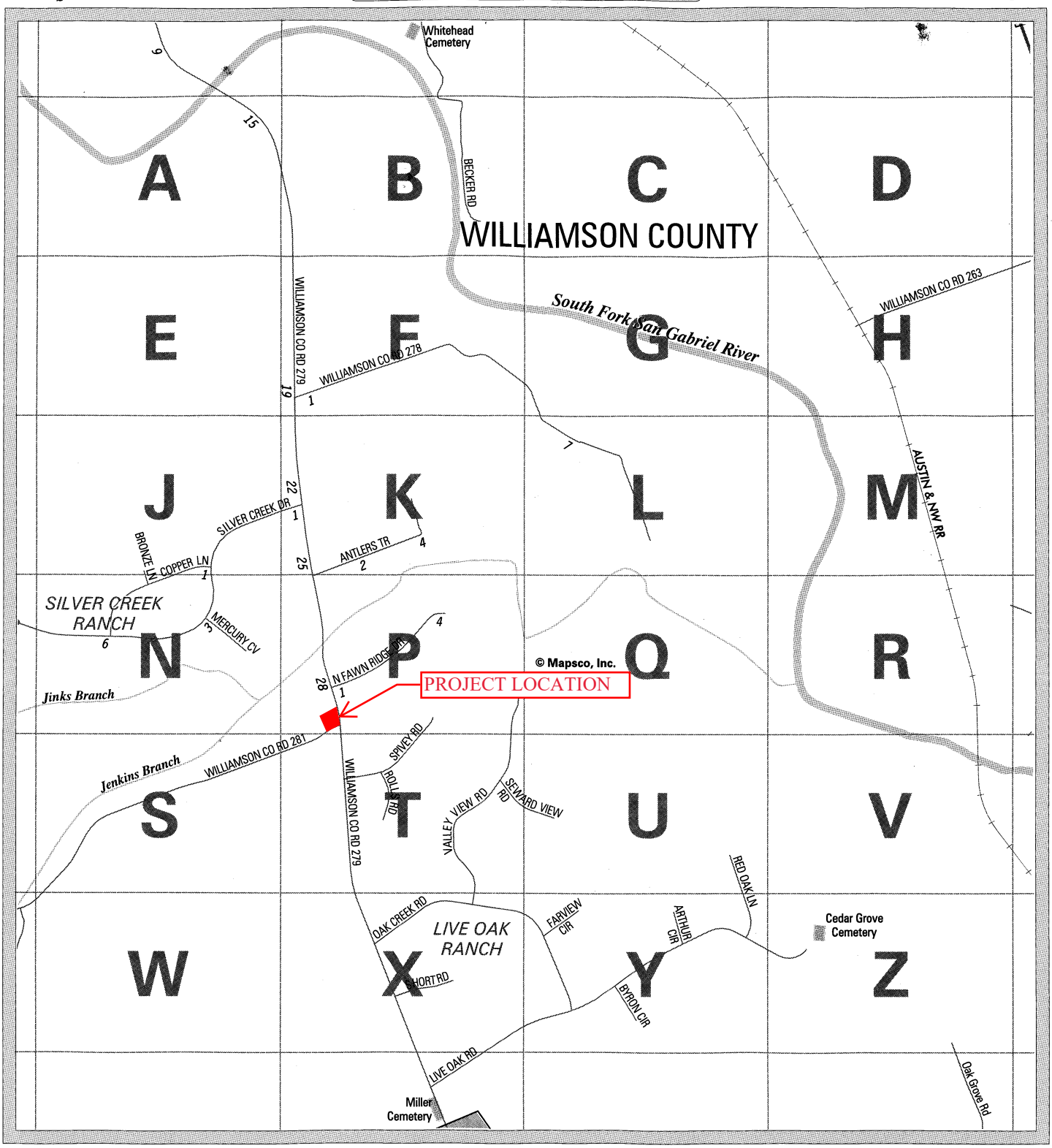
ATTACHMENT A - ROAD MAP

N W E S

THIS PAGE ALSO APPEARS IN THE MAPSCO AUSTIN STREET GUIDE AS PAGE 281.

281

CONTINUED ON MAP 251



CONTINUED ON MAP 280

CONTINUED ON MAP 311

CONTINUED ON MAP 282

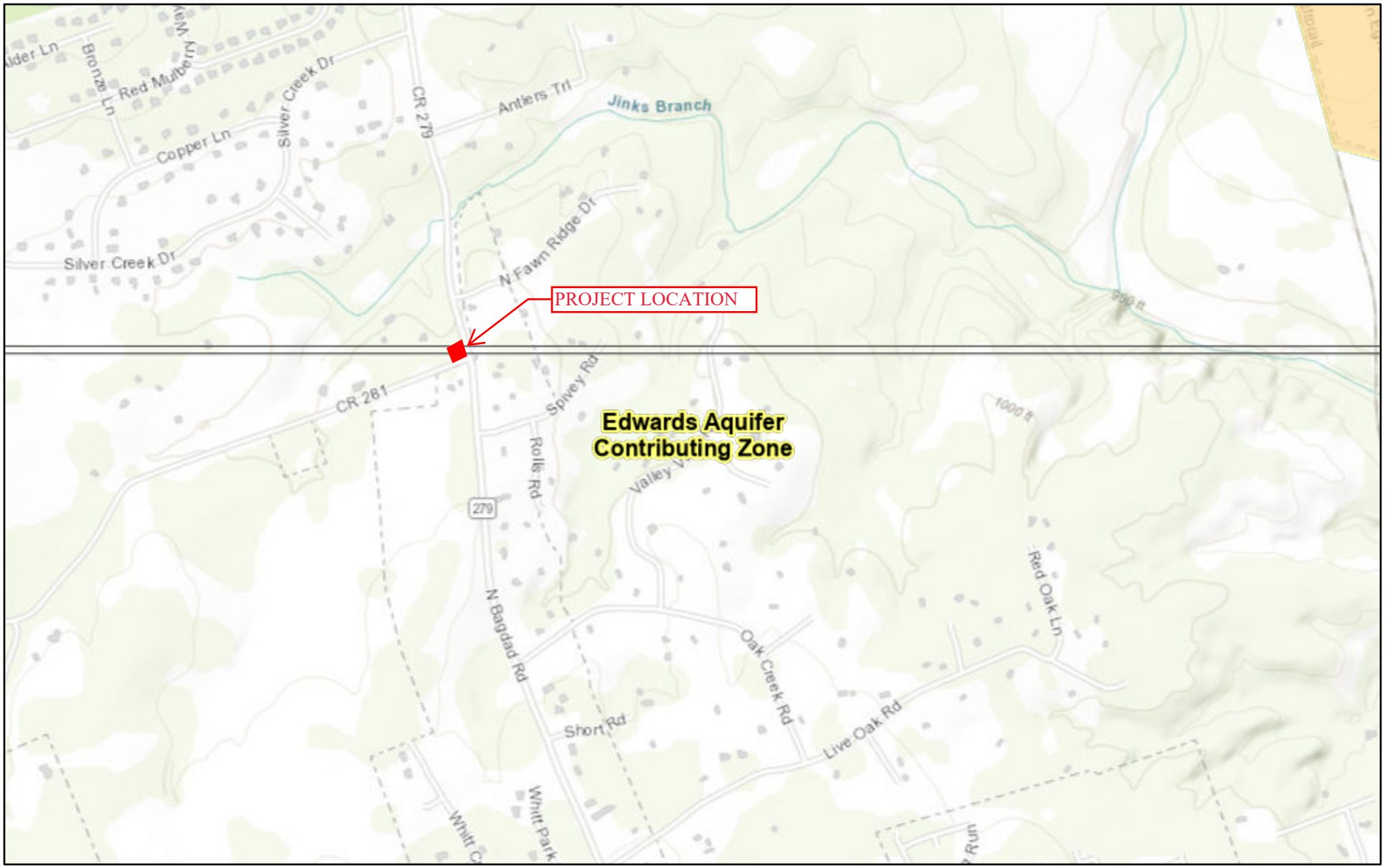
SCALE IN MILES

0 1/8 1/4 3/8 1/2

SCALE IN FEET

0 1000 2000 3000

Edwards Aquifer Viewer Custom Print



2/6/2024, 12:56:24 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Edwards Aquifer Label

City/Place

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

TCEQ, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Web AppBuilder for ArcGIS

City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | TCEQ |

ATTACHMENT C
BAGDAD ROAD RETAIL CENTER
PROJECT NARATIVE

This Project Description pertains to the development of the Bagdad Road Retail Center to be located at 2950 Bagdad Road in the City of Liberty Hill ETJ.

The development plan for the Bagdad Road Retail Center is to construct one building and the associated utility services, parking/driveways, a full sedimentation/filtration water quality pond, pedestrian routes, and landscaping for a 5,440 ft^2 convenience store w/fuel sales. The site is located at the northwest corner of Bagdad Road (CR 279) and CR 281 approximately three miles south of Liberty Hill, Williamson County, Texas (Mapsco page 281).

The Bagdad Road Retail Center property is situated in between several rural residential properties. The property is described by the Williamson County Appraisal District as Lot 1, Block A, Live Oak Ranches Sec 2, 4.545 acres, Joseph Lee Survey, ABS #393 (R023980). However, right of way dedication along Bagdad Road and CR 281 results in the property being 4.23 acres.

EXISTING CONDITIONS

Vegetation on the 4.23-acre tract consists of native grasses and underbrush, with clusters of Live Oak trees, many of which are diseased or dead from oak wilt. Slopes are generally within the 2% - 5% range. According to the Williamson County Soil Survey, site surface soils consist primarily of Eckrant cobbly clay (EaD), which is in Hydrologic Group D. The existing ground coverage is brush, weed, and grass mix in fair condition; therefore, the existing conditions Run-off Curve Numbers for the D-type soils is 77. Stormwater run-off drains from south to north as sheet flow and shallow concentrated flow before leaving the site at a natural low point along the northern property boundary. Upon leaving the property, runoff continues in a natural drainageway leading to the Jinks Branch of the South San Gabriel River.

According to FEMA FIRM Panel 48491C0435F, dated December 20, 2019, the subject tract is located within Zone X and a 100-year floodplain does not encroach onto the property.

The site is located within the Edwards Aquifer Contributing Zone; therefore, the proposed development activities are subject to 30 TAC Chapter 213.

PROPOSED CONDITIONS

The Bagdad Road Retail Center will consist of one building and the associated utility services, parking/driveways, a full sedimentation/filtration water quality pond, pedestrian routes, and landscaping for a 5,440 ft^2 convenience store w/fuel sales. A building pad for a second building will also be incorporated into the site development plan, however, the second building will not be constructed until a later/undetermined date. Due to the local topography, there is some off-site contributing drainage entering this site; all off-site drainage is diverted through the site via a proposed storm pipe and will be discharged at the same location as in the predevelopment condition. Being in the ETJ, there is no allowable impervious cover limitation on the property. However, a similar land use (General Commercial/Retail) within the Liberty Hill full purpose

jurisdiction would be limited to 85% impervious cover; this site represents 49% impervious cover at the fully developed condition. The water quality and detention pond are sized so that future development exceeding the current plan can accommodate up to 70% impervious cover without modification. Development of this site will adhere to City of Liberty Hill standard construction specifications.

On-site storm water drainage conveyance will consist of concrete/asphalt pavement with 6" tall concrete curb & gutter around the pavement perimeter. The building roof top will drain to gutter/downspout systems directing roof-top discharge to the pavement. The proposed site grading is designed to direct all storm water runoff to the proposed on-site full sedimentation/filtration water quality pond, which is the BMP serving this project. The water quality pond is designed to capture a water quality volume of 9,314 ft^3 as calculated by Equation 3.3 of RG 348 and the TCEQ's TSS load calculation spreadsheet for a maximum of 70% impervious cover. The water quality volume calculated by TCEQ requirements for the equivalent amount of impervious cover is 9,234 ft^3, which represents the amount of storm water run-off capture necessary to remove 80% of the increase in Total Suspended Solids associated with this development.

A forebay formed by a concrete splitter box is designed to control the inflow to the water quality basin to a non-erosive velocity of less than 2 fps. A structural wall separates the water quality basin from the adjacent stormwater detention basin. A weir at the top of the splitter box allows the run-off exceeding the water quality volume to bypass the sedimentation basin and enter directly into the detention basin. The storm water detention pond is required by the Williamson County and the City of Liberty Hill to restrict post development flows to pre-development conditions for the 2-, 10-, 25-, & 100-year storm events.

Being a full sedimentation/filtration pond, a structural wall will separate the sedimentation and sand filtration basins. A 1-3/16" orifice at the base of the structural wall is sized to allow the water quality volume to drain from the sedimentation basin in 24 hours. The sedimentation chamber is 2,540 ft^2 surface area and will have a grass lined bottom sloped at 2% (minimum) overlying a 12" thick clay liner meeting TCEQ specifications. The 600 ft^2 sand filtration basin is designed per RG 348 and will have an underdrain piping system consisting of 6" perforated and solid PVC pipe. The sand filtration system consists of an 18" deep layer of washed concrete sand meeting ASTM C-33 specifications overlying a 6" deep layer of 1" – 1 ½" washed gravel. A permeable geotextile fabric meeting the specifications of ASTM D776, D 4355, D 3786 & D 4491 will separate the sand layer from the gravel layer. The sand filtration underdrain piping system will connect to the 42" RCP storm pipe that serves to divert upgradient run-off around the site. The diversion pipe and storm water quality/detention pond discharge at the same location as pre-development flows.

Attachment D: Factors Affecting Water Quality

This project applies solely to the Bagdad Road Retail Center project. Construction of this project includes excavation and grading, installation of water lines, electric utilities, concrete pavement with curb & gutter, and installation of structural retaining walls, building foundations, and the water quality pond.

Construction activities including excavation, stockpiling and materials processing are of the greatest concern because of the amount of loose and un-stabilized soils generated. Geotechnical analysis indicates that Eckrant cobbly clay soils (EaD) makeup the strata within the proposed excavation zone. The project will require the import of fill material to achieve the proposed grading plan. There will not be any materials stockpiles remaining at the end of the project.

Temporary and permanent Best Management Practices will be used on site to mitigate the impact from fugitive soils. Silt fence will line the perimeter of the site down gradient from all excavation and stockpiling activities. Stabilized construction entrances will be installed at the edge of the existing pavement to mitigate tracking. The proposed storm water quality is planned to be used as the temporary sediment trap during construction, and then as the permanent post construction water quality facility.

Post construction concerns for water quality include the capture and treatment of runoff from excavated and embanked areas prior to their final stabilization. Sediments will be captured within the proposed water quality basin.

Attachment E: Volume and Character of Storm Water

A hydrologic analysis of the site begins with establishing volumetric flow rate of storm water runoff for the undeveloped condition of the site for the 2, 10, 25, and 100-year storm events. A runoff curve number of 77 for the undeveloped condition is established by analyzing the surface soil conditions, topography and vegetative cover. The volume of run-off from this site is accounted for in the analysis and design of the proposed storm water detention pond serving the tract. Using the TCEQ's criteria for 80% TSS removal, the water quality volume for this project is calculated to be 9,234 ft^3. The water quality pond is designed to capture 9,314 ft^3 of the initial run-off before any remaining run-off is directed to the detention basin.

The character of storm water runoff is typical of commercial construction projects. It is anticipated that there will be sediment laden run-off captured by the temporary stormwater basin. The contractor will be responsible for removing the sediment buildup during and after construction. At the end of construction, all disturbed areas will be revegetated. Once vegetation is re-established the character of the run-off should be the same as the existing condition.

During construction, the primary concern is the control of fugitive sediments, construction debris, and hydrocarbon releases. Post construction, the primary concern is treatment of runoff containing sediments. Storm water runoff from all excavated and embanked areas will be directed to the water quality basin shown in the construction plans.

The TCEQ's standards require removal of 80% of the increase in TSS. The TCEQ specifies runoff coefficients for impervious areas is 0.90 and for undisturbed areas is 0.03, however, a higher runoff coefficient of 0.95 is used for impervious surfaces, and values ranging between 0.32 to 0.47 are used for pervious surfaces, resulting in a more conservative design.

Attachment F – OSSF Suitability Letter

Please see the attached OSSF Suitability Letter.

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335

J. Terron Evertson, PE, DR, CFM

March 4, 2024

RE: 2950 CR 279, Leander, Texas 78641
Legal Discription: S4008 – Live Oak Ranches Sec 2, BLOCK A, Lot 1, ACRES 4.545

The above-referenced property resides within the Edwards Aquifer Contributing Zone.

Based on the surrounding subdivisions, soil survey data, and the planning material received, the Williamson County office has determined the soil and site conditions are suitable for On-Site Sewage Facilities (OSSF).

Let it be known; this office has yet to study the physical properties of this site. Therefore, site-specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc., must be considered in planning any OSSF. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an Authorization to Construct can be granted.

The property owner will be required to inform each prospective buyer, lessee, or renter of the following in writing:

- An authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- A notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved, and if any restrictions or conditions have been placed on the approval.

If this office can further assist, please do not hesitate to call.

Sincerely,

Christopher Moreno

Christopher Moreno, OS 35962
Williamson County - OSSF

Attachment G – Alternative Secondary Containment Methods

Not Applicable. There are no AST's or secondary containments associated with this project.

Attachment H – AST Containment Structure Drawings

Not Applicable. There are no AST's or secondary containments associated with this project.

Attachment I – 20% or Less Impervious Cover Waiver

Not Applicable. This project proposed greater than 20% impervious cover and does not seek a waiver.

Attachment J – BMP's for Upgradient Stormwater

Surface run-off originating upgradient of this site will be captured and diverted around the site by a storm pipe. There will be no comingling of upgradient and on-site run-off.

Attachment K – BMP's for On-site Stormwater

The water quality volume generated by on-site run-off will be treated in the proposed full sedimentation/sand filtration basin. The calculated water quality volume is based on the TCEQ's requirement that 80% of the increase in TSS be treated. The proposed grading in combination with the driveway/parking area curb & gutter will contain all surface run-off and direct it to the water quality basin. All run-off exceeding the water quality volume will be directed via the weir on the water quality pond to the detention basin which then conveys to the same location that pre-development flows discharge to. The outlet structure of the detention pond incorporates energy dissipation to mitigate downstream erosion.

The owners/operators of the site will use good house-keeping measures to clean up any fuel spills and trash generated on site. Periodic maintenance of the water quality basin will ensure it continued proper function.

Attachment L – BMPs for Surface Streams

There are no surface streams in the vicinity of this site. The water quality volume associated with this site will be treated by the full sedimentation and sand filtration basin represented in the plans. Run-off exceeding the water quality volume will be conveyed via weir to the detention basin.

Attachment M – Construction Plans

Please see the attached Site Development Plans.

Attachment N – Inspection, Maintenance, Repair & Retrofit Plan

This Inspection, Maintenance, Repair & Retrofit Plan applies to the ongoing operation & maintenance of the full sedimentation/sand filtration basin (water quality pond) proposed with this project. Inspection of the water quality pond should occur at regular intervals and be performed by persons knowledgeable with its purpose and proper function. Equipment access to the pond shall be taken from the maintenance access located at the south end of the sedimentation basin. Access to the sand filtration basin is limited to personnel only and shall be access by portable ladder or portable sky track. Heavy equipment shall not enter the filtration basin.

The time between inspection intervals should be directly related to the aesthetics and function of the facilities. Since the aesthetics of the facilities are affected throughout the year by seasonal conditions, it follows that inspection of routine items should also be adjusted according to the season. Conversely, the proper function of a partial sedimentation/sand filtration basin may not be as readily apparent as its aesthetics and not necessarily dependent on seasonal changes, but rather on the severity of storm events experienced by the facility. Accordingly, routine inspection and maintenance items such as debris and accumulated silt removal should occur more frequently during periods of higher activity and less frequently during the periods of lower activity. In this case, higher activity would be represented by future site construction, which would have its own temporary BMP's established, and lower activity is represented by

normal ongoing business operations. Less routine inspection items such as checking for sediment accumulation, repair of eroded areas, and inspecting for deleterious vegetation should occur at least quarterly. Infrequent inspection items such as checking the structural integrity of the pond walls occur at least annually. Given the importance of the aesthetics of the water quality pond to the protection of the aquifer, it is anticipated that inspection and maintenance will occur frequently.

The following outline provides the suggested inspection items and intervals, and the recommended maintenance activity:

Bi-weekly (during the growing season, less frequently during the winter months)

- Debris removal – pick up all trash and litter accumulated within or around the water quality pond.
- Seasonal Mowing and maintenance. Since the pond bottom will be grass covered, mowing should occur at frequencies related to the time of year. Grass clippings and brush debris should not be deposited within the pond area. Regular maintenance should also include weed control practices; however, herbicide use should be prohibited due to the nature of this site. Irrigation of the pond bottom should be accomplished by manual watering from a garden hose sufficient to get the grasses established. After the grass is established, irrigation should occur only as needed to keep the vegetation alive and functioning properly.

Quarterly

- Inspect the pond bottom for erosion – repair rutting and replant any vegetation as needed.
- Inspect discharge point – verify that the isolation valve is operable and accessible.
- Inspect signage, fencing and barricading.

Annually

- Review record keeping insuring up to date records are maintained.
- Review maintenance responsibility ensuring that responsible party is aware of their obligations toward maintenance of the ponds.
- Review maintenance contracts to ensure that all required inspection and maintenance items are properly addressed.
- Review all action items noted during routine maintenance and develop a plan to address any major structural rehabilitation and grading activities in excess of normal routine maintenance.
- Notify TCEQ of any planned activities that will require major reconstruction of the storm water facilities. Any maintenance activity that makes the water quality pond non-functional during a storm event should be considered as a major activity.

- *Inspections.* BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

- *Sediment Removal*. 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. Sediment should be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

- *Media Replacement*. Maintenance of the filter media is necessary when the draw-down time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

- *Debris and Litter Removal.* Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

- *Filter Underdrain.* Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

- *Mowing.* Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

<u>As needed</u>

- Make any major structural repairs necessary to insure proper operation and function of the water quality pond. All major structural repairs must be reviewed and approved by the TCEQ.
- Rejuvenate staging area, access drives, signage, fencing and barricades as necessary to maintain public awareness of restricted areas, and to provide maintenance access to the water quality pond in all weather conditions.

Record Keeping

A record of all inspection and maintenance activities must be kept and made available by the owner to the TCEQ upon request. A template of an inspection and maintenance activity log is attached and may be used. If ownership or maintenance responsibilities change subsequent to approval of the Contributing Zone Plan for this development, the current responsible party shall require the new ownership entity to file a Deed Recordation Affidavit (TCEQ Form 0625) indicating the new ownership and responsibility for enacting the provisions of the CZP with the Williamson County Clerk's office within thirty days of the change of ownership or change of responsibility for the provisions of the WPAP.

In the event that any major structural repairs or retro-fitting of the facilities becomes necessary, the entity with responsibility for enacting the provisions of the CZP shall engage a Texas registered professional engineer to analyze the condition requiring major maintenance, produce a set of construction plans for the repair or retro-fit, and have those plans approved by the TCEQ prior to initiating any activities that would disrupt or hinder the proper function of the pond.

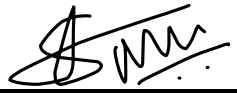
Inspection of Facilities by the Authorities Having Jurisdiction

The storm water facility addressed in this plan must be kept in a condition that always allows for inspection by the TCEQ or the City of Liberty Hill. The construction of fencing or barricades shall only occur in those areas where steep earthen slopes (> 3:1) or vertical grade changes (> 28") would require fencing or barricades as a matter of public protection.

Inspection and Maintenance Responsibility

It shall be the responsibility of the property owner to ensure that the Temporary Best Management Practices provisions of this Contributing Zone Plan are adhered to by the contractor throughout the construction process. It shall be the responsibility of the party identified in the Deed Recordation Affidavit to ensure that the Permanent Best Management Practices provisions of this Contributing Zone Plan are adhered to after the construction process in perpetuity.

I acknowledge the requirements of this Inspection, Maintenance, Repair and Retro-fit Plan.



02/07/2024

Samir Maredia – Authorized Representative Date

FREQUENCY																							
Item		1st half										2nd half											
Sub-item		1st Quarter			2nd Quarter							3rd Quarter						4th Quarter					
Action		January		February		March		April		May		June		July		August		September		October		November	December
BI-WEEKLY																							
Routine Maintenance																							
Debris removal	Pick up all trash & debris																						
Vegetation control	Mowing, weeding & woody vegetation removal																						
QUARTERLY																							
Pond structures																							
Access drives & staging area	Rejuvenate driving surfaces to insure all-weather accessibility																						
Earthen slopes/grading	Repair erosion/eliminate unwanted ponding																						
Forebay/splitter structure	Monitor sediment accumulation - remove when > 6" accumulation																						
Inlet & outlet control structures	Check for blockage of inlet and outlet controls																						
	Repair level spreaders and gabions																						
Trash racks/gabion wall	Remove any trapped debris from trash rack and/or gabion wall																						
Sand filter bed	Remove sediment from sand filtration surface																						
	Remove vegetation from sand filtration bed																						
Under drain piping	Verify free flow of under drain piping																						
	Check clean out caps for proper operation																						
Concrete walls	Check structural integrity of concrete structures																						
Energy dissipaters	Check structural integrity of energy dissipaters																						
ANNUALLY																							
Record Keeping	Review record keeping																						
Public education	Issue notice to site landscape contractors regarding use of fertilizers and pesticides																						
AS NEEDED																							
Structural rehabilitiation	Repair concrete structures																						
Maintain desired vegetation	Seeding or sodding installation, woody vegetation removal																						
Fences, barricades & signage	Repair or replace fencing, barricades & signage																						
Trash rack	Reconstruct trash rack with clean rock and filter fabric																						
Under drain piping	Flush out under drain piping																						
NOTES & ACTION ITEMS:																							

Attachment O – Pilot Scale Field Testing Plan

Not applicable. There are no BMP's unrecognized by the Executive Director associated with this project.

Attachment P – Measures for Minimizing Surface Stream Contamination

Measures for minimizing surface stream contamination consist of temporary measures to be implemented during the construction process and permanent measures to address post construction storm water run-off. The temporary measures are as described in the Temporary Stormwater Section of this report. Permanent measures include the existing and proposed sand filtration basins, shared detention pond, and all future water quality controls that will be required with future development.

TPDES Construction General Permit

Stormwater Pollution Prevention Plan (SWP3)

For a Small Construction Site Less Than Five Acres

For Construction Activities At:

Bagdad Retail Center
2950 Bagdad Road
Leander, TX 78641

SWP3 Prepared For:

Tom Groll Engineering
5208 Pryor Lane
Austin, TX 78734

SWP3 Prepared By:

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

SWP3 Preparation Date:

02/ 8 / 2024

Table of Contents

Section 1: Project/Site Information

1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: Bagdad Retail Center	
Project/Site Street/Location: 2950 Bagdad Road	
City: Leander	**County**: Williamson
State: TX	**ZIP Code**: 78641

General Description of the Nature of the Construction Project/Site:
Construction activities will consist of developing a new retail store gas station and the associated site improvements. Construction will generally include erosion and sediment controls, demolition, clearing, grading, excavation, drainage improvements, utilities, paving, water quality pond, gas pumps, and vertical construction of the associated buildings.

Project Area Data	
Estimated project start date: Start date is not determined yet	
Estimated project end date: TBD	
Total area of the construction site: 4.9	**(acres)**
Estimated area to be disturbed: 3.5	**(acres)**
Purpose of the Construction Project/Site: ☐ Residential ☒ Commercial ☐ Pipeline ☐ Road/Bridge ☐ Other(s):	

Project Latitude/Longitude **(**Physical entrance **OR** for linear project, include latitude/longitude of start and end points)	
Latitude:	**Longitude:**
30.6253° N	-97.9044° W
Latitude:	**Longitude:**
_ _ . _ _ _ _ ° N	_ _ . _ _ _ _ ° W
Method for determining latitude/longitude:	
☒ Google Earth ☐ EPA Website	☐ USGS topographic map ☐ TCEQ Maps

Description of soil types or the quality of any discharge from the site:

EaD—Eckrant cobbly clay, 1 to 8 percent slopes

BkE—Brackett gravelly clay loam, 3 to 12 percent slopes

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: Bagdad Real Estate, LLC		
Address: 5522 Jenolan Ridge Lane		
City: Sugar Land	State: Texas	Zip Code: 77479
Telephone Number: 832-713-4895		
Email address: samirsmaredia@gmail.com		
TPDES Authorization Number: N/A (Small Construction Site)		

Contractor's Information:		
Name: Contractor has not been determined yet		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		
TPDES Authorization Number: N/A (Small Construction Site)		

Sub-Contractor's Information (if applicable):		
Name:		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		

SWP3 Preparer Contact Information
SWP3 Preparer Contact Name: Kevin Kyte, CESSWI/QPSWPPP
Telephone number: 512-579-9064
Email address: kevin.kyte@geosolutionsinc.com

1.3 Construction Support Activities

List of construction support activities that will be present at the construction project/site:

Type of Construction Support Activities	Will be Present at the Construction Site?
Onsite Equipment Staging Yards	☒ Yes ☐ No
Onsite Material Storage Areas	☒ Yes ☐ No
Offsite Excavated Material Disposal Areas (e.g. excess material dump sites)	☐ Yes ☒ No
Offsite Borrow Areas (e.g. a material borrow pit)	☐ Yes ☒ No
Onsite Concrete Production Plant	☐ Yes ☒ No
Onsite Asphalt Production Plant	☐ Yes ☒ No
(add others below if applicable)	
	☐ Yes ☐ No
	☐ Yes ☐ No

1.4 Sequence of construction activities that will disturb soils for major portions of the site.

No.	Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion and sediment controls as indicated on the approved site plans.	TBD	2 days
2.	Begin initial site clearing, demolition, rough-grading, and excavation of the pond	TBD	30 days
3.	Install underground utility mains and services such as water and wastewater lines	TBD	60 days
4.	Begin construction of parking areas, tie-ins, driveways, water quality & detention pond, gas pumps, and building pads.	TBD	120 days
5.	Begin vertical construction of the proposed buildings.	TBD	150 days
6.	Complete paving, site clean-up, landscaping and revegetation.	TBD	30 days
7.	Remove temporary erosion and sediment controls.	TBD	1 day
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

List of allowable non-stormwater discharges that may be present at the construction site:

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present at Construction Site?
1.	Fire hydrant flushing	☒ Yes ☐ No
2.	Waters used to wash vehicles and equipment	☒ Yes ☐ No
3.	Uncontaminated water used to control dust	☒ Yes ☐ No
4.	Potable water including uncontaminated water line flushing	☒ Yes ☐ No
5.	Routine external building wash down	☐ Yes ☒ No
6.	Pavement washing	☒ Yes ☐ No
7.	Uncontaminated air conditioning or compressor condensate	☒ Yes ☐ No
8.	Uncontaminated, non-turbid discharges of ground water or spring water	☐ Yes ☒ No
9.	Foundation or footing drains	☒ Yes ☐ No
10.	Landscape Irrigation	☒ Yes ☐ No
11.	Uncontaminated construction dewatering	☒ Yes ☐ No

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

Receiving Water body Information: Stormwater discharges from this construction project will potentially flow to the following receiving water body(ies):

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	Jinks Branch	Unclassified	☐ Yes ☒ No	Located to the north of the site
2.	Jinks Branch flows to South Fork San Gabriel River	1250	☐ Yes ☒ No	Located to the east of the site
3.			☐ Yes ☐ No	
4.			☐ Yes ☐ No	
5.			☐ Yes ☐ No	

Is the project located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

If yes, provide the TCEQ Edwards Aquifer permit number associated with the site:

Edwards Aquifer permit number is pending

Does the project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If yes, provide the name and address of the of the MS4 operator:

Name of MS4: City of Leander

Address: 201 N Brushy St – Leander, TX 78641

2.2 General Location Map

☒ A **general location map** is included in **Attachment A** of this SWP3.

2.3 Site Map

The SWP3 includes a site map or series of site maps (or erosion and sediment control plans) showing all of the criteria listed below:

i. **property boundary(ies);**
ii. **drainage patterns**
iii. **areas where soil disturbance will occur**
iv. **locations of all controls and buffers, either planned or in place;**
v. **locations where temporary or permanent stabilization practices are expected to be used;**
vi. **locations of construction support activities, including those located off-site;**
vii. **surface waters (including wetlands) either at, adjacent, or in close proximity to the site**
viii. **locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;**
ix. **vehicle wash areas; and**
x. **designated points on the site where vehicles will exit onto paved roads**

☒ The site map or series of maps for this site can be found in **Attachment B** of this SWP3.

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

No.	Potential Sediment Pollutant/Activity	Likely to be Present at Construction Site?
1.	Clearing and topsoil stripping	☒ Yes ☐ No
2.	Grading and/or excavation operations	☒ Yes ☐ No
3.	Fill or imported materials (sand, gravel, road base, etc.)	☒ Yes ☐ No
4.	Stockpiled material (topsoil, spoils)	☒ Yes ☐ No
5.	Trenching	☒ Yes ☐ No
6.	Vehicle Tracking	☒ Yes ☐ No
7.		☐ Yes ☐ No
8.		☐ Yes ☐ No

Potential sources of pollutants, other than sediment, to stormwater runoff:

No.	Potential Pollutant (other than sediment)	Likely to be Present at Construction Site?
1.	Staging or storage areas	☒ Yes ☐ No
2.	Small re-fueling activities & minor equipment maintenance	☒ Yes ☐ No
3.	Portable toilets or temporary sanitary facilities	☒ Yes ☐ No
4.	Using general building materials (solvents, adhesives, paints, lubricants)	☒ Yes ☐ No
5.	Concrete washout, mortar, flowable fill	☒ Yes ☐ No
6.	Paving Operations (asphalt and asphalt primer)	☒ Yes ☐ No
7.	Concrete curing compounds and form release agents	☒ Yes ☐ No
8.	Construction waste, trash and debris	☒ Yes ☐ No
9.		☐ Yes ☐ No

3.2 List of Potential Pollutants

List of Pollutants that can be present at the construction site:

Check if used	Materials or Chemicals	Stormwater Pollutants	Location at the Site
☒	Dirt from disturbed areas	Sediment	Site-wide, at cleared and graded areas
☒	Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Potentially used during equipment maintenance or repairs. Locations will vary
☒	Asphalt	Oil, petroleum distillates	Used in construction of driveways and parking areas
☒	Concrete	Limestone, sand, chromium	Used in association with the curbs, pond, parking areas, buildings, etc.
☒	Glue, adhesives, sealants	Polymers, epoxies	Used in association with the proposed building and utilities
☒	Paints, stains, lacquers	Metal oxides, Stoddard solvent, calcium carbonate, arsenic	Used in association with the proposed building
☒	Curing compounds	Naphtha	Used with concrete forms
☐	Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	
☒	Hydraulic oil/fluids	Mineral oil	Used in construction equipment and tools. Locations will vary
☒	Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Used in construction equipment and tools. Locations will vary
☒	Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes	Used in construction equipment and tools. Locations will vary
☒	Antifreeze/coolant	Ethylene glycol, propylene glycol, heavy metals	Used in construction equipment. Locations will vary
☒	Sanitary toilets	Sanitary waste and deodorizing chemicals	Used in portable toilets
☒	Plaster	Calcium sulphate, calcium carbonate, sulfuric acid	Used in association with the proposed building
☐	Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated, hydrocarbons, organophosphates, carbonates	
☒	Fertilizer	Nitrogen, phosphorous	At all areas to be revegetated
☐			
☐			

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the TXR15 permit unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

Is there threatened or endangered aquatic species or critical habitat located at this site?

☐ Yes ☒ No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No
	☐ Yes ☐ No		☐ Yes ☐ No

Endangered species habitat information was obtained from the following U.S. Fish and Wildlife website:

Critical Habitat for Threatened & Endangered Species [USFWS]

4.2 Federal, State, or Local Historic Preservation Laws

Will stormwater discharges or stormwater discharge-related activities (e.g., catch basin, pond, culvert, etc.) affect a property that is protected by Federal, State, or local historic preservation laws? ☐ Yes ☒ No

If yes, describe any actions taken to mitigate those effects: Not Applicable

Historical information was obtained from the following website:

https://www.nps.gov/subjects/nationalregister/index.htm

4.3 TMDL Requirements

Does the construction project/site discharge stormwater into an impaired water body on the latest EPA-approved CWA 303(d) list of waters with an EPA-approved or established TMDL that are found on the latest EPA-approved Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) (which lists the category 4 and 5)?

☐ Yes ☒ No

If yes, new sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standards and are listed as category 4 or 5 in the current version of the CWA 305(b) and 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under the TPDES General Permit unless they are consistent with the approved TMDL.

Section 5: Stormwater Control Measures

The purpose of the implementation of different stormwater pollution controls is to reduce pollutants in the stormwater and the volume of stormwater leaving the construction site. All pollution control measures should be selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices.

5.1 Stabilization Practices

Type of Site Stabilization Practice(s) that will be implemented at the construction project/site (select all that apply):

☐ Temporary ☒ Permanent ☐ Vegetative ☐ Non-Vegetative

Deadline to Initiate Stabilization: stabilization measures are required whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site and will not resume for a period of 14 or more calendar days.

Temporary Stabilization
The following controls/BMPs will be used to **temporarily** stabilize exposed portions of the construction site:
☐ **Rolled erosion control products such as matting or straw blankets** ☐ **Hydroseeding** ☐ **Soil binders** ☐ **Straw mulch or wood mulch** ☐ **Compost Blankets** ☐ **Drill seeding or broadcast seeding** ☐ **Other** ☒ **Temporary stabilization will likely not be required**

Permanent Stabilization
The following controls/BMPs will be used to **permanently** stabilize exposed portions of the construction site:
☐ **Rolled erosion control products such as matting or straw blankets** ☒ **Hydroseeding** ☒ **Sod and/or landscaping** ☐ **Drill seeding or broadcast seeding** ☐ **Other**

To achieve final stabilization, all soil disturbing activities at the site must be completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as rip rap or gabions). Final stabilization must be achieved prior to termination of permit coverage.

Site Stabilization Record: A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be included with the plan.

☒ A record of the dates when grading activities occur will be documented using the Grading & Stabilization Activity logs in **Attachment H** of this SWP3.

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

Appropriate natural buffers around surface water in the state must be provided and maintained. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee should document the reason that natural buffers are infeasible and should implement additional erosion and sediment controls to reduce sediment load.

Are surface waters within close proximity of the site (within 1 mile of the site)?

☒ Yes ☐ No

If yes, will a natural buffer be implemented?

☒ Yes ☐ No (Not Feasible)

If a natural buffer is not feasible, the following additional erosion and sediment controls will be used to achieve the sediment load reduction similar to a natural buffer:

Not Applicable – a buffer will be implemented

Rationale for concluding that it is infeasible to provide and maintain a natural buffer of any size:

Not Applicable

Note – TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute "surface water" for the purpose of triggering the buffer requirement.

5.3 Structural Controls/Best Management Practices (BMPs)

The table below lists Structural and Non-Structural Sediment Controls/Best Management Practices (BMPs) used to meet the non-numeric technology-based effluent limitations and applicable numeric technology-based effluent limitations.

The following BMPs will be used or implemented at the construction project/site:

Erosion Controls		Sediment Controls	
☐	Preservation of Existing Vegetation	☒	Silt Fence
☐	Vegetated Swales	☐	Silt Dikes
☒	Hydroseeding	☐	Compost Sock
☐	Hydraulic Mulch	☐	Check Dam
☐	Wood Mulching	☐	Mulch Rolls or Fiber Rolls
☐	Straw Mulching	☒	Storm Drain Inlet Protection
☐	Compost Blankets	☒	Outlet Protection/Velocity Dissipation Devices
☐	Soil Binders	☐	Earth Berms and Drainage Swales
☐	Soil Stabilization Matting/Blankets	☐	Sandbag Barrier
☐	Soil Preparation/Roughening	☐	Gravel Bag Berm/Barrier
☒	Sod	☐	Sediment Basin
☐	Streambank Stabilization	☐	Sediment Trap
Tracking Controls		☐	Rip-rap
☒	Stabilized Construction Entrance/Exit	☒	Rock Berms or Gabions
☐	Stabilized Construction Roadway	**Non-Structural Controls**	
☐	Entrance/Exit Tire Wash	☐	Phasing and Scheduling
☐	Street Sweeping or Vacuuming	☐	Dust Suppression
Other Structural Controls		☒	Good Housekeeping
☐	Vegetative Buffers	☐	Preventive Maintenance
☐	Non-Vegetative Stabilization	☐	Preservation of Topsoil
☒	Concrete Waste Management	☐	Minimizing Soil Compaction
☒	Dewatering Controls	☐	Fertilizer Application Management
☐		☐	
☐		☐	

5.3.1 Perimeter Control

Permit Requirement: *At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.*

To comply with the TXR15 permit, the following type of perimeter control(s) will be used at the construction site:

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned along the north perimeter of the site at the limits of construction. See map for details.	Installation date has not been determined yet.
Temporary Rock Berm	A temporary rock berm is planned at the north side of the proposed water quality pond.	TBD

Maintenance Requirements: Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control. Repair or replace silt fence that is torn or damaged. Address areas where the fence has been knocked down, undermined, or un-trenched.

5.3.2 Offsite Vehicle Tracking

Permit Requirement: *Track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site must be minimized.*

To comply with the TXR15 permit, the following type of sediment track-out control will be implemented:

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	A stabilized construction entrance/exit is planned where construction traffic will exit onto existing CR 281.	Installation date has not been determined yet.

Maintenance Requirements:

Tracking Removal/Cleaning: Promptly remove any sediment tracked onto paved roadways. Properly dispose of any sediment build-up on the construction entrance. Restore the construction entrance (if required) by adding rock and/or cleaning any measures used to trap sediment.

5.3.3 Velocity Dissipation Devices

Permit requirement: *Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.*

5.3.4 Minimize Dust

Permit requirement: *minimize the generation of dust to avoid pollutant discharges to the extent feasible through application of water or other dust suppression techniques.*

Dust Control Description: To comply with the permit requirements and to avoid sediment pollutants from being discharged, a water truck or sprinklers can be used to minimize the generation of dust from the construction site.

5.3.5 Minimize the Disturbance of Steep Slopes

Permit requirement: *Disturbance of steep slopes (i.e., slopes of 40% or greater) must be minimized*

5.3.6 Preserve Topsoil

Permit requirement: *Preserve native topsoil on the site, unless infeasible; stockpile and reuse it in areas that will be stabilized with vegetation.*

Topsoil Control Description: Preserve and reuse native topsoil on site as much as possible and practicable.

5.3.7 Minimize Soil Compaction

Permit requirement: *In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, soil compaction must be minimized.*

Soil Compaction Control Description: In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and/or equipment use in these areas to avoid or minimize soil compaction.

5.3.8 Protection of Storm Drain Inlets

Permit requirement: *If discharging to a storm drain inlet, protection measures that remove sediment from the stormwater discharge must be installed on the inlet.*

To comply with the TXR15 permit, the following type of inlet protection devices will be used:

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Inlet Filter Fabric	Inlet protection is planned at the top end of the bypass storm pipe located near the south end of project.	Installation date has not been determined yet.

Maintenance Requirements: Clean or remove and replace the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment.

5.3.9 Sedimentation Basins or Impoundments

Permit requirement: *A sedimentation basin or similar impoundment is required, where feasible, for a common drainage location that serves an area with ten or more acres disturbed at one time. A sedimentation basin may be temporary or permanent.*

Will the project disturb 10 or more acres within a common drainage location?

☐ Yes ☒ No

If yes, Is a permanent sediment or detention basin included in the project? ☐ Yes ☐ No

If yes, what is the designed capacity for the storage?

☐ At least 3600 cubic feet of storage per acre

OR

☐ 2-year, 24-hour storm from each disturbed acre

OR

☐ Other criteria were used to design basin: _____

_____

If no, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: **Not Applicable**

Maintenance Requirements: Keep the sediment basin in effective operating condition and remove accumulated sediment to maintain at least ½ of the design capacity of the sediment basin at all times.

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion.* ***Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.***

Dewatering Practice Description: Permittees should design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site. Examples of appropriate controls include de-watering bags, settling tanks, filtering devices, or sedimentation basins.

Inspection of Dewatering Controls: Personnel provided by the permittee must inspect dewatering controls at minimum of once per day on the days where dewatering discharges occur.

A copy of the Dewatering Inspection Log is included in **Attachment I** of this SWP3.

5.3.11 Permanent Stormwater Controls

(e.g. water quality pond, engineered filter strips, or detention basin)

Description of Permanent Stormwater Control	Location(s) Within the Site
Water Quality & Detention Pond (sand filter basin)	A permanent water quality & detention pond is planned on the north portion of the project.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

Is there an existing Spill Prevention Control and Countermeasure (SPCC) plan developed for the site?

☐ Yes ☒ No, if yes, keep a copy of the SPCC plan onsite with this SWP3.

If no, describe procedures for preventing, containing, and cleaning up spills, leaks, and other releases:

Spills are prevented by using proper transporting, storage, and handling practices. Equipment at the site should be inspected for leaks before being operated each day. If leaks are discovered, the leak should be contained, and efforts implemented to stop the leak. The spilled pollutant should be properly cleaned and disposed appropriately per local regulations and requirements. Contaminated soils should be excavated and disposed appropriately. A spill kit should be readily available to equipment operators.

Emergency Spill Notification

In case of a toxic or hazardous material spill, notify:	Phone Numbers
TCEQ Spill Website: www.tceq.texas.gov/response/spills/spill_rq.html	512-239-1000
State of Texas Spill Reporting Hotline	1-800-832-8224
NRC (National Response Center)	1-800-424-8802

6.2 Waste Management Procedures

All wastes generated at the construction site, including, but not limited to, clearing and demolition debris, construction and employee trash, hazardous or toxic waste, and sanitary waste, should be prevented from being discharged to Waters of the State. The following BMP measures will be used to handle trash disposal, hazardous or toxic waste, sanitary waste, and proper material handling:

☒ **Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.

☒ **Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.

☒ **Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

☒ **Proper Material Handling:** containers should be tightly sealed when not in use, and excess materials should be disposed of according to Texas requirements and/or manufacturer's recommendations. Liquid building materials should be stored, handled, and applied appropriately if considered a pollutant. When not in active use pollutants should be stored under cover or in sealed containers to prevent spills and leaks. Pollutants should not be washed out or dumped onto the ground. Pollutants should not be combined with storm water.

☒ **Good housekeeping:** construction debris, trash, and other floatable material should be collected and prevented from becoming a pollutant source. Trash generated from employees should not be thrown on the ground or buried. Trash cans should be available at the site as needed and utilized to control litter from accumulating on the ground or blowing offsite.

☒ **Minimizing exposure:** construction products, materials, chemicals, and wastes should be stored in a way that they are prevented from coming into contact with stormwater (e.g., plastic sheeting or temporary roofs).

☒ **Designated concrete washout:** A designated concrete washout area should be implemented, utilized, and maintained. Concrete wash water should be directed into a leak-proof container or pit. The container or pit should be designed so that no overflows can occur due to inadequate sizing or precipitation and located away from surface waters and stormwater inlets or conveyances.

☐ Other:

6.3 Prohibited Discharges

The following discharges from the construction project/site are prohibited under the general permit and are considered a violation should any occur.

- Wastewater from washout of concrete, unless managed by an appropriate control (see Section 6.2)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, unless managed by an appropriate control.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

Ensure that all pollution prevention controls are installed correctly and remain in effective operating condition and are protected from activities that would reduce their effectiveness. All structural BMPs (i.e. Erosion & Sediment Controls) that require a repair of any kind (due to normal wear and tear, or as a result of damage) or require maintenance in order for the control to continue operating effectively should be maintained in accordance with the TPDES Construction General Permit requirements. Maintenance is required prior to the next anticipated rain event. At a minimum, maintenance should be performed in the following specific instances:

- for perimeter controls such as silt fence, rock berms, and mulch rolls: whenever sediment has accumulated to 50% or more of the above-ground height of the control.
- where sediment has been tracked-out onto the surface of off-site streets or other paved areas: sediment should be swept and removed or vacuumed from the street at least daily.
- for inlet protection measures: when sediment accumulates, the filter becomes clogged, and/or performance is compromised, the inlet protection devices should be cleaned.
- for sediment basins: sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%.
- For all structural BMPs: if inspection indicates a control has been used incorrectly, is not performing, or is damaged, the operator is required to replace or modify the control as soon as practicable after making the discovery.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts and prior to the next anticipated rain event.

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications
Kevin Kyte – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Justin Ballesteros – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Nicholas Hallam – GeoSolutions, Inc.	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Austin Alford – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)
Jonathan Thomas – GeoSolutions, Inc	Certified Erosion, Sediment and Stormwater Inspector (CESSWI)

General Procedures: During each inspection, the following areas of the construction site will be inspected:

- All stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Identify any incidents of noncompliance observed during the inspection.
- Locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

Inspection Frequency:

☒ **Once every 7 calendar days**

☐ **Once every 14 calendar days** and within 24 hours of the end of a storm event of 0.5 inches or greater.

Inspection Report Forms:

An Inspection Report Form has been prepared in accordance with the requirements of the TXR15 permit. A copy of the Inspection Report Form that will be used during construction of this project is included in **Attachment E** of this SWP3.

7.3 Corrective Actions

Corrective actions are actions taken to modify, replace, or reinstall any stormwater control used at the site; clean up and dispose of spills, releases, or other deposits; or remedy a permit violation. For any of the following conditions, a new or modified control should be installed **no later than 7 calendar days** from the discovery:

- A required stormwater BMP was never installed or was installed incorrectly, or not in accordance with the corresponding TCEQ permit requirement;
- A stormwater BMP needs to be repaired or replaced;
- A stormwater BMP is not effective enough for the discharge to meet applicable water quality standards;
- A prohibited discharge is occurring or has occurred; or
- TCEQ or MS4 Operator requires corrective action as a result of permit violations found during an inspection.

Operators should immediately take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated areas so that the material will not discharge in subsequent storm events.

Corrective actions taken based upon inspection findings will be documented within the inspection reports.

7.4 Record Keeping and Record Retention

Retain copies of the SWP3, Notice of Intent, Notice of Termination, logs, and all reports required by the TXR15 permit, for a **period of at least 3 years** from the date that the site reached final stabilized status.

7.5 Site Posting/Construction Site Notice

The TCEQ Construction Site Notice (CSN) is required to be posted near the main entrance of the site for the duration of the construction project. The following information is required on the CSN:

- The TPDES permit number for the project or a copy of the NOI if a permit number has not yet been assigned;
- The name and telephone number of a site contact person;
- A brief description of the project; and
- Location of the SWP3

A copy of the Construction Site Notice is included in **Attachment F** of this SWP3.

Section 8: Construction Support Activities

Concrete batch plants, asphalt batch plants, material processing areas, or other similar support activity is not expected at this construction project. Concrete and asphalt are expected to be trucked-in and not processed or manufactured onsite.

Section 9: SWP3 Certification

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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of Primary Operator:

Signed: 

Company: Bagdad Real Estate, LLC **Date:** 02/13/24

If the SWP3 is shared by more than entity (other Operators):

Signed: _____

Company: _____ **Date:** _____

Signed: _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in **Attachment G** of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

A copy of general location map is included in Attachment A.

Attachment B – Site Map(s)

Copy of the site map(s) is/are included in Attachment B.

Attachment C – TXR15 Permit Regulations

Note: it is helpful to keep a printed-out copy of the TXR15 permit so that it is accessible to you for easy reference. However, you do not need to formally incorporate the entire permit into your SWP3. As an alternative, you can include a reference to the permit and where it is kept at the site.

Attachment D – Inspection Report Form

A copy of the Routine Site Inspection Report Form is included in Attachment D.

Attachment E – Site Posting/CSN

A copy of the Construction Site Notice is included in Attachment E.

Attachment F – SWP3 Modifications and Revisions Log

Significant SWP3 Modifications or Revisions are included in Attachment F.

Attachment G – Site Stabilization Log

A copy of Site Stabilization Log is included in Attachment G.

Attachment H – Dewatering Inspection Log

A copy of Dewatering Inspections are included in Attachment H.

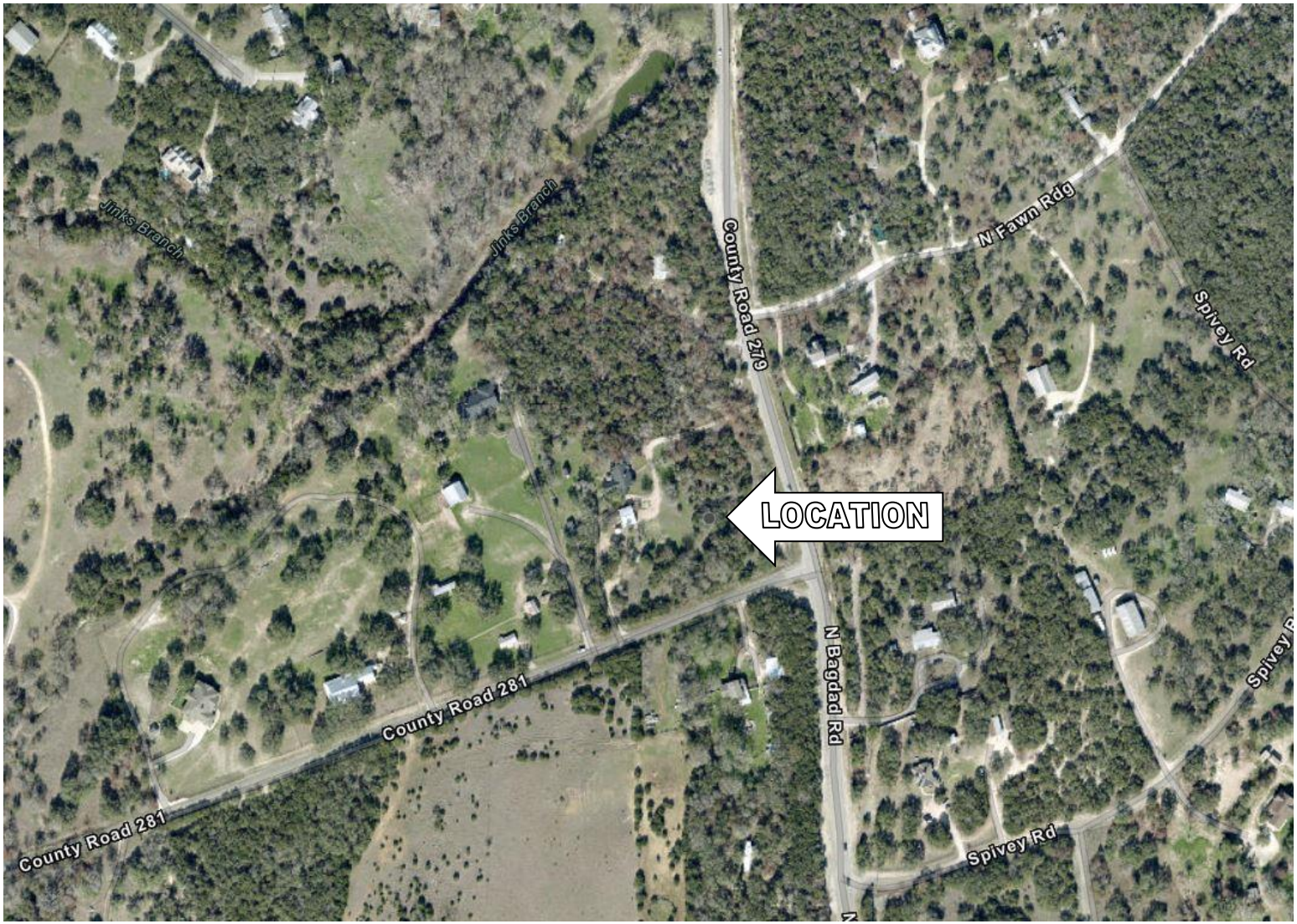
Attachment I – Other Documentations

Any Additional Documentation pertaining to the permit is included in Attachment I.

Attachment A – Site Location Map

Bagdad Retail Center

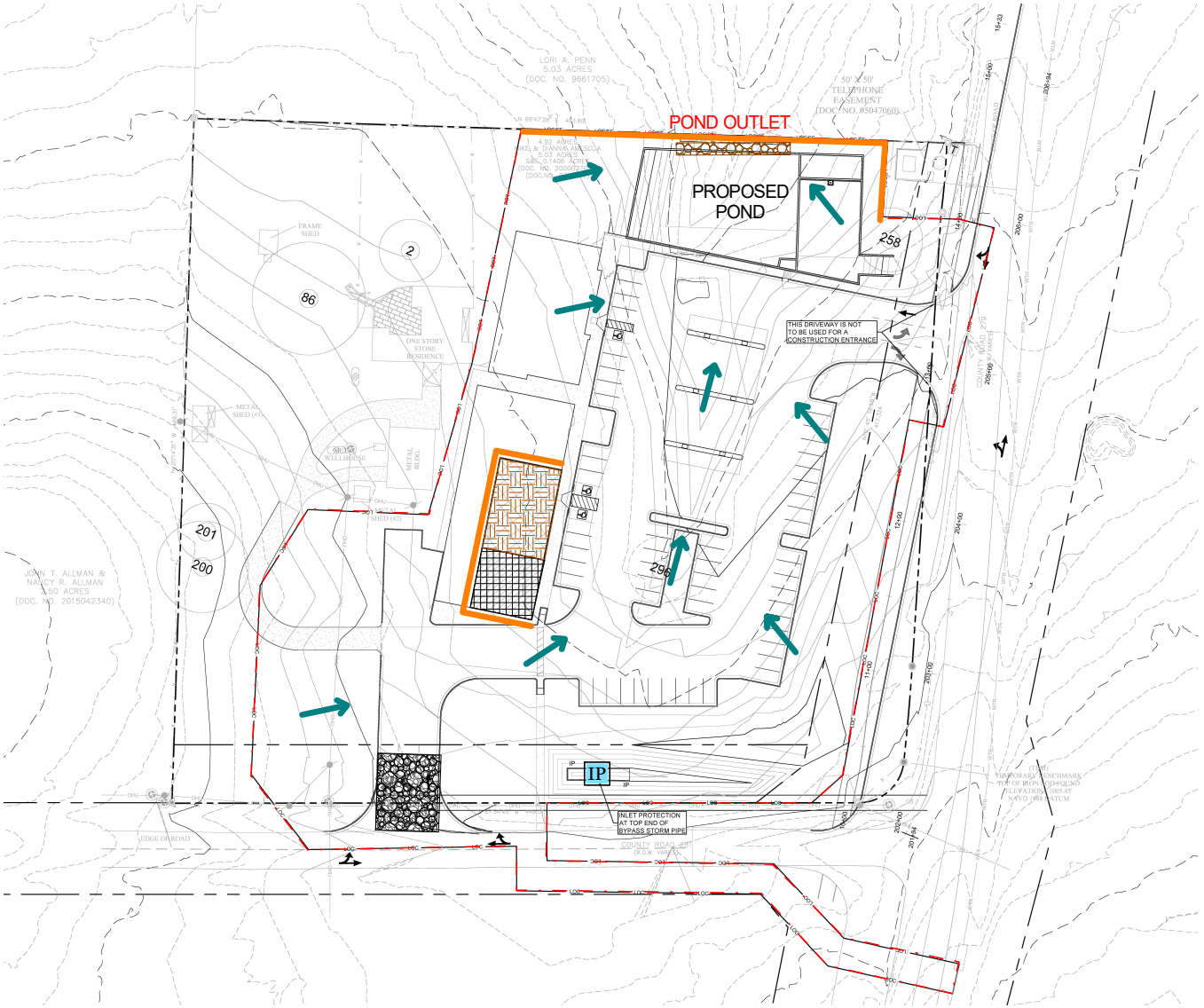
30.6253, -97.9044



GeoSolutions

LEGEND

- ROCK BERM
- IP — INLET PROTECTION
- FLOW DIRECTION
- DRAINAGE CHANNEL/SWALE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STAGING AND SPOILS AREA
- CONCRETE WASHOUT AREA
- CSN SIGN POSTING
- T — CONSTRUCTION TRAILER
- SILT FENCE
- MULCH ROLL/SOCK
- RIVER/CREEK
- LIMITS OF CONSTRUCTION
- PHASE LINE



NOTES:
SOIL DISTURBING ACTIVITIES ARE EXPECTED TO OCCUR INSIDE THE LIMITS OF CONSTRUCTION.
SITE MAP IS NOT TO SCALE.
STABILIZATION PRACTICES ARE EXPECTED TO BE USED AT DISTURBED AREAS BY SEEDING, SODDING, AND/OR LANDSCAPING.

ATTACHMENT B - SITE MAP
BAGDAD RETAIL CENTER
2950 BAGDAD ROAD
LEANDER, TX 78641

GEOSOLUTIONS, INC
4417 BURLESON ROAD
AUSTIN, TX 78744
(844) 468-4743
GEOSOLUTIONSINC.COM

Inspection Date: _____

General Information	
Name of Project: Bagdad Retail Center	**TCEQ Permit No.:** N/A (small site)
Inspector Name:	**Inspector Title:**
Inspector's Contact Information:	
Inspection Location: (if multiple inspections are required)	
Inspection Frequency: **Standard Frequency**: ☒ Weekly ☐ Every 14 days and within 24 hours of a 0.50" rain **Reduced Frequency**: ☐ Once per month (for stabilized areas)	
Weather at the time of this inspection: _____ **Was this inspection after a 0.50" storm event?** ☐Yes ☐ No If yes, rainfall amount (in inches)**:**	
Are there any discharges at the time of inspection? ☐ Yes ☐ No	

Condition and Effectiveness of BMP Controls & Pollution Prevention					
Sl. No.	**BMP Description & Location**	**Is BMP Installed & Operating Properly?**	**Corrective Action (CA) Required?**	**Date of BMP Maintenance**	**Notes**
1.	Silt Fence/Fiber Rolls/Berm/Wattles Location:	☐ Yes ☐ No	☐ Yes ☐ No		
2.	Silt Dykes/Check Dam/Rock Dams Location:	☐ Yes ☐ No	☐ Yes ☐ No		
3.	Stabilized Construction Entrance /Exit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
4.	Inlet Protection on all storm drain Location:	☐ Yes ☐ No	☐ Yes ☐ No		
5.	Sand Bag Barrier/Gravel Bag Barrier Location:	☐ Yes ☐ No	☐ Yes ☐ No		
6.	Vegetated Swales Location:	☐ Yes ☐ No	☐ Yes ☐ No		
7.	Compost Blankets/Geotextiles & Mats Location:	☐ Yes ☐ No	☐ Yes ☐ No		
8.	Vegetative Buffers Location:	☐ Yes ☐ No	☐ Yes ☐ No		

9.	Sediment Trap/ Sediment Basin Location:	☐ Yes ☐ No	☐ Yes ☐ No		
10.	Concrete Washout Pit Location:	☐ Yes ☐ No	☐ Yes ☐ No		
11.	Dust Control/Prevention	☐ Yes ☐ No	☐ Yes ☐ No		

Pollution Prevention and Waste Management		
Items of Inspection	**Response & Reason**	**Action(s) Needed**
Is the site free of floatables, litter, and construction debris?	☐ Yes ☐ No If no, reason:	
Are material storage and handling areas, including fueling areas, free of spills and leaks?	☐ Yes ☐ No If no, reason:	
Are spill kits available where spills and leaks are likely to occur?	☐ Yes ☐ No If no, reason:	
Are dumpsters and waste receptacles covered when not in use?	☐ Yes ☐ No If no, reason:	
Has preventative maintenance been conducted on equipment and machinery?	☐ Yes ☐ No If no, reason:	
Are material stockpiles sufficiently contained?	☐ Yes ☐ No If no, reason:	
Has there been any sediment tracked-out from the site onto the surface of paved street, sidewalks or other paved areas outside of the site?	☐ Yes ☐ No If no, reason:	
Is the project free from visible erosion and/or sedimentation?	☐ Yes ☐ No If no, reason:	

Complete the following section if a discharge is occurring at the time of the inspection:

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ Yes ☐ No, **If yes, provide the following information for each point of discharge:**	
Specify Discharge Location	**Observations (Visual Quality of the Discharge)**
1.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? ☐ Yes ☐ No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature:

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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature:_____ **Date:** _____

Print Name: _____ **Affiliation:** _____

TCEQ Small Construction Site Notice

Small construction sites disturb at least one but less than five acres or are part of a larger common plan of development or sale that disturbs between one and five acres. Operators of small construction sites will fill out this notice. Operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Operator Name: BAGDAD REAL ESTATE, LLC

Contact Name and Phone Number: SAMIR MAREDIA (832) 713-4895

Project Description:

Physical Location/Description 2950 BAGDAD ROAD LEANDER, TX 78641

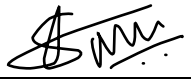
Estimated Start Date MAY 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized OCTOBER 2024

Location of Stormwater Pollution Prevention Plan (SWP3): ON SITE

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I SAMIR S. MAREDIA (*Typed or Printed Name Person Completing This Certification*) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the Municipal Separate Storm Sewer Systems (MS4) if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title  Date 02/13/2024

Name of MS4 Operator notified: _____ *and Date notified (per Part II.F.3.):* _____

Date Site Notice Removed _____

Attachment F - SWPPP Modification Log

Sl. No.	General Description of the Amendment	Date of Amendment	Amendment Prepared by
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

Attachment G - Site Grading and Stabilization Log

Date Grading Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date When Stabilization Initiated

Use the following table if construction at the site temporarily or permanently ceases:

Date Construction Stopped	Area/Location Where Construction Stopped (e.g. site-wide)	Temporary or Permanent?

Attachment H - Dewatering Inspection Report

Required Dewatering Information						
	Date	**Inspector Name and Title**	**Approx. Duration (begin & End)**	**Estimated Rate of Discharge (gallons per day)**	**Was a pollutant discharge observed? (foam, oil sheen, odor, or suspended sediments)?**	**If yes, provide the observation and the BMP used to prevent discharging the pollutant**
1.			Start: End:		☐ Yes ☐ No	
2.			Start: End:		☐ Yes ☐ No	
3.			Start: End:		☐ Yes ☐ No	
4.			Start: End:		☐ Yes ☐ No	
5.			Start: End:		☐ Yes ☐ No	
6.			Start: End:		☐ Yes ☐ No	

TCEQ Small Construction Site Notice

Small construction sites disturb at least one but less than five acres or are part of a larger common plan of development or sale that disturbs between one and five acres. Operators of small construction sites will fill out this notice. Operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Operator Name: BAGDAD REAL ESTATE, LLC

Contact Name and Phone Number: SAMIR MAREDIA (832) 713-4895

Project Description:

Physical Location/Description 2950 BAGDAD ROAD LEANDER, TX 78641

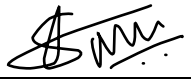
Estimated Start Date MAY 2024

Projected End Date or Date Disturbed Soils Will Be Stabilized OCTOBER 2024

Location of Stormwater Pollution Prevention Plan (SWP3): ON SITE

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I SAMIR S. MAREDIA (*Typed or Printed Name Person Completing This Certification*) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the Municipal Separate Storm Sewer Systems (MS4) if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title  Date 02/13/2024

Name of MS4 Operator notified: _____ *and Date notified (per Part II.F.3.):* _____

Date Site Notice Removed _____

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

I Samir Maredia ,
Print Name

Manager ,
Title - Owner/President/Other

of Bagdad Real Estate, LLC ,
Corporation/Partnership/Entity Name

have authorized Thomas J. Groll, P.E.
Print Name of Agent/Engineer

of Tom Groll Engineering, PC
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

02/12/2024
Date

THE STATE OF Texas §
County of Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared Samir Maredia 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 12th day of February, 2024.

BRIANNA ALEXXIS FONSECA LOPEZ
Notary ID #132045801
My Commission Expires
June 10, 2027

NOTARY PUBLIC

Brianna Alexxis Fonseca Lopez
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: June 10, 2027

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Bagdad Retail Center
Regulated Entity Location: 2950 Bagdad Road Liberty Hill, TX 78641
Name of Customer: Bagdad Real Estate, LLC
Contact Person: Samir Maredia Phone: (832) 713-4895
Customer Reference Number (if issued): CN 605618057
Regulated Entity Reference Number (if issued): RN TBD

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	4.23 Acres	$ 4,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Thomas J Hall Date: February 6, 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

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

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.*)

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**3. Regulated Entity Reference Number** *(if issued)*
CN 0		**RN 0**

SECTION II: Customer Information

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

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

BAGDAD REAL ESTATE 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)*
804379305			

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

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

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

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

5522 JENOLAN RIDGE LANE

City	**State**	**ZIP**	**ZIP + 4**
SUGAR LAND	TX	77479	

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

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(832) 713-4895		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core 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.)*

BAGDAD RETAIL CENTER

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2950 BAGDAD ROAD							
	City	LEANDER	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County	WILIAMSON							

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

25. Description to Physical Location:					
26. Nearest City			**State**	**Nearest ZIP Code**	
LIBERTY HILL			TX	78641	

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).

27. Latitude (N) In Decimal:	30.62568		**28. Longitude (W) In Decimal:**	97.90445	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	37	32.47	97	54	16.02

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)
5411		445120	

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

RETAIL & FUEL SALES

34. Mailing Address:	**5522 JENOLAN RIDGE LANE**							
	City	**SUGAR LAND**	**State**	**TX**	**ZIP**	**77479**	**ZIP + 4**	
35. E-Mail Address:								

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(832) 713-4895		( ) -

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

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

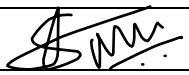
SECTION IV: Preparer Information

40. Name:	THOMAS J. GROLL, P.E.	**41. Title:**	PRESIDENT

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 848-5796		**( )** -	tomg@tg-eng.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:	BAGDAD REAL ESTATE, LLC	**Job Title:**	MANAGER
Name *(In Print):*	SAMIR MAREDIA	**Phone:**	**(** 832 **)** 713- **4895**
Signature:		**Date:**	02/09/2024