

05/18/2024

## **CONTRIBUTORY ZONE REPORT**

### **The Shoppes at Bell Blvd.**

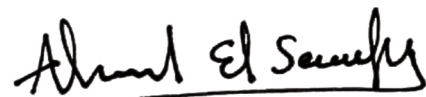
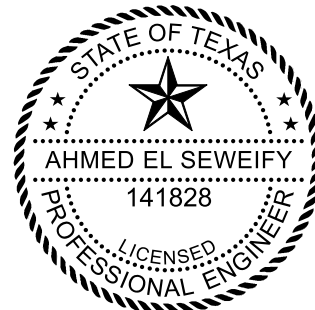
**Project Location:**

1804 N. Bell Blvd.  
Cedar Park, Tx 78613

**Prepared by:**

Ahmed El Seweify, P.E.

5/18/2024



## **Contributing Zone Plan Checklist**

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Contributing Zone Plan Application (TCEQ-10257)**
  - Attachment A - Road Map
  - Attachment B - USGS Quadrangle Map
  - Attachment C - Project Narrative
  - Attachment D - Factors Affecting Surface Water Quality
  - Attachment E - Volume and Character of Stormwater
  - Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
  - Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
  - Attachment H - AST Containment Structure Drawings (if AST is proposed)
  - Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
  - Attachment J - BMPs for Upgradient Stormwater
  - Attachment K - BMPs for On-site Stormwater
  - Attachment L - BMPs for Surface Streams
  - Attachment M - Construction Plans
  - Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
  - Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
  - Attachment P - Measures for Minimizing Surface Stream Contamination
- **Storm Water Pollution Prevention Plan (SWPPP)**
  - OR-**
- **Temporary Stormwater Section (TCEQ-0602)**
  - Attachment A - Spill Response Actions
  - Attachment B - Potential Sources of Contamination
  - Attachment C - Sequence of Major Activities
  - Attachment D - Temporary Best Management Practices and Measures
  - Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
  - Attachment F - Structural Practices
  - Attachment G - Drainage Area Map
  - Attachment H - Temporary Sediment Pond(s) Plans and Calculations
  - Attachment I - Inspection and Maintenance for BMPs
  - Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices
- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**



- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the “Texas Commission on Environmental Quality”**
- **Core Data Form (TCEQ-10400)**

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b> The Shoppes at Bell Blvd.					<b>2. Regulated Entity No.:</b>				
<b>3. Customer Name:</b> North Bell Blvd. Estates, LLC					<b>4. Customer No.:</b>				
<b>5. Project Type:</b> (Please circle/check one)	<input checked="" type="radio"/> New	<input type="radio"/> Modification			<input type="radio"/> Extension		<input type="radio"/> Exception		
<b>6. Plan Type:</b> (Please circle/check one)	<input type="radio"/> WPAP	<input checked="" type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	<input type="radio"/> Technical Clarification	<input type="radio"/> Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			<b>8. Site (acres):</b>		3.635 acres	
<b>9. Application Fee:</b>	4,000		<b>10. Permanent BMP(s):</b>				1		
<b>11. SCS (Linear Ft.):</b>	N/A		<b>12. AST/UST (No. Tanks):</b>				N/A		
<b>13. County:</b>	WILLIAMSON		<b>14. Watershed:</b>				Brushy Creek		

# Application Distribution

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

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](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)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA ✓
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input checked="" type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

# 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.***

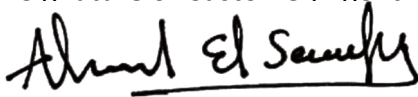
## Signature

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: Ahmed El Seweify

Date: 05/18/2024

Signature of Customer/Agent:



Regulated Entity Name: The Shoppes at Bell Blvd. Plaza

## Project Information

1. County:Williamson
2. Stream Basin:South Brushy Creek
3. Groundwater Conservation District (if applicable):\_\_\_\_\_
4. Customer (Applicant):  
Contact Person: Venkata Krishna Mohan Rao Marchetty  
Entity: North Bell Blvd. Estates, LLC  
Mailing Address:5900 Balcones Drive, Suite 6396,  
City, State:Austin, Texas, Zip: 78731  
Fax: \_\_\_\_\_
5. Telephone:(952)456-2277  
Email Address:mohanraomvk@gmail.com

5. Agent/Representative (If any): Contact

Person: Ahmed El Seweify

Entity: AES Engineering Consultant

Mailing Address: 2514 Preserve Trail

City, State: Cedar Park, TX 78613

Telephone: 512-785-9034

Email Address: [Contact@aes-engs.com](mailto:Contact@aes-engs.com)

Zip: \_\_\_\_\_

Fax: \_\_\_\_\_

6. Project Location:

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

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

1804 N. Bell Blvd, Cedar Park, Texas 78613

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

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

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

10. ☒ **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site

- ☐ Existing paved and/or unpaved roads  
☒ Undeveloped (Cleared)  
☐ Undeveloped (Undisturbed/Not cleared)  
☐ Other: \_\_\_\_\_

12. The type of project is:

- ☐ Residential: # of Lots: \_\_\_\_\_  
☐ Residential: # of Living Unit Equivalents: \_\_\_\_\_  
☒ Commercial  
☐ Industrial  
☐ Other: \_\_\_\_\_

13. Total project area (size of site): 3.64 Acres

Total disturbed area: 3.64 Acres

14. Estimated projected population: \_\_\_\_\_

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

**Table 1 - Impervious Cover**

<i><b>Impervious Cover of Proposed Project</b></i>	<i><b>Sq. Ft.</b></i>	<i><b>Sq. Ft./Acre</b></i>	<i><b>Acres</b></i>
Structures/Rooftops	22,031	÷ 43,560 =	.51
Parking	117,361	÷ 43,560 =	2.69
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	139,392	÷ 43,560 =	3.20

**Total Impervious Cover** 3.2 ÷ **Total Acreage** 3.64 X 100 = 87.9 % Impervious Cover

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

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

### ***For Road Projects Only***

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: \_\_\_\_\_

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

Length of R.O.W.: \_\_\_\_\_ feet.

Width of R.O.W.: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: \_\_\_\_\_ feet.

Width of pavement area: \_\_\_\_\_ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area \_\_\_\_\_ acres  $\div$  R.O.W. area \_\_\_\_\_ acres  $\times 100 = \text{_____ \%}$  impervious cover.

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

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

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

### ***Stormwater to be generated by the Proposed Project***

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

### ***Wastewater to be generated by the Proposed Project***

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

☒ N/A



26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to Cedar Park Wastewater Treatment Plant. The treatment facility is:

☒ Existing.

☐ Proposed.

☐ N/A

### ***Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons***

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

☒ N/A

27. Tanks and substance stored:

**Table 2 - Tanks and Substance Storage**

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

5 of 11

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

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

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

**Table 3 - Secondary Containment**

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

**Total: \_\_\_\_\_ Gallons**

30. Piping:

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

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

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

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

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

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

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

## ***Site Plan Requirements***

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.  
Site Plan Scale: 1" = 30 '.
35. 100-year floodplain boundaries:
- ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☒ No part of the project site is located within the 100-year floodplain.  
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): \_\_\_\_\_.
36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- ☒ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.
38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
39. ☒ Areas of soil disturbance and areas which will not be disturbed.
40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. ☒ Locations where soil stabilization practices are expected to occur.
42. ☐ Surface waters (including wetlands).  
☒ N/A
43. ☐ Locations where stormwater discharges to surface water.  
☒ There will be no discharges to surface water.
44. ☐ Temporary aboveground storage tank facilities.  
☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.  
☒ Permanent aboveground storage tank facilities will not be located on this site.
46. ☒ Legal boundaries of the site are shown.

### ***Permanent Best Management Practices (BMPs)***

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

### ***Administrative Information***

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

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.

Ahmed El Seweify, P.E.

Print Name of Customer/Authorized Agent

*Ahmed El Seweify*

05/18/2024

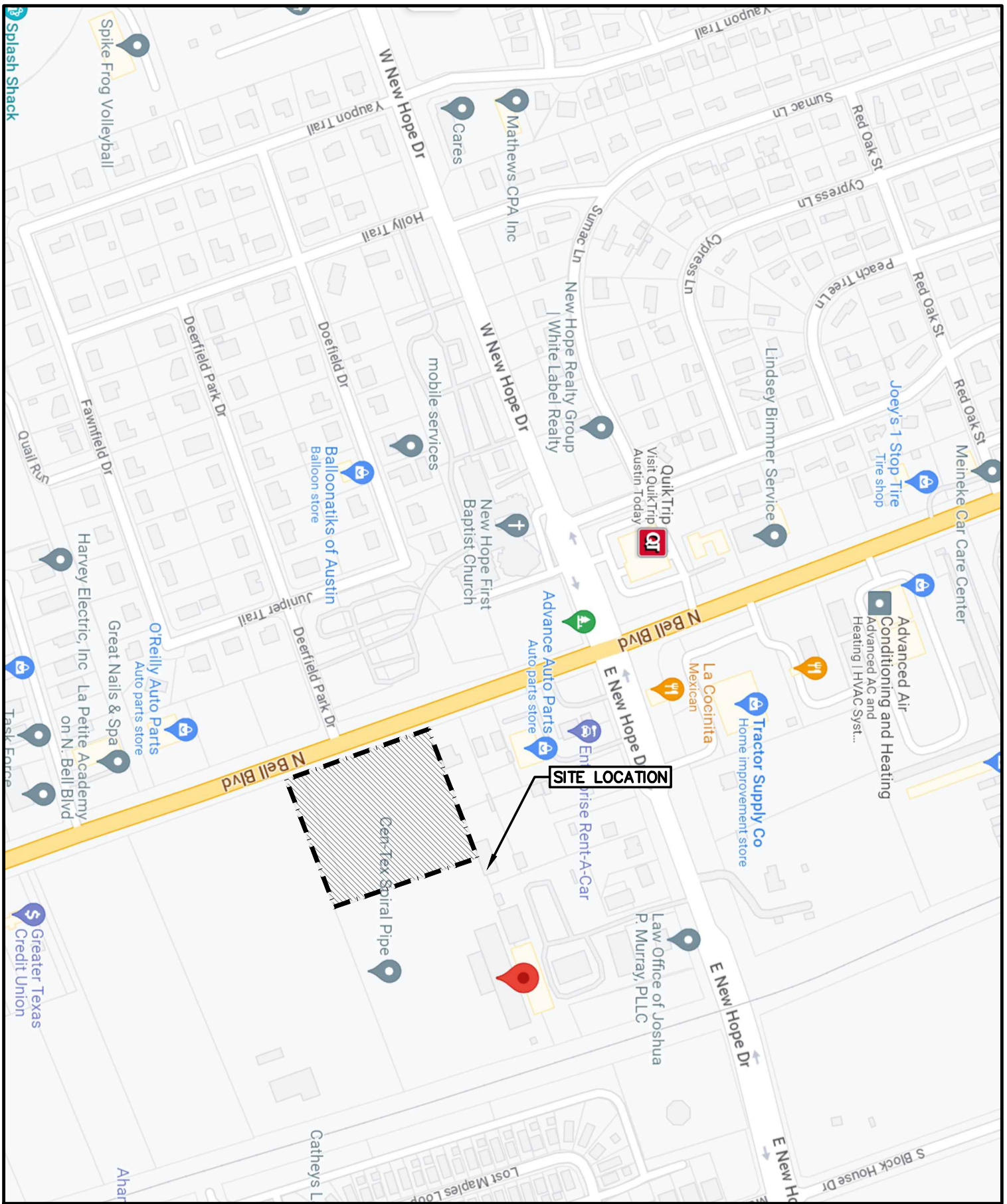
Signature of Customer/Authorized Agent

Date

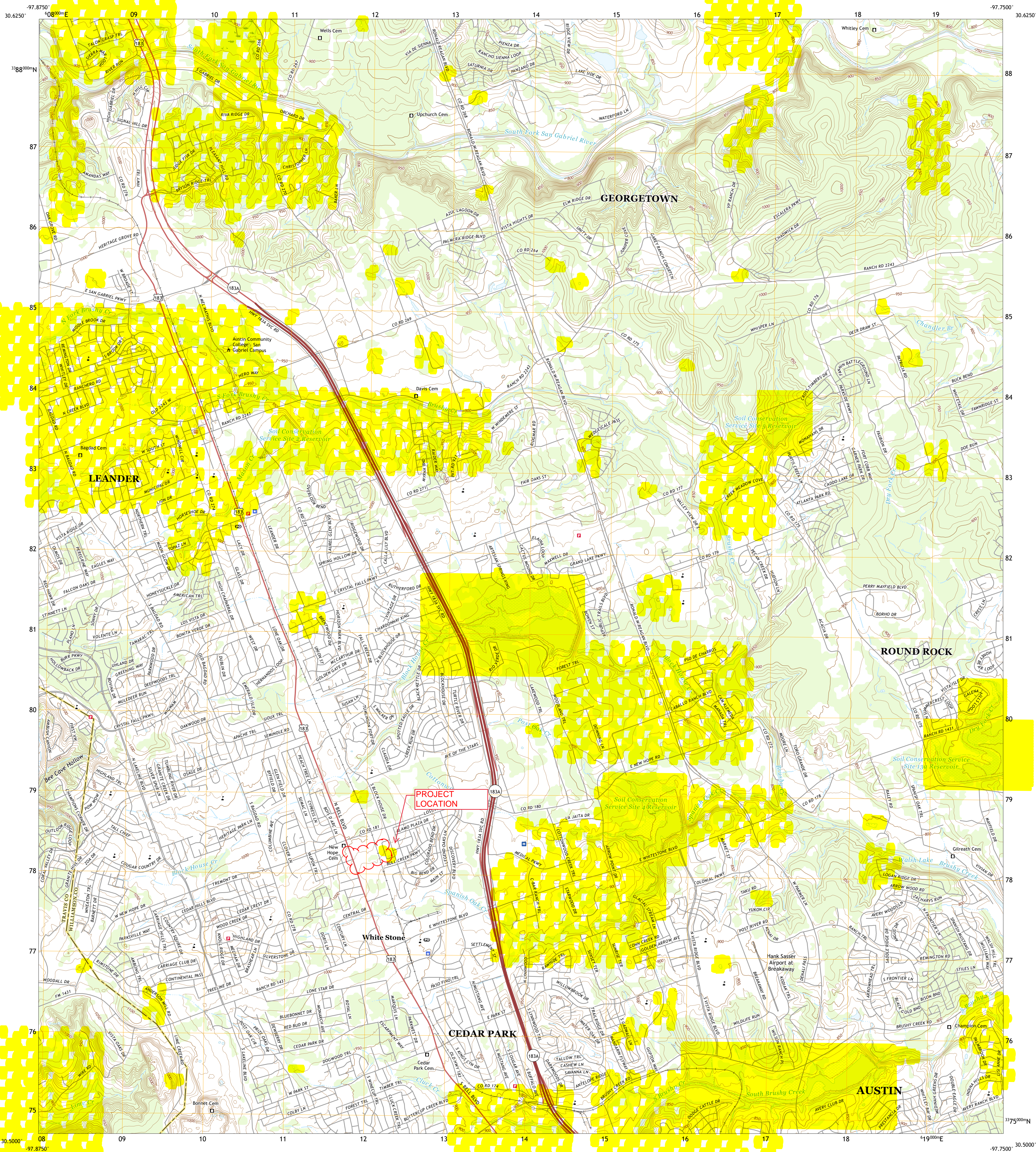
**\*\*FOR TCEQ INTERNAL USE ONLY\*\***

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):





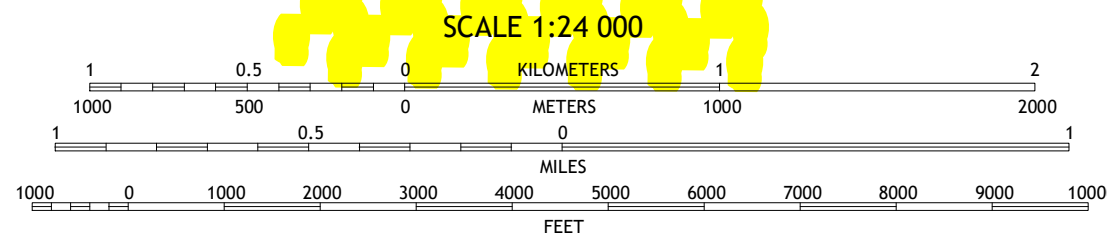
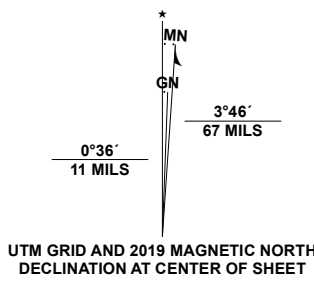




Produced by the United States Geological Survey

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

Imagery.....NAIP, September 2016 - November 2016  
Roads.....U.S. Census Bureau, 2015 - 2019  
Names.....GNIS, 1979 - 2022  
Hydrography.....National Hydrography Dataset, 2002 - 2020  
Contours.....National Elevation Dataset, 2019  
Boundaries.....Multiple sources; see metadata file 2019 - 2021  
Wetlands.....FWS National Wetlands Inventory Not Available



1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

- 1 Liberty Hill
- 2 Leander NE
- 3 Georgetown
- 4 Nameless
- 5 Round Rock
- 6 Mansfield Dam
- 7 Jollyville
- 8 Pflugerville West

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







AES ENGINEERING CONSULTANT  
2514 PRESERVE TRAIL, CEDAR PARK, TX  
512-785-9034  
CONTACT@AES-ENG.COM  
FIRM REG. 22721

THE SHOPPES AT BELL BLVD.

### **Project Description-Attachment C**

---

This 3.635-acre project site is located at 1804 N. Bell Blvd, Cedar Park, Texas. The project is a new development of three two-story speculative use buildings consisting of approximately 44,000 square feet of general office, retail and restaurant use buildings.

The tract is located east of the intersection of North Bell Boulevard (U.S. HWY. 183) and Deerfield Park. The 3.635-acre tract is currently vacant however was historically used for sales of modular homes.

The subject tract (Lot 1) abuts a 6.361-acre (Lot 2) flag lot of the Reitz Addition. As a result of the driveways being consolidated into a single driveway off of N. Bell Blvd, the development area has increased to 4.09-acres.

The existing lot generally consists of compacted basecourse for the historical use of the tract. Although this compacted basecourse acts as impervious strata, it will be considered pervious for the determination of water quality volume; the driveways and paved parking will remain impervious.

As a water quality control measure, we are proposing a filtration sedimentation pond which is being proposed into the drainage easement in lot 2, which per recorded easement document, allows for the use of drainage and water quality for lot 1.

### **Disturbance activities:**

Grading and excavation on the entire site.

The pavement on the entire site.

Building at the building areas.

Landscaping.



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FIRM REG. 22721

THE SHOPPES AT BELL BLVD.

**Factors Affecting Water Quality-Attachment D**

---

The following construction activities may affect surface and groundwater quality:

<b>Pollutant-Generating Activity</b>	<b>Pollutants or Pollutant Constituents</b> (that could be discharged if exposed to stormwater)	<b>Location on Site</b>
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, coolant.	Entire site
Pavement	Cement	Entire site
Building	Stucco, paint	At Building
*Landscaping (if any)	Fertilizer, pesticide	All landscape areas



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THE SHOPPES AT BELL BLVD.

### **Volume and Character of Storm Water-Attachment "E"**

A pre and post development drainage analysis was performed to determine flow for 25- and 100-year storm event as follow:

At pre-developed condition, the flow for Q (25) and Q (100) are 24.42 cfs and 33.13 cfs, respectively. At post developed condition the flow for Q(25) and Q(100) are 57.8 cfs and 77.09, respectively.

We are proposing a Filtration-Sedimentation Pond to treat the runoff produced from the proposed development.

Table 2.2 on the City of Austin Drainage manual has been used to determine the CN Value, see construction plan for details.

Hec-HMS has been used to determine the runoff, model available upon request, please email [contact@aes-engs.com](mailto:contact@aes-engs.com) to request a copy if needed.

Temporary Erosion and sedimentation control such as silt fence, concrete washout, spoil area, and construction entrance have been provided to prevent sediments and pollutants from leaving the site. In addition, a water-quality pond has been provided, please see the construction plan for details.



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FIRM REG. 22721

THE SHOPPES AT BELL BLVD.

**BMP For Upgradient stormwater- Attachment J**

---

Temporary erosion and sedimentation control such as Silt fence, construction entrance, concrete washout have been added to the plan to contain upgradient stormwater.

Filtration and sedimentation water quality pond has also been provided as a permanent measure to contain upgradient stormwater.



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THE SHOPPES AT BELL BLVD.

**Building BMP for On-Site Storm Water- Attachment K**

---

We are proposing a Sand Filtration Pond to treat the stormwater produced for the proposed development.



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FIRM REG. 22721

THE SHOPPES AT BELL BLVD.

**Streams-Attachment L**

---

The proposed Sediment/Filtration pond will serve as a measure to prevent pollutants from entering the surface stream.





THE SHOPPES AT BELL BLVD.

**Construction Plans-Attachment M**

The construction plan is provided in the application package. TCEQ construction notes can be found on General Notes included in the plan set. All proposed structural BMP(s) are shown on plans.

**1. The Required Load Reduction for the total project:** [Calculations from RG-348](#)

Site

Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan *	3.64	acres
Predevelopment impervious area within the limits of the plan *	0.21	acres
Total post-development impervious area within the limits of the plan *	3.20	acres
Total post-development impervious cover fraction *	0.88	
P =	32	inches
LM TOTAL PROJECT =	2602	lbs.
Number of drainage basins / outfalls areas leaving the plan area =	1	

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

Drainage Basin/Outfall Area No. =	1	
Total drainage basin/outfall area =	3.64	acres
Predevelopment impervious area within drainage basin/outfall area =	0.21	acres
Post-development impervious area within drainage basin/outfall area =	3.20	acres
Post-development impervious fraction within drainage basin/outfall area =	0.88	
LM THIS BASIN =	2602	lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP =	Sand Filter	
Removal efficiency =	89	percent

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

A <sub>C</sub> =	3.64	acres
A <sub>I</sub> =	3.20	acres
A <sub>P</sub> =	0.44	acres
L <sub>R</sub> =	3160	lbs

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

Desired LM THIS BASIN =	2850	lbs.
F =	0.90	



THE SHOPPES AT BELL BLVD.

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

Calculations  
from RG-  
348

Rainfall Depth =	<b>1.70</b>	inches
Post Development Runoff Coefficient =	<b>0.72</b>	
On-site Water Quality Volume =	<b>16125</b>	cubic feet
Off-site area draining to BMP =	<b>1.40</b>	acres
Off-site Impervious cover draining to BMP =	<b>0.63</b>	acres
Impervious fraction of off-site area =	<b>0.45</b>	
Off-site Runoff Coefficient =	<b>0.33</b>	
Off-site Water Quality Volume =	<b>2864</b>	cubic feet
Storage for Sediment =	<b>3798</b>	
<b>Total Capture Volume (required water quality volume(s) x 1.20) =</b>	<b>22786</b>	cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

**9. Filter area for Sand Filters**

Designed as Required in RG-348

**9A. Full Sedimentation and Filtration System**

Water Quality Volume for sedimentation basin =	<b>22786</b>	cubic feet
Minimum filter basin area =	<b>896</b>	square feet
Maximum sedimentation basin area =	<b>8063</b>	square feet
Minimum sedimentation basin area =	<b>2016</b>	square feet

For  
minimum  
water  
depth of 2  
feet  
For  
maximum  
water  
depth of 8  
feet

**9B. Partial Sedimentation and Filtration System**

Water Quality Volume for combined basins =	<b>22786</b>	cubic feet
Minimum filter basin area =	<b>1613</b>	square feet
Maximum sedimentation basin area =	<b>6450</b>	square feet
Minimum sedimentation basin area =	<b>403</b>	square feet

For  
minimum  
water  
depth of 2  
feet  
For  
maximum  
water  
depth of 8  
feet



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET (TCEQ)
2	EXISTING PLAT
3	GENERAL NOTES
4	EXISTING CONDITIONS
5	DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	EROSION & SEDIMENTATION CONTROL DETAILS
8	EXISTING DRAINAGE AREA MAP
9	SITE PLAN AND DIMENSIONS
10	SITE PLAN DETAILS-1
11	SITE PLAN DETAILS-2
12	GRADING PLAN
13	PROPOSED DRAINAGE PLAN
14	INLET CAPACITY CALCULATION
15	STORM PROFILE
16	Drainage Detail
17	WATER QUALITY-1
18	WATER QUALITY -2
19	WATER QUALITY-3
20	UTILITY PLAN (WATER & WASTE WATER)
21	WATER & WASTEWATER DETAILS-1
22	WATER & WASTE WATER DETAILS-2
23	FIRE PROTECTION PLAN
24	FIRE LANE PROFILE 1
25	FIRE LANE PROFILE 2
26	PAVING PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE DETAILS
29	BUILDING ELEVATION

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	CITY OF CEDAR PARK APPROVAL/DATE	DATE IMAGED

BENCHMARK	
BENCHMARKS HAVE BEEN SHOWN AS A NAIL, LOCATION ON THE EXISTING CONDITION SHEET NAVD88	
BENCHMARK "A" ELEV. 991.25 N. 10165954.67 E. 3083856.92	BENCHMARK B ELEV. 991.71 N. 10166017.58 E. 3084081.10

THE STANDARD SHEETS SPECIFICALLY IDENTIFIED ABOVE HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Ahmed El Sewify

May 18, 2024

AHMED EL SEWEIFY, P.E.

DATE

May 18, 2024

STATE OF TEXAS

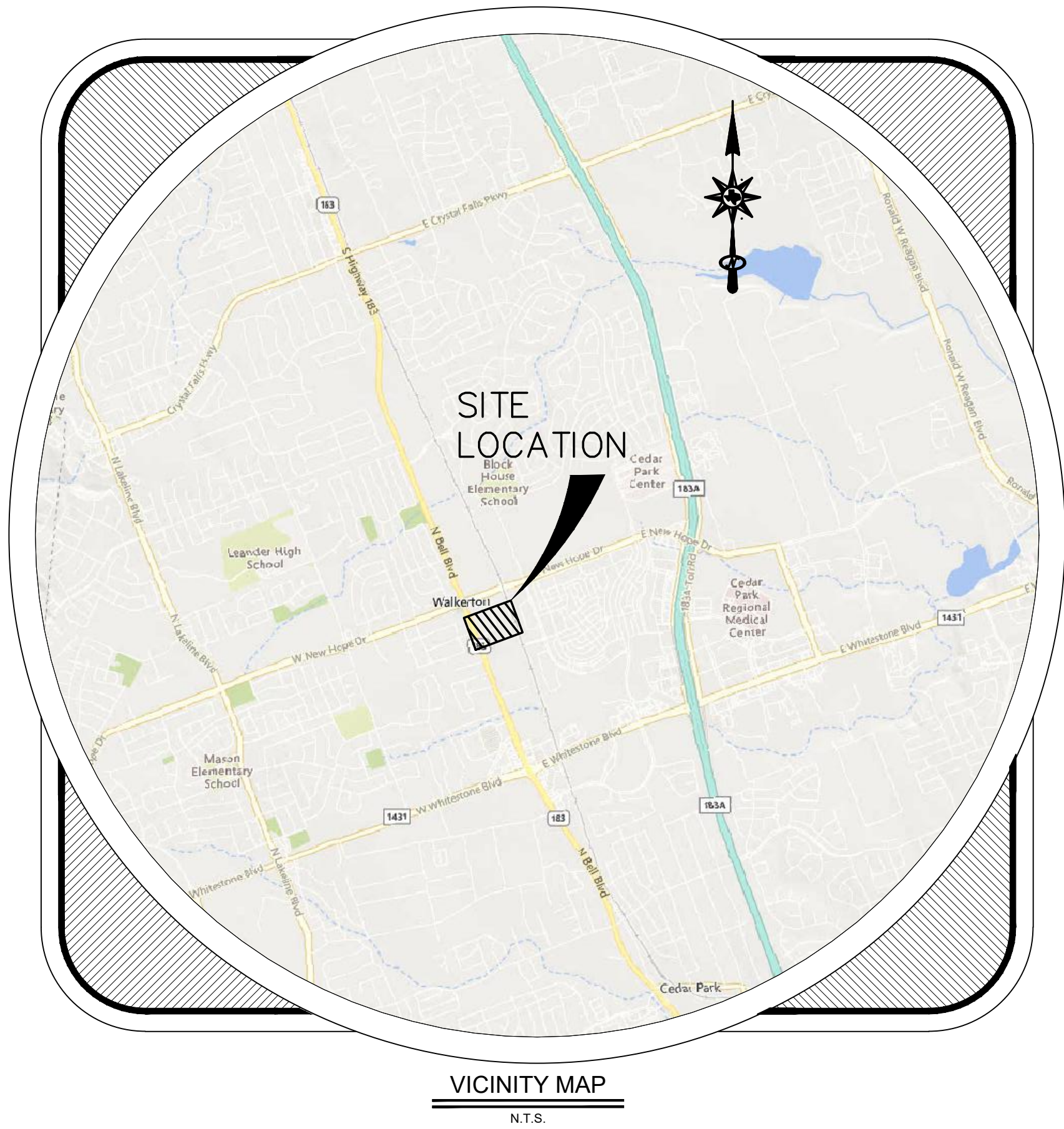
AHMED EL SEWEIFY

141828

LICENSED PROFESSIONAL ENGINEER

Ahmed El Sewify

SITE DEVELOPMENT  
PERMIT PLANS  
THE SHOPPES AT BELL BLVD.  
CONTRIBUTING ZONE (CZP)



REVIEWED FOR CODE COMPLIANCE:		
PLANNING	TBD	DATE
ENGINEERING SERVICES	TBD	DATE
INDUSTRIAL PRETREATMENT	TBD	DATE
FIRE PREVENTION	TBD	DATE
LANDSCAPE PLANNER	TBD	DATE
ADDRESSING	TBD	DATE
SITE DEVELOPMENT PERMIT NUMBER	TBD	DATE
TCEQ PERMIT NUMBER	TBD	DATE

**SITE INFORMATION:**

LEGAL DESCRIPTION: LOT 1, BLOCK A, REITZ ADDITION SUBDIVISION  
EDWARDS AQUIFER CONTRIBUTING AQUIFER CONTRIBUTING ZONE  
NEIGHBORHOOD: CEDAR PARK

**GENERAL NOTE:**

ALL RESPONSIBILITY FOR ACCURACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE # XXXXXXXXXXXX IS PROOF OF SUBMITTAL TO TDLR.

**FLOODPLAIN INFORMATION:**

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48491C0462F, DATED DECEMBER 20TH 2019, FOR WILLIAMSON COUNTY IMOMCPR[PRATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR/ENGINEER.

PROJECT:  
**THE SHOPPES AT  
BELL BLVD.**

LOCATION:  
**1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613**

**project team**  
**OWNER:**  
NORTH BELL BOULEVARD ESTATES, LLC  
5900 BALCONES DR. SUITE 6396  
AUSTIN TEXAS 78731  
952-456-2277  
MOHANROMVK@GMAIL.COM  
RAO, MARCHETTY  
**CIVIL ENGINEER:**  
AES Engineering Consultant  
Ahmed El Sewify P.E.  
2514 PRESERVE TRAIL,  
CEDAR PARK, TX 78613  
Ph. (512) 785-9034  
email: contact@aes-engs.com  
Texas Firm F-22721  
**ARCHITECT:**  
MOYA ARCHITECTURE WORKSHOP  
1327 DRAGON ST.  
DALLAS, TX 75207  
214-783-8220

**Survey:**  
CRICHTON AND ASSOCIATES INC.  
6448 E HWY 290 SUITE B-105  
AUSTIN, TX 78723  
512.244.3395  
ABRAM DASHNER, RPLS

**Know what's below.  
Call before you dig.**

REVISION

DATE

ISSUE

TITLE

DRAWING TITLE:

COVER SHEET  
(TCEQ)

PROJECT NO:

10-1024

DRAWN BY: / CHECKED BY:

10-1024 A.E.S.

DATE:

2024-05-18

SCALE:

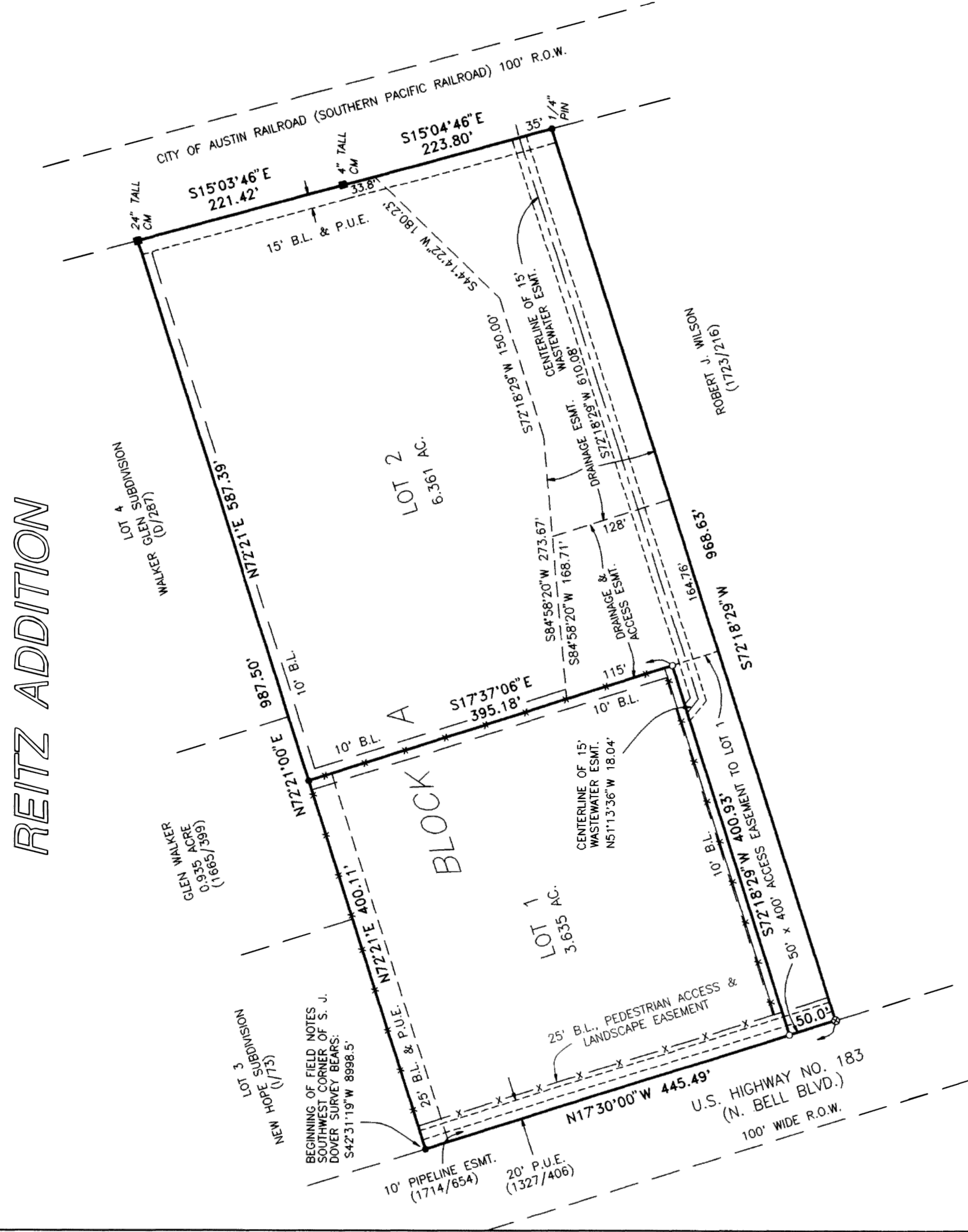
N.T.S.

SHEET NUMBER:

1 of 29



REITZ ADDITION



LOCATION MAP  
NOT TO SCALE

NEW HOPE

DEERFIELD PARK DRIVE

ROAD

SITE

RAILROAD

F.M. 1431

U.S. HWY. 183

LEGEND

- 1/2" STEEL PIN FOUND
- MAG NAIL SET IN CONCRETE
- CONCRETE MONUMENT FOUND
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CM CONCRETE MONUMENT
- ( ) RECORD INFORMATION

BEARING BASIS IS RECORD PLAT (K7385)

ALL COURSES ARE RECORD OR NEW LOT LINE

BUILDING LINE NOTE:  
SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.

OWNER: REX L. REITZ, JR.  
AUSTIN, TX 78731

ACRES: 9.996 ACRES

SURVEY: S. J. DOWER SURVEY, ABSTRACT 168

NEW STREETS: NONE

NO. OF LOTS: 2 LOTS

PROPOSED USE: OFFICE/COMMERCIAL

SUBMITAL DATE: JULY 2002

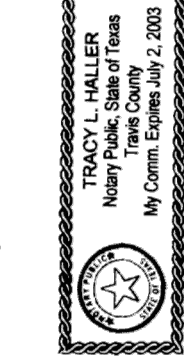
SURVEYOR: STUART WATSON, RPLS 4550  
9501 CAPITAL DRIVE, SUITE 100  
AUSTIN, TX 78758  
(512)346-8566, FAX (512)346-8568

STATE OF TEXAS, COUNTY OF WILLIAMSON:

I, LEWIS AVEN, VICE-PRESIDENT OF BANK ONE, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT #2001007200, WILLIAMSON COUNTY OFFICIAL RECORDS, TEXAS, DO HEREBY JOIN, AND I DO HEREBY APPROVE THE RECORDING OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC AND/OR OWNERS' USE FOREVER ANY AND ALL EASEMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "REITZ ADDITION".

LIENHOLDERS SIGNATURE:

LEWIS AVEN, VICE PRESIDENT, BANK ONE  
7600 BURNETT RD, SUITE 200, AUSTIN, TX 78757



STATE OF TEXAS, COUNTY OF WILLIAMSON:

I, LEWIS AVEN, VICE-PRESIDENT OF BANK ONE, THE LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT #2001007200, WILLIAMSON COUNTY OFFICIAL RECORDS, TEXAS, DO HEREBY JOIN, AND I DO HEREBY APPROVE THE RECORDING OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC AND/OR OWNERS' USE FOREVER ANY AND ALL EASEMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "REITZ ADDITION".

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LIENHOLDERS SIGNATURE:

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7600 BURNETT RD, SUITE 200, AUSTIN, TX 78757

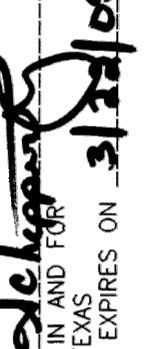


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LIENHOLDERS SIGNATURE:

LEWIS AVEN, VICE PRESIDENT, BANK ONE  
7600 BURNETT RD, SUITE 200, AUSTIN, TX 78757



PHOTOGRAPHIC MYLAT



I, STUART WATSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY. I HAVE REVIEWED THE PLAT AND THE RECORDING INSTRUMENT AND THE PROPERTY PLAT UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 9, ARTICLE 9.300, SECTION 9.306 OF THE CITY CODE OF CEDAR PARK, TEXAS, AND THAT ALL RECORDED EASEMENTS NOTED IN THE MOST RECENT TITLE INSURANCE POLICY THAT AFFECT THIS TRACT ARE SHOWN HEREON, AND THAT THE FIELD NOTES SHOWN HEREON CLOSE.

STUART WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4550  
TEXAS LICENSE NUMBER 4550



HOLT PLANNERS  
Land Planning & Development Consultants

REITZ ADDITION

GENERAL NOTES:

1. BUILDING SETBACKS NOT SHOWN HEREON SHALL CONFORM TO THE CITY OF CEDAR PARK SUBDIVISION ZONING ORDINANCE.
2. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF CEDAR PARK.
3. ALL EASEMENTS AND INTERESTS IN THE TRACT ARE SHOWN ON THIS PLAT.
4. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
5. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO STORE RUN-OFF TO PREVENT PRE-DEVELOPMENT RATES. THE EXCESS STORMWATER RUN-OFF PRODUCED BY THIS DEVELOPMENT WILL CAUSE NO ADVERSE FLOODING IMPACTS TO DOWNSTREAM AREAS.
6. THE OWNER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED TO COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK.
8. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
9. WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
11. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSAIGN.
12. THE LOTS IN THIS SUBDIVISION ARE LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
13. PRIOR TO CONSTRUCTION OF IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS SHALL BE OBTAINED FROM THE CITY OF CEDAR PARK.
14. NO LOT WITHIN THIS SUBDIVISION IS ENCOMPASSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17080C0218C, DATED SEPTEMBER 27, 1981 FOR WILLIAMSON COUNTY, TEXAS.
15. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF U.S. HWY. 183.
16. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
17. THERE IS HEREBY DEDICATED TO THE OWNER AND USERS OF LOT 1 AND ACCESS EASEMENT FOR INGRESS AND EGRESS ALONG THE 50 FOOT BY 400 FOOT ACCESS EASEMENT ON LOT 2 SHOWN ON THIS PLAT.
18. ANY SITE DEVELOPMENT PLANS WILL INCLUDE A WATER POLLUTION ABATEMENT PLAN (WPAP) WITH WATER QUALITY MONITORING AND BEST MANAGEMENT PRACTICES (BMP) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
19. THIS SUBDIVISION WILL BE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
20. AN ADJACENT TREE REMOVAL APPLICATION WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.
21. URBAN FORESTER BEFORE ANY TREE IS REMOVED FROM THE DEVELOPMENT SITE WHICH MEETS THE PROTECTED TREE DEFINITION AS PROVIDED IN THE TREE AND LANDSCAPE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.
22. FIFTY PERCENT OF ALL TREES SURVEYED IN THIS SUBDIVISION ARE REQUIRED TO BE RETAINED.

APPROVED THIS 15 DAY OF October 2002, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

WILLIAMSON COUNTY PLANNING AND ZONING COMMISSION

BOB YOUNG, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY APPROVE AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

BOB YOUNG, MAYOR

ATTEST: EDWIN M. BARNES, CITY SECRETARY

STATE OF TEXAS, COUNTY OF WILLIAMSON:  
I, WANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15 DAY OF October 2002 AT 8:00 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 10, SLIDE 324, 325.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, ON THE LAST DATE WRITTEN ABOVE.

BY: WANCY E. RISTER  
CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS



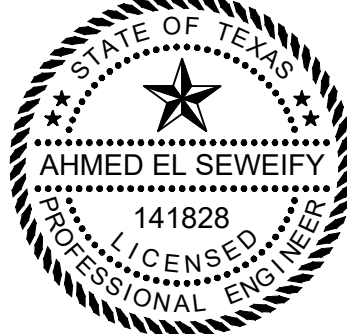
project team

OWNER:  
NORTH BELL BOULEVARD ESTATES, LLC  
5900 BALCONES DR. SUITE 6396  
AUSTIN TEXAS 78731  
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RAO, MARCHETTY

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Survey:  
CRICHTON AND ASSOCIATES INC.  
6448 E HWY 290 SUITE B-105  
AUSTIN, TX 78723  
512.244.3395  
ABRAM DASHNER, RPLS



Ahmed El Sewefy

REVISION	DATE	ISSUE	TITLE

DRAWING TITLE:

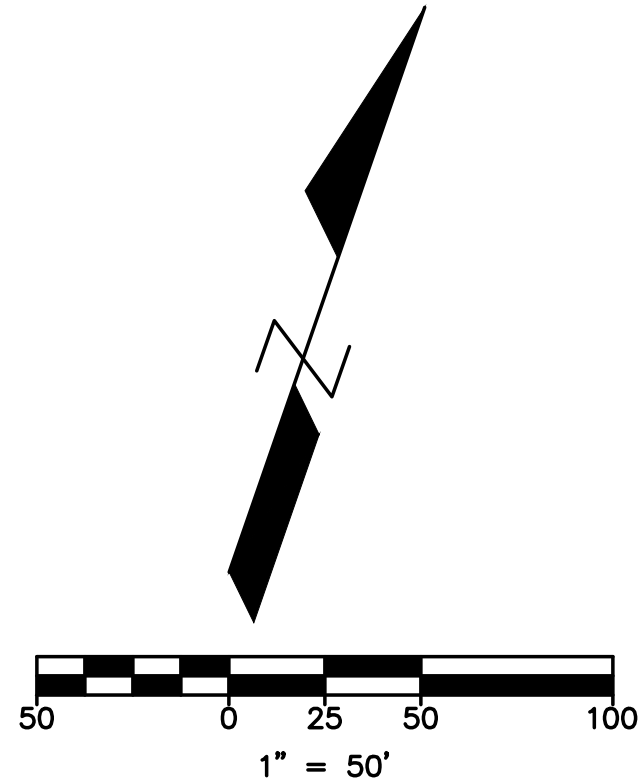
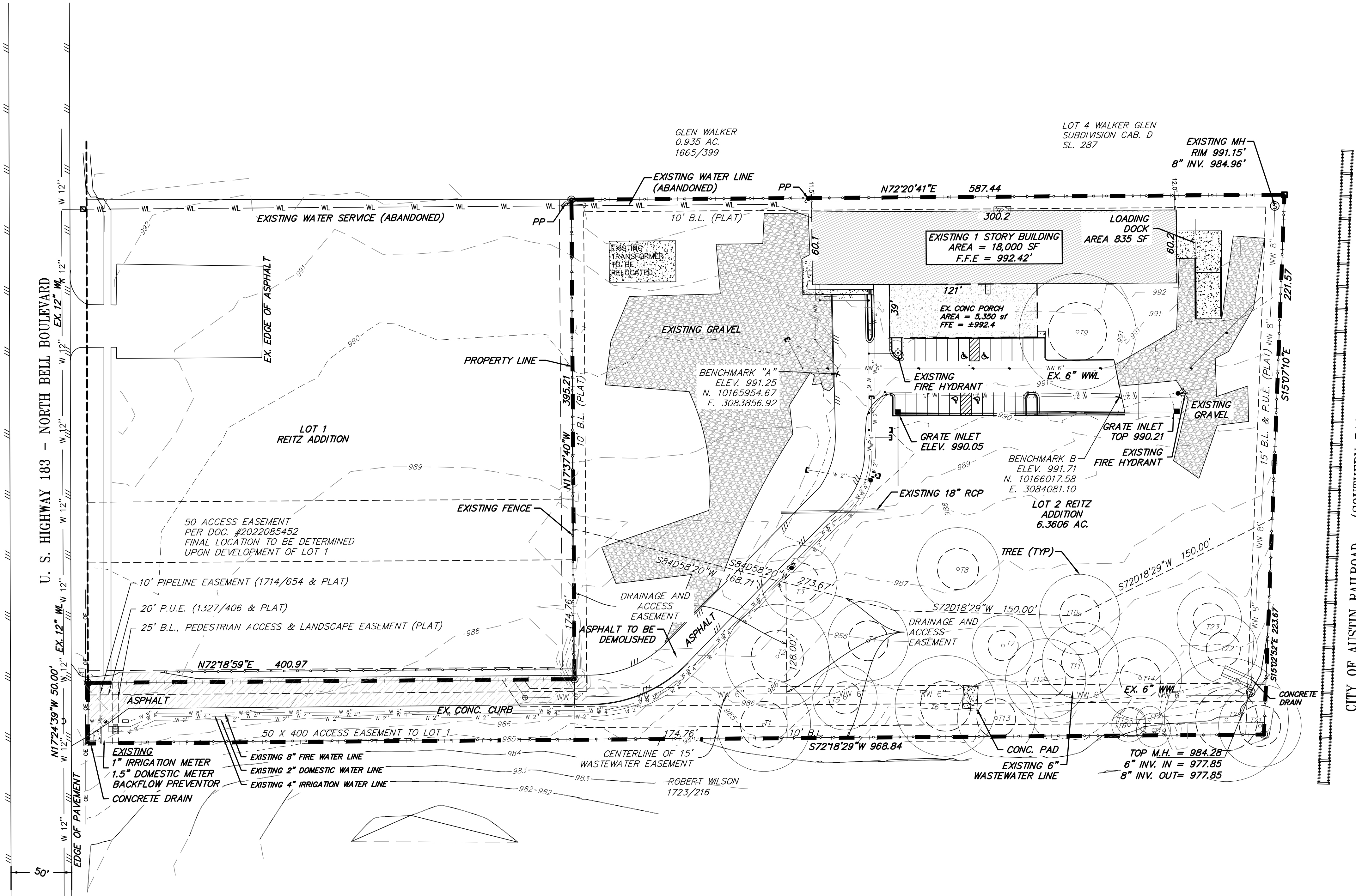
EXISTING PLAT

PROJECT NO:	10-1024	DRAWN BY: / CHECKED BY:	A.E.S.
DATE:	2024-05-18	SCALE:	NONE
SHEET NUMBER:			









LEGEND	
	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
	LIGHT POLE
	UTILITY POLE
	DOWN GUY
	FIRE HYDRANT
	WATER VALVE
	ELECTRIC BOX
	WATER METER
	CATV RISER
	AT&T JUNCTION BOX
	FIBER OPTIC MARKER
	OVERHEAD ELECTRIC LINE
	WASTEWATER MANHOLE
	STORM SEWER MANHOLE
	LIMITS OF CONSTRUCTION
	METAL FENCE
	TREE DETAIL
	CRITICAL ZONE
	CRITICAL ZONE

TREE LIST	
TAG	DESCRIPTION
T1	39" OAK
T2	43" OAK
T3	31" OAK
T4	33" OAK
T5	29" OAK
T6	42" OAK
T7	35" OAK
T8	34" OAK
T9	48" OAK
T10	33" OAK
T11	29" OAK
T12	33" OAK
T13	32" OAK
T14	35" OAK
T15	12" OAK
T16	14" OAK
T17	11" OAK
T18	13" HACKBERRY
T19	14" OAK
T20	13" OAK
T21	34" OAK
T22	30" OAK
T23	25" OAK

EXISTING CONDITION NOTES:

- EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION, INCLUDING SURVEY DATA, FINAL PLATS AND RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL IMPROVEMENTS AND GRADES IN THE FIELD. NOTIFY ENGINEER IN THE EVENT OF DISCREPANCY BETWEEN THIS PLAN AND ACTUAL CONDITIONS.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORD DRAWINGS. CONTRACTOR SHALL VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- UTILITIES HAVE BEEN PREVIOUSLY INSTALLED WITH THE APPROVED PLANS BY THE CITY OF CEDAR PARK DATED APRIL 9, 2008, PERMIT NUMBER SD-07-00044. ALL EXISTING UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.

DEMOLITION NOTES:

- ALL EXISTING CONCRETE AND ASPHALT IMPROVEMENTS TO BE REMOVED FROM SITE AS SHOWN. CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT, AND OTHER CONSTRUCTION DEBRIS AT AN APPROVED OFF-SITE FACILITY.
- A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
- ANY HAZARDOUS OR ENVIRONMENTALLY HARMFUL MATERIALS SHALL BE REMOVED AND DISPOSED BY PROPERLY LICENSED CONTRACTORS AND IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL LAWS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR DEMOLITION FROM THE PROPER AUTHORITIES.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES.
- A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.

PROJECT:

THE SHOPPES AT  
BELL BLVD.

LOCATION:

1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613



project team

OWNER:

NORTH BELL BOULEVARD ESTATES, LLC  
5900 BALCONES DR. SUITE 6396  
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RAO, MARCHETTY

CIVIL ENGINEER:

AES Engineering Consultant  
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ARCHITECT:

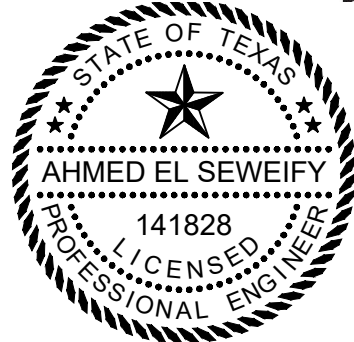
MOYA ARCHITECTURE WORKSHOP  
1327 DRAGON ST.  
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Survey:

CRICHTON AND ASSOCIATES INC.  
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512.244.3395  
ABRAM DASHNER, RPLS



Know what's below.  
Call before you dig.



Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

EXISTING  
CONDITIONS

PROJECT NO:	10-1024	DRAWN BY: / CHECKED BY:	A.E.S.
DATE:	2024-05-18	SCALE:	1:50
SHEET NUMBER:	4 of 29		





**project team**

OWNER:  
RICHARD MINYARD  
P.O. BOX 1149  
CEDAR PARK, TX 78613

**CIVIL ENGINEER:**  
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Texas Firm F-22721

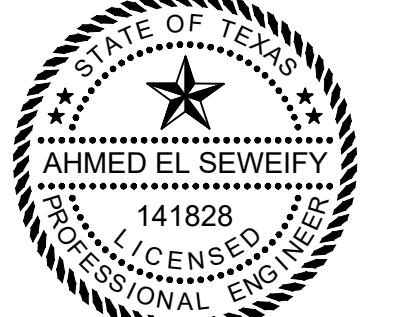
**ARCHITECT:**  
STUDIO RM ARCHITECTURE  
651 N HWY. 183, LEANDER, TX 78641  
INFO@THESTUDIORM.COM  
512.423.8147

Boundary Survey:  
CRICHTON & ASSOCIATES  
6448 US-290 #105  
AUSTIN, TX 78753

GEOTECHNICAL ENGINEER  
ARIAS  
13581 POND SRPINGS RD, SUITE 210  
AUSTIN, TEXAS 78729  
737-220-0114



January 14, 2024



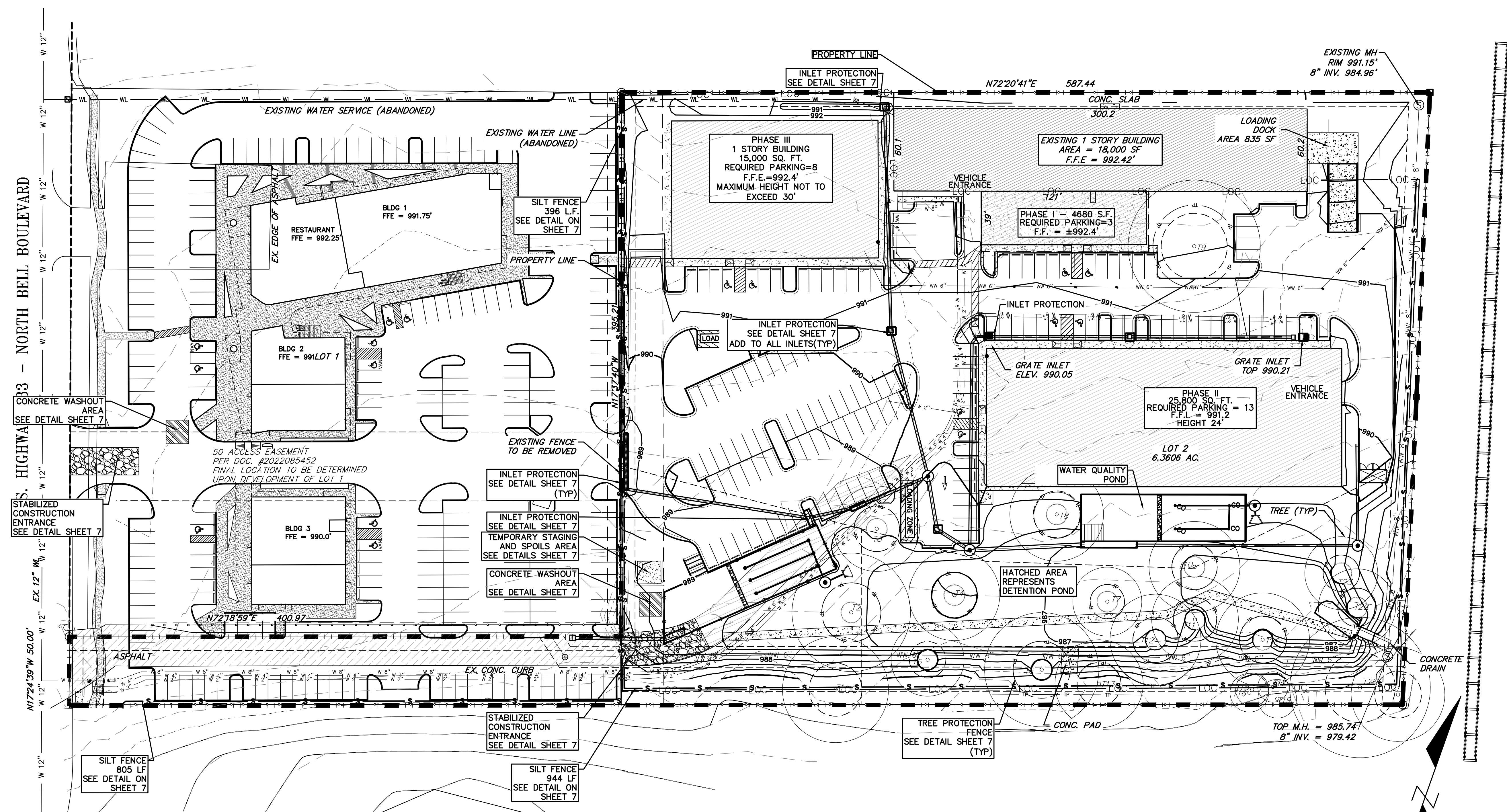
ON | DATE | ISSUE TITLE

REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

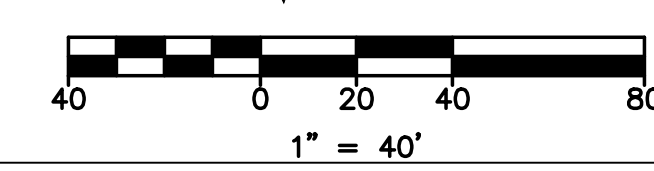
EROSION &  
SEDIMENTATION  
CONTROL PLAN

PROJECT NO: 10-1024	DRAWN & CHECKED BY: MRL AES
DATE: 2024-1-14	SCALE:  <b>1:40</b>
SHEET NUMBER:	



NOTES:

1. A PRE-CONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
2. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY RE-VEGETATION MULCH, TARP OR RE-VEGETATION MATING.
4. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
6. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMOVING ANY SEDIMENT TRANSPORTED FROM THE LIMITS OF CONSTRUCTION TO THE DETENTION & WATER QUALITY PDS.
7. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR PARK'S STORMWATER COORDINATOR, DENNIS NIELSEN AT (512) 401-5359

[illegible]

PERMIT NO: 2024-1-SD SAVED ON 5/13/2024 11:17:01 PM







LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- LIGHT POLE
- UTILITY POLE
- DOWN GUY
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC BOX
- ELECTRIC METER
- GAS METER
- OVERHEAD ELECTRIC LINE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- STORM SEWER MANHOLE
- CLEANOUT
- DRAINAGE AREA BOUNDARY
- SUB-BASIN AREA BOUNDARY
- DIRECTION OF STORMWATER FLOW
- DRAINAGE AREA ABBREVIATION
- DRAINAGE AREA NUMBER

DA-1 X.XX AC DRAINAGE AREA I.D. AREA (ACRES)

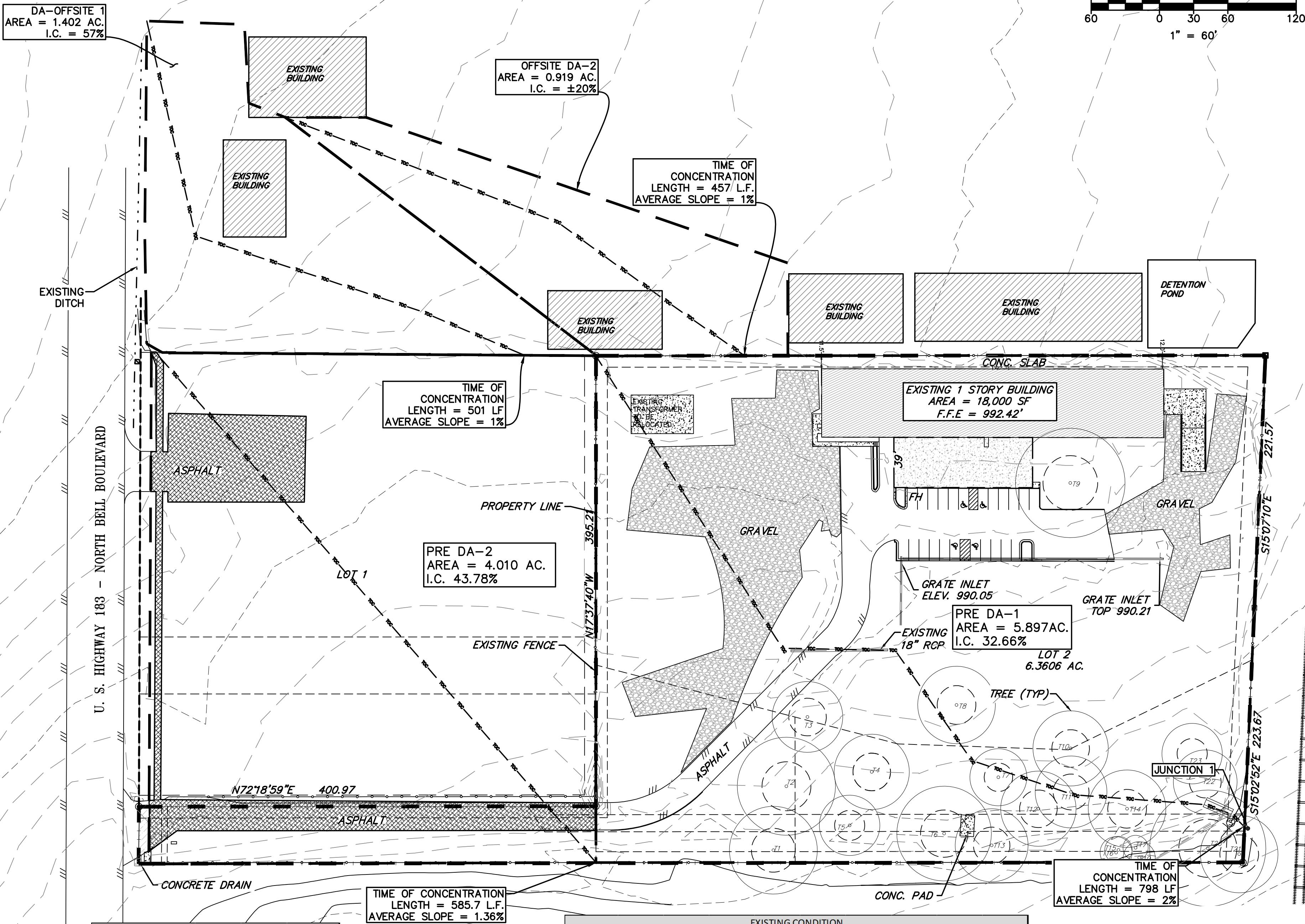
EXISTING IMPERVIOUS COVER (LOT 2)

GRASS	177,972 SF	4.084 AC.	
BUILDING	18,046 SF	0.414 AC.	
CONCRETE	9,502 SF	0.218 AC.	
GRAVEL	37,980 SF	0.872 AC.	
ASPHALT	33,645 SF	0.772 AC.	
TOTAL	277,085 SF	6.361 AC.	
TOTAL IMPERVIOUS COVER		35.8 %	

DEPTH-DURATION VALUES	
STORM EVENT	DCM DEPTH (INCH)
2-YEAR SCS TYPE III, 24-HOUR	3.96
10-YEAR SCS TYPE III, 24-HOUR	6.44
25-YEAR SCS TYPE III, 24-HOUR	8.30
100-YEAR SCS TYPE III, 24-HOUR	11.76

NOTES:

- DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED UPON THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND NOAA Atlas 14 PRECIPITATION FREQUENCY DATA WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
- TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED FEBRUARY 2023 PERFORMED BY AES ENGINEERING CONSULTANT.
- BASED ON THE ON-SITE INSPECTION AND TOPOGRAPHIC SURVEY, THE PRE-DEVELOPMENT CONDITION DOES NOT INCLUDE ANY EXISTING DETENTION OR WATER QUALITY POND.
- BASED ON THE HISTORICAL ARIEL FROM [historicaerials.com](http://historicaerials.com) WEBSITE, THE EXISTING BUILDING AND PAVEMENT WERE BUILT BEFORE 1981.



CN CALCULATION (DA-1)			
HYDROLOGY GROUP "D"			
DESC.	AREA	CN	AREA X CN
	ACRE		
PERVIOUS	3.858	84	324.05
CONCRETE & ASPHALT	1.165	98	114.20
GRAVEL	0.874	91	79.53
TOTAL AREA	5.897		
AVERAGE CN	87.80		

CN CALCULATION (DA-2)			
HYDROLOGY GROUP "D"			
DESC.	AREA	CN	AREA X CN
	ACRE		
PERVIOUS	3.473	84	291.73
CONCRETE & ASPHALT	0.537	98	52.63
GRAVEL	0.22	91	20.02
TOTAL AREA	4.010		
AVERAGE CN	90.87		

EXISTING CONDITION									
DESC.	AREA	AREA	CN	TC	LAG	2-YRS	10-YRS	25-YRS	100-YRS
	ACRE	SQ.MI		MIN		CFS	CFS	CFS	CFS
OFFSITE-1	0.919	0.001436	91.97	24.38	14.63	2.69	4.31	5.41	7.31
OFFSITE-2	1.919	0.002998	86.8	23.92	14.35	4.88	8.4	10.8	14.92
PRE-DA1	5.897	0.009214	87.8	20.43	12.26	16.7	28.27	36.11	49.67
PRE-DA2	4.01	0.006266	90.87	22.2	13.32	11.95	19.39	24.42	33.13
TOTAL						36.22	60.37	76.74	105.03

Tc Calculations (SCS Unit Hydrograph Model)

AREA No.	Sheet Flow					Shallow Concentrated Flow				Total T <sub>c</sub> (minimum 5 min)	
	L (ft)	n	s (ft/ft)	P <sub>2</sub> (in)	t <sub>sheet</sub> min	L (ft)	Surface	s (ft/ft)	V (fps)	t <sub>shallow</sub> min	T lag
OFFSITE-DA1	100	0.30	0.0100	3.96	20.23	401	Unpaved	0.0100	1.61	4.14	14.6
OFFSITE-DA2	100	0.30	0.0100	3.96	20.23	357	Unpaved	0.0100	1.61	3.69	14.4
PRE DA-1	100	0.30	0.0200	3.96	15.34	698	Unpaved	0.0200	2.28	5.10	12.3
PRE DA-2	100	0.30	0.0136	3.96	17.89	485.7	Unpaved	0.0136	1.88	4.30	13.3

PROJECT:  
**THE SHOPPES AT BELL BLVD.**

LOCATION:  
**1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613**



project team

OWNER:  
NORTH BELL BOULEVARD ESTATES, LLC  
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AUSTIN TEXAS 78731  
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RAO, MARCHETTY

CIVIL ENGINEER:  
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Survey:  
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512.244.3395  
ABRAM DASHNER, RPLS



REVISION DATE ISSUE TITLE

DRAWING TITLE:

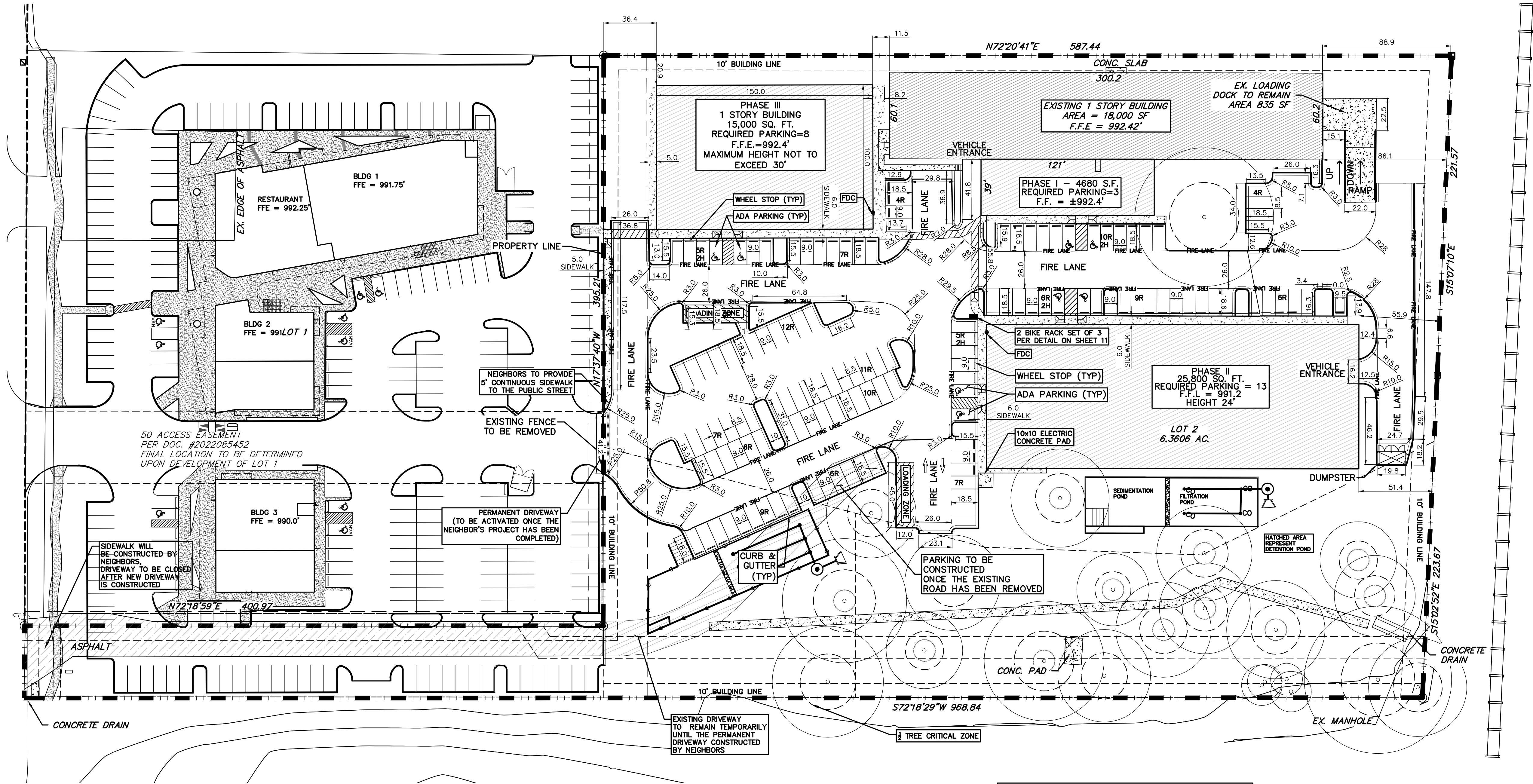
**EXISTING DRAINAGE  
AREA MAP**

PROJECT NO: 10-1024 DRAWN BY: / CHECKED BY: A.E.S.  
DATE: 2024-05-18 SCALE: 1:60  
SHEET NUMBER:

8 of 29



U. S. HIGHWAY 183 - NORTH BELL BOULEVARD



PROPOSED IMPERVIOUS COVER

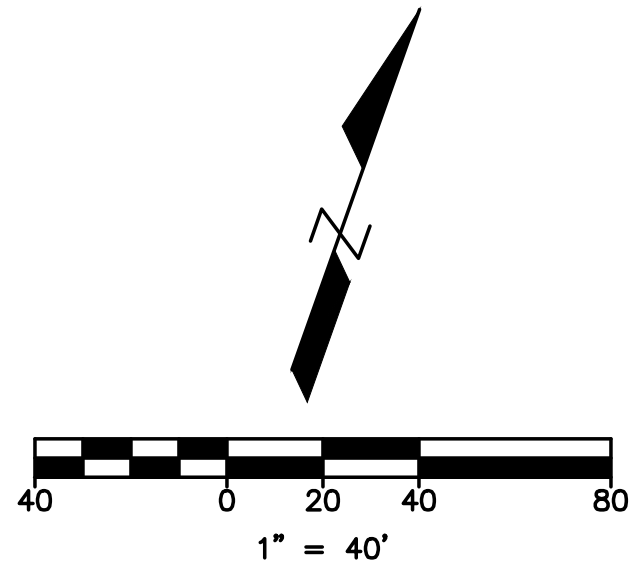
GRASS	114,462 SF	2.628 AC.	
BUILDING	63,480 SF	1.457 AC.	
PAVEMENT & SIDEWALK	99,143 SF	2.276 AC.	
TOTAL	277,085 SF	6.361 AC.	
TOTAL IMPERVIOUS COVER			58.68 %

REQUIRED PARKING TABLE:

DESCRIPTION	AREA	USE	REQUIREMENT	REQUIRED PARKING
BUILDING 1 (EXIST)	18,000 SF	WAREHOUSE	1:2000 SF OF GFA	9
BUILDING 1 ADDITION	4,600 SF	WAREHOUSE	1:2000 SF OF GFA	3
BUILDING 2	25,800 SF	WAREHOUSE	1:2000 SF OF GFA	13
BUILDING 3 (2 STORY)	30,000 SF	OFFICES	1:300 SF OF GFA	100
TOTAL				125

PROVIDED PARKING SUMMARY

PROVIDED PARKING TABLE	
REGULAR PARKING	130
ADA PARKING	8
TOTAL	138



FIRE PROTECTION  
SIGNS  
ADA

FIRE LANE NOTES

- ALL BUILDINGS OF THIS PROJECT ARE WITHIN 300' OF THE PRIMARY FIRE HYDRANT AND 500' OF THE SECONDARY FIRE HYDRANT, AND 150' FROM A FIRE LANE OR PUBLIC STREET, EXTENDED TO 175' FOR A FULLY-SPRINKLED BUILDING.
- THE 26' FIRE LANE SHOWN HEREON SHALL BE MARKED PER DETAIL ON SHEET 23
- FIRE LANES SHALL BE CONSTRUCTED TO ADEQUATELY TOLERATE DEMANDS OF THE HEAVYWEIGHT VEHICLES PROVIDING FIRE PROTECTION SERVICES.

SIGNS AND OUTDOOR ADVERTISING DISPLAY

- SIGNS AND OUTDOOR ADVERTISING DISPLAY SHALL BE UNDER SEPARATE PERMIT.

ADA COMPLIANCE

- ALL INTERIOR AND EXTERIOR ADA DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT ADA GUIDELINES AND COMPLIANCE OF SAME SHALL BE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR AND PROJECT ARCHITECT. CONTRACTOR SHALL REVIEW PLANS AND NOTIFY PROJECT ARCHITECT/ENGINEER WITH ANY MODIFICATIONS REQUIRED FOR SUBSTANTIAL COMPLIANCE.
- APPROVAL OF THESE PLANS BY THE CITY OF CEDAR PARK INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATION ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
- SLOPES ON ACCESSIBLE ROUTE MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

GENERAL NOTES:

- PAVERS MAY BE USED ON THE ADA ROUTE WITH THE FOLLOWING CONDITIONS:

- JOINTS BETWEEN PAVERS 1/2" MAXIMUM
- VERTICAL DIFFERENCES BETWEEN PAVERS 1/4" MAXIMUM
- RUNNING SLOPE (IN THE DIRECTION OF TRAVEL) 1:20 (5%) MAXIMUM
- CROSS SLOPE (PERPENDICULAR TO THE DIRECTION OF TRAVEL) 1/4" PER FOOT (2%) MAXIMUM.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING LAYOUT.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / (R.O.W.) LINE
		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GRATE INLET
		CURB INLET (SIZE VARIES)
		OVERHEAD ELECTRIC
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		SIGN
		WHEELSTOP
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		PARKING COUNT (COMPACT SPACES)
		HANDICAP SPACE

PROJECT:

THE SHOPPES AT  
BELL BLVD.

LOCATION:

1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613



project team

OWNER:

NORTH BELL BOULEVARD ESTATES, LLC  
5900 BALCONES DR. SUITE 6396  
AUSTIN TEXAS 78731  
952-456-2277  
MOHANROMVK@GMAIL.COM  
RAO, MARCHETTY

CIVIL ENGINEER:

AES Engineering Consultant  
Ahmed El Sewify P.E.  
2514 PRESERVE TRAIL,  
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Texas Firm F-22721

ARCHITECT:

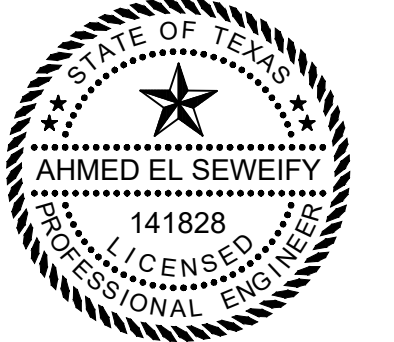
MOYA ARCHITECTURE WORKSHOP  
1327 DRAGON ST.  
DALLAS, TX 75207  
214-783-8220

Survey:

CRICHTON AND ASSOCIATES INC.  
6448 E HWY 290 SUITE B-105  
AUSTIN, TX 78723  
512.244.3395  
ABRAM DASHNER, RPLS



Know what's below.  
Call before you dig.



REVISION	DATE	ISSUE	TITLE

DRAWING TITLE:

SITE PLAN AND  
DIMENSIONS

PROJECT NO:

10-1024

DRAWN BY: / CHECKED BY:

A.E.S.

DATE:

2024-05-18

SCALE:

1:40

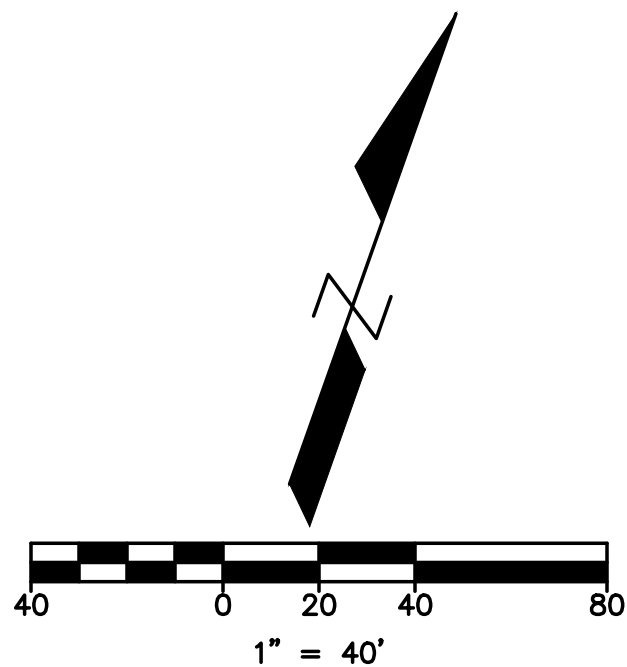
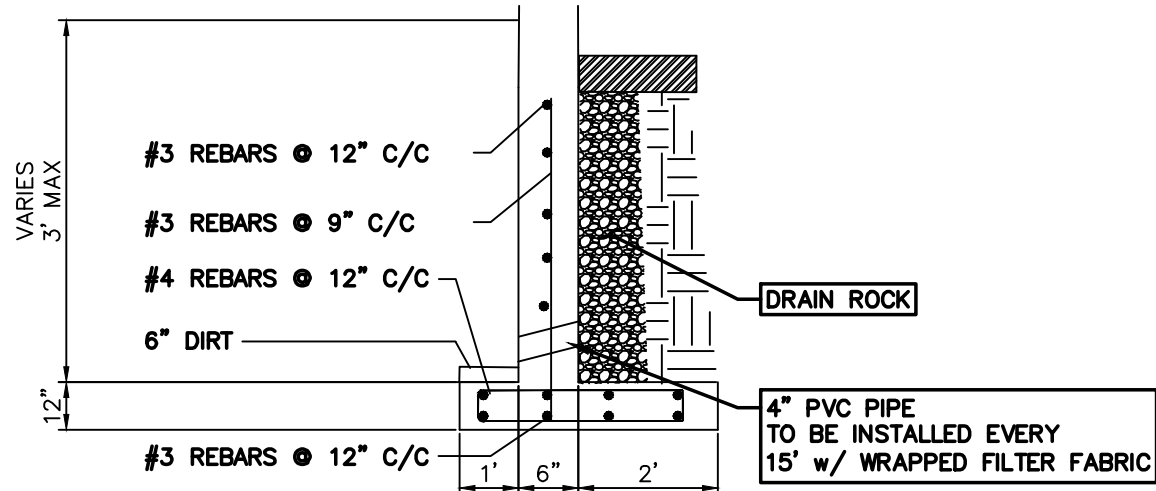
SHEET NUMBER:

9 of 29

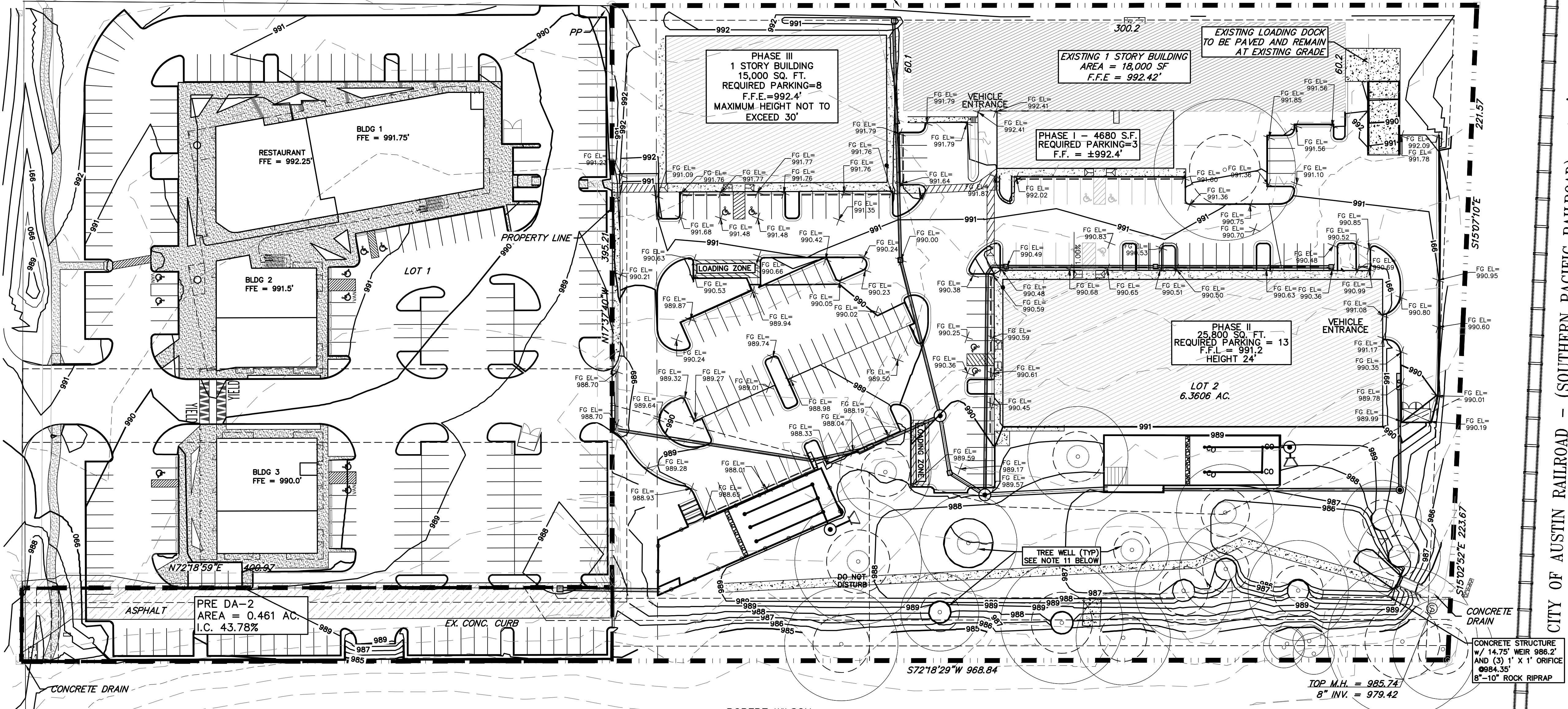


NOTES:

1. CONTRACTOR SHALL ACHIEVE PROPOSED GRADES WITHIN  $\pm 0.2$  FEET.
2. DRIVEWAY SLOPE SHALL NOT EXCEED 10% SLOPE.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION. GRADE SHALL DROP A MINIMUM OF 6" IN 10' AWAY FROM FOUNDATION.
4. CONTRACTOR SHALL MAINTAIN A MINIMUM SLAB EXPOSURE OF 6".
5. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN THE DIRECTION OF FLOW, ELIMINATING LOCALIZED HIGH POINTS OR DEPRESSIONS THAT CAN CAUSE PONDING.
6. MINIMUM ACCEPTABLE FINAL GRADE SLOPE IS 1% UNLESS OTHERWISE NOTED.
7. MAXIMUM ALLOWABLE UN-STABILIZED SLOPE IS 3:1 SLOPES EXCEEDING THIS LIMIT SHALL BE STABILIZED.
8. CONTRACTOR SHALL CONTACT ENGINEER SHOULD THERE BE ANY QUESTION AS TO INTENT OF GRADING PLAN.
9. SPOILS REMOVED FROM SITE SHALL BE TAKEN TO AN APPROVED DISPOSAL FACILITY.
10. FILL SHALL BE PLACED IN ACCORDANCE WITH RECOMMENDATIONS IN SITE SPECIFIC GEO-TECHNICAL REPORT.
11. CONTRACTOR MUST AVOID DISTURBING THE TREES  $\frac{1}{2}$  CRITICAL ZONE BY ADDING TREE WELL PER DETAIL ON SHEET 7



U. S. HIGHWAY 183 - NORTH BELL BOULEVARD



CITY OF AUSTIN RAILROAD - (SOUTHERN PACIFIC RAILROAD) - 100' R.O.W.

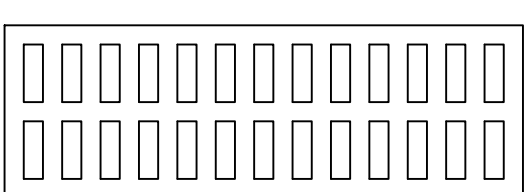
SPOT ELEVATION LEGEND

FG = FINISHED GRADE  
FL = FLOW LINE  
GB = GRADE BREAK  
G = GRADE  
TC = TOP OF CURB  
FFE = FINISH FLOOR ELEVATION

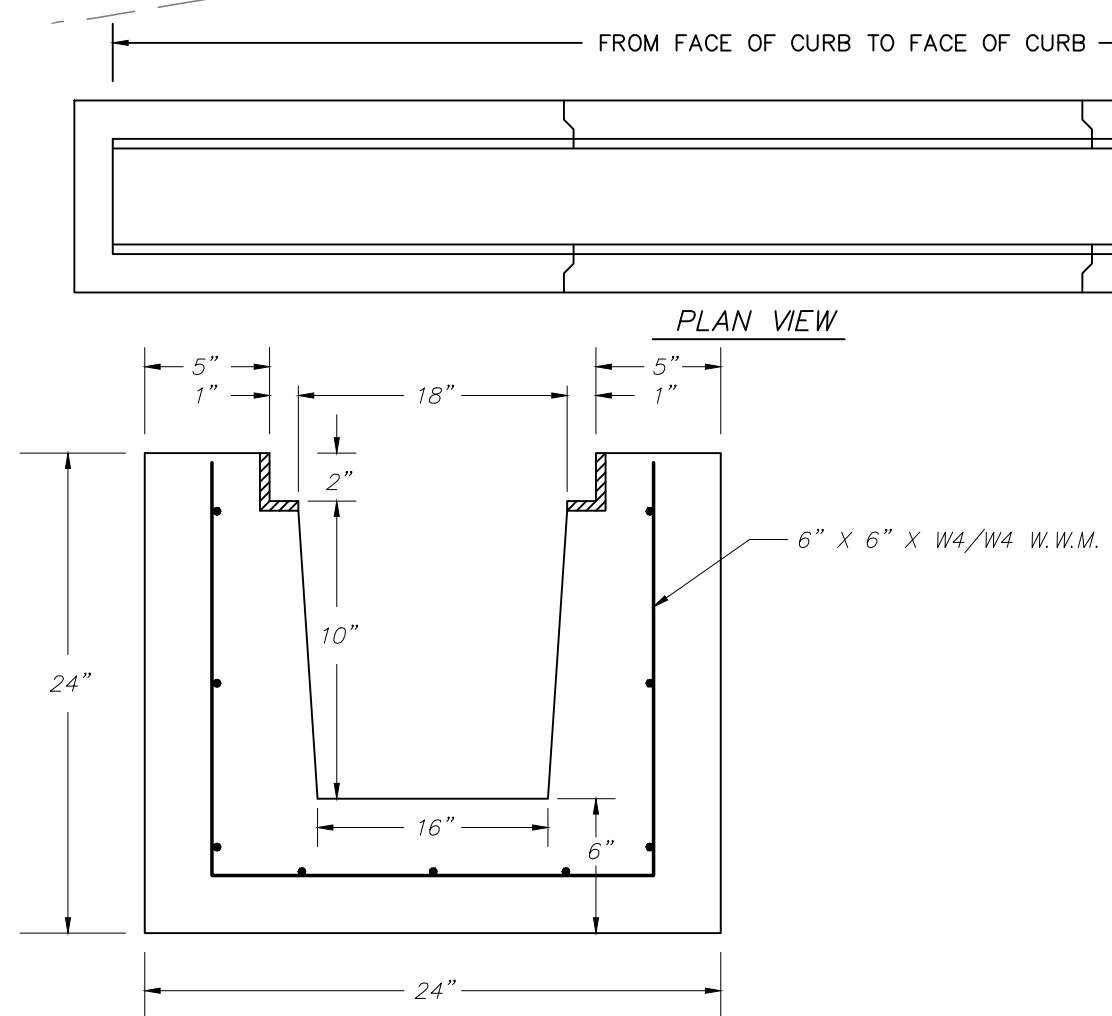
ACCESSIBILITY NOTES

1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. [TAS 4.8.2]
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]

Precast Concrete Sales Co. 123 Route 303 Valley Cottage, N.Y. 10999 Tel. (845) 268-4949 - Fax (845) 268-4376		
TRENCH DRAIN		
DATE	DRAWN BY	DRAWING NO.
1/16	CLASSIC DESIGN	142



- NOTES :
1. MINIMUM 4,000 PSI CONCRETE @ 28 DAYS
  2. 60 GRADE REINFORCEMENT
  3. APPROX. WEIGHT = 325 LBS/LIN.FT.



PROJECT:  
**THE SHOPPES AT  
BELL BLVD.**

LOCATION:  
**1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613**

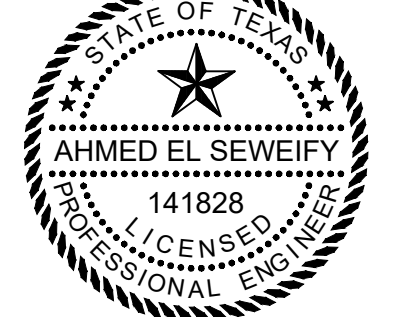


**project team**  
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6448 E HWY 290 SUITE B-105  
AUSTIN, TX 78723  
512.244.3395  
ABRAM DASHNER, RPLS



*Ahmed El Seweify*

REVISION	DATE	ISSUE	TITLE

DRAWING TITLE:

GRADING PLAN

PROJECT NO:	10-1024	DRAWN BY: / CHECKED BY:	A.E.S.
DATE:	2024-05-18	SCALE:	1:40

SHEET NUMBER:

12 of 29



U. S. HIGHWAY 183 – NORTH BELL BOULEVARD

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
SSMAY	□	STORMSEWER MANHOLE (SIZE VARIES)
	—	CURB & GUTTER
	—	EDGE OF PAVEMENT
	—	IMPERVIOUS WALKWAYS
	—	DIRECTION OF FLOW
	—	CONTOUR
	—	HIGH POINT
	—	LOW POINT
	—	SPOT ELEVATION
	—	FINISH FLOOR ELEVATION
	—	ROCK BERM
	—	ROCK RIPRAP
	—	TREE
	—	DRAINAGE AREA BOUNDARY
DA-1	←	DRAINAGE AREA I.D.
X.XX AC	←	AREA (ACRES)

OFFSITE -DA2  
AREA = 0.919 AC.  
I.C. = ±20%  
REFER TO SHEET 8

TIME OF  
CONCENTRATION  
LENGTH = 457 L.F.  
AVERAGE SLOPE = 1%

GLEN WALKER  
0.935 AC.  
1665/399

#### NOTES:

- DRAINAGE CALCULATION FOR THIS DEVELOPMENT ARE BASED ON THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND THE NOAA AUGUS 14 PRECIPITATION FREQUENCY DATA WITH A MINIMUM TIME OF CONCENTRATION OF 5 MINUTES. OVERLAND FLOW AND OTHER HYDRAULIC CALCULATIONS ARE BASED UPON THE MANNING'S EQUATION.
- TOPOGRAPHY SHOWN IS BASED UPON ON-SITE SURVEY DATA DATED FEBRUARY 2023 PERFORMED BY AES ENGINEERING CONSULTANT.
- ALL RIP-RAP SHALL BE MORTARED AND ALL SIDE SLOPES SHALL NOT EXCEED 3:1 HORIZONTAL TO VERTICAL.
- ENGINEER HAS REVIEWED PLANS PERTAINING TO THE DESIGN OF THE EXISTING DETENTION FACILITIES AND AGREES WITH THEIR DESIGN. PROPOSED DEVELOPMENT DOES NOT ADVERSELY AFFECT ANY DOWNSTREAM PROPERTIES.
- THE FLOW OFF THE SITE HAS NOT BEEN INCREASED FROM THE EXISTING CONDITION
- ALL RIPRAP SHALL BE MORTARED.
- SIDE SLOPES FOR EARTHEN EMBANKMENTS SHALL NOT EXCEED 3:1.

TIME OF  
CONCENTRATION  
LENGTH = 501 LF  
AVERAGE SLOPE = 1%

PRE DA-2  
AREA = 4.010 AC.  
I.C. = 82.6%

POST DA-1  
AREA =  
5.897AC.  
I.C. 55.06%

50 ACCESS EASEMENT  
PER DOC. #2022085452  
FINAL LOCATION TO BE DETERMINED  
UPON DEVELOPMENT OF LOT 1

TIME OF CONCENTRATION  
LENGTH = 746.8 L.F.  
AVERAGE SLOPE = 1.36%

#### DEPTH-DURATION VALUES

STORM EVENT	DCM DEPTH (INCH)
2-YEAR SCS TYPE III, 24-HOUR	3.96
10-YEAR SCS TYPE III, 24-HOUR	6.44
25-YEAR SCS TYPE III, 24-HOUR	8.30
100-YEAR SCS TYPE III, 24-HOUR	11.76

EXISTING CONDITION									
DESC.	AREA ACRE	AREA SQ.MI	CN	TC MIN	LAG	2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
OFFSITE-1	0.919	0.001436	91.97	24.38	14.63	2.69	4.31	5.41	7.31
OFFSITE-2	1.919	0.002998	86.8	23.92	14.35	4.88	8.4	10.8	14.92
PRE-DA1	5.897	0.009214	87.8	20.43	12.26	16.7	28.27	36.11	49.67
PRE-DA2	4.01	0.006266	90.87	22.2	13.32	11.95	19.39	24.42	33.13
TOTAL						36.22	60.37	76.74	105.03

#### Tc Calculations (SCS Unit Hydrograph Model)

AREA No.	Sheet Flow					Shallow Concentrated Flow					Total T <sub>c</sub> (minimum 5 min)		T <sub>lag</sub>
	L (ft)	n	s (ft/ft)	P <sub>2</sub> (in)	t <sub>sheet</sub> min	L (ft)	Surface	s (ft/ft)	V (fps)	t <sub>surface</sub> min	t <sub>total</sub> hrs		
OFFSITE-DA1	100	0.30	0.0100	3.96	20.23	401	Unpaved	0.0100	1.61	4.14	24.38	0.41	14.6
OFFSITE-DA2	100	0.30	0.0100	3.96	20.23	357	Unpaved	0.0100	1.61	3.69	23.92	0.40	14.4
PRE DA-1	100	0.30	0.0200	3.96	15.34	698	Unpaved	0.0200	2.28	5.10	20.43	0.34	12.3
PRE DA-2	100	0.30	0.0136	3.96	17.89	485.7	Unpaved	0.0136	1.88	4.30	22.20	0.37	13.3
POST DA-1	100	0.02	0.0150	3.96	1.97	847	Paved	0.0150	2.49	5.67	7.64	0.13	4.6
POST DA-2	100	0.02	0.0136	3.96	2.05	647	Paved	0.0136	2.37	4.55	6.60	0.11	4.0

CN CALCULATION (DA-1 PROPOSED)			
HYDROLOGY GROUP "D"			
DESC.	AREA ACRE	CN	AREA X CN
PERVIOUS	2.650	84	222.60
CONCRETE & ASPHALT	3.247	98	318.21
GRAVEL	0	91	0.00
TOTAL AREA	5.897		
AVERAGE CN	91.71		

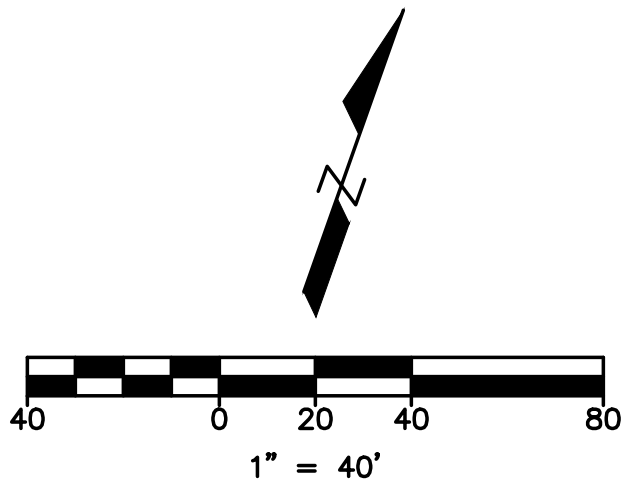
CN CALCULATION (DA-2 PROPOSED)			
HYDROLOGY GROUP "D"			
DESC.	AREA ACRE	CN	AREA X CN
PERVIOUS	0.696	84	58.46
CONCRETE & ASPHALT	3.314	98	324.77
GRAVEL	0	91	0.00
TOTAL AREA	4.010		
AVERAGE CN	95.57		

PROPOSED CONDITION									
DESC.	AREA ACRE	AREA SQ.MI	CN	TC MIN	LAG	2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
OFFSITE-1	0.919	0.001436	91.97	24.38	14.63	2.69	4.31	5.41	7.31
OFFSITE-2	1.919	0.002998	86.8	23.92	14.35	4.88	8.4	10.8	14.92
POST-DA1	5.897	0.009214	91.71	7.64	4.58	26.84	43.06	54.03	72.88
POST-DA2	4.01	0.006266	95.57	6.6	3.96	30.28	46.63	57.8	77.09
TOTAL						64.69	102.4	128.04	172.2
POND OUTLET						36.14	60.21	76.73	104.96

JUNCTION 1			
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
36.14	60.21	76.73	104.96

DIFFERENCE BETWEEN PRE AND POST			
2-YRS CFS	10-YRS CFS	25-YRS CFS	100-YRS CFS
-0.08	-0.16	-0.01	-0.07

STAGE / STORAGE / VOLUME		
EVENT	ELEVATION FT	VOLUME CF
2-YRS	987.5'	22128.48
10-YRS	988.2'	38027.88
25-YRS	988.5'	48612.96
100-YRS	989.1'	67561.56



PROJECT:

THE SHOPPES AT  
BELL BLVD.

LOCATION:

1804 N. BELL BOULEVARD  
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#### project team

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Ahmed El Sewify

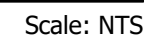
REVISION	DATE	ISSUE TITLE

DRAWING TITLE:

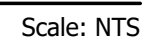
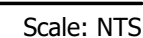
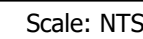
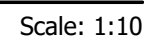
PROPOSED  
DRAINAGE PLAN

PROJECT NO:	10-1024	DRAWN BY: / CHECKED BY:	A.E.S.
DATE:	2024-05-18	SCALE:	1:40
SHEET NUMBER:	13 of 29		





**NOTE:**  
THE FENCING SHALL BE #9 GAGE FENCE  
FABRIC, STANDARD 2-INCH CHAIN LINK  
DIAMOND MESH.



6/3/2024 8:57:30 PM



POND NOTES:

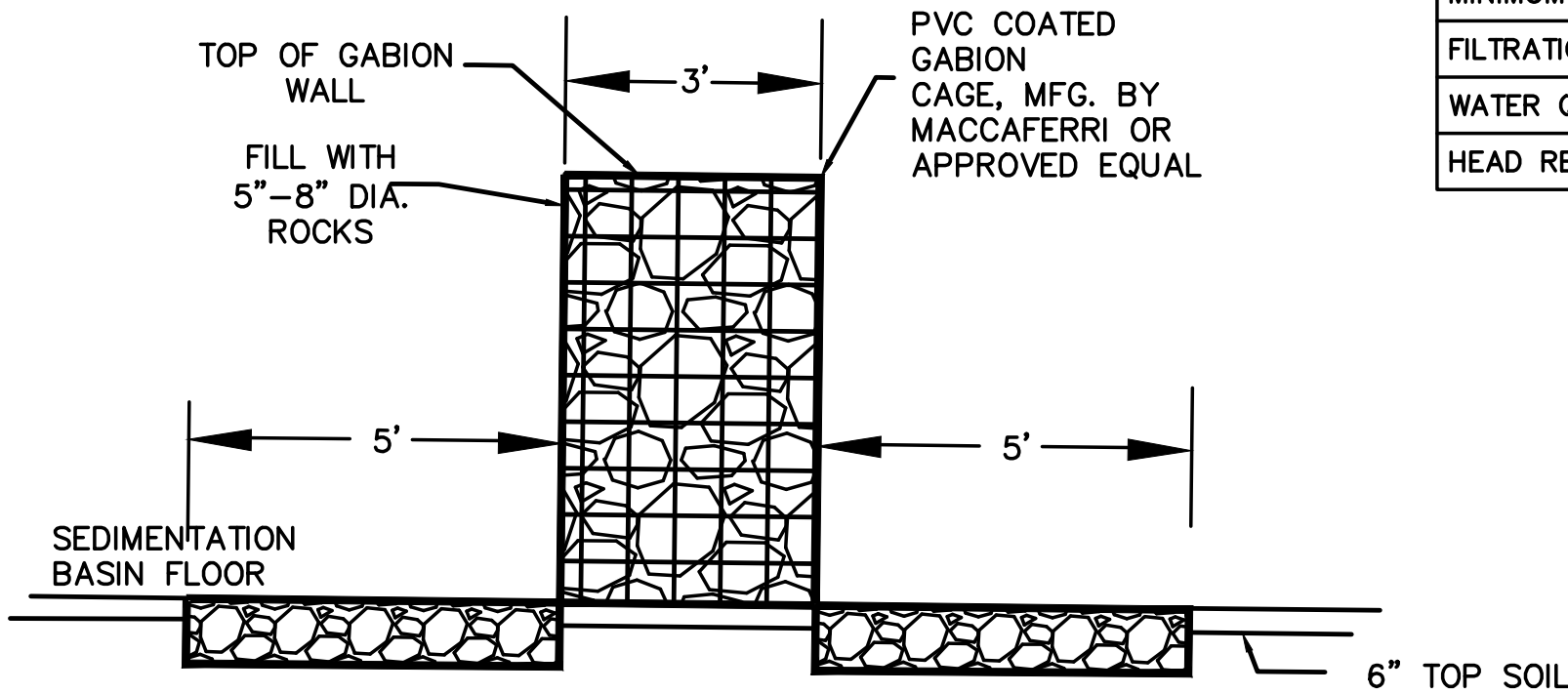
1- INSTALL COMMON BERMUDA SOD FOR THE ENTIRE DETENTION POND & DISTURBED AREA.

2- INSTALL TEMPORARY IRRIGATION SYSTEM FOR DISTURBED AREA TO ESTABLISH LAWN AND PLANTS.

3- DETENTION BASIN FLOOR AFTER EXCAVATION IS SCARIFIED TO A DEPTH OF 2 TO 3 INCHES TO IMPROVE INFILTRATION.

4- 6 TO 8 INCHES OF TOPSOIL MUST BE ADDED TO DETENTION BASIN FLOOR WITH A MIXTURE OF 30% TO 40% SAND 60% TO 70% TOPSOIL AND SUGGEST 5%-10% COMPOST OR PEAT SOIL BLEND MUST HAVE CLAY CONTENT OF LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN 1 INCH. SANDY LOAM OR CALICHE IS NOT AN ACCEPTABLE SOIL.

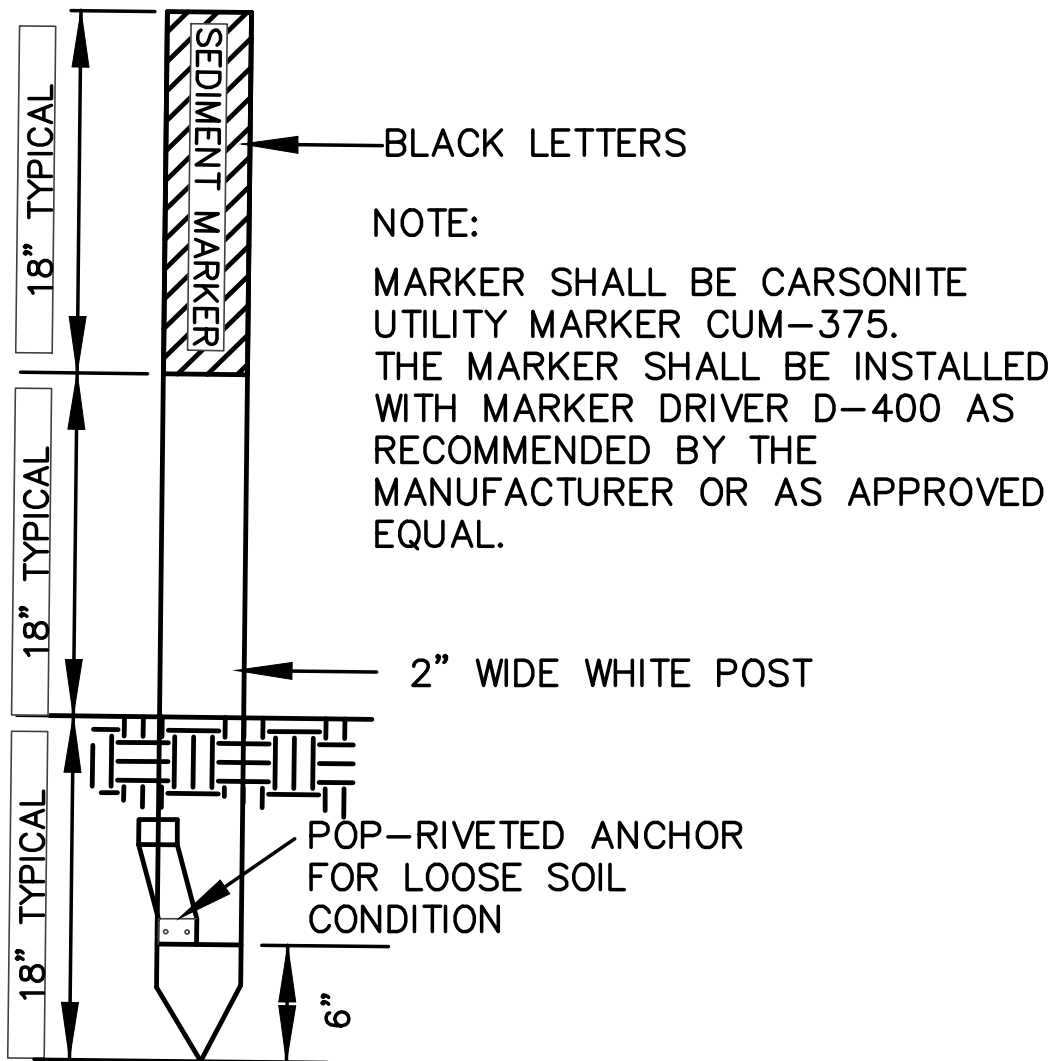
5- THE RISER (STANDARD DRAWDOWN) SHOULD BE DOUBLE-WRAPPED WITH FILTER FABRIC UNTIL THE CONTRIBUTING DRAINAGE AREA IS VEGETATED AND STABILIZED.



NOTE: PLACE ON FULL WIDTH OF SEDIMENTATION BASIN.

## ROCK GABION DETAIL

N.T.S.



NOTE:

MARKER SHALL BE CARSONITE UTILITY MARKER CUM-375. THE MARKER SHALL BE INSTALLED WITH MARKER DRIVER D-400 AS RECOMMENDED BY THE MANUFACTURER OR AS APPROVED EQUAL.

## SEDIMENT DEPTH MARKER

N.T.S.

### SITE INFORMATION

TOTAL SITE AREA=3.64 AC
DRAINAGE AREA TO CONTROL=3.64 AC
PROPOSED IMPERVIOUS COVER=3.20 AC
PERVIOUS COVER=0.21 AC
% IMPERVIOUS COVER=3.2/3.64=88%

### WATER QUALITY CONTROL CALCULATIONS

TOTAL AREA DRAINING TO THE POND=3.64 AC
DESIGN PEAK FLOW RATE=57.8 CFS(25 YRS FLOW)
DESIGN PEAK FLOW RATE=77.09 CFS(100 YRS FLOW)

	REQUIRED	PROVIDED
WATER QUALITY VOLUME	16,125 CF	-
CAPTURED VOLUME (REQUIRED WQ VOLUME X1.20)	22,786 CF	19,509 CF
SEDIMENT POND AREA (MIN/MAX)	403/6,450 SF	2,000 SF
SEDIMENTATION POND VOLUME ( Min. 20% WQV)	4,557.2 CF	12620
MINIMUM FILTRATION POND AREA	1613 SF	2463 SF
FILTRATION POND VOLUME		10,541 CF
WATER QUALITY ELEVATION= 988.63' FEET		
HEAD REQUIRED TO PUSH 100 YR FLOW= 1.1 FEET		

RAIN EVENT	ELEV (FT)
2 YR	987.5'
10 YR	988.2'
25 YR	988.5'
100 YR	989.1'

### SPLITTER BOX WEIR CALCULATION

$$Q = C \cdot L \cdot (H)^{3/2}$$
$$Q_{100} = 77.09 \text{ CFS}$$
$$C = 3.32$$
$$L = 23'$$
$$H^{3/2} = Q / C \cdot L$$
$$= 77.09 / 3.32 \cdot 23'$$
$$H = 1.0'$$

### SPLITTER BOX ORIFICE CALCULATION

$$Q = C_d \cdot A \cdot (2gh)^{1/2}$$
$$Q_{25} = 57.8 \text{ CFS}$$
$$K = 0.62$$
$$A = Q_{25} / C_d \cdot (2gh)^{1/2}$$
$$A = 57.8 / 0.62 \cdot (2 \cdot 32.2 \cdot 5.14)^{1/2} = 5.12 \text{ SF}$$

USE 4- 13.5" X 13.5" ORIFICES

### STAGE-STORAGE TABLE

WATER QUALITY SEDIMENTATION POND					
ELEV.	STAGE	AREA	Σ STORAGE	Σ STORAGE	
FT	FT	SF	CU.FT.	AC.FT.	
983.5	0 / 0'	2000	0	0	
984.5	1 / 0.8'	2000	2000	0.04591368	
985.5	2 / 1.8'	2000	4000	0.09183	
986.5	3 / 2.8'	2000	6000	0.13774	
987.5	4 / 3.8'	2000	8000	0.18365	
988.5	5 / 4.745'	2000	10000	0.22957	
988.63	6/6'	2000	10260	0.23554	
WATER QUALITY ELEVATION					
WATER QUALITY FILTRATION POND					
ELEV.	STAGE	AREA	Σ STORAGE	Σ STORAGE	
FT	FT	SF	CU.FT.	AC.FT.	
983.5	0 / 0'	2463	0.0	0.00000	
984.5	1 / 1'	2463	2463.0	0.05654	
985.5	2 / 2'	2463	4926.0	0.11309	
986.5	3 / 3'	2463	7389.0	0.16963	
987.5	4 / 4'	2463	9852.0	0.22617	
988.5	5 / 5'	2463	12315.0	0.28271	
988.63	6/6'	2463	10541.6	0.24200	
WATER QUALITY ELEVATION					
*** STAGE / INCREMENTAL ELEVATION DIFFERENCE.					

### Texas Commission on Environmental Quality

#### TSS Removal Calculations 04-20-2009

Project Name: **The Shoppes at Belle Blv**

Date Prepared: **5/9/2024**

#### 1. The Required Load Reduction for the total project:

Calculations from RG-348

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

County =	Williamson	
Total project area included in plan *	3.64	acres
Predevelopment impervious area within the limits of the plan *	0.21	acres
Total post-development impervious area within the limits of the plan *	3.20	acres
Total post-development impervious cover fraction *	0.88	
P =	32	inches

L<sub>M</sub> TOTAL PROJECT = 2602 lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	3.64	acres
Predevelopment impervious area within drainage basin/outfall area =	0.21	acres
Post-development impervious area within drainage basin/outfall area =	3.20	acres
Post-development impervious fraction within drainage basin/outfall area =	0.88	
L <sub>M</sub> THIS BASIN =	2602	lbs.

#### 3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter  
Removal efficiency = 89 percent

#### 4. Calculate Maximum TSS Load Removed (L<sub>p</sub>) for this Drainage Basin by the selected BMP Type.

A <sub>C</sub> =	3.64	acres
A <sub>I</sub> =	3.20	acres
A <sub>P</sub> =	0.44	acres
L <sub>R</sub> =	3160	lbs

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

Desired L<sub>M</sub> THIS BASIN = 2850 lbs.  
F = 0.90

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

Calculations from RG

Rainfall Depth = 1.70 inches  
Post Development Runoff Coefficient = 0.72  
On-site Water Quality Volume = 16125 cubic feet

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

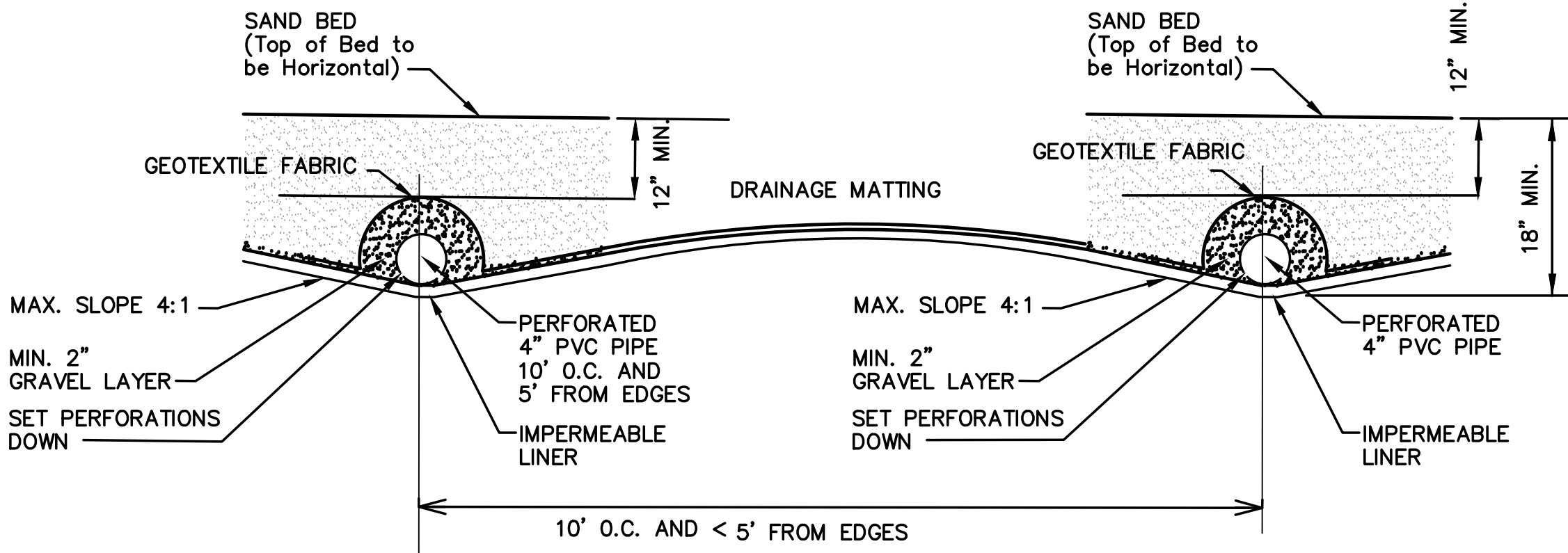
Off-site area draining to BMP =	1.40	acres
Off-site Impervious cover draining to BMP =	0.63	acres
Impervious fraction of off-site area =	0.45	
Off-site Runoff Coefficient =	0.33	
Off-site Water Quality Volume =	2864	cubic feet

Storage for Sediment = 3798  
Total Capture Volume (required water quality volume(s) x 1.20) = 22786 cubic feet

#### 9. Filter area for Sand Filters

Designed as Required in RG-348

9A. Full Sedimentation and Filtration System		
Water Quality Volume for sedimentation basin =	22786	cubic feet
Minimum filter basin area =	896	square feet
Maximum sedimentation basin area =	8063	square feet
Minimum sedimentation basin area =	2016	square feet
9B. Partial Sedimentation and Filtration System		
Water Quality Volume for combined basins =	22786	cubic feet
Minimum filter basin area =	1613	square feet
Maximum sedimentation basin area =	6450	square feet
Minimum sedimentation basin area =	403	square feet



### SAND BED PROFILE (TRENCH DESIGN)

THE TOP LAYER SHALL BE 12-18 INCHES OF WASHED CONCRETE SAND (ASTM C33 FINE AGGREGATE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF 1/2 TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE LATERALS SHALL BE UNDERLAIN BY A LAYER OF DRAINAGE MATTING. THE DRAINAGE MATTING IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE DRAINAGE MATTING IS NEEDED TO PROVIDE FOR ADEQUATE VERTICAL AND HORIZONTAL HYDRAULIC CONDUCTIVITY TO THE LATERALS.

### PROJECT:

THE SHOPPES AT  
BELL BLVD.

### LOCATION:

1804 N. BELL BOULEVARD  
CEDAR PARK, TX 78613



### project team

#### OWNER:

NORTH BELL BOULEVARD ESTATES, LLC  
5900 BALCONES DR. SUITE 6396  
AUSTIN TEXAS 78731  
952-456-2277  
MOHANROMVK@GMAIL.COM  
RAO, MARCHETTY

#### CIVIL ENGINEER:

AES Engineering Consultant  
Ahmed El Sewify P.E.  
2514 PRESERVE TRAIL,  
CEDAR PARK, TX 78613  
Ph. (512) 785-9034  
email: contact@aes-engs.com  
Texas Firm F-22721

#### ARCHITECT:

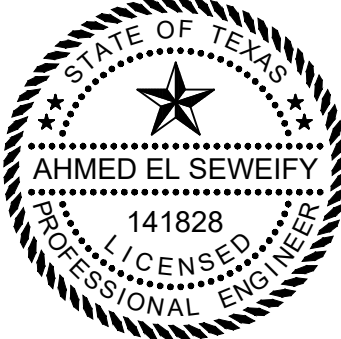
MOYA ARCHITECTURE WORKSHOP  
1327 DRAGON ST.  
DALLAS, TX 75207  
214-783-8220

#### Survey:

CRICHTON AND ASSOCIATES INC.  
6448 E HWY 290 SUITE B-105  
AUSTIN, TX 78723  
512.244.3395  
ABRAM DASHNER, RPLS



Know what's below.  
Call before you dig.



Ahmed El Sewify

REVISION	DATE	ISSUE TITLE

#### DRAWING TITLE:

WATER QUALITY -2

PROJECT NO:	10-1024	DRAWN BY: / CHECKED BY:	A.E.S.
DATE:	2024-05-18	SCALE:	1"=40'

#### SHEET NUMBER:

18 of 34

6/3/2024 8:57:30 PM







## The Shoppes at Bell Blvd (MM)

### ~~Shoppes at Bell Blvd~~

#### **Inspection, Maintenance, Repair and Retrofit Plan-Attachment G**

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Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the filters on a regular basis will lead to poor performance and eventual costly repairs. It is recommended that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter. Subsequent inspections can be limited to semi-annually or more often if deemed necessary (Young et al., 1996).

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media. 3-92 Another important consideration in constructing the filter bed is to ensure that the top of the media is completely level. The filter design is based on the use of the entire filter media surface area; a sloped filter surface would result in disproportionate use of the filter media.

Other recommended maintenance guidelines include:

- **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 drawdown 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.

**Security Fencing:** Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately.

**Responsible Party for Maintenance:** North Bell Blvd Estates, LLC.  
5900 Balcones Drive, Ste 6396  
Austin, Texas 78731

**Contact name:** Venkata Krishna Mohan Rao Marchetty

**Telephone Number:** 952-456-2277

**Signature of Responsible Party:**

**Date:** 04-29-2024



**Project Engineer:** Ahmed El Seweify, P.E.

**Address:** 2514 Preserve Trail, Cedar Park, TX 78613

**Phone:** 512-785-9034

**Date:** 04-29-2024



THE SHOPPES AT BELL BLVD.

**Measures for Minimizing Surface Stream Contamination-Attachment P**

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The measures that will be used to avoid or minimize surface stream contamination due to the changes in the way the water enters a stream as a result of the construction and development will be as outlined below:

**I- During Construction**

**A) Erosion and Sedimentation:**

Silt fences will be installed prior to construction at the downstream edge of disturbed areas where there will be shallow sheet flow. An stabilized construction entrance pad will be installed prior to construction to control tracking off site. Disturbed areas will be restored as soon as practicable during construction. Temporary erosion and sedimentation controls will be removed only after all disturbed areas have been restored.

**B) Stabilization Practices:**

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

**1. Grasses:**

Unlulled Bermuda and Winter Rye from September 15 to March Hulled  
Bermuda from March 2 to September 14.

**2. Application:**

Broadcast seeding or hydro mulch

**3. Fertilization:**

Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

**C) Other Pollutant Sources:**

There will be no source of pollutants other than those generated by the construction of this project and the water quality/detention pond associated with the site.

**D) Dissipation devices:**

Rock riprap and rock berm shall be installed at the end of the outflow structure for pond.

**II- After Construction**

**E) See Attachment N- Inspection, Maintenance and repair.**

# Temporary Stormwater Section

## Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

## Signature

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

Print Name of Customer/Agent: Ahmed El Seweify

Date: 05/18/2024

Signature of Customer/Agent:



Regulated Entity Name: AES Engineering Consultant

## Project Information

### Potential Sources of Contamination

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

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

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

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

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

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

### ***Sequence of Construction***

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

### ***Temporary Best Management Practices (TBMPs)***

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

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

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

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

## ***Soil Stabilization Practices***

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

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

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

### ***Administrative Information***

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



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### **Spill Response Action Attachment A**

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#### **Major Spills:**

Only trained personnel should ever approach a spill. Containment, clean up, or neutralization of the hazardous material be accomplished by individuals or organizations familiar with or trained in such activities. The following steps should be considered general guidelines and may not apply for all circumstances.

1. Notify responsible site contact for spill management and control.
2. Survey the scene and assess the extent of spill, determine the existence or possibility of runoff, determine if any dead animals are near, evaluate the distressed nature of surrounding vegetation. Evaluate any markings on containers. Assess the physical characteristics of the material (color, solid, liquid, powder, or granules).
3. Restrict access to the spill site. Keep the public away from the hazard. Provide traffic control, as needed.
4. Notify supervisor by radio or telephone.
5. Supervisor should notify local fire department, Department of Public Safety, and district hazardous materials coordinator. Supervisor should ensure that field personnel only conduct traffic control from a safe distance from the spill.
6. Determine if a reportable discharge or spill has occurred and if so, the district hazardous materials coordinator should ensure TCEQ has been notified of the spill or release as soon as possible but not later than 24 hours after the discovery of the spill or discharge. Provide the following information, if possible:
  - the name, address, and phone number of the person making the report.
  - the date, time, and location of the spill or discharge.
  - a specific description of the hazardous substance discharged or spilled o an estimate of the quantity discharged or spilled.
  - the duration of the incident.
  - the name of the surface water affected or threatened by the discharge or spill.
  - the source of the discharge or spill.
  - a description of the extent of actual or potential harmful impact to the environment and an identification of any environmentally sensitive areas or natural resources at risk.
  - the names, addresses, and telephone numbers of the responsible person and the contact person at the location of the discharge or spill.
  - a description of any actions that have been taken, are being taken, and will be taken to contain and respond to the discharge or spill any known or anticipated health risks
  - the identity of any governmental representatives, including local authorities or third parties, responding to the discharge or spill
  - any other information that may be significant to the response action.





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In addition to the good housekeeping and material management practices discussed above, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and material will include, but not be limited to, brooms, dustpans, mops, rags, gloves, goggles, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

**Minor Spills:**

The responsible site contact person shall designate an area as spill storage location prepared with sand and containment device such as silt fence to store spilled material and removal to a facility for further handling. Minor spills are defined as minor equipment leakage of oil and gasoline.



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#### **Potential Source of Contamination-Attachment B**

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<b>Pollutant-Generating Activity</b>	<b>Pollutants or Pollutant Constituents</b> (that could be discharged if exposed to stormwater)	<b>Location on Site</b>
Grading, Excavation	Oil, Gasoline, grease, hydraulic fluid, rock, gravel, sand and soil	Entire site
Pavement	Concrete & Conc. Product, reinforcement bars	Entire site
Building	Stucco, paint	At Building
Landscaping	Fertilizer, pesticide	All landscape areas
Utility Work	PVC pipe	Site, Front building



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### **Sequence of Major Activities- Attachment C**

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Order of work shall be as follows:

- 1- Installation of the exterior silt fence along property line downstream of site.
- 2- Installation of interior erosion control measures such as: sediment trap, concrete wash out area, storage and staging areas as shown on plan (Erosion Control Sheet).
- 3- Construct underground utilities.
- 4- Construct foundation and buildings.
- 5- Construct concrete pavement and striping.
- 6- Install landscaping
- 7- Construct permanent water quality pond.



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### **Temporary BMP and Measures-Attachment D**

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#### **These TBMP's shall be considered and followed:**

Temporary silt fence, spoils area, construction entrance is installed and designated to protect natural streams, sensitive features, surface and ground water. These protection measures will be installed prior to start of any construction and shall be inspected after each rain and every week, any damaged areas shall be repaired or replaced if necessary. Remove siltation as required when siltation reaches ½ of its design depth or one foot. Inspect after each rain or every week.

When necessary, wheels must be cleaned to remove sediment prior to entrance onto public right of way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment basin/trap. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved method.

A sediment trap will be constructed and inspected after each rainfall or every six (6) months.

Designate a spoil area (shown on plan) for handling waste, inspect and secure the silt fence to prevent pollution spills. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Contractor's staging area and construction material is designated on plans. This area is enclosed with silt fence and inspected regularly. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Designated washout area will also be enclosed with silt fence. This area will be graded toward the sediment trap for maximum pollution and sedimentation prevention.

Important factor in this area is to transport contaminated soil due to fuel and oil to spoil area frequently and as required by the city/TCEQ. This area is designated on plan and enclosed with silt fence.

All equipment will be washed in the designated area as shown on plan.

Silt fences will be inspected and properly maintained as required.

Gravel, stone, reinforcement bars for concrete foundation and retaining wall, sand, rock, construction equipment and/or any mechanical equipment will be stored on site.

A silt fence area adjacent to material storage area is set up for washout area where concrete mix trucks, will be washed and handled.

All equipment/vehicle fueling and discharge are handled within this area. In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of off-site to a disposal site by the contractor.



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**Measures taken to prevent pollution:** A construction exit/entrance will be installed to reduce tracking dirt on the pavement after exiting the construction area. Silt fences at critical locations are installed to reduce run-off velocity and retain sediments. All drainage inlets or culverts affected by this project's site activities shall be covered with silt fence, hay bale or rock berm.

- a. Sensitive feature(s): During excavation or construction the Contractor shall stop work at the location where the sensitive feature is discovered and notify TCEQ and the Engineer preparing this report, for further inspection and evaluation to apply an appropriate BMP measure.



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**Request to Seal a Feature-Attachment E**

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If required per Attachment D, a Request will be filed.



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**Structural Practices- Attachment F**

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Silt Fence will be installed as shown on the plan, silt fence will be regularly checked and maintained per attachment D.



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### **Inspection and maintenance for BMP's- Attachment I**

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#### **I) Maintenance Procedures**

The Contractor will be responsible for ensuring the maintenance of the erosion and sedimentation controls. Repairs will be made to damaged areas as soon as practicable after damage is discovered, but no later than seven (7) days after the inspection. Built-up sediment will be removed when the depth reached six inches.

Temporary and permanent seeding shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. Irrigation shall occur at 10-day intervals during the first two months.

Rainfall of 1/2 inch or more shall postpone the watering schedule by one week.

#### **II) Inspection Procedures**

The Contractor will inspect the control measures weekly and within 24 hours after rainfall events on 1/2 inch or more.

The Contractor will also be responsible for inspections, maintenance, and repair activities as well as preparing the inspection and maintenance forms. Major observations to be made during inspections include:

- Locations of discharges of sediment or other pollutants from the site.
- Locations of BMP's that need maintenance.
- Locations of BMP's that are not performing, failing to operate, or were inadequate.
- Locations where additional BMP's are needed.

#### **III) Additional Maintenance Procedure**

Keep necessary equipment's in working order ready for sediment/pollutant cleanup which may possibly escape the construction site and onto street, drainage inlets or streams.

All construction debris, litters shall be picked up and area cleaned on daily basis. All construction material and/or chemicals shall be stored in designate areas as shown on plan. Inspect all equipment on daily bases for potential leaks and repair as required.





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**Inspection and maintenance for BMP's- Attachment I**

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Inspect all seeded areas for failures and reseed within planting season if necessary. (See below for more information).

Inspect on monthly basis. Maintain width and length and if required add rock to keep required thickness.

In event of spills, contractor shall have sand and/or hay available on site to apply to the contaminated areas in order to contain and clean up possible spills. Contaminated sand shall be transported to the spoil area and disposed of offsite to a disposal site by the contractor.

[illegible]



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### **Schedule of Interim and Permanent Soil Stabilization Practices- Attachment J**

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

**1. Grasses:**

Un-hulled Bermuda and Winter Rye from September 15 to March Hulled Bermuda from March 2 to September 14.

**4. Application:**

Broadcast seeding or hydro mulch

**5. Fertilization:**

Fertilization shall have an analysis of 15-15-15 and shall be applied at the rate of 1.5 pounds per 1,000 square feet.

**6. Mulch:**

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

**7. Sprinkling:**

The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at 10-day intervals during the first two months.

Rainfall occurrences of  $\frac{1}{2}$  inch or more shall postpone the watering schedule for one week.

### **RECORD KEEPING:**

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

- The following is a list of records which will be kept at project site available for inspectors to review:
  - Dates of grading, construction activity, and stabilization
  - A copy of the construction general permit.
  - The signed and certified NOI form or permit application form.
  - A copy of the letter from EPA or/the state notifying their receipt of complete NOI/application.
  - Inspection reports (attach)
- Records relating to endangered species and historic preservation, if required.

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Shoppes at Bell Blvd.

Regulated Entity Location: 1804 N. Bell Blvd. Cedar Park, Texas 78613

Name of Customer: North Bell Blvd. Estates, LLC

Contact Person: Venkata Krishna Mohan Rao, Phone: 952-456-2277

Customer Reference Number (if issued): CN         

Regulated Entity Reference Number (if issued): RN         

### Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

### San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### Site Location (Check All That Apply):

☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.635 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: Alvin El Samir

Date: 5/18/2024

# 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***

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

### ***Organized Sewage Collection Systems and Modifications***

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

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

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

### ***Exception Requests***

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

### ***Extension of Time Requests***

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

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

I Venkata Krishna Mohan Rao Marchetty  
\_\_\_\_\_  
Print Name  
Manager  
\_\_\_\_\_  
Title - Owner/President/Other  
of North Bell Blvd Estates LLC  
\_\_\_\_\_  
Corporation/Partnership/Entity Name  
have authorized Ahmed El Seweify  
\_\_\_\_\_  
Print Name of Agent/Engineer  
of AES Engineering Consultant  
\_\_\_\_\_  
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

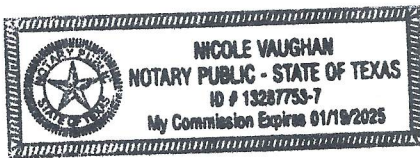
4/29/2024  
Date


THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Venkata Mariketty 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 29 day of April, 2024.



  
NOTARY PUBLIC  
Nicole Vaughan  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 01/19/2025



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

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

[Follow this link to search for CN or RN numbers in Central Registry\\*\\*](#)

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<b>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).</b>			
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
North Bell Blvd. Estates, LLC			
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)
804526309	32084109548	20-5865794	
<b>11. Type of Customer:</b>	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
<b>15. Mailing Address:</b>	5900 Balcones Drive, Suite 6396		
	City	Austin,	State TX ZIP 78731 ZIP + 4
<b>16. Country Mailing Information</b> (if outside USA)		<b>17. E-Mail Address</b> (if applicable)	
		Contact@aes-engs.com	
<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number</b> (if applicable)	
( 952 ) 456-2277		( ) -	

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
<b>The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)</b>	
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)	
The Shoppes at Bell Blvd.	



23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	1804 N. Bell Blvd							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	
24. County	Williamson							
Enter Physical Location Description if no street address is provided.								
25. Description to Physical Location:	East of the intersection of North Bell blvd. and Deerfield Park							
26. Nearest City					State	Nearest ZIP Code		
Cedar Park					T	78613		
27. Latitude (N) In Decimal:	30.531183		28. Longitude (W) In Decimal:		-97.83367			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	31	53.1183	97	83	367			
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)			
5999			333998					
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>								
Rest aurant/Retail/office biulding								
34. Mailing Address:	1804 N. Bell Blvd							
	City	Cedar Park	State	TX	ZIP	78613	ZIP + 4	
35. E-Mail Address:	contact@aes-engs.com							
36. Telephone Number		37. Extension or Code		38. Fax Number <i>(if applicable)</i>				
( 512 ) 785-9034				( ) -				

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

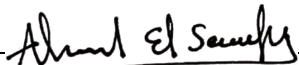
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

#### SECTION IV: Preparer Information

40. Name:	Ahmed El Seweify	41. Title:	Professional Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( 512 ) 785-9034		( ) -	

#### 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:	AES Engineering Consultant	Job Title:	Professional Engineer
Name(In Print) :	Ahmed El Seweify	Phone:	( 512 ) 785-9034
Signature:		Date:	5/18/2024