

**CONTRIBUTING ZONE PLAN
FOR
LEANDER MIXED USE DEVELOPMENT**



LEANDER, WILLIAMSON COUNTY, TX

Prepared by:



**ENGINEERING
+ SURVEYING**

13970 Jones Maltzberger Rd, Suite 102
San Antonio, TX 78216
210-774-5504
TBPE FIRM 17992

Prepared for:

2243 Hero Way LLC
7700 Kempwood Dr, Houston, TX, 77055

June 13, 2024



Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Leander Park Ultimate				2. Regulated Entity No.:					
3. Customer Name: 2243 Hero Way LLC				4. Customer No.:					
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		20.385	
9. Application Fee:	\$ 6,500		10. Permanent BMP(s):			Oldcastle UpFlo Filter			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	<u>X</u>
Region (1 req.)	—	—	<u>X</u>
County(ies)	—	—	<u>X</u>
Groundwater Conservation District(s)	<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 type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input checked="" type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
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

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.

UP Engineering + Surveying

Print Name of Customer/Authorized Agent

R. R. R.

6/13/24

Signature of Customer/Authorized Agent

Date

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

Contributing Zone Plan Application Form

In this Section:

TCEQ-10257
Contributing Zone Plan Application

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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

Attachment G
Alternative Secondary Containment Methods

Site Plan

Attachment I
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Attachment J
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BMPs for On-site Stormwater

Contributing Zone Plan Application Form

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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

Attachment P

Measures for Minimizing Surface Stream Contamination

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: UP Engineering + Surveying

Date: 6/13/24

Signature of Customer/Agent:



Regulated Entity Name: Ultimate Leander Park

Project Information

1. County: Williamson
2. Stream Basin: Brushy Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Alp Tekin Yilmaz

Entity: 2243 Hero Way LLC

Mailing Address: 7700 Kempwood Dr

City, State: Houston, Texas

Telephone: (737) 808-6111

Email Address: N/A

Zip: 77055

Fax: N/A

5. Agent/Representative (If any):

Contact Person: Ryan Plagens, PE

Entity: UP Engineering + Surveying

Mailing Address: 111 Tower Drive, Ste 325

City, State: San Antonio, TX

Telephone: (210) 774 5504

Email Address: ryan@upengineering.com

Zip: 78232

Fax: _____

6. Project Location:

- The project site is located inside the city limits of Leander
- 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.

Approximately 1,300' NE of the intersection of HWY 183 and Road 2243 in Williamson County. It is bordered by Road 2243 to the south, some residential developments to the north, and open space on the west and east.

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: Mixed-use

13. Total project area (size of site): 19.99 Acres

Total disturbed area: 17.11 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	217364	÷ 43,560 =	4.99
Parking	335412	÷ 43,560 =	7.70
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	552776	÷ 43,560 =	12.69

Total Impervious Cover $\frac{12.69}{20.385} \times 100 = 62.3\%$ **Impervious Cover**

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

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

For Road Projects Only

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

N/A

18. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

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

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

N/A

26. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 50 '.
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.

Attachment A

Road Map



EXHIBIT

1

LEANDER MIXED-USE
DEVELOPMENT

LOCATION MAP



11903 JONES MALTSBERGER RD., SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TEXAS REG. NO. F-17992

Attachment B

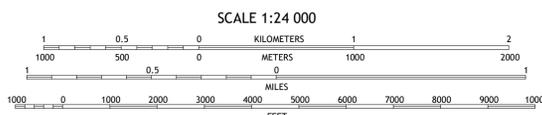
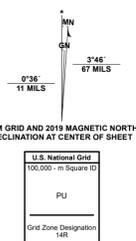
USGS Quadrangle Map



Produced by the United States Geological Survey

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

Imagery: NAIP, September 2016 - November 2016
Roads: U.S. Census Bureau, 2015 - 2019
Names: GNS, 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



CONTOUR INTERVAL 10 FEET NORTH AMERICAN DATUM OF 1988 This map was produced to conform with the National Geospatial Program US Topo Product Standard.



ADJOINING QUADRANGLES

1	2	3
4	5	6
7	8	

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



Attachment C

Project Narrative

Project Narrative

The project site consists of approximately 19.99 acres located at the northwest and northeast corner of the intersection of FM 2243 and Mel Methis in the City of Leander, Williamson County. The site is situated within the Edwards Aquifer Contributing Zone. Under existing conditions the site is undeveloped. Other than the clearing of trees, no demolishing is being proposed for the site.

The proposed improvements for the site consist of a mixed used development composed of multifamily and retail with the proposed impervious cover consisting of a building, parking, and associated access drives. Total impervious cover being proposed for the site is approximately 12.69 acres. A detention pond is being proposed to prevent adverse impacts in terms of discharge from the site. Two Up-Flo filters by Oldcastle Infrastructure are being proposed to reduce the TSS exiting the site. No portion of the site lies within the 100-year floodplain area. Runoff from the site is ultimately conveyed to South Fork of Brushy Creek, a tributary to Brushy Creek.

Attachment D

Factors Affecting Surface Water Quality

Factors Affecting Surface Water Quality

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

- Soil erosion due to clearing of the site.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving.
- Trash and litter from construction workers and material wrappings.
- Concrete truck washout.
- Tar, fertilizers, cleaning solvents, detergents, and petroleum-based products.

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

- Oil, grease, fuel, and hydraulic fluid contamination from vehicle drippings.
- Fuel from filling of underground storage tanks.
- Dirt and dust from vehicles.
- Trash and litter.

Attachment E

Volume and Character of Stormwater

Volume and Character of Stormwater

The overall contributing drainage area for Leander Park Ultimate is limited to the project area – 19.99 acres. The site’s location at the intersection of two roadways lends itself to limiting the runoff conveyed onsite to only the project site, therefore eliminating potential runoff from the road rights-of-way, except for a portion to the west.

Under pre-project conditions, runoff on the site is generally conveyed from south to north, across the property towards South Fork of Brushy Creek. A majority of the site is currently undeveloped with grass and tree coverage, slopes ranging between 1% and 3%.

Because the design of a detention pond was performed for this project, hydrology was determined using the SCS method in HEC-HMS, as opposed to using something like the Rational Method. The characteristics of the post-project stormwater runoff generated from the site will be influenced by non-point pollution. This will include oil and grease from paved areas, suspended solids, sedimentation, and at a minimum, nutrients for lawn care and possible pesticides and herbicides. Once discharged from the permanent and temporary BMPs, runoff will flow across pervious areas of rocky soils with native grasses prior to discharging into South Fork of Brushy Creek.

Attachment F

Suitability Letter from Authorized Agent

Suitability Letter from Authorized Agent

An OSSF is not proposed as part of this project; therefore, a Suitability Letter was not provided.

Attachment G

Alternative Secondary Containment Methods

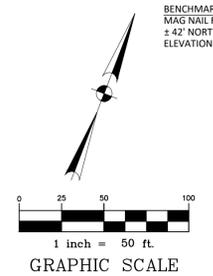
Alternative Secondary Containment Methods

No above ground storage tanks are proposed with this project; therefore, secondary containment methods are not applicable.

Site Plan

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL
 OR BLAST - STOP CALL
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 IN HOUSTON
 (713)-223-4567

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.



LEGEND

SS	W/ CLEAN OUT	PROPOSED SANITARY SEWER
WL		PROPOSED WATER LINE
---		PROPOSED STORM SEWER
---		EX. STORM SEWER
---		EX. WATER LINE
---		EX. SANITARY SEWER LINE
---		EX. MAJOR CONTOUR
---		EX. MINOR CONTOUR

- GENERAL NOTES**
- REFER TO SHEET TITLED "DRAINAGE PLAN" FOR DRAINAGE IMPROVEMENTS INCLUDING COMPARISON BETWEEN EXISTING AND PROPOSED CONDITIONS.
 - CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
 - ALL WATER AND SANITARY LINES SHOWN ARE FOR PRIVATE USE ONLY.

NO.	REVISIONS	DATE

ALJLindsey
 Civil Engineers
 281.301.5655
 281.301.5656
 FRN F11226

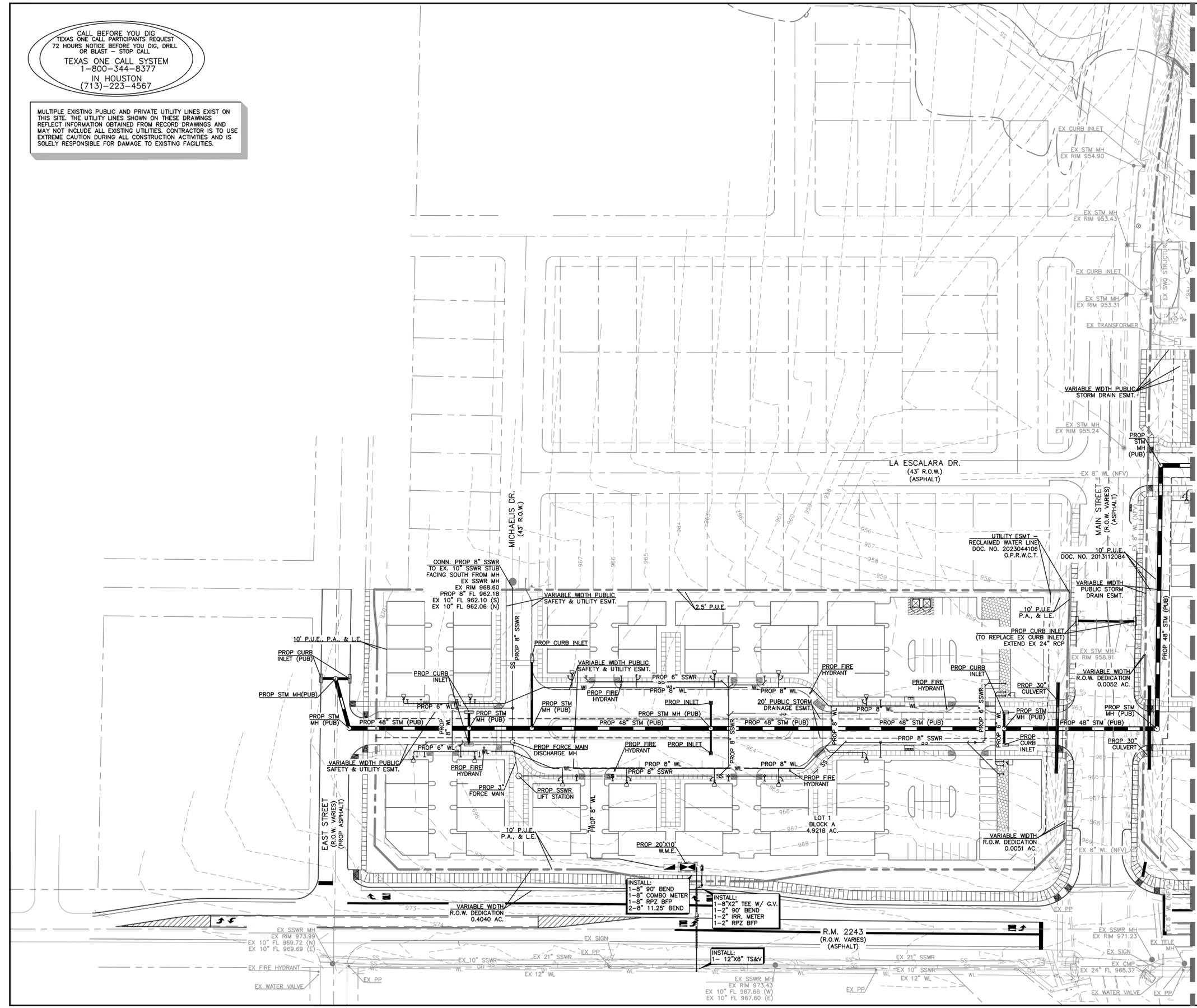
Professional Engineer
 State of Texas
 No. 132152
 JORGE GUERRA JR.
 MAY 21, 2024

ALL PROJECT NO.	571-21-CV1003
DATE	MAY 2024
SCALE	1:50
DRAWN BY	MR
CHECKED BY	JGJ

OVERALL IMPROVEMENTS (1 OF 2)

PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS

SHEET



MATCHLINE A-A (SEE NEXT SHEET)

Usages

Proposed Use	Units	Type of Unit
Town Home	189	DU
Multi-Family	52	DU
Commercial	13,023	SF
Restaurant	13,023	SF

City of Austin LUE Conversion Rates

Proposed Use	LUE Conversion	Type of Unit
Town Home	1	LUE
Multi-Family	0.7	LUE
Commercial	1,660	SF per LUE
Restaurant	200	SF per LUE

LUE Calculations

Proposed Use	LUEs	Type of Unit
Town Home	189	LUE
Multi-Family	36.4	LUE
Commercial	7.85	SF per LUE
Restaurant	65.12	SF per LUE

Additional

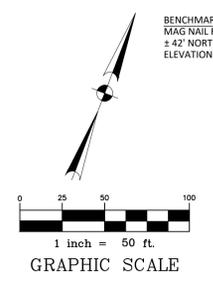
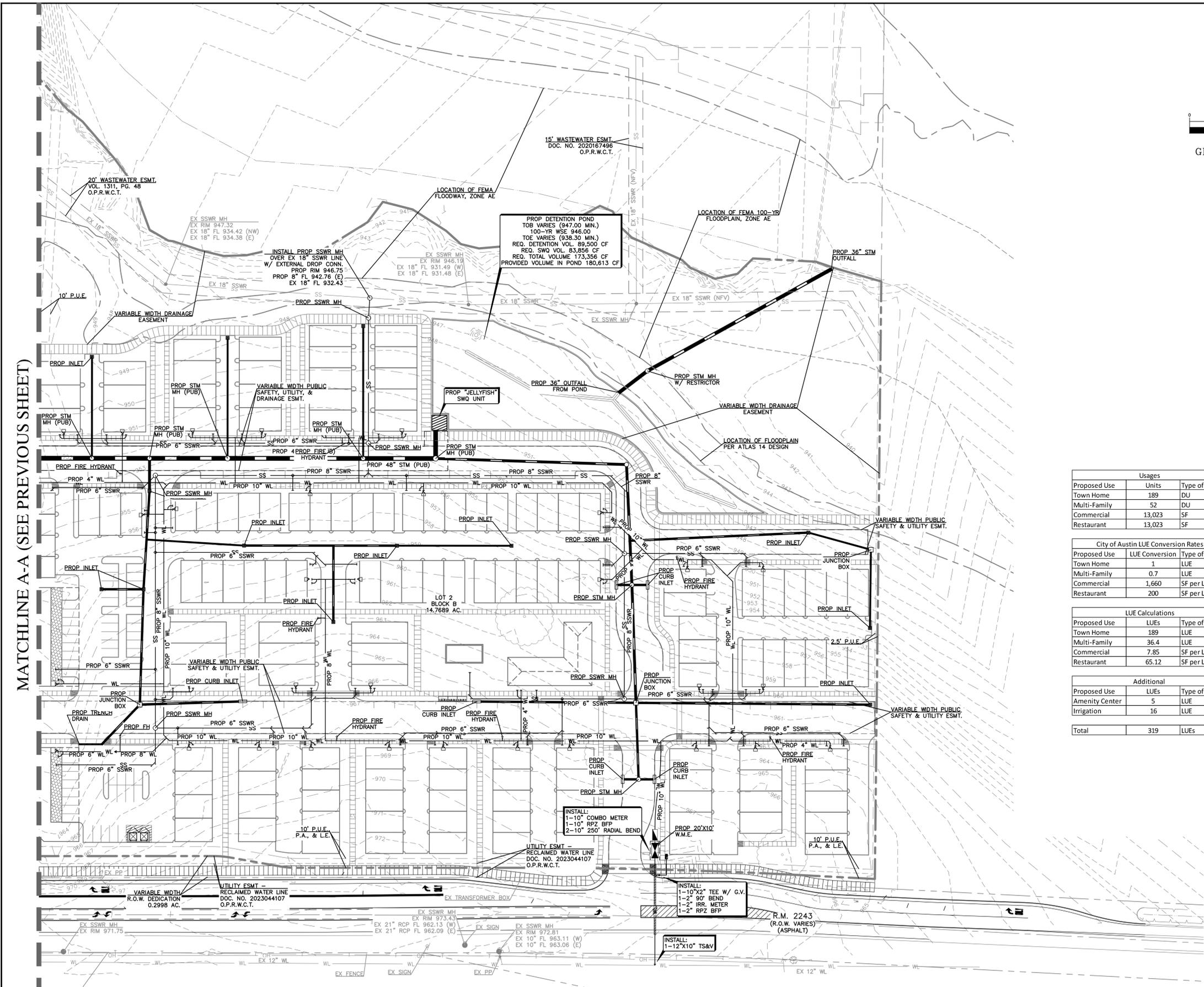
Proposed Use	LUEs	Type of Unit
Amenity Center	5	LUE
Irrigation	16	LUE
Total	319	LUEs

Water Demand Calculations Per COL Water Master Plan Table 2-3

	319	84,057	224,152	381,055
Total LUE	319			
Avg. Day Demand (gpd)	263.50 gpd/LUE			
Maximum Day Demand (gpd)	702.67 gpd/LUE			
Peak Hour Demand (gpd)	1194.53 gpd/LUE			

Wastewater Demand Calculations Per COL Water Master Plan Table 2-1

Total LUE	319
Persons/LUE	2.8
Total Persons	894
Avg. Dry Weather Flow (ADWF)	ADWF = 70 gal/person
ADWF (gal)	62,580
Peaking Factor (PF)	$PF = \frac{18 + \sqrt{0.0206 \times ADWF}}{4 + \sqrt{0.0206 \times ADWF}}$
PF	1.35
Peak Dry Weather Flow (PDWF)	PDWF = ADWF x PF
PDWF	84,535
Total Site Acreage (acres)	19.69
Inflow and Infiltration (I&I) (gal/acre)	750
I&I (gal)	14,768
Peak Wet Weather Flow (PWWF)	PWWF = (PDWF) + I/I
PWWF	99,303



BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET

LEGEND

SS	W/ CLEAN OUT	PROPOSED SANITARY SEWER
WL		PROPOSED WATER LINE
---		PROPOSED STORM SEWER
---		EX. STORM SEWER
---		EX. WATER LINE
---		EX. SANITARY SEWER LINE
---		EX. MAJOR CONTOUR
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- GENERAL NOTES**
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MATCHLINE A-A (SEE PREVIOUS SHEET)

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Proposed Use	LUEs	Type of Unit
Town Home	189	LUE
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Commercial	7.85	SF per LUE
Restaurant	65.12	SF per LUE

Peaking Factor (PF)

$$PF = \frac{18 + \sqrt{0.206 \times ADWF}}{4 + \sqrt{0.206 \times ADWF}}$$

Peak Dry Weather Flow (PDWF) PDWF = ADWF x PF = 84,535

Total Site Acreage (acres) 19.69

Inflow and Infiltration (I&I) (gal/acre) 750

I&I (gal) 14,768

Peak Wet Weather Flow (PWWF) PWWF = (PDWF) + I/I = 99,303

Additional

Proposed Use	LUEs	Type of Unit
Amenity Center	5	LUE
Irrigation	16	LUE
Total	319	LUEs

NO.	REVISIONS	DATE

ALJLindsey
Civil Engineers
Houston, TX 77077
281.301.5665
FRN F11226

Professional Engineer
STATE OF TEXAS
Jorge Guerra Jr.
No. 132152
REGISTERED PROFESSIONAL ENGINEER
MAY 21, 2024

ALL PROJECT NO.: 57121CV003
DATE: MAY 2024
SCALE: 1"=50'
DRAWN BY: MR
CHECKED BY: JGJ

OVERALL IMPROVEMENTS (2 OF 2)

PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

SHEET

Attachment I

20% or Less Impervious Cover Waiver

20% or Less Impervious Cover Waiver

This site does not qualify for this waiver. Permanent water quality measures will be provided.

Attachment J

BMPs for Upgradient Stormwater

BMPs for Upgradient Stormwater

Approximately 2.03 acres of upgradient stormwater are conveyed onto the site from the west. The site is designed such that this water is also conveyed through the on-site BMPs and the pond has capacity for these flows as well.

Attachment K

BMPs for On-site Stormwater

BMPs for On-site Stormwater

The site will use a permanent BMP, Oldcastle Infrastructure's Up-Flo SWQ device. It is a three stage, modular media filled filter, that traps and adsorbs particulates and pollutants. It combines three modes of treatment; sedimentation, screening, and high-rate upward flow filtration, all within the same structure. It has been added to the TCEQ RG-348 Addendum as an acceptable BMP. It uses three modes of treatment; sedimentation, screening, and high-rate upward flow filtration, all within the same structure. Sediment settles out in its sump while oil and floatables rise to the surface. Flow is then directed through filter modules through angled gross pollutant screens that remove all particles over 5 mm. Finally it passes through a final filter medium before the outlet. Excess flows are discharged to the outlet module via a siphonic bypass.

See the attached calculations for details.

Calculations for Texas Commission on Environmental Quality TSS Removal Calculations Hydro International Up-Flo® Filter - Sizing Spreadsheet Revision 1.0

Project Name: **Ultimate Leander Park**
 Date Prepared: **4.8.24**

1. The Required Load Reduction for the Total Project.

Calculations from RG-348, Pages 3-27 to 3-30

Page 3-29 Equation 3.3:

$$L_M = 27.2(A_N \times P)$$

Where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

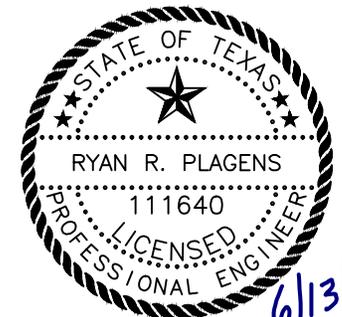
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan =	19.99	acres
Predevelopment impervious area within the limits of the plan =	0.16	acres
Total post-development impervious area within the limits of the plan =	12.69	acres
Total post-development impervious cover fraction =	0.63	
P =	32	inches
$L_{M \text{ TOTAL PROJECT}}$ =	10906	lb
Number of drainage basins / outfalls areas leaving the plan area =	4	

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

Drainage Basin/Outfall Area No. =	UFF1	
Total drainage basin/outfall area =	7.50	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.73	acres



6/13/24
RJP

Post-development impervious fraction within drainage basin/outfall area = **0.76**
 $L_{M \text{ THIS BASIN}} =$ **4,987** lb

3. Indicate the Proposed BMP Code for this Basin.

Proposed BMP = **Up-Flo® Filter CPZ**
 Removal efficiency = **78** percent

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

RG-348 Page 3-33 Equation 3.7:

$$L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$$

Where:

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

$A_C =$ **7.50** acres
 $A_I =$ **5.73** acres
 $A_P =$ **1.77** acres
 $L_R =$ **4,972** lb

5. Calculate Fraction of Annual Runoff to Treat the Drainage Basin / Outfall Area.

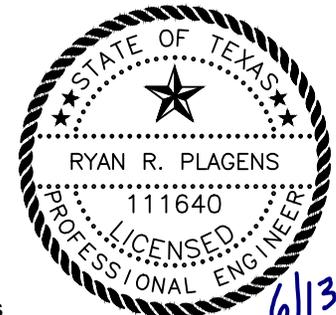
Note

Desired $L_{M \text{ THIS BASIN}} =$ **4,972** lb
 $F =$ **1.00**

6. Calculate Capture Volume Required by the BMP Type for this Drainage Basin / Outfall Area.

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

Rainfall Depth = **4.00** inches
 Post Development Runoff Coefficient = **0.58**



6/13/24
RJP

On-site Water Quality Volume = **62,820** cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	12,564	cubic feet
Total Capture Volume (required water quality volume x 1.20) =	75,384	cubic feet

7. Up-Flo® Filter TSS Load Based Sizing.

Minimum Filter Modules based on L_R =	38	modules
Maximum Release Rate =	2.13	cfs



6/13/24
R. Plagens

Calculations for Texas Commission on Environmental Quality TSS Removal Calculations Hydro International Up-Flo® Filter - Sizing Spreadsheet Revision 1.0

Project Name: **Ultimate Leander Park**
Date Prepared: **4.8.24**

1. The Required Load Reduction for the Total Project.

Calculations from RG-348, Pages 3-27 to 3-30

Page 3-29 Equation 3.3:

$$L_M = 27.2(A_N \times P)$$

Where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

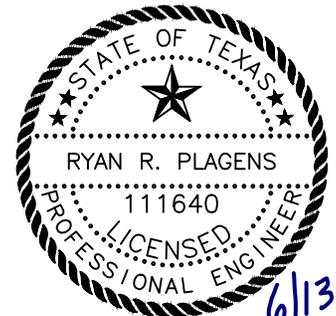
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan =	19.99	acres
Predevelopment impervious area within the limits of the plan =	0.16	acres
Total post-development impervious area within the limits of the plan =	12.69	acres
Total post-development impervious cover fraction =	0.63	
P =	32	inches
$L_{M \text{ TOTAL PROJECT}}$ =	10906	lb
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. =	UFF2	
Total drainage basin/outfall area =	11.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.16	acres
Post-development impervious area within drainage basin/outfall area =	6.91	acres



6/13/24
RPP

Post-development impervious fraction within drainage basin/outfall area = **0.62**
 $L_{M \text{ THIS BASIN}} =$ **5,875** lb

3. Indicate the Proposed BMP Code for this Basin.

Proposed BMP = **Up-Flo® Filter CPZ**
 Removal efficiency = **78** percent

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

RG-348 Page 3-33 Equation 3.7:

$$L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$$

Where:

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

$A_C =$ **11.22** acres
 $A_I =$ **6.89** acres
 $A_P =$ **4.33** acres
 $L_R =$ **6,009** lb

5. Calculate Fraction of Annual Runoff to Treat the Drainage Basin / Outfall Area.

Note

Desired $L_{M \text{ THIS BASIN}} =$ **6,009** lb
 $F =$ **1.00**

6. Calculate Capture Volume Required by the BMP Type for this Drainage Basin / Outfall Area.

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

Rainfall Depth = **4.00** inches
 Post Development Runoff Coefficient = **0.43**



6/13/24
RJP

On-site Water Quality Volume = **70,173** cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	14,035	cubic feet
Total Capture Volume (required water quality volume x 1.20) =	84,208	cubic feet

7. Up-Flo® Filter TSS Load Based Sizing.

Minimum Filter Modules based on L_R =	46	modules
Maximum Release Rate =	2.58	cfs



6/13/24
R.R.P.

Attachment L

BMPs for Surface Streams

BMPs for Surface Streams

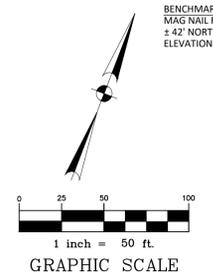
While the site contributes to South Fork in Brushy Creek, no BMPs are proposed on the surface stream itself. All BMPs will be located outside of the surface stream area and runoff either treated or over treated prior to entering the stream. During construction, temporary BMPs will consist of silt fencing, rock berms, inlet protection, adequate inspections, and other necessary means required to prevent pollutants from entering the surface stream. The site will utilize a permanent Up-Flo filter to minimize pollutants before entering the surface stream.

Attachment M

Construction Plans

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 72 HOURS NOTICE BEFORE YOU DIG, DRILL
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---		EX. STORM SEWER
---		EX. WATER LINE
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NO.	REVISIONS	DATE

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 Civil Engineers
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 FRN F11226

Professional Engineer
 State of Texas
 No. 132152
 JORGE GUERRA JR.
 MAY 21, 2024

ALL PROJECT NO.	571-21-CV1003
DATE	MAY 2024
SCALE	1"=50'
DRAWN BY	MR
CHECKED BY	JGJ

Usages

Proposed Use	Units	Type of Unit
Town Home	189	DU
Multi-Family	52	DU
Commercial	13,023	SF
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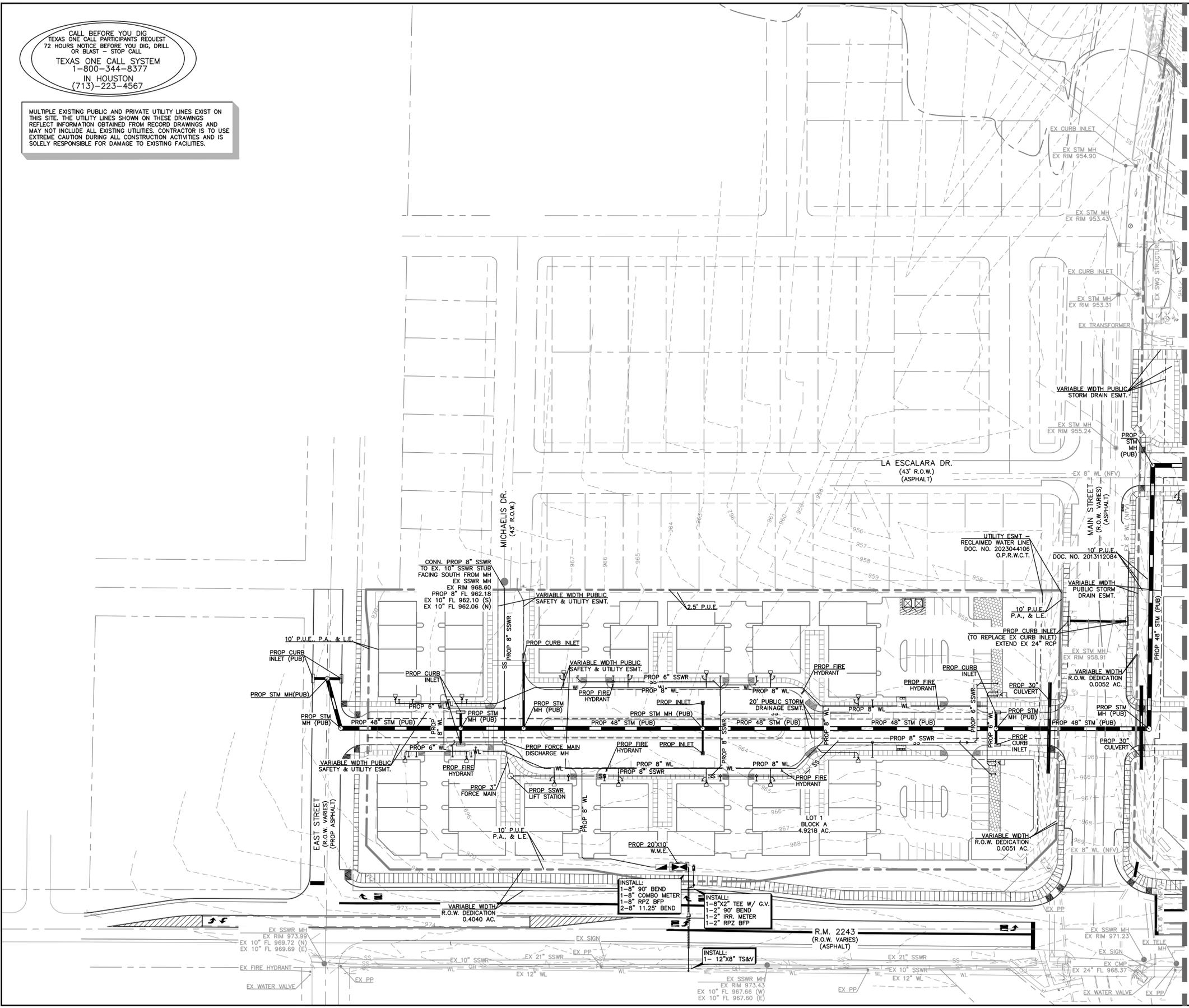
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Peak Hour Demand (gpd)	1194.53 gpd/LUE			

Wastewater Demand Calculations Per COL Water Master Plan Table 2-1

	319	894	62,580	1.35	84,535	19.69	750	14,768	99,303
Total LUE	319								
Persons/LUE		2.8							
Total Persons		894							
Avg. Dry Weather Flow (ADWF)			ADWF = 70 gal/person						
ADWF (gal)			62,580						
Peaking Factor (PF)				PF = $\frac{18 + \sqrt{0.0206 \times ADWF}}{4 + \sqrt{0.0206 \times ADWF}}$					
Peak Dry Weather Flow (PDWF)				PDWF = ADWF x PF					
PDWF				84,535					
Total Site Acreage (acres)				19.69					
Inflow and Infiltration (I&I) (gal/acre)				750					
I&I (gal)				14,768					
Peak Wet Weather Flow (PWWF)				PWWF = (PDWF) + I/I					
PWWF				99,303					

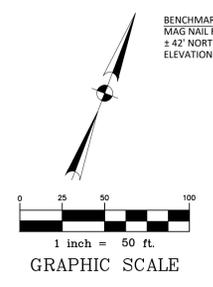
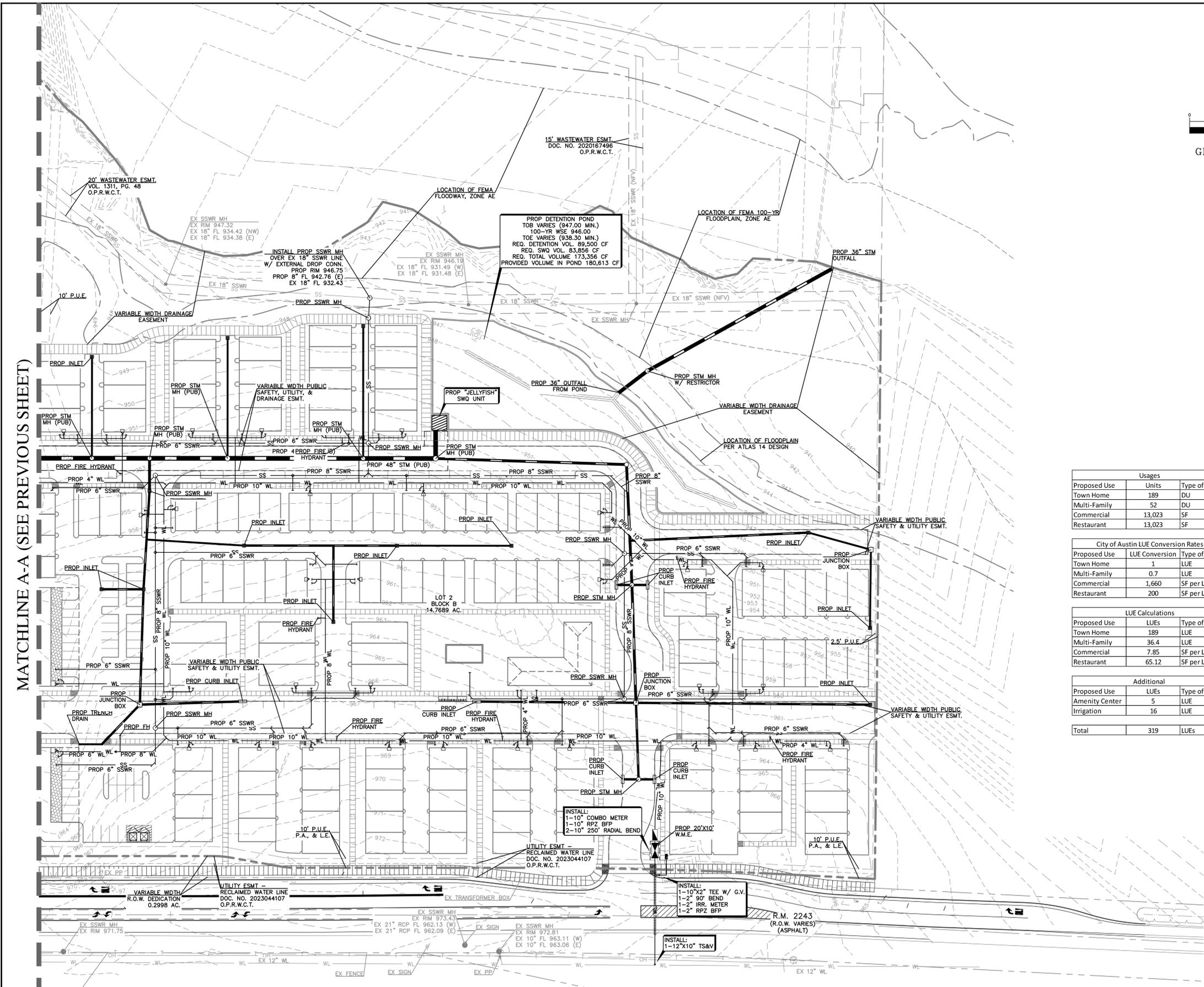


MATCHLINE A-A (SEE NEXT SHEET)

OVERALL IMPROVEMENTS (1 OF 2)

PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS

SHEET



LEGEND

SS	W/ CLEAN OUT	PROPOSED SANITARY SEWER
WL		PROPOSED WATER LINE
		PROPOSED STORM SEWER
		EX. STORM SEWER
WL		EX. WATER LINE
SS		EX. SANITARY SEWER LINE
100		EX. MAJOR CONTOUR
99		EX. MINOR CONTOUR

- GENERAL NOTES**
- REFER TO SHEET TITLED "DRAINAGE PLAN" FOR DRAINAGE IMPROVEMENTS INCLUDING COMPARISON BETWEEN EXISTING AND PROPOSED CONDITIONS.
 - CONTRACTOR TO VERIFY ALL PROPOSED UTILITY CONNECTIONS FOR BOTH LOCATION AND DEPTH PRIOR TO ORDERING MATERIALS OR COMMENCEMENT OF WORK.
 - ALL WATER AND SANITARY LINES SHOWN ARE FOR PRIVATE USE ONLY.

MATCHLINE A-A (SEE PREVIOUS SHEET)

Usages

Proposed Use	Units	Type of Unit
Town Home	189	DU
Multi-Family	52	DU
Commercial	13,023	SF
Restaurant	13,023	SF

Water Demand Calculations Per COL Water Master Plan Table 2-3

Category	Value
Total LUE	319
Avg. Day Demand (gpd)	263.50 gpd/LUE
Maximum Day Demand (gpd)	702.67 gpd/LUE
Peak Hour Demand (gpd)	1194.53 gpd/LUE

City of Austin LUE Conversion Rates

Proposed Use	LUE Conversion	Type of Unit
Town Home	1	LUE
Multi-Family	0.7	LUE
Commercial	1,660	SF per LUE
Restaurant	200	SF per LUE

Wastewater Demand Calculations Per COL Water Master Plan Table 2-1

Category	Value
Total LUE	319
Persons/LUE	2.8
Total Persons	894
Avg. Dry Weather Flow (ADWF)	ADWF = 70 gal/person
ADWF (gal)	62,580

LUE Calculations

Proposed Use	LUEs	Type of Unit
Town Home	189	LUE
Multi-Family	36.4	LUE
Commercial	7.85	SF per LUE
Restaurant	65.12	SF per LUE

Peaking Factor (PF)

$$PF = \frac{18 + \sqrt{0.206 \times ADWF}}{4 + \sqrt{0.206 \times ADWF}}$$

Peak Dry Weather Flow (PDWF) PDWF = ADWF x PF = 84,535

Total Site Acreage (acres) 19.69

Inflow and Infiltration (I&I) (gal/acre) 750

I&I (gal) 14,768

Peak Wet Weather Flow (PWWF) PWWF = (PDWF) + I/I = 99,303

Additional

Proposed Use	LUEs	Type of Unit
Amenity Center	5	LUE
Irrigation	16	LUE
Total	319	LUEs

NO.	REVISIONS	DATE

ALJ Lindsey
 Civil Engineers
 281.301.5665
 281.301.5665
 FRN F11226

Professional Engineer
 State of Texas
 License No. 132152
 Jorge Guerra Jr.
 MAY 21, 2024

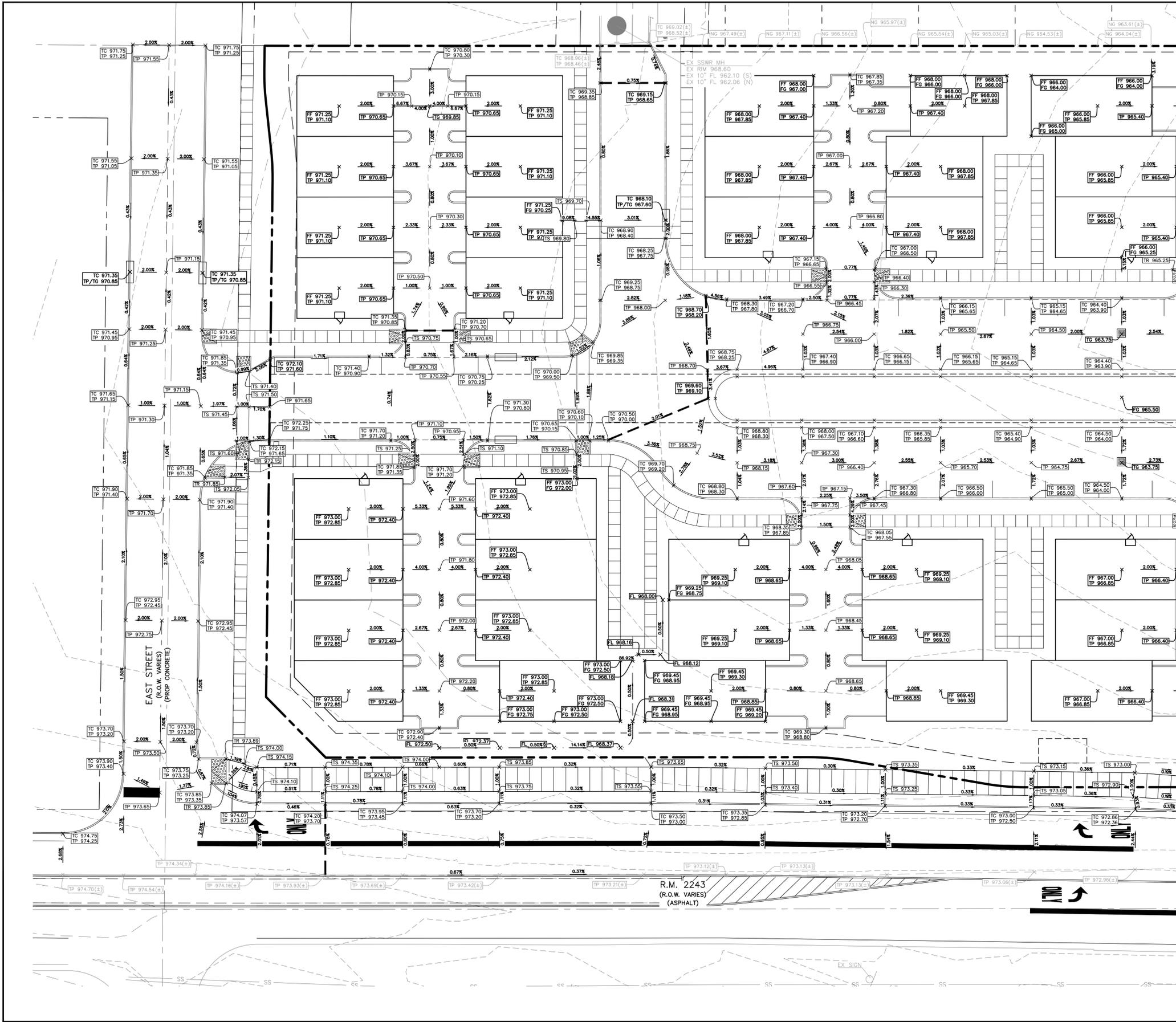
PROJECT INFORMATION

PROJECT NO.	57121CV003
DATE	MAY 2024
SCALE	1:50
DRAWN BY	MR
CHECKED BY	JGJ

OVERALL IMPROVEMENTS (2 OF 2)

PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377
 IN HOUSTON
 (713)-223-4567



BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET

1 inch = 20 ft.
GRAPHIC SCALE

LEGEND

- PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
- TOP OF GRATE
- TOP OF PAVEMENT
- TOP OF CURB
- TOP OF SIDEWALK
- FINISHED GROUND
- FINISHED FLOOR
- TOP OF RAMP
- EXISTING SANITARY OR STORM SEWER MANHOLE
- PROPOSED HIGH POINT OF PAVEMENT
- DRAINAGE FLOW ARROWS
- MATCH EXISTING PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

GENERAL NOTES

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MATCHLINE A-A (SEE SHEET C4.2)

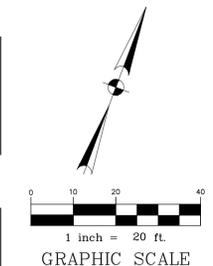
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<p>PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS</p>				
<p>GRADING PLAN (1 OF 7)</p>				
<p>SHEET C4.1</p>				

ALJ Lindsey
Civil Engineers
Houston, TX 77077
281.301.5955
FRN F11226

REGISTERED PROFESSIONAL ENGINEER
MAY 21, 2024

MATCHLINE G-G (SEE SHEET C4.7)

BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
+ 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET



LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
FG	FINISHED GROUND
FF	FINISHED FLOOR
TR	TOP OF RAMP
	EXISTING SANITARY OR STORM SEWER MANHOLE
	PROPOSED HIGH POINT OF PAVEMENT
	DRAINAGE FLOW ARROWS
	MATCH EXISTING PAVEMENT
100	EXISTING MAJOR CONTOUR
99	EXISTING MINOR CONTOUR

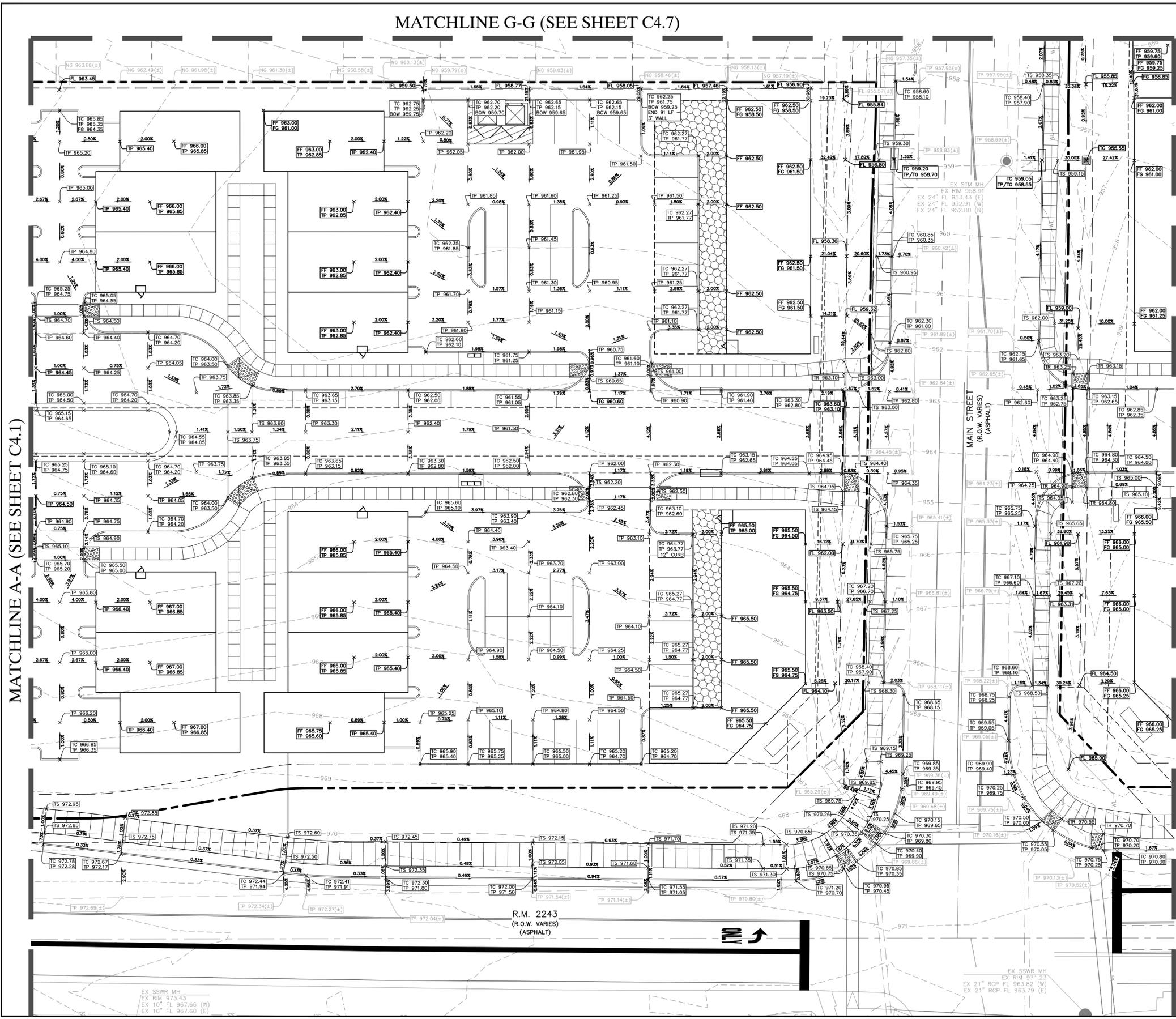
- GENERAL NOTES**
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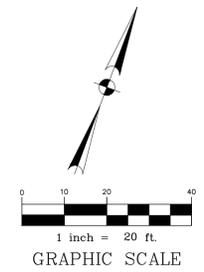
MATCHLINE A-A (SEE SHEET C4.1)

MATCHLINE B-B (SEE SHEET C4.3)



PROJECT NO. 57121CV003	DATE: MAY 2024	SCALE: 1"=20'	DRAWN BY: MR	CHECKED BY: JGJ
MAY 21, 2024				
PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS				
SHEET C4.2				

MATCHLINE H-H (SEE SHEET C4.6)



BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET

LEGEND	
	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
	TOP OF GRATE
	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF SIDEWALK
	FINISHED GROUND
	FINISHED FLOOR
	TOP OF RAMP
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	PROPOSED HIGH POINT OF PAVEMENT
	DRAINAGE FLOW ARROWS
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(713)-223-4567

MATCHLINE B-B (SEE SHEET C4.2)

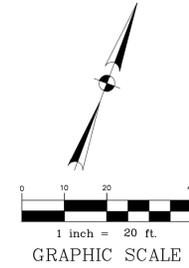
MATCHLINE C-C (SEE SHEET C4.4)

R.M. 2243
(R.O.W. VARIES)
(ASPHALT)

NO.	REVISIONS	DATE
 ALJ Lindsey Civil Engineers, Surveyors, Planners, & Architects 281.301.5985 Houston, TX 77077 FRM F11226		
MAY 21, 2024		
ALL PROJECT NO.	DATE	CHECKED BY
57121CV003	MAY 2024	JGJ
SCALE	DRAWN BY	
1:20	MR	
PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS		
SHEET C4.3		

MATCHLINE D-D (SEE SHEET C4.5)

BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
+ 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET



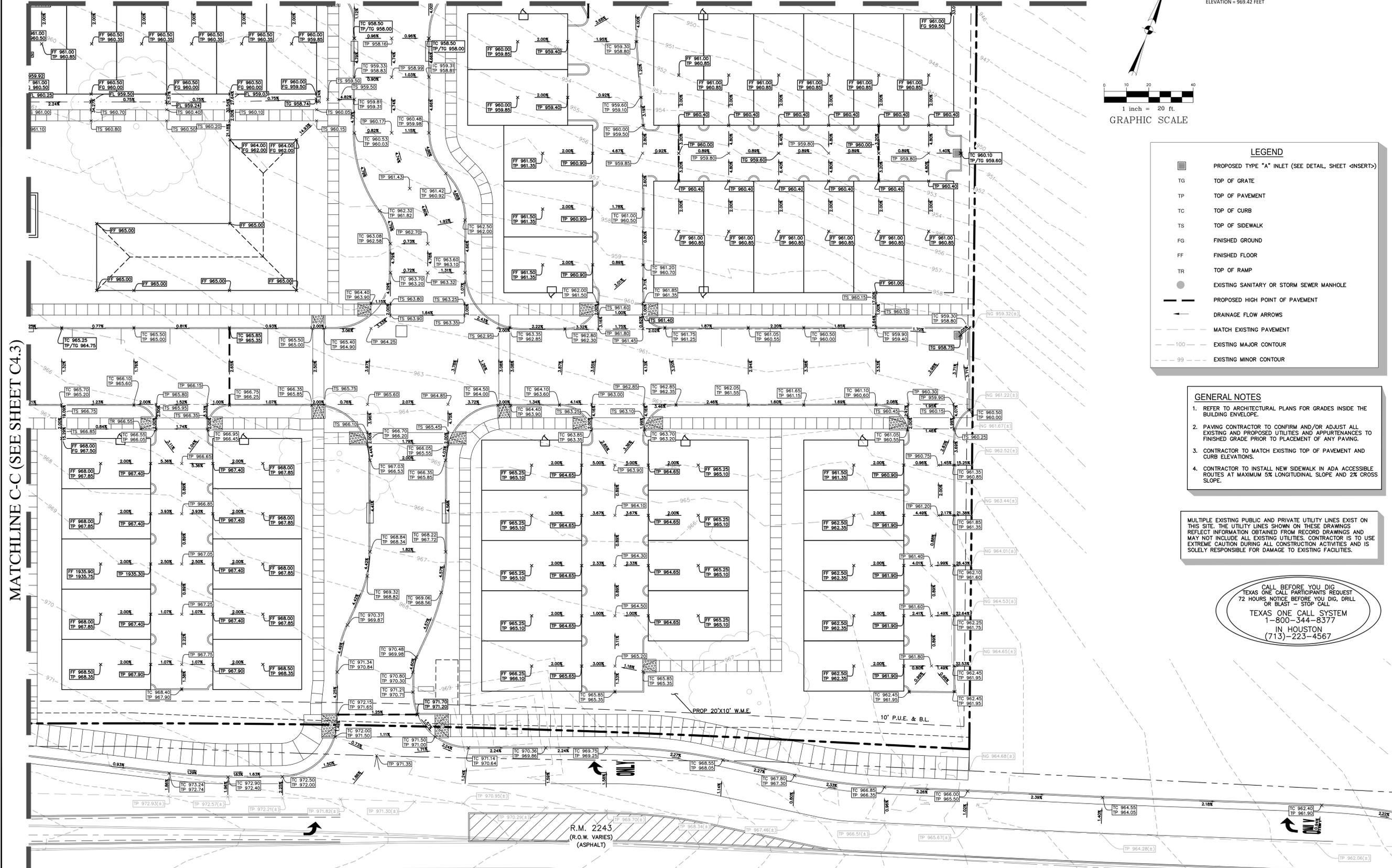
LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
	TOP OF GRATE
	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF SIDEWALK
	FINISHED GROUND
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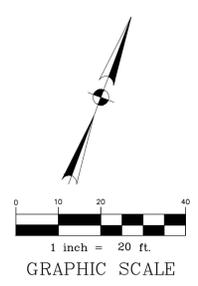
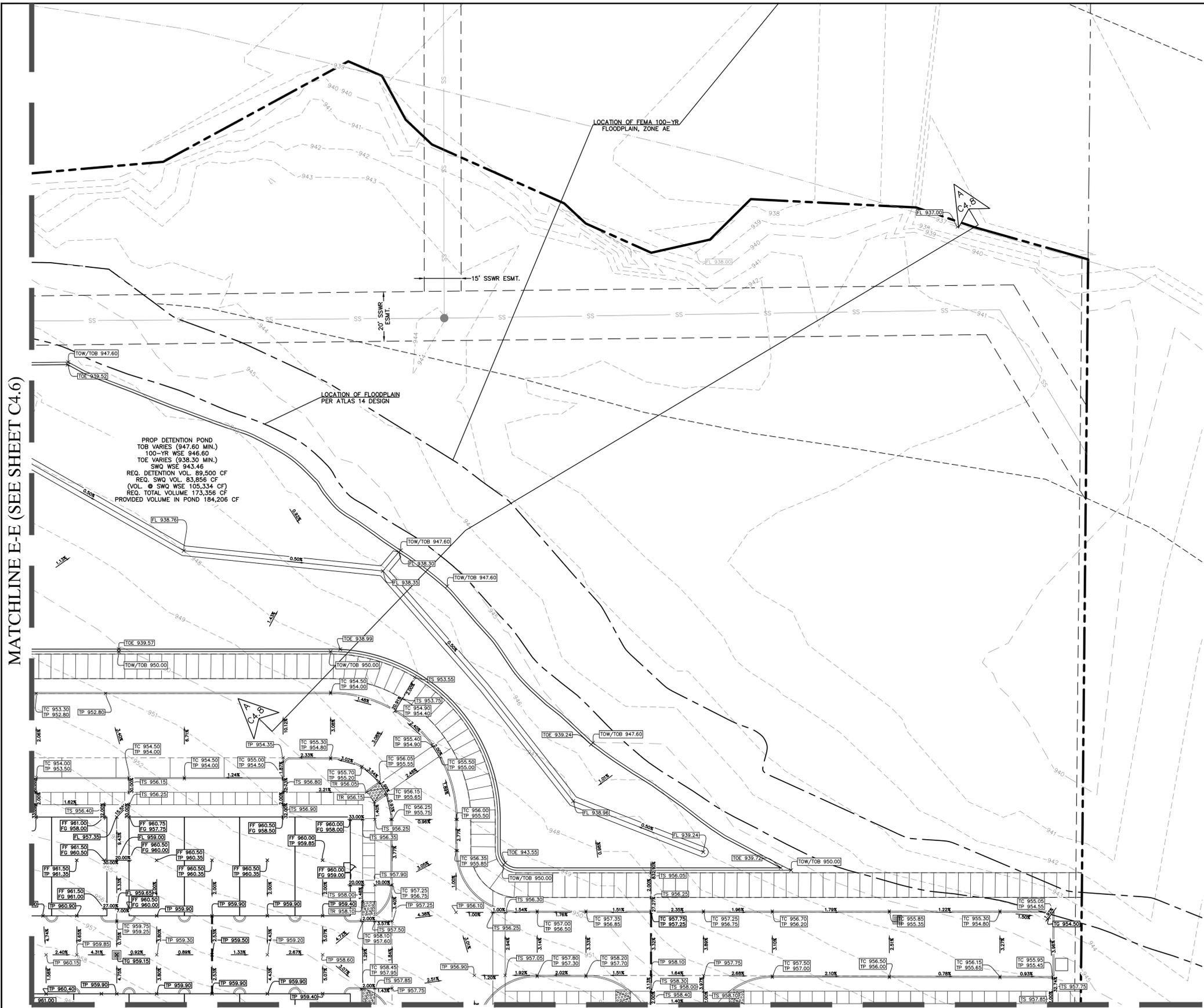


MATCHLINE C-C (SEE SHEET C4.3)

EX SSWR MH
EX RM 972.81
EX 10" FL 963.11 (W)
EX 10" FL 963.06 (E)

R.M. 2243
(R.O.W. VARIES)
(ASPHALT)

ALJ Lindsey Civil Engineers Houston, TX 77077 281.301.5665 FRN F11226	DATE
	REVISIONS
MAY 21, 2024	NO.
ALL PROJECT NO. 57121CV003	DATE: MAY 2024
SCALE: 1:20	DRAWN BY: MR
CHECKED BY: JGJ	
PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS	
SHEET C4.4	



BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET

LEGEND

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	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF SIDEWALK
	FINISHED GROUND
	FINISHED FLOOR
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PROP DETENTION POND
TOB VARIES (947.60 MIN.)
100-YR WSE 946.60
TOE VARIES (938.30 MIN.)
SWQ WSE 943.46
REQ. DETENTION VOL. 89,500 CF
REQ. SWQ VOL. 83,856 CF
(VOL. @ SWQ WSE 105.334 CF)
REQ. TOTAL VOLUME 173,356 CF
PROVIDED VOLUME IN POND 184,206 CF

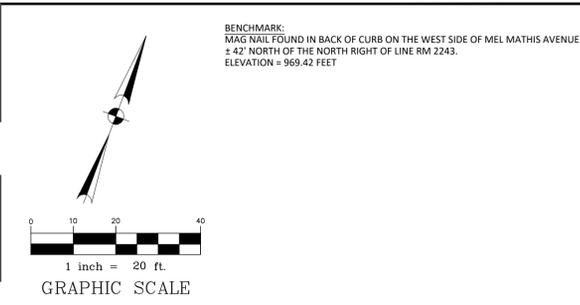
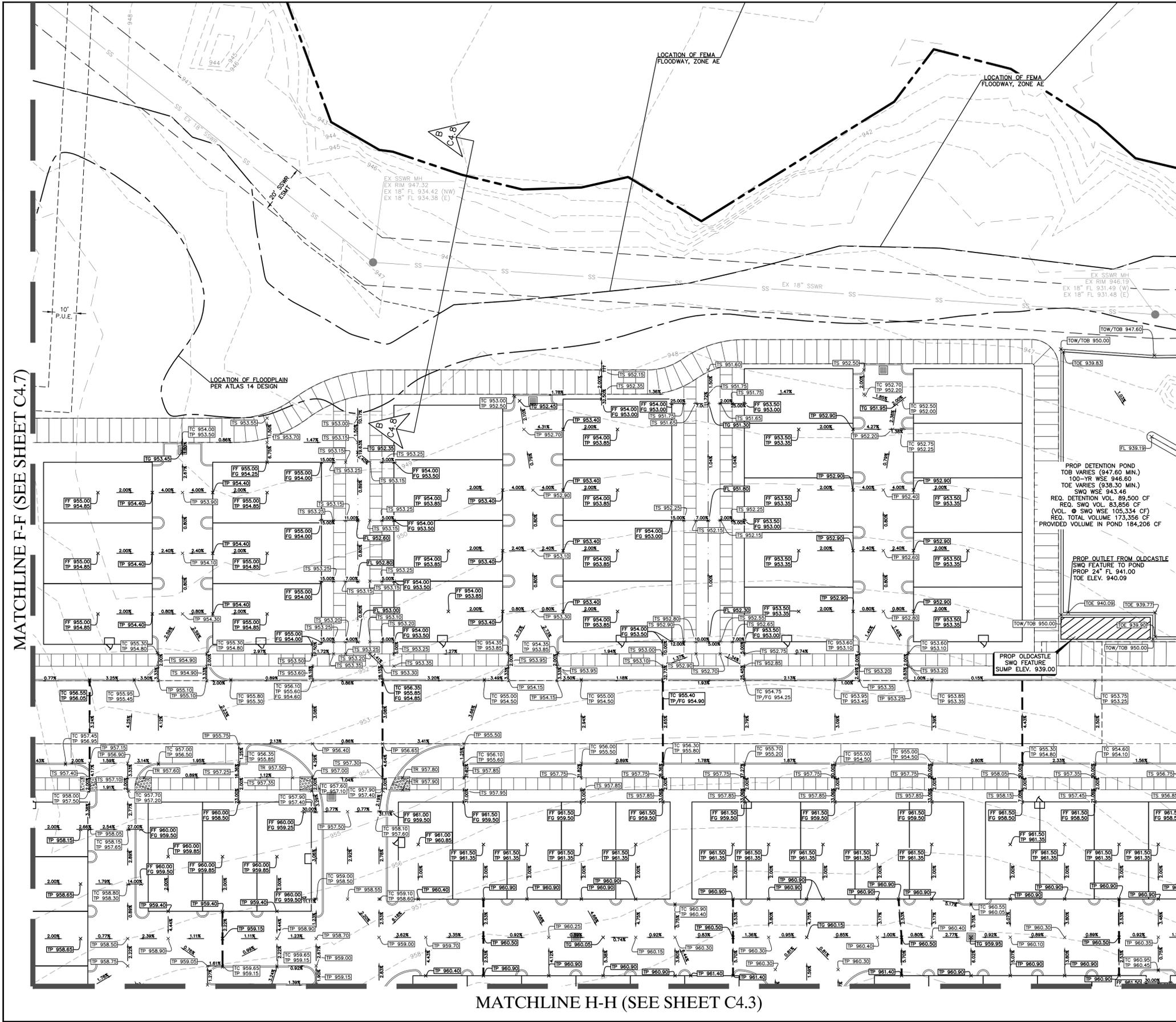
MATCHLINE E-E (SEE SHEET C4.6)

MATCHLINE D-D (SEE SHEET C4.4)

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(713)-223-4567

NO.	REVISIONS	DATE
 ALJ Lindsey Civil Engineers, Surveyors, Planners, & Architects 281.301.5665 281.301.5665 FRN F-1126		
 JORGE GUERRA JR. 132152 REGISTERED PROFESSIONAL ENGINEER MAY 21, 2024		
ALL PROJECT NO.	DATE	CHECKED BY
571.21.CV.003	MAY 2024	JGJ
SCALE	DRAWN BY	
1:20	MR	
GRADING PLAN (5 OF 7)		
PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS		
SHEET C4.5		



LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
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REQ. DETENTION VOL. 89,500 CF
REQ. SWQ VOL. 83,856 CF
(VOL. @ SWQ WSE 105,334 CF)
REQ. TOTAL VOLUME 173,356 CF
PROVIDED VOLUME IN POND 184,206 CF

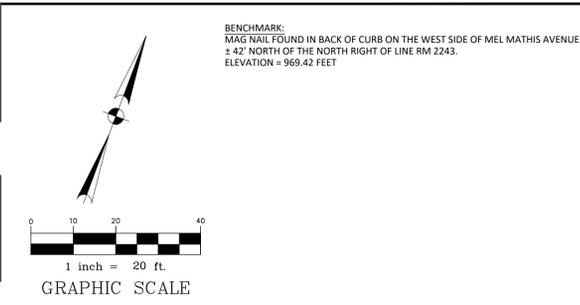
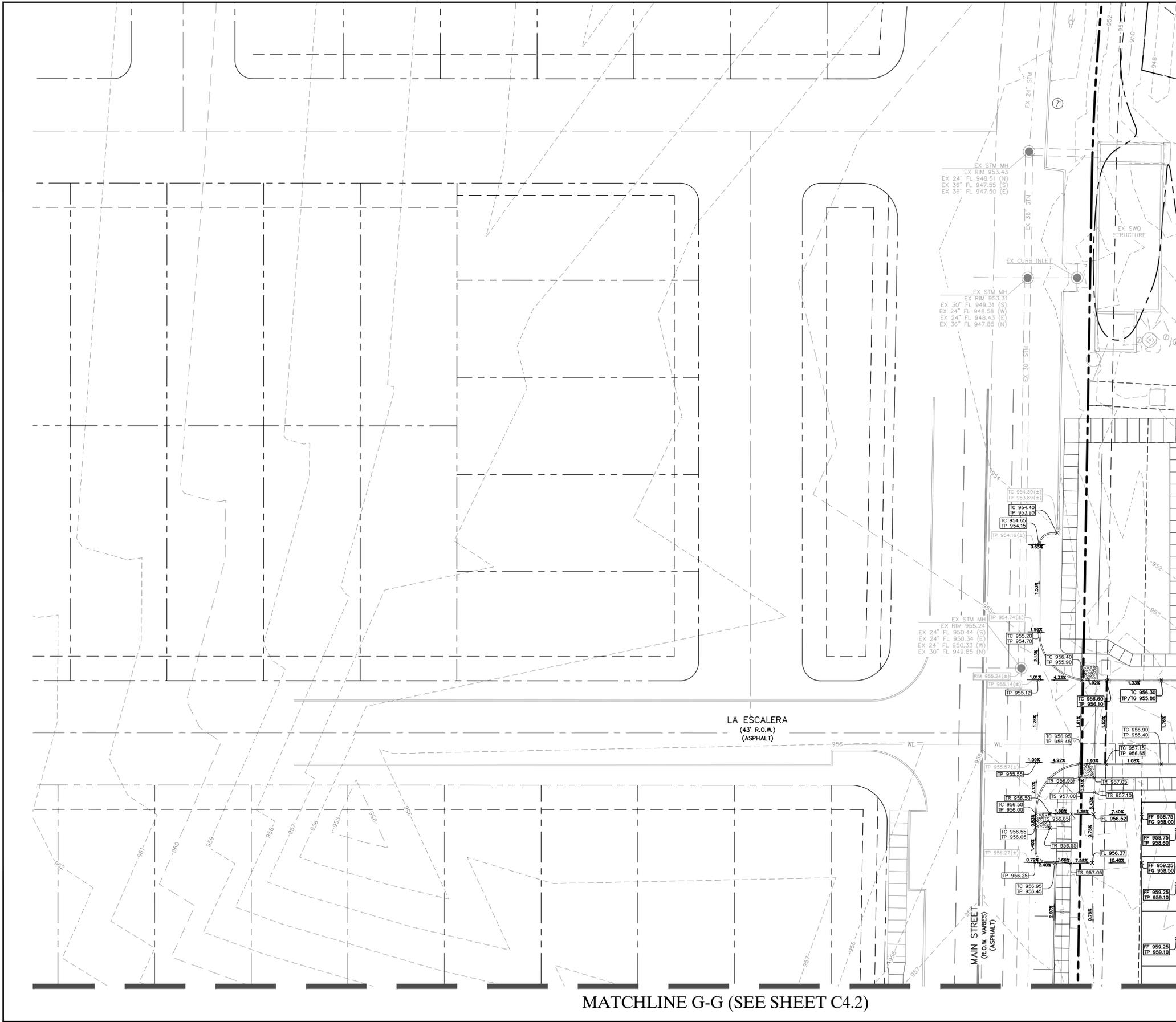
PROP OUTLET FROM OLDCASTLE
SWQ FEATURE TO POND
PROP 24" FL 941.00
TOE ELEV. 940.09

PROP OLDCASTLE
SUMP FEATURE
SUMP ELEV. 939.00

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(713)-223-4567

NO.	REVISIONS	DATE
<p>ALJ Lindsey Civil Engineers 13000 Katy Freeway, Ste. 200 Houston, TX 77077 281.301.5665 FRN F11226</p>		
<p>STATE OF TEXAS JORGE GUERRA JR. 132152 REGISTERED PROFESSIONAL ENGINEER MAY 21, 2024</p>		
ALL PROJECT NO.	DATE	CHECKED BY
57121C1003	MAY 2024	JGJ
SCALE	DRAWN BY	
1:20	MR	
<p>PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS</p>		
SHEET		
C4.6		



LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
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	TOP OF SIDEWALK
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	FINISHED FLOOR
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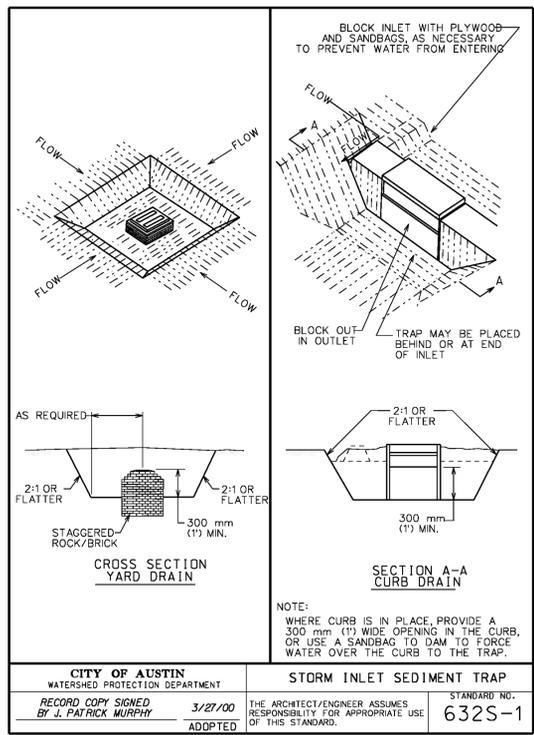
NO.	REVISIONS	DATE



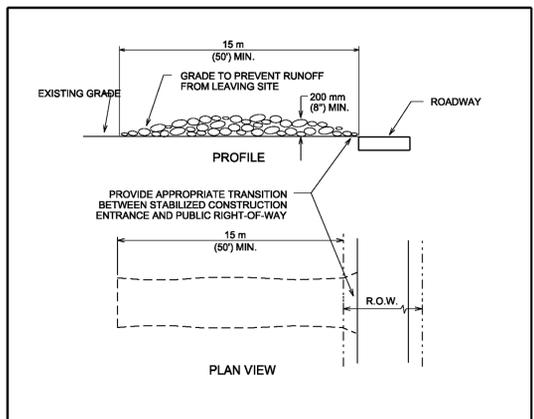
ALL PROJECT NO.	571.21.CV.003
DATE	MAY 2024
SCALE	1:20
DRAWN BY	MR
CHECKED BY	JGJ

**GRADING PLAN
(7 OF 7)**

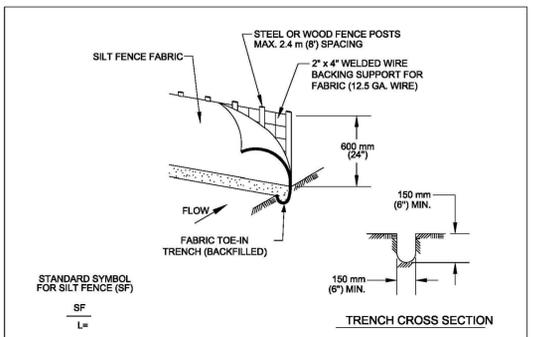
**PRELIMINARY PLAT:
ULTIMATE LEANDER
PARK
LEANDER, TEXAS**



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STORM INLET SEDIMENT TRAP	STANDARD NO. 632S-1
RECORD COPY SIGNED BY J. PATRICK MURPHY 3/27/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



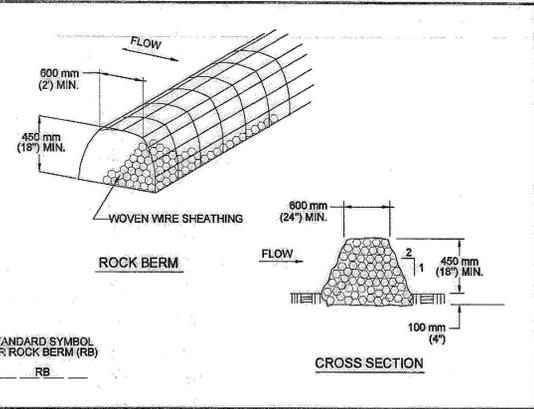
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	STANDARD NO. 641S-1
RECORD COPY SIGNED BY J. PATRICK MURPHY 5/23/00 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



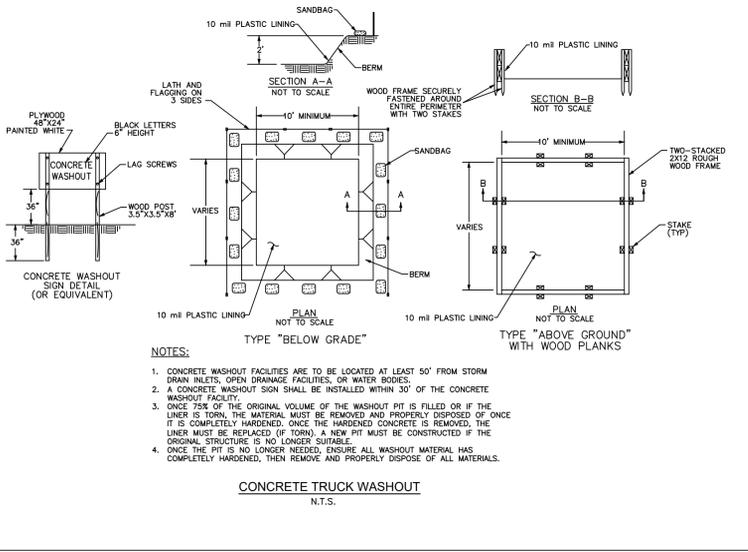
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	STANDARD NO. 642S-1
RECORD COPY SIGNED BY MORGAN BYARS 09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

SWPPP NOTES

- POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:
 - ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER
- STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:
 - PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
 - WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
 - AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.
 - AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.
- PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.
 - MATERIAL HANDLING AND SPILL PREVENTION PLAN:
 - HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
 - THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:
 - ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
 - SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS.
 - THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT-SPECIFIC MSDS.
 - SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALY AVAILABLE KITS.
 - CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.
- GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):
 - ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.
 - IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.
 - SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.
 - IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF-SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFF-SITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.
- EROSION AND SEDIMENT CONTROLS:
 - THE FOLLOWING NON-STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
 - WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
 - PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB-GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
 - THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
 - STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.
 - THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
 - A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
 - INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
 - SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
 - ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
 - SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10-ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
 - WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	ROCK BERM	STANDARD NO. 639S-1
RECORD COPY SIGNED BY J. PATRICK MURPHY 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	



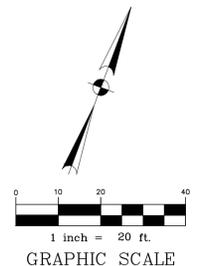
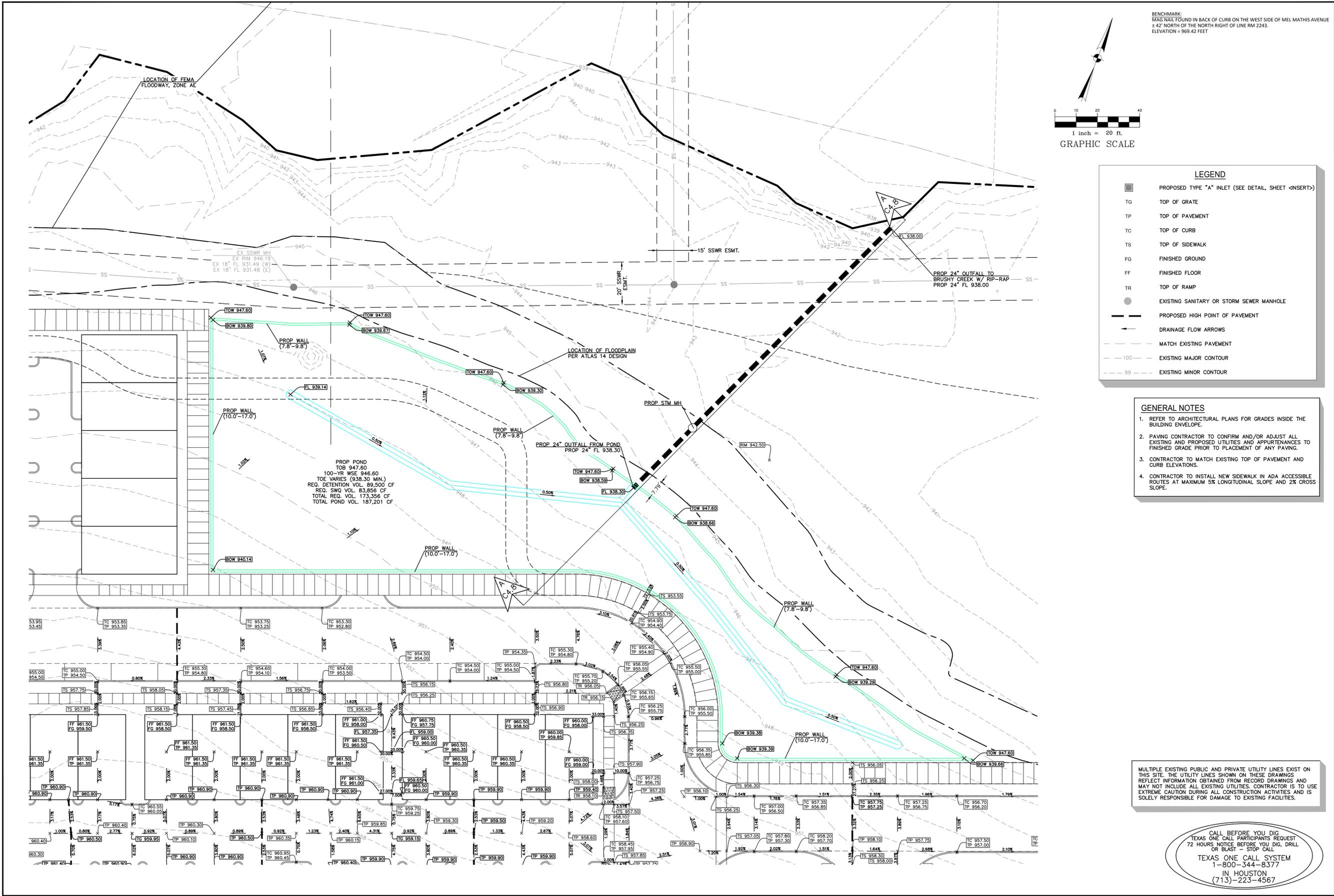
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	CONCRETE TRUCK WASHOUT	STANDARD NO. N.T.S.
RECORD COPY SIGNED BY J. PATRICK MURPHY 8/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	

ALJ Lindsey
Civil Engineers, Surveyors, Planners, Site 200
132152
Professional Engineer
June 13, 2024

ALJ PROJECT NO.
571-21-CV1003
DATE: JUNE 2024
SCALE: N/A
DRAWN BY: MR
CHECKED BY: JGJ

PRELIMINARY PLAT:
ULTIMATE LEANDER
PARK
LEANDER, TEXAS

SHEET
C7.4



BENCHMARK:
MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
ELEVATION = 969.42 FEET

LEGEND

	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET <INSERT>)
	TOP OF GRATE
	TOP OF PAVEMENT
	TOP OF CURB
	TOP OF SIDEWALK
	FINISHED GROUND
	FINISHED FLOOR
	TOP OF RAMP
	EXISTING SANITARY OR STORM SEWER MANHOLE
	PROPOSED HIGH POINT OF PAVEMENT
	DRAINAGE FLOW ARROWS
	MATCH EXISTING PAVEMENT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

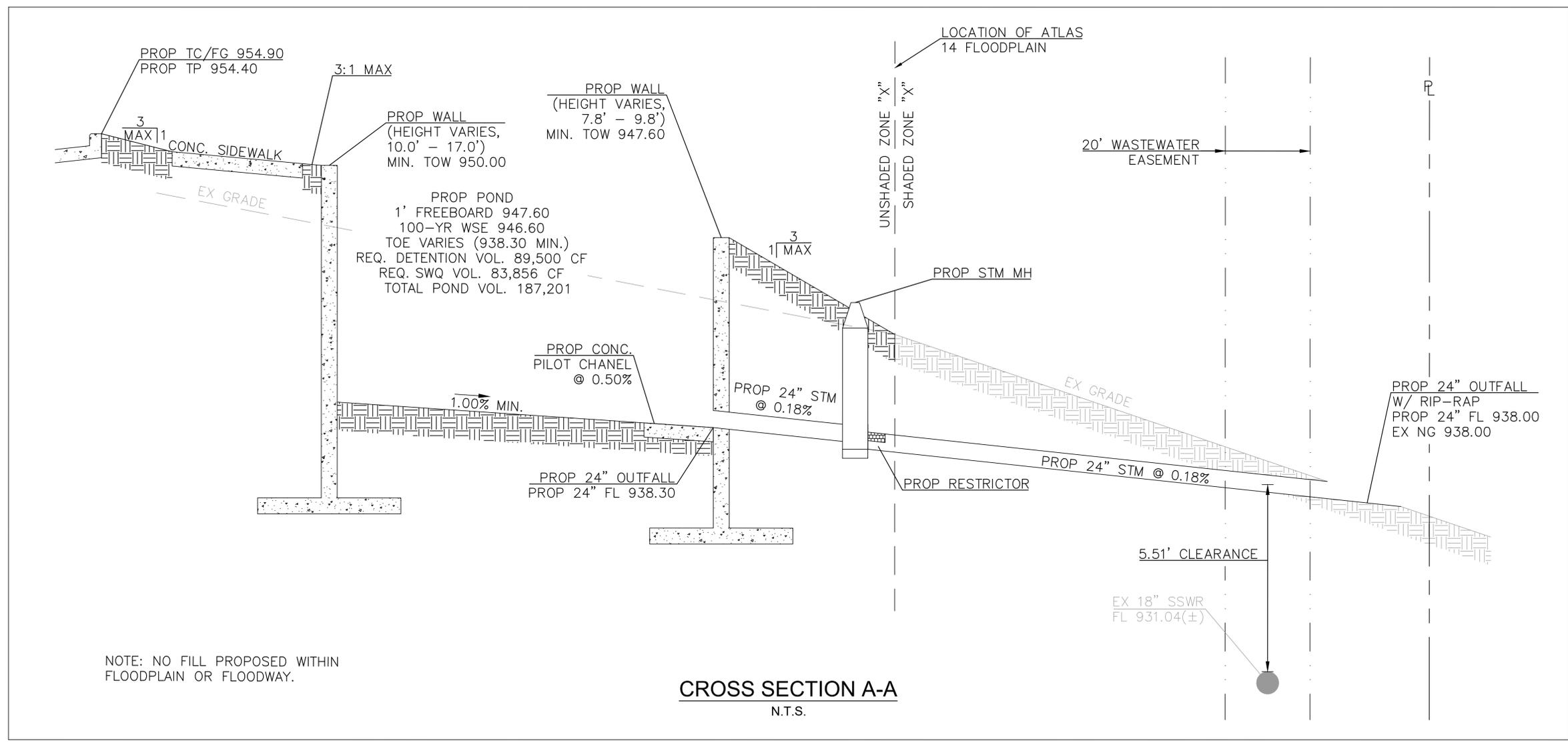
- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
 - PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
 - CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
 - CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

NO.	REVISIONS	DATE
ALJ	Lindsey	Civil Engineer Professional No. 132152 Houston, TX 77037 281.301.5685 FRN F-11226
APRIL 29, 2024		
ALJ PROJECT NO. 57121CV003	DATE: APR 2024	SCALE: 1:20
	DRAWN BY: MR	CHECKED BY: JGJ
PRELIMINARY PLAT: ULTIMATE LEANDER PARK LEANDER, TEXAS		
GRADING PLAN (7 OF 7)		
SHEET C4.7		

BENCHMARK:
 MAG NAIL FOUND IN BACK OF CURB ON THE WEST SIDE OF MEL MATHIS AVENUE
 ± 42' NORTH OF THE NORTH RIGHT OF LINE RM 2243.
 ELEVATION = 969.42 FEET



NOTE: NO FILL PROPOSED WITHIN FLOODPLAIN OR FLOODWAY.

CROSS SECTION A-A
 N.T.S.

NO.	REVISIONS	DATE

ALJLindsey
 Civil Engineers, P.C.
 281.301.5955
 Houston, TX 77077
 FRN F-11526

Professional Engineer
 STATE OF TEXAS
 JORGE GUERRA JR.
 132152
 APRIL 29, 2024

ALJ PROJECT NO. 571.21.CV.003	DATE: APR 2024	SCALE: 1:20	DRAWN BY: MR	CHECKED BY: JGJ
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GRADING CROSS SECTIONS

**PRELIMINARY PLAT:
 ULTIMATE LEANDER PARK
 LEANDER, TEXAS**

SHEET
C4.8

CALL BEFORE YOU DIG
 TEXAS ONE CALL PARTICIPANTS REQUEST
 72 HOURS NOTICE BEFORE YOU DIG, DRILL
 OR BLAST - STOP CALL
 TEXAS ONE CALL SYSTEM
 1-800-344-8377
 IN HOUSTON
 (713)-223-4567

Attachment N

Inspection, Maintenance, Repair and Retrofit Plan

Inspection, Maintenance, Repair and Retrofit Plan

Project Name Ultimate Leander Park

Address NE and NW Corner of FM 2243 and Main St

City, State, Zip Code Leander

SEDIMENTATION BASINS

Weekly: While construction of lots is ongoing within the basin drainage area, the basin shall be checked for accumulation of trash and debris. Trash and debris shall be removed if excessive.

The level of accumulated silt shall also be checked weekly while construction of lots is ongoing within the basin drainage area. If depth of silt exceeds 6-inches, it shall be removed and disposed of "properly".

Monthly: The vegetative growth in the basin shall be checked. The growth shall not exceed 18 inches in height.

Quarterly: The level of accumulated silt shall be checked. If depth of silt exceeds 6 inches, it shall be removed and disposed of "properly".

The basin shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive. All debris and trash shall be removed at least every six months.

Annually: The basin shall be inspected for structural integrity and repaired if necessary.

After Rainfall: The basin shall be checked after each rainfall occurrence to ensure that it drains within 24-hours after the storm is over. If it does not drain within this time, corrective maintenance will be accomplished.

FILTRATION BASINS

Weekly: While construction of lots is ongoing within the basin drainage area, the basin shall be checked for accumulation of trash and debris. Trash and debris shall be removed if excessive.

The level of accumulated silt shall also be checked weekly while construction of lots is ongoing within the basin drainage area. If depth of silt exceeds ½ inch, it shall be removed and disposed of "properly".

Monthly: The vegetative growth shall be checked. Vegetation in the basin shall not exceed 18 inches in height.

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

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

The basin shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive. All debris and trash shall be removed at least every six months.

Annually: The basin shall be inspected for structural integrity and repaired if necessary.

After Rainfall: The basin shall be checked after each rainfall occurrence to ensure that it drains within 36 hours after the sedimentation basin has been emptied. If it does not drain within this time, corrective maintenance will be accomplished.

Following any required maintenance, the surface of the filtration basin shall be raked and leveled to restore the system to its designed condition.

*"Proper" disposal of accumulated silt shall be accomplished following Texas Water Commission and City of San Antonio guidelines and specifications.

VEGETATIVE FILTER STRIPS

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

- *Pest Management.* An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.
- *Seasonal Mowing and Lawn Care.* If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum (Urbonas et al., 1992). Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.
- *Inspection.* Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during

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

The basin shall be checked for accumulation of debris and trash. The debris and trash shall be removed if excessive. All debris and trash shall be removed at least every six months.

Annually: The basin shall be inspected for structural integrity and repaired if necessary.

After Rainfall: The basin shall be checked after each rainfall occurrence to ensure that it drains within 36 hours after the sedimentation basin has been emptied. If it does not drain within this time, corrective maintenance will be accomplished.

Following any required maintenance, the surface of the filtration basin shall be raked and leveled to restore the system to its designed condition.

*"Proper" disposal of accumulated silt shall be accomplished following Texas Water Commission and City of San Antonio guidelines and specifications.

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

Responsible Party for Maintenance	Ultimate Construction
Address	908 Inge Ln.
City, State Zip	Leander, TX 78641
Telephone Number	(737) 808-6111
Signature of Responsible Party	<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block;"><p><small>DocuSigned by:</small> <i>Omer Bisen</i> <small>69CC13F5DC43441...</small></p></div>

Attachment O

Pilot-Scale Field Testing Plan

Pilot-Scale Field Testing Plan

A pilot-scale field testing plan is not proposed for this project and this section is not applicable.

Attachment P

Measures for Minimizing Surface Stream Contamination

Measures for Minimizing Surface Stream Contamination

The Oldcastle Infrastructure Up-Flo SWQ device, as discussed in Attachment K, will be used as permanent controls to treat storm water runoff before it enters the stream. Bypass areas not captured and treated by the basins will continue to drain naturally into South Fork of Brushy Creek, a tributary to Brushy Creek Proper. The velocities of any proposed drainage swales will be designed for 6 fps or less to prevent erosion and allow natural grass lined channels to be used if necessary.

Temporary Stormwater Section (TCEQ-0602)

In this Section:

TCEQ-0602
Temporary Stormwater Section

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

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

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: UP Engineering + Surveying

Date: 06/13/2024

Signature of Customer/Agent:



Regulated Entity Name: Ultimate Leander Park

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: South Fork of 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.

Attachment A

Spill Response Actions

Spill Response Actions

Spill Prevention and Control

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is an appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spills must be reported to the TCEQ. Information available in 30 TAC 372.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn’t compromise cleanup activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used cleanup materials, contaminated materials and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Safety Data Sheets (SDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipment with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using “dry” methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

4. If the spill occurs in dirt areas, immediately contain the spill before constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills, that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spill contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the County Sheriff's Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at:

<https://www.tceq.texas.gov/response/spills>

Vehicle and Equipment Preventative Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. Check incoming vehicles and equipment (including delivery trucks and employee/subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycle drums. Don't leave full drip pans or other open containers lying around.

8. Oil filters disposed of in trash cans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur onsite, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Discourage “topping off” of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

Attachment B

Potential Sources of Contamination

Potential Sources of Contamination

1. Oil, grease, fuel and hydraulic contamination from construction equipment and vehicle leakage.
Remedy: Lubrication and fueling will be performed in a designated area. This area will be monitored daily for contamination.
2. Miscellaneous trash and litter from construction works.
Remedy: Designated receptacles will be strategically located, and works will be directed to deposit trash there.
3. Construction debris.
Remedy: Debris will be collected weekly and deposited in bins for offsite disposal. Situations requiring immediate attention will be handled on a case-by-case basis.
4. Asphalt products.
Remedy: After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to control asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.
5. Tar, fertilizers, cleaning solvents, detergents, and petroleum-based products.
Remedy: The contractor will be responsible for immediate cleanup should an unexpected rain occur. Debris will be collected weekly and deposited in bins for offsite disposal. Situations requiring immediate attention will be handled on a case-by-case basis.

Attachment C

Sequence of Major Activities

Sequence of Major Activities

1. Install erosion and sedimentation controls (i.e. silt fences and stabilized construction entrances) as indicated on the approved construction plans.
2. Perform mass grading of the site (17.11 acres).
3. Install utilities.
4. Establish building foundation and pour concrete.
5. Install landscaping or hydromulch to disturbed areas.
6. Re-vegetate disturbed areas.
7. Remove temporary erosion and sedimentation controls.

Attachment D

Temporary Best Management Practices and Measures

Temporary Best Management Practices and Measures

The temporary Best Management Practices (BMP's) shall be installed as the first construction activity and will remain in place until all construction activities are complete and 70% of the vegetative cover has been established. Construction will be conducted in one phase, with a designated construction exit, a silt fence along the down gradient side of the tract, and tree protection for the undisturbed trees where applicable. The existing native grasses will be left undisturbed in areas not under construction. Rock berms will be placed where streets end at discharge points and flood plain crossings are to be installed. The temporary BMP's shall be installed according to details on the Water Pollution Abatement Plan detail sheet. The silt fences will be anchored six (6) inches into the soil and shall be monitored weekly for any failures of the silt fence or problems associated with silt build up. Buffer areas for recharge features shall be established prior to any construction on the site.

- a. To prevent pollution of surface water, groundwater or storm water that originates upgradient from the site and flows across the site, silt fencing will be placed along the down gradient side of the site and around indicated sensitive features.
- b. To prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated storm water runoff from the site, silt fencing will be placed along the down gradient sides of the site and rock berms will be placed at the grade-to-drain areas at the ends of the streets (if applicable). A construction exit will also be installed at the entrance to the location and a storage and refueling area will be designated on the site for the unit.
- c. To prevent pollutants from entering surface streams, sensitive features, or the aquifer, the silt fence and rock berms mentioned in item b above will be installed. Once identified, sensitive features will be protected using hay bale dikes, sand bag berms or other methods acceptable to TCEQ.
- d. To maintain flow to naturally occurring sensitive features identified in the geologic assessment, inspections, or during construction, the hay bale dikes or sand bag berms mentioned in item c above will be installed. If a feature must be sealed, when possible the feature will be filled with boulders and gravel and capped with concrete.

Attachment E

Request to Temporarily Seal a Feature

Request to Temporarily Seal a Feature

Temporary sealing of features is not proposed with this project; therefore, this section is not applicable. If a feature is encountered, both TCEQ and the project geologist will be contacted to evaluate the potential sensitivity of the feature.

Attachment F

Structural Practices

STRUCTURAL PRACTICES

Silt fences will be used on site to trap sediments and pollutants from leaving the areas of construction. A rock berm will trap excess sediment and debris from travelling downstream and filter the storm water that passes through it.

Attachment G

Drainage Area Map

Attachment I

Inspection and Maintenance for BMPs

INSPECTION AND MAINTENANCE FOR BMP'S

The temporary BMP's will be scheduled for inspection and repair once every week (7 days) and following any rainfall event that is greater than 0.5 inch. The contractor is responsible for logging all inspections, rainfall events and repairs. The contractor is also responsible for cleaning up any sediment that is released onto adjacent roadways after any rainfall event. The following forms shall be used for inspection and maintenance reports that are required to be kept on the project site by the contractor.

STORM WATER POLLUTION PREVENTION PLAN

INSPECTION AND MAINTENANCE REPORT

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:

REASONS FOR CHANGES:

INSPECTOR'S SIGNATURE: _____

DATE: _____

Silt Fence

Description

This item shall consist of providing and placing a filter fabric fence including maintenance of the fence, removal of accumulated silt and removal of the fence upon completion of the project.

Materials

(1) Fabric

- (a) General: The filter fabric shall be of nonwoven polypropylene, polyethylene or polyamide thermoplastic fibers with non-raveling edges. The fabric shall be non-biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture or other weather conditions, and permeable to water while retaining sediment. The filter fabric shall be supplied in rolls a minimum of 36 inches wide.
- (b) Physical Requirements: The fabric shall meet the following requirements when sampled and tested in accordance with the methods indicated.

Physical Properties	Method	Requirements
Fabric Weight(oz/sy)	TEX-616-J	4.5 minimum
Water Flow Rate (gal/sq. ft/minute)	TEX-616-J	40 maximum
Equivalent Opening Size: US	CW-02215, US Army	40 to 100
Standard sieve(number)	Corps of Engineers	
Mullen Burst Strength(psi)	ASTM D 3786	300 minimum
Ultraviolet Resistance; Strength retention (%)	ASTM D 1682	70 minimum

- (2) Posts: Posts shall be painted or galvanized steel Tee or Y-posts with anchor plates, not less than 4 feet in length with a minimum weight of 1.25 pounds per foot with a minimum Brinell Hardness of 140. Hangers shall be adequate to secure fence and fabric to posts. Posts and anchor plates shall conform to ASTM A 702.

- (3) Wire Fence: Wire fence shall be woven wire backing to support the fabric should be 2" x 4" welded wire, 12 gauge minimum.

Construction Methods

The silt fence fabric shall be securely attached to the posts and the wire support fence with the bottom 12 inches of the filter material buried in a trench a minimum of 6 inches deep and 6 inches wide to prevent sediment from passing under the fence. When the silt fence is constructed on impervious material, a 12-inch flap of fabric shall be extended upstream from the bottom of the silt fence and weighted to limit particulate loss. No horizontal joints will be allowed in the filter fabric. Vertical joints shall be overlapped a minimum of 12 inches with the ends sewn or otherwise securely tied.

The silt fence shall be a minimum of 24 inches high. Posts shall be embedded a minimum of 12 inches in the ground, placed a maximum of 8 feet apart and set on a slight angle toward the anticipated runoff source. When directed by the Engineer, posts shall be set at specified intervals to support concentrated loads.

The silt fence shall be repaired, replaced, and/or relocated when necessary or as directed by the Engineer. Accumulated silt shall be removed when it reaches a depth of 6 inches.

Measurement

The work performed, and the materials furnished under this item will be measured by the linear foot of "Silt Fence", complete in place.

Stabilized Construction Exit

Description

This item involves constructing a stabilized pad of crushed stone located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or deposition of sediment onto public right-of-way.

Materials

Aggregate for construction shall conform to the following gradation:

8 inch	5 inch	2 inch
0	90-100	100

Construction Methods

All trees, brush, stumps, obstructions and other objectionable material shall be removed and disposed of so as not to interfere with the excavation and construction of the entrance as indicated. The entrance shall not drain onto the public right-of-way or leave the construction site.

When necessary, vehicle wheels shall 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 trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand bags, gravel, boards, silt fence or other approved methods.

The entrance shall be maintained in a condition which will prevent tracking or disposition of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public right-of-way must be removed immediately.

Measurement

Acceptable work performed as prescribed in this item will be measured by unit of each stabilized construction entrance installed.

Rock Filter Dams

Description

This Item shall govern for the materials to be furnished and for the installation, maintenance and removal of rock filter dams of the dimensions shown on the plans. The rock filter dams shall be constructed at the locations shown on the plans and as directed by the Engineer. This Item will be used during construction to control erosion and sedimentation.

Materials

Unless otherwise specified, all aggregate used for the construction of the rock filter dams shall be hard, durable, clean, open-graded, and shall naturally resist crumbling, flaking and eroding. Aggregate gradation shall be 3 to 6 inches for rock filter dams Types 1, 2 and 4 and shall be 4 to 8 inches for Type 3.

The galvanized steel wire mesh and tie wires for Types 2 and 3 shall be a minimum 20 gauge unless specified otherwise on the plans.

For Type 4: Steel wire mesh shall utilize a double twisted hexagonal weave; mesh opening shall be a nominal 2.50" x 3.25"; steel wire for netting shall be 0.0866" (U.S. Gauge No. 13) minimum; steel wire for selvages and corners shall be 0.1063" (U.S. Gauge No. 110) minimum; and binding or tie wire shall be 0.0866" (U.S. Gauge No. 13) minimum.

Unless otherwise specified, the sandbag material shall be made of polypropylene, polyethylene or polyamide woven fabric, minimum unit weight four (4) ounces per square yard, Mullen burst strength exceeding 300 psi and ultraviolet stability exceeding 70 percent. The sandbag size shall be 24 to 30 inches in length, 16 to 18 inches in width, six (6) to eight (8) inches thick and weight 90 to 125 pounds. The sand shall be course grade.

Construction Methods

Trees, brush, stumps and other objectionable material shall be removed and disposed of as necessary so as not to interfere with the construction of the filter dams.

The filter dams shall be constructed according to the following criteria unless otherwise shown on the plans:

1. Type 1 (non-reinforced)
 - a. Height -
 - i. 18 inches minimum, measured vertically from existing ground to top of filter dam.
 - b. Top Width

- i. 2 feet minimum
 - c. Slopes
 - i. 2:1 maximum
- 2. Type 2 (reinforced)
 - a. Height
 - i. 18 inches minimum, measured vertically from existing ground to top of filter dam.
 - b. Top Width
 - i. 2 feet minimum
 - c. Slopes
 - i. 2:1 maximum

The aggregate shall be placed on the galvanized wire mesh to the lines, height and slopes specified without resulting in undue voids, and to the satisfaction of the Engineer. The mesh shall be folded at the upstream side over the aggregate and secured to itself on the downstream side. The mesh shall be attached to itself with wire ties, hog rings, or as directed by the Engineer.

- 3. Type 3 (reinforced)
 - a. Height
 - i. 36 inches minimum, measured vertically from existing ground to top of filter dam.
 - b. Top Width
 - i. 2 feet minimum
 - c. Slopes
 - i. 2:1 maximum

The aggregate shall be placed on the galvanized wire mesh to the lines, height and slopes specified without resulting in undue voids, and to the satisfaction of the Engineer. The mesh shall be folded at the upstream side over the aggregate and secured to itself on the downstream side. The mesh shall be attached to itself with wire ties, hog rings, or as directed by the Engineer.

4. Type 4 (Sack Gabions)

Sack gabions are supplied folded flat, packed in bundles. Single sacks shall be removed from the bundle, unfolded flat on the ground, and all kinks and bends stepped out.

For vertical filling, the two sides edge wires are connected by using the lacing wire in a “single loop – double loop” pattern on a 4” to 5” spacing. At one end, the “end lacing rod” must be pulled tight, wrapped around the end and twisted 4 times. At the filling end, the rod shall be pulled tight, cut, leaving about 6” length and twisted 4 times.

For horizontal filling, the sack shall be placed flat in a filling trough, filled with stone and then sides connected as described above. The ends shall be secured as described above.

Lifting and placing shall be accomplished by placing a No. 6 rebar (or equal) 5' long in the mesh, perpendicularly to the longitudinal axis and close to the knot of one end. Lifting should be made from the central point. Sack gabions shall conform to existing contours.

5. Type 5. Type 5 as shown on the plans.

Maintenance

The area upstream from the filter dams shall be maintained in a condition which will allow sediment to be removed following the runoff of a rainfall event. When the silt reaches a depth equal to $\frac{1}{3}$ the height of the dam or 1 foot, whichever is less, the Contractor shall remove the accumulated sediment and dispose of it at an approved site in a manner that will not contribute to additional siltation. The filter dams shall be reshaped as needed and as directed by the Engineer.

The filter dams shall be maintained in place until all upstream areas are adequately stabilized. When the special Specification, "Temporary Erosion, Sedimentation and Water Pollution Prevention and Control" is in the contract, stabilization shall be as described in Sub article 4.C of that specification. The area beneath the filter dams and area damaged by the removal process shall then be stabilized by the Contractor using appropriate methods as approved by the Engineer.

Measurement

This Item will be measured by the linear foot or by the cubic yard, as shown on the plans. When measured by the linear foot, measurement will be along the centerline of the top of the dam. When measured by the cubic yard, measurement will be the volume for rock computed in its final position by the method of average end areas or in vehicles at the point of delivery. The measured volume will include sandbags, if they are used.

Each time the Engineer directs that the filter dam (or portions thereof) be removed or removed and replaced, it will be measured for payment.

Notice of Intent



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

IMPORTANT INFORMATION

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

Use the NOI Checklist to ensure all required information is completed correctly.

Incomplete applications delay approval or result in automatic denial.

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number:
 - Name printed on Check:
- If payment was made via ePay, provide the following:
 - Voucher Number:
 - A copy of the payment voucher is attached to this paper NOI form.

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

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

If Yes, provide the authorization number here: TXR15

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

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN

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

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

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

Prefix (Mr. Ms. Miss):

First and Last Name:

Suffix:

Title:

Credentials:

Phone Number:

Fax Number:

E-mail:

Mailing Address:

City, State, and Zip Code:

Mailing Information if outside USA:

Territory:

Country Code:

Postal Code:

d) Indicate the type of customer:

Individual

Limited Partnership

General Partnership

Trust

Sole Proprietorship (D.B.A.)

Corporation

Estate

Federal Government

County Government

State Government

City Government

Other Government

Other:

e) Is the applicant an independent operator? Yes

No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

0-20

251-500

21-100

501 or higher

101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number:

Federal Tax ID:

Texas Secretary of State Charter (filing) Number:

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

Yes, go to Section 3

No, complete this section

Prefix (Mr. Ms. Miss):

First and Last Name: Suffix:

Title: Credential:

Organization Name:

Phone Number: Fax Number:

E-mail:

Mailing Address:

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code:

Mailing information if outside USA:

Territory:

Country Code: Postal Code:

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN

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

b) Name of project or site (the name known by the community where it's located):

[REDACTED]

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other):

[REDACTED]

d) County or Counties (if located in more than one):

[REDACTED]

e) Latitude: Longitude:

[REDACTED] [REDACTED]

f) Site Address/Location

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

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

Section A:

Street Number and Name:

[REDACTED]

City, State, and Zip Code:

[REDACTED]

Section B:

Location Description:

[REDACTED]

City (or city nearest to) where the site is located:

[REDACTED]

Zip Code where the site is located:

[REDACTED]

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

Yes, do not submit this form. You must obtain authorization through EPA Region 6.

No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?

[REDACTED]

d) What is the Secondary SIC Code(s), if applicable?

[REDACTED]

e) What is the total number of acres to be disturbed?

[REDACTED]

f) Is the project part of a larger common plan of development or sale?

Yes

No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? [REDACTED]

h) What is the estimated end date of the project? [REDACTED]

i) Will concrete truck washout be performed at the site? Yes No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? [REDACTED]

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? [REDACTED]

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

Yes No

If Yes, provide the name of the MS4 operator: [REDACTED]

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

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

Yes, complete the certification below.

No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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

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

Signature (use blue ink): _____ Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

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

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

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

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

GENERAL CHARACTERISTICS

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

CERTIFICATION

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

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

Application – status and form questions:

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

Technical questions:

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

Environmental Law Division:

512-239-0600

Records Management - obtain copies of forms:

512-239-0900

Reports from databases (as available):

512-239-DATA (3282)

Cashier's office:

512-239-0357 or 512-239-0187

Notice of Intent Process:

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

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

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

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

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

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

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

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

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

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

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

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

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

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

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

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

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

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

l) Discharge into MS4 - Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser:

www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality General Permit Payment Submittal Form

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

Instructions:

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

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

By Regular U.S. Mail

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

By Overnight or Express Mail

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

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No:
2. Amount of Check/Money Order:
3. Date of Check or Money Order:
4. Name on Check or Money Order:
5. NOI Information:

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

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

Project/Site (RE) Name:

Project/Site (RE) Physical Address:

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

Agent Authorization Form (TCEQ-0599)

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

I Alp Yilmaz
Print Name

Managing Member
Title - Owner/President/Other

of 2243 Hero Way LLC
Corporation/Partnership/Entity Name

have authorized UP Engineering + Surveying
Print Name of Agent/Engineer

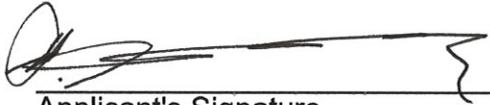
of UP Engineering + Surveying
Print Name of Firm

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

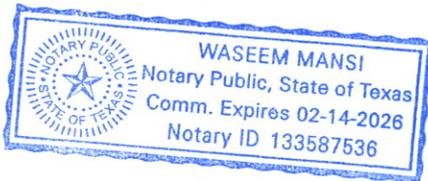
7/11/2024
Date

THE STATE OF TEXAS §

County of Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Alp Vilmaz 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 11th day of JULY, 2024.




NOTARY PUBLIC

Waseem Mansi
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02/14/2026

Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Ultimate Leander Park
 Regulated Entity Location: NW and NE corner of RM 2243 and Main St
 Name of Customer: Ultimate Construction
 Contact Person: Ryan Plagens Phone: 210-774-5504
 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 12100 Park 35 Circle
 Mail Code 214 Building A, 3rd Floor
 P.O. Box 13088 Austin, TX 78753
 Austin, TX 78711-3088 (512)239-0357

Site Location (Check All That Apply):

Recharge Zone Contributing Zone Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	20.385 Acres	\$ 6,500
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 6/13/24

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

Core Data Form (TCEQ-10400)



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)		
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
2243 Hero Way LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
803784056		85-3326257	
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input checked="" type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input 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:			
15. Mailing Address:	7700 Kempwood Dr		
	City	Houston	State TX ZIP 77055 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		N/A	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(737) 8086111		() -	

SECTION III: Regulated Entity Information

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

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>								
	City		State		ZIP		ZIP + 4	
24. County	Williamson County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	NE and NW corner of FM 2243 and Main St										
26. Nearest City	Leander				State	TX		Nearest ZIP Code		78641	
27. Latitude (N) In Decimal:	30.581667				28. Longitude (W) In Decimal:	-97.8461					
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds						
30	34	54	-97	50	46						
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)					
1520	5900		236116			455219					
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>											
Mixed Used Development - Multifamily and Retail											
34. Mailing Address:											
	City		State		ZIP		ZIP + 4				
35. E-Mail Address:	N/A										
36. Telephone Number				37. Extension or Code				38. Fax Number (if applicable)			
() -				N/A				(N/A) -			

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:	UP Engineering + Surveying		41. Title:	Engineer	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(210) 774 - 5504	N/A	(N/A) -	ryan@upengineering.com		

SECTION V: Authorized Signature

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

Company:	2243 Hero Way LLC		Job Title:		
Name (In Print):	Omer Bisen			Phone:	(737) 808 - 6111
Signature:				Date:	3/15/2024