Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

July 11, 2024

Edwards Aquifer Protection Program
TCEQ Review Department
EAAdmin@tceq.texas.gov

RE: The Ranch at Caliterra Amenity Center Response
CBD Job # 5079.1

Completeness Check Comments NOD #1

Dear Franklin Anciano,

Below, please find the updated construction plans and our response to comments issued on July 9, 2024:

Edwards Aquifer Application Cover Page (TCEQ-20705)

1. Line 8 and 9. Site is defined as the entire area included within the legal boundaries of the property as described on the Hays Central Appraisal District Map. If legal boundaries have changed, please provide documentation from the county. If proposing Metes and Bounds, provide a RPLS sealed and signed survey. If not, please update information throughout the application to reflect the acreage as described on Hays Central Appraisal District Map as well as the application fee to match.
    - Metes and Bounds of entire subdivision provided. Cover Sheet remains the same.
2. If Option Enhanced Measures are proposed, please circle it on Line 6. If not, please remove the Geologic Assessment.
    - OEM is not requested. Geo Assessment has been removed.

Modification of a Previously Approved Contributing Zone Plan Form (TCEQ-10259)

3. Edwards Aquifer Protection Program ID Number is invalid, please review and revise.
    - The RN, ID and CN have all been updated, correctly. Apologies for this mislabeling.
4. Attachment A - Original Approval Letter and Approved Modification Letters. Please include an EAPP CZP approval letter.
    - This is now included.

Application Fee Form (TCEQ-0574)

5. May change based on Administrative NOD #1 response.
    - Document has not changed.
6. Form must be signed.
    - Documents is now signed.

Thank you for your time and review of this project. Please let me know if you need any additional information in order to process this update.

Respectfully,

Carlson, Brigance & Doering, Inc.

Quynn Dusek, P.E.
Project Manager

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Quynn Dusek

Date: 7/11/2024

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: CF CSLK Carter, LLC.
   Original Regulated Entity Name: CF CSLK Carter, LLC.
   Assigned Regulated Entity Number(s) (RN): RN111761284
   Edwards Aquifer Protection Program ID Number(s): 11003635
   [X] The applicant has not changed and the Customer Number (CN) is: CN606010296
   [ ] The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. [X] **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres		
Type of Development		
Number of Residential Lots		
Impervious Cover (acres)	35.201	36.657
Impervious Cover (%)	17.60%	18.33%
Permanent BMPs		More Engineered VFS
Other		

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs		
Other		

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs		
Other		

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

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

6. [X] **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - [X] The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - [ ] The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - [ ] The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - [ ] The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. [X] Acreage has not been added to or removed from the approved plan.
   [ ] Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

8. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office. Per 2022 requirements, PDF copies are submitted.

ATTACHMENT "A"

Original TCEQ CZP Approval

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 15, 2023

Mr. Gregory Rich
CF CSLK Caliterra, LLC
1222 Merit Drive, Suite 1020
Dallas, Texas 75251

Re: Approval of a Contributing Zone Plan (CZP)
The Ranch at Caliterra; Located E. of Mt. Gainor Road and Soring Hill Road; Dripping Springs, Hays County, Texas
Edwards Aquifer Protection Program ID: 11003635, Regulated Entity No. RN111761284

Dear Mr. Rich:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Carlson, Brigance, & Doering, Inc. on behalf of the applicant, CF CSLK Caliterra, LLC on June 21, 2023. Final review of the application was completed after additional material was received on August 24, 2023, and September 11, 2023.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 200.025 acres. The project will include the construction of 234 single-family residential lots, streets, drives, sidewalks, water quality facilities, utilities, and associated appurtenances. The impervious cover will be 35.068 acres (17.53 percent). Project wastewater will be disposed of by conveyance to the existing Dripping Springs Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin, engineered vegetative filter strips, and natural vegetative filter strips, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 32,056 pounds of TSS generated from the 35.068 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

SPECIAL CONDITIONS

I. This approval does not include approval of Optional Enhanced Measures.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

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

After Completion of Construction:

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

12. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved Contributing Zone Plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. James “Bo” Slone, P.G. of the Edwards Aquifer Protection Program at (512) 239-5711 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/jcs

cc: Ms. Quynn Dusek, P.E., Carlson, Brigance, & Doering, Inc.

ATTACHMENT "B"

Narrative of Proposed Modification

The Ranch at Caliterra CZP was approved without the design of the Amenity Center located in Block C Lot 59. The Amenity Center adds 1.456 acres of impervious cover that is treated onsite with engineered vegetated filter strips. A portion of the site is collected in an existing area inlet, connecting into the batch detention pond built with the subdivision offsite. The TCEQ Optional Enhancement Measures TSS Removal Calculation spreadsheets have been updated to include this increase in impervious cover. Due to proximity constraints with Onion Creek, the site is not able to fulfill the entire requirements of OEM drainage and we are seeking only CZP approval. The subdivision and amenity center removes 33,808 pounds of the total suspended solids with the required amount being 33,614 pounds.

ATTACHMENT "C"

Site Plan

The BMP Plan has been included as a representations of development in the Amenity Center.

BASIN SUMMARY & BMP REMOVAL TABLE					
BMP SELECTED	DRAINAGE AREA (AC.)	IMP. COVER (AC.)	IMP. COVER (%)	TSS AVAILABLE (LBS.)	TSS REMOVED (LBS.)
ENGINEERED & NATURAL FILTER STRIPS	78.35	24.86	31.73%	24,937	24,937
BATCH DETENTION POND A	34.88	8.12	23.28%	8,871	8,871
			TOTAL LBS. TSS REMOVED =		33,808
			TOTAL LBS. TSS REQUIRED =		33,614

TABLE NOTES:
1. BASIN SUMMARY & BMP REMOVAL TABLE SHOWS THE COMPLETE REMOVAL FOR THE ENTIRE RANCH AT CALITERRA SUBDIVISION WITH THE INCLUSION OF THE AMENITY CENTER.
2. ENGINEERED VEGETATED FILTER STRIPS WILL BE UTILIZED IN SERIES WITH GRASSY SWALES WHERE APPLICABLE. LOAD REMOVAL FOR THE GRASSY SWALES IS NOT INCLUDED IN ABOVE CALCULATIONS.

ENGINEERED VEGETATIVE FILTER STRIP NOTES:
1. UNLESS OTHERWISE INDICATED, ALL ENGINEERED FILTER STRIPS TO BE A MINIMUM OF 15' WIDE.
2. FILTER AREAS ARE TO BE REVEGETATED ONLY AFTER ADJACENT CONSTRUCTION ACTIVITY IS COMPLETE.
3. AFTER FINAL GRADING, FILTER AREA MUST HAVE A UNIFORM AND EVEN SLOPE.
4. FILTER AREA MUST BE SODDED OR SEEDED WITH 6" MINIMUM OF TOPSOIL.
5. TOPSOIL MUST CONTAIN 10–20% COMPOST, A CLAY CONTENT LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE INCH. SANDY LOAM IS NOT AN APPROVED SOIL AND CALICHE IS NOT CONSIDERED A SOIL.
6. FINAL VEGETATIVE COVERAGE MUST BE NO LESS THAN 80%.
7. EXISTING VFS SHALL NOT BE DISTURBED.

LEGEND
- 17 — LOT NUMBER
- (A) — BLOCK NUMBER
- PROPERTY LINE
- EXISTING CONTOUR MINOR
- 1160 — EXISTING CONTOUR MAJOR
- DEVELOPED CONTOUR MINOR
- 1160 — DEVELOPED CONTOUR MAJOR
- 15' ENGINEERED VEGETATIVE FILTER STRIP

0 40' 80'

SCALE: 1" = 40'

DREAM CATCHER LOOP
FLY CATCHER COVE
WHISKEY BARREL DRIVE
SITE BOUNDARY
WATER QUALITY POND (BUILT WITH SUBDIVISION)
EXISTING ENGINEERED VEGETATED FILTER STRIP (TYP.) TO REMAIN
EX. 50' NATURAL VEGETATED FILTER STRIP
15' ENGINEERED VEGETATED FILTER STRIP
EXISTING ENGINEERED VEGETATED FILTER STRIP (TYP.)
DRIPPING SPRINGS CREEK BUFFER
Ⓒ 78 — 37.325 ACRES / OPEN SPACE D.E., W.Q., & P.U.E. LOT
Ⓒ 59 — 9.991 ACRES AMENITY & OPEN SPACE LOT
Ⓒ 57, 56, 58, 55, 54, Ⓒ 53, 52, 51, 13, 12, 11, 10, 9, 8, 7 Ⓒ, 6, 5, 4, 3, 53, 1, 2, 4, 5 Ⓐ

DESIGNED BY: QD
DRAFTED BY: CJP
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR (620 N., Ste. 600 Austin, Texas 78750 www.cbdengr.com

SHEET NAME: TCEQ BMP PLAN
JOB NAME: THE RANCH AT CALITERRA
PROJECT: AMENITY CENTER

Quynn Dusek 06/19/2024
STATE OF TEXAS
QUYNN DUSEK
130416
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE June 2024
JOB NUMBER 5079.1
SHEET 14 OF 37

FILE PATH: J:\ACAD\5079.1\dwg\SHEET SET\5079.1-BMP Map.dwg - Jun 19, 2024 - 3:50pm

CONTRIBUTING ZONE PLAN

for

THE RANCH AT CALITERRA

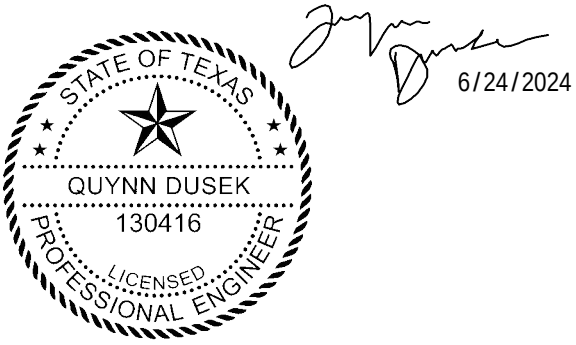
AMENITY CENTER

Prepared For:

Mr. Greg Rich
CF CSLK Carter, LLC
12222 Merit Drive, Suite 1020
Austin, Texas 75251

Prepared By:

Quynn Dusek, P.E.
CARLSON, BRIGANCE & DOERING, INC.
5501 West William Cannon Drive
Austin, Texas 78749
(512) 280-5160
Firm # F3791



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

C B D

Carlson, Brigance & Doering, Inc.
Civil Engineering ❖ Surveying

CBD No. 5079.1
June 2024

TABLE OF CONTENTS

I. Edwards Aquifer Application Cover Page (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: **The Ranch at Caliterra**						**2. Regulated Entity No.: 104005434**			
3. Customer Name: CF CSLK Carter, LLC						**4. Customer No.: 602491284**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			200.37
9. Application Fee:	$5,000.00		**10. Permanent BMP(s):**			Vegetated Filter Strips & Batch Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Hays		**14. Watershed:**			Onion Creek			

Application Distribution

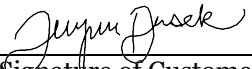
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.)	1	___	___
Region (1 req.)	1	___	___
County(ies)	1	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer 1 Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda 1 Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Quynn Dusek, Carlson, Brigance, & Doering, Inc.
Print Name of Customer/Authorized Agent  6/21/2024 Signature of Customer/Authorized Agent Date

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

II. **Metes and Bounds**

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 200.024 ACRE TRACT OR PARCEL OF LAND OUT OF THE BENJAMIN F. HANNA SURVEY NUMBER 28, ABSTRACT NUMBER 222, SITUATED IN HAYS COUNTY, TEXAS, BEING MORE PARTICULARY DESCRIBED AS BEING COMPRISED OF ALL OF A CALLED 200.0 ACRE TRACT OF LAND CONVEYED TO CF CSLK CARTER LLC IN INSTRUMENT NUMBER 21069740, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS, SAID 200.024 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being in the approximate centerline of Creek Road (R.O.W. Varies), same being at the northwest corner of a called 9.999 acre tract of land conveyed to De Ten Acres, LLC in Volume 5310, Page 510, Official Public Records of Hays County, Texas, for a northern corner and **POINT OF BEGINNING** of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 9.999 acre tract of land, the following six (6) courses and distances, numbered 1 through 6,

1) S18°29'24"W, a distance of 590.10 feet to a 1/2 inch iron rod found at the southwest corner of said 9.999 acre tract of land,
2) S79°34'56"E, a distance of 825.66 feet to a calculated point at the southeast corner of said 9.999 acre tract of land,
3) N14°05'29"E, a distance of 340.53 feet to a calculated point for corner,
4) N36°43'52"E, a distance of 86.64 feet to a calculated point for corner,
5) N84°10'13"E, a distance of 53.62 feet to a 1/2 inch iron rod found for corner, and
6) N18°02'00"E, a distance of 39.24 feet to a 1/2 inch iron rod found at a northern corner of said 200.0 acre tract of land, being at the northeast corner of said 9.999 acre tract of land, same being in the approximate centerline of said Creek Road, for a northern corner of the herein described tract of land,

THENCE, S85°00'56"E, along the centerline of said Creek Road, and the north line of said 200.0 acre tract of land, a distance of 49.22 feet to a mag nail found at a northeastern corner of said 200.0 acre tract of land, being at a northwestern corner of a called 3.50 acre tract of land conveyed to Michael Pfullman in Volume 4776, Page 578, Official Public Records of Hays County, Texas, for a northern corner of the herein described tract of land,

THENCE, with the common line of said 200.0 acre tract of land, and said 3.50 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

1) S27°39'26"W, a distance of 86.30 feet to a calculated point for corner, and
2) S27°38'18"W, a distance of 69.59 feet to a calculated point at the southwest corner of said 3.50 acre tract of land, being at an eastern corner of said 200.0 acre tract of land, same being in the approximate centerline of Onion Creek, also being in a northern line of a called 453.709 acre tract of land conveyed to Limestone – Dripping Springs, LLC in Volume 4438, Page 870, Official Public Records of Hays County, Texas, for an eastern corner of the herein described tract of land,

THENCE, with the east line of said 200.0 acre tract of land, the west line of said 453.709 acre tract of land, the west line of Caliterra Phase Three Section Nine, a subdivision recorded in Instrument Number 20015929, Official Public Records, Hays County, Texas, and the west line of a called 591.858 acre tract of land conveyed to Development Solutions Cat, LLC by deed recorded in Volume 4682, Page 342, Official Public Records, Hays County, Texas, the following twelve (12) courses and distances, numbered 1 through 12,

1) N64°15'54"W, a distance of 74.26 feet to a calculated point for corner,
2) S00°39'06"W, a distance of 150.00 feet to a mag nail found for corner,
3) S48°44'54"E, a distance of 77.39 feet to a calculated point for corner,
4) S57°10'44"E, a distance of 511.56 feet to a calculated point for corner,
5) S01°40'49"E, a distance of 671.45 feet to a 1/2 inch iron rod found for corner,

6) S03°54'02"W, a distance of 279.61 feet to a 1/2 inch iron rod found for corner,
7) S00°47'12"W, a distance of 467.23 feet to a 1/2 inch iron rod found for corner,
8) S00°31'11"E, a distance of 1267.15 feet to a 1/2 inch iron rod found for corner,
9) S04°42'28"E, a distance of 256.49 feet to a 1/2 inch iron rod found at the northwest corner of said Caliterra Phase Three Section Nine,
10) S01°41'19"E, a distance of 226.47 feet to a 1/2 inch iron rod found for corner,
11) S01°46'31"E, a distance of 229.50 feet to a 1/2 inch iron rod found for corner, and
12) S00°36'29"W, a distance of 665.37 feet to a 1/2 inch iron rod found at the southeast corner of said 200.0 acre tract of land, being on the west line of said 591.858 acre tract of land, same being on the east line of a called 105.54 acre tract of land conveyed to John Coleman Horton III by deed recorded in Volume 4224, Page 673, Official Public Records, Hays County, Texas, for the southeast corner of the herein described tract of land,

THENCE, over and across said 105.54 acre tract of land, and with a south and west line of said 200.0 acre tract of land, the following four (4) courses and distances, numbered 1 through 4,

1) N89°25'48"W, a distance of 74.99 feet to a 1/2 inch iron rod found for corner,
2) N00°34'12"E, a distance of 636.28 feet to a 1/2 inch iron rod found for corner, being a the beginning of a curve to the left,
3) Along said curve to the left, having a radius of 815.00 feet, an arc length of 53.99 feet, and a chord that bears N00°29'48"W, a distance of 53.98 feet to a 1/2 inch iron rod found for corner, and
4) N02°48'59"W, a distance of 694.75 feet to a 1/2 inch iron rod found on the north line of said 105.54 acre tract of land, being at a southeastern interior corner of said 100.0 acre tract of land, for a southeastern interior corner of herein described tract of land,

THENCE, N83°49'03"W, with the south line of said 200.0 acre tract of land, the north line of said 105.54 acre tract of land, a distance of 113.13 feet to a 60d nail found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 105.54 acre tract of land, the following five (5) courses and distances, numbered 1 through 5,

1) N87°56'25"W, a distance of 131.33 feet to a 1/2 inch iron rod found for corner,
2) S88°02'15"W, a distance of 743.15 feet to a 1/2 inch iron rod found for corner,
3) S87°48'39"W, a distance of 780.20 feet to a 1/2 inch iron rod found for corner,
4) S88°06'27"W, a distance of 735.75 feet to a 60d nail found for corner, and
5) S89°33'48"W, a distance of 703.68 feet to a calculated point in the south line of said 200.0 acre tract of land, being at the beginning of a curve to the left,

THENCE, continuing with the south line of said 200.0 acre tract of land, and over and across said 105.54 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

1) Along said curve to the left, having a radius of 345.00 feet, an arc length of 156.74 feet, and a chord that bears S76°32'50"W, a distance of 155.40 feet to a calculated point for corner, and
2) S89°33'48"W, a distance of 1257.41 feet to a calculated point at the southwest corner of said 200.0 acre tract of land, being in the west line of said 105.54 acre tract of land, same being in the east line of Mount Gainor Road (R.O.W. Varies), for the southwest corner of the herein described tract of land,

THENCE, N04°22'04"E, with the east line of said Mount Gainor Road, and a west line of said 200.0 acre tract of land, a distance of 35.12 feet to a calculated point at the northeast corner of said 105.54 acre tract of land,

THENCE, N04°24'55"E, continuing with the east line of said Mount Gainor Road, and the west line of said 200.0 acre tract of land, a distance of 40.24 feet to a 1/2 inch iron rod found at a western corner of said 200.0 acre tract of land, being at the southwest corner of a called 134.51 acre tract of land conveyed to Mesa Del Arroyo LP in

Instrument Number 22009030, Official Public Records of Hays County, Texas, for a western corner of the herein described tract of land,

THENCE, N89°34'10"E, with the common line of said 200.0 acre tract of land, and said 134.51 acre tract of land, a distance of 1148.51 feet to a 1/2 inch iron rod found at the southeast corner of said 134.51 acre tract of land, being at an interior corner of said 200.0 acre tract of land, for an interior corner of the herein described tract of land,

THENCE, N27°18'02"E, with the west line of said 200.0 acre tract of land, the east line of said 134.51 acre tract of land, the east line of a called 36.872 acre tract of land conveyed to Marianne Simmons in Volume 1334, Page 252, Official Public Records of Hays County, Texas, a distance of 3822.84 feet to a 1/2 inch iron rod found for corner,

THENCE, continuing with the common line of said 200.0 acre tract of land, and said 36.872 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

1) N15°18'02"E, a distance of 173.40 feet to a calculated point at the northeast corner of said 36.872 acre tract of land, and
2) N67°11'58"W, a distance of 115.51 feet to a calculated point in the northern line of said 36.872 acre tract of land, being at a northwestern corner of said 200.0 acre tract of land, same being in the south line of said Creek Road, for a northwestern corner of the herein described tract of land,

THENCE, N59°27'46"E, with a southeastern line of said Creek Road, a distance of 187.42 feet to a 1/2 inch iron rod in the centerline of said Creek Road, being at a northern corner of said 200.0 acre tract of land, for a northern corner of the herein described tract of land,

THENCE, with the centerline of said Creek Road, and the northern line of said 200.0 acre tract of land, the following two (2) courses and distances, numbered 1 and 2,

1) S84°23'29"E, a distance of 15.33 feet to a mag nail found for corner, and
2) S72°05'28"E, a distance of 460.80 feet to the **POINT OF BEGINNING** and containing 200.024 acre of land.

Surveyed by: _____ 22 Jul 2022

Aaron V. Thomason, R.P.L.S. NO. 6214
Carlson, Brigance and Doering, Inc.
Reg. # 10024900
5501 West William Cannon
Austin, TX 78749
Ph: 512-280-5160
aaron@cbdeng.com

BERING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83

SKETCH TO ACCOMPANY FIELD NOTES

SCALE: 1" = 600'

LEGEND

- 1/2" IRON ROD FOUND
- WOOD FENCE POST
- 60D NAIL FOUND
- MAG NAIL FOUND
- CALCULATED POINT

POINT OF BEGINNING

CREEK ROAD (R.O.W. VARIES)

MARIANNE SIMMONS (36.872 ACRES) VOL 1334 PG 252

DE TEN ACRES, LLC. (9.999 ACRES) VOL 5310 PG 510

MESA DEL ARROYO LP (134.51 ACRES) INSTRUMENT NUMBER 22009030

BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222

SHEET 2

A&A HOMES, LLC. EXHIBIT "A" (30.00 ACRES) INSTRUMENT NUMBER 22009020

200.024 ACRES

CF CSLK CARTER LLC (200.0 ACRES) INSTRUMENT NO. 21069740

200.024 ACRES

CF CSLK CARTER LLC (200.0 ACRES) INSTRUMENT NO. 21069740

BENJAMIN F. HANNA SURVEY NO. 28, ABSTRACT NO. 222

MOUNT GAINOR ROAD (R.O.W. VARIES)

SHEET 3

MESA DEL ARROYO LP (134.51 ACRES) INSTRUMENT NUMBER 22009030

JOHN COLEMAN HORTON III (105.54 ACRES) VOL. 4224, PG. 673

JOHN COLEMAN HORTON III (105.54 ACRES) VOL. 4224, PG. 673

STATE OF TEXAS REGISTERED AARON V. THOMAS 6214 PROFESSIONAL LAND SURVEYOR

22 JUL 2022

BEARING BASIS: TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (1204), NAD83

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
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Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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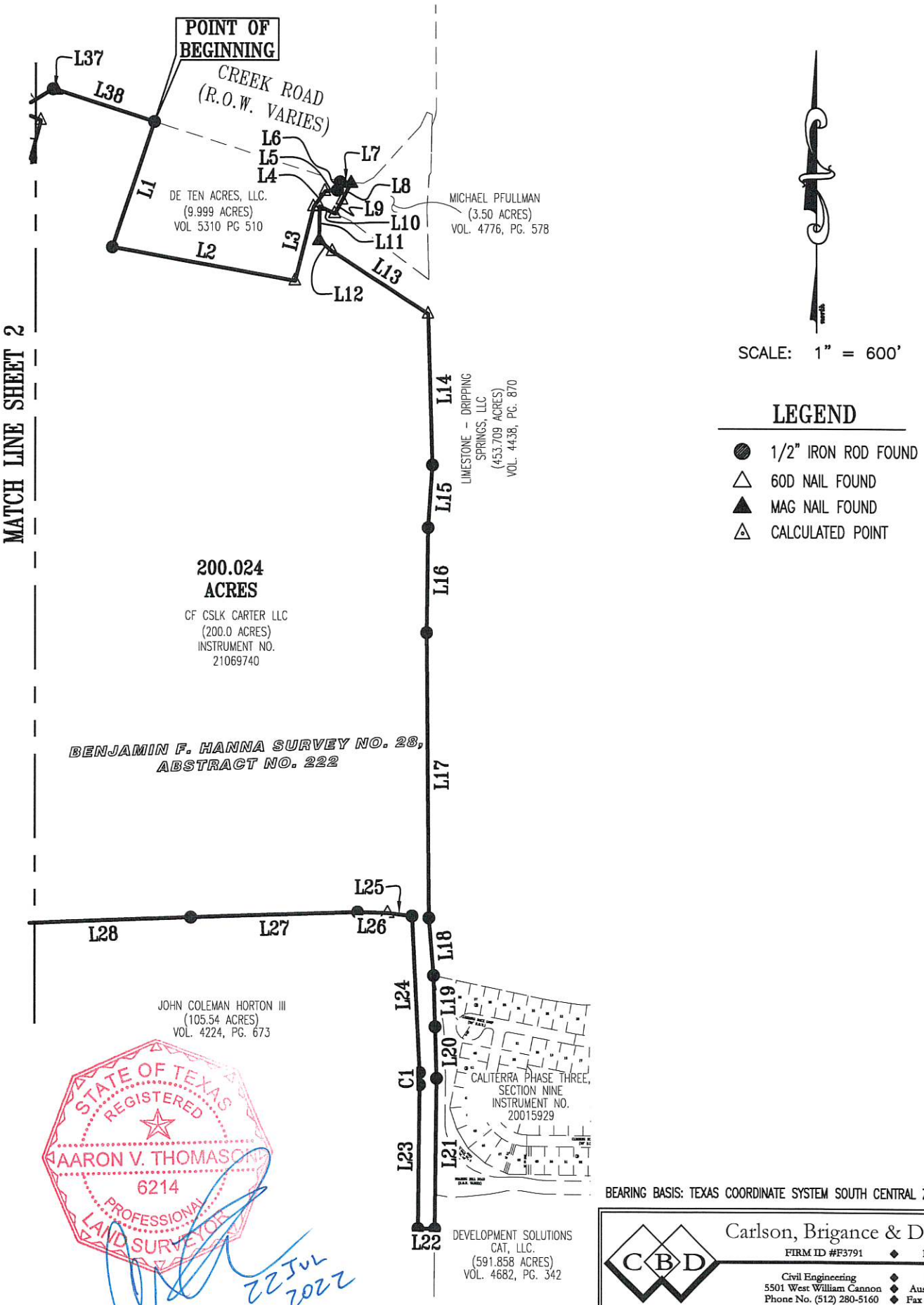
SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 600'

LEGEND

- 1/2" IRON ROD FOUND
- 60D NAIL FOUND
- MAG NAIL FOUND
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

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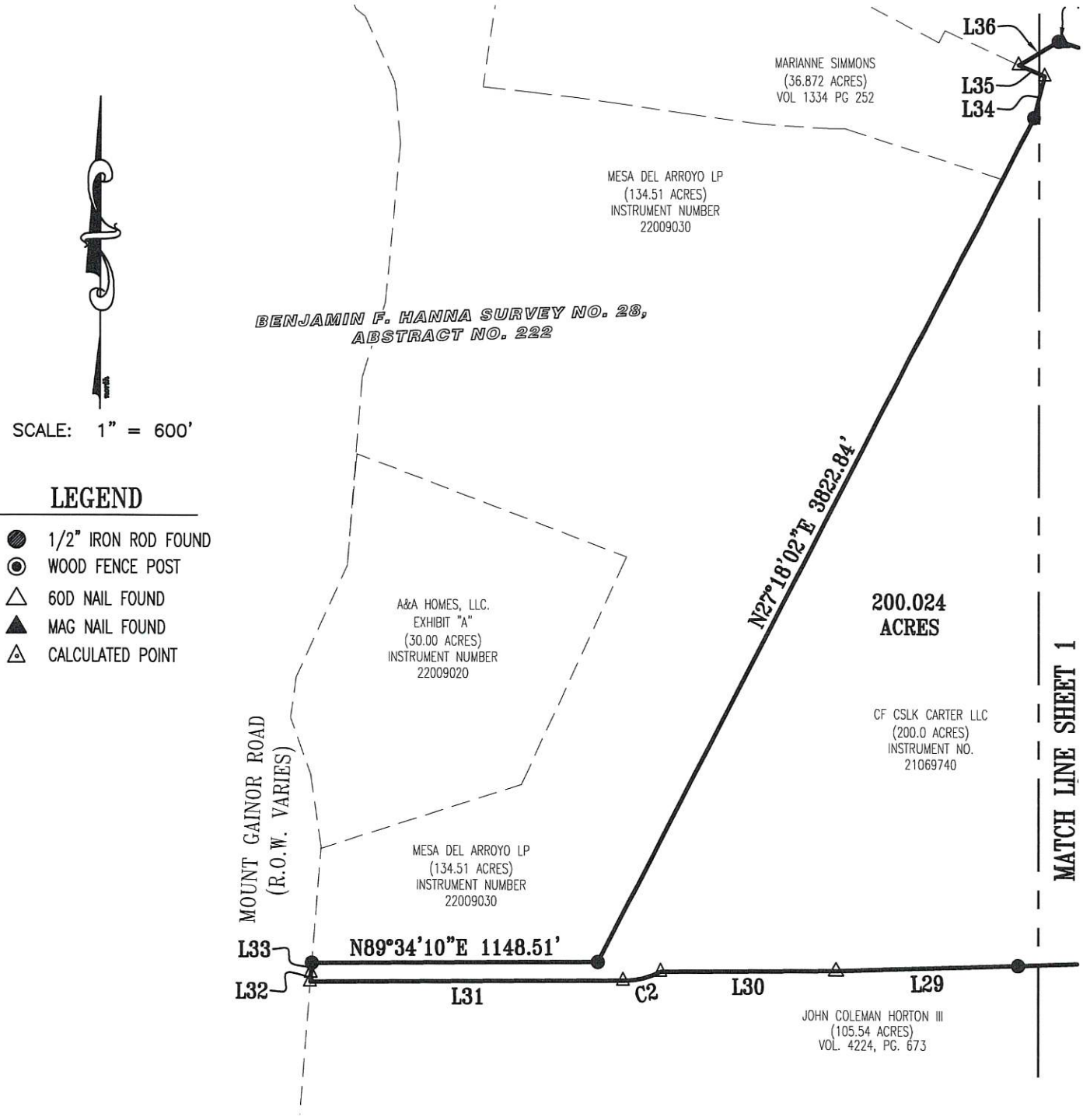
SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 600'

LEGEND

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- WOOD FENCE POST
- 60D NAIL FOUND
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SKETCH TO ACCOMPANY FIELD NOTES

Line Table		
Line #	Length	Direction
L1	590.10	S18°29'24"W
L2	825.66	S79°34'56"E
L3	340.53	N14°05'29"E
L4	86.64	N36°43'52"E
L5	53.62	N84°10'13"E
L6	39.24	N18°02'00"E
L7	49.22	S85°00'56"E
L8	86.30	S27°39'26"W
L9	69.59	S27°38'18"W
L10	74.26	N64°15'54"W
L11	150.00	S00°39'06"W
L12	77.39	S48°44'54"E
L13	511.56	S57°10'44"E
L14	671.45	S01°40'49"E
L15	279.61	S03°54'02"W
L16	467.23	S00°47'12"W
L17	1267.15	S00°31'11"E
L18	256.49	S04°42'28"E
L19	226.47	S01°41'19"E

Line Table		
Line #	Length	Direction
L20	229.50	S01°46'31"E
L21	665.37	S00°36'29"W
L22	74.99	N89°25'48"W
L23	636.28	N00°34'12"E
L24	694.75	N02°48'59"W
L25	113.13	N83°49'03"W
L26	131.33	N87°56'25"W
L27	743.15	S88°02'15"W
L28	780.20	S87°48'39"W
L29	735.75	S88°06'27"W
L30	703.68	S89°33'48"W
L31	1257.41	S89°33'48"W
L32	35.12	N04°22'04"E
L33	40.24	N04°24'55"E
L34	173.40	N15°18'02"E
L35	115.51	N67°11'58"W
L36	187.42	N59°27'46"E
L37	15.33	S84°23'29"E
L38	460.80	S72°05'28"E

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	53.99	815.00	N00°29'48"W	53.98	27.01	3°47'45"
C2	156.74	345.00	S76°32'50"W	155.40	79.75	26°01'53"

BEARING BASIS: TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE (1204), NAD83

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III. Contributing Zone Plan Application (TCEQ-10257)

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.

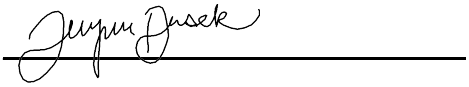
Signature

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: Quynn Dusek

Date: 6/21/24

Signature of Customer/Agent:



Regulated Entity Name: CF CSLK Carter, LLC.

Project Information

1. County: Hays
2. Stream Basin: Onion Creek
3. Groundwater Conservation District (if applicable): Hays Trinity
4. Customer (Applicant):

   Contact Person: Gregory L. Rich
   Entity: CF CSLK Carter, LLC
   Mailing Address: 1222 Merit Drive, Suite 1020
   City, State: Dallas, TX Zip: 75251
   Telephone: 972-960-2777 Fax: _____
   Email Address: grich@siepiela.com

5. Agent/Representative (If any):

   Contact Person: Quynn Dusek
   Entity: Carlson, Brigance, & Doering, Inc
   Mailing Address: 5501 West William Cannon Drive
   City, State: Austin, TX Zip: 78749
   Telephone: 512-280-5160 Fax: 512-583-0903
   Email Address: quynn@cbdeng.com

6. Project Location:

   ☒ The project site is located inside the city limits of Dripping Springs.
   ☐ 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.

   Access road connects to Mt Gainor Road FM 220 at 30°10'39.4"N 98°07'28.8"W

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: 234
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 200.025 Acres

Total disturbed area: 175.0 Acres

14. Estimated projected population: 819

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	990,000	÷ 43,560 =	22.727
Parking	33,890	÷ 43,560 =	0.778
Other paved surfaces	572,900	÷ 43,560 =	13.152
Total Impervious Cover	1,596,790	÷ 43,560 =	36.657

Total Impervious Cover 36.657 **÷ Total Acreage** 200.025 **X 100 =** 18.33**% 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 x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

☐ 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 Dripping Springs (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

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 150'.

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.

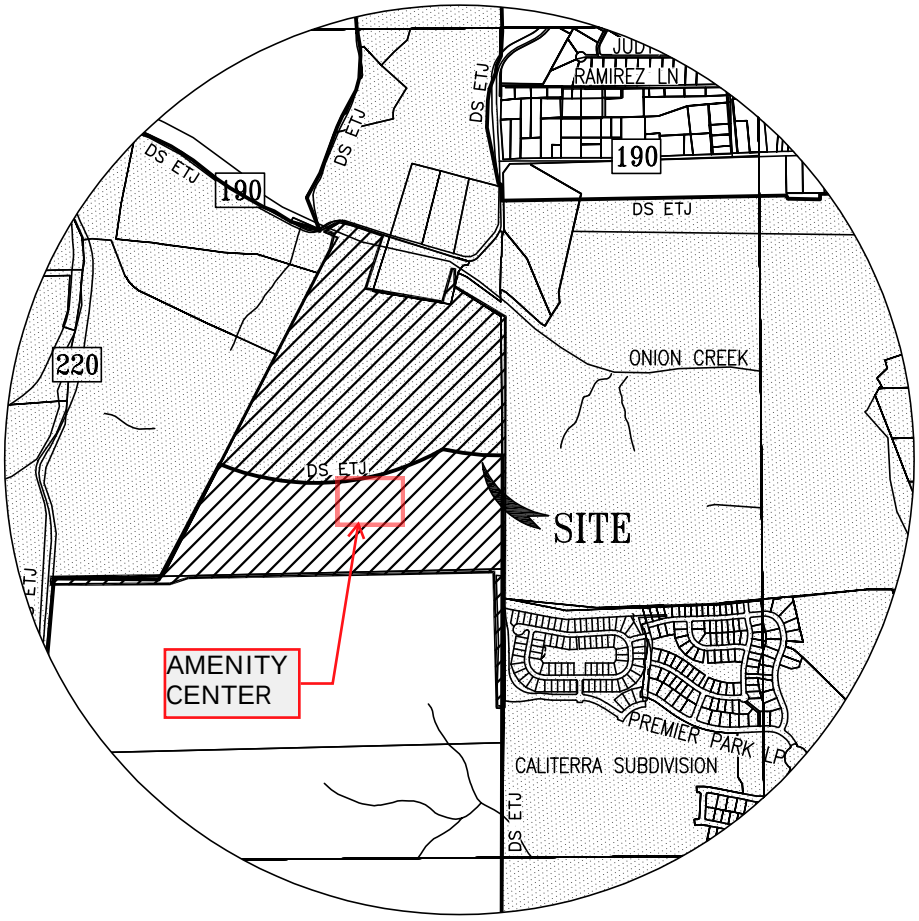
☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

CZP APPLICATION

ATTACHMENT "A"
Road Map

ATTACHMENT A

THE RANCH AT CALITERRA



LOCATION MAP

SCALE: 1" = 2,000'

CZP APPLICATION

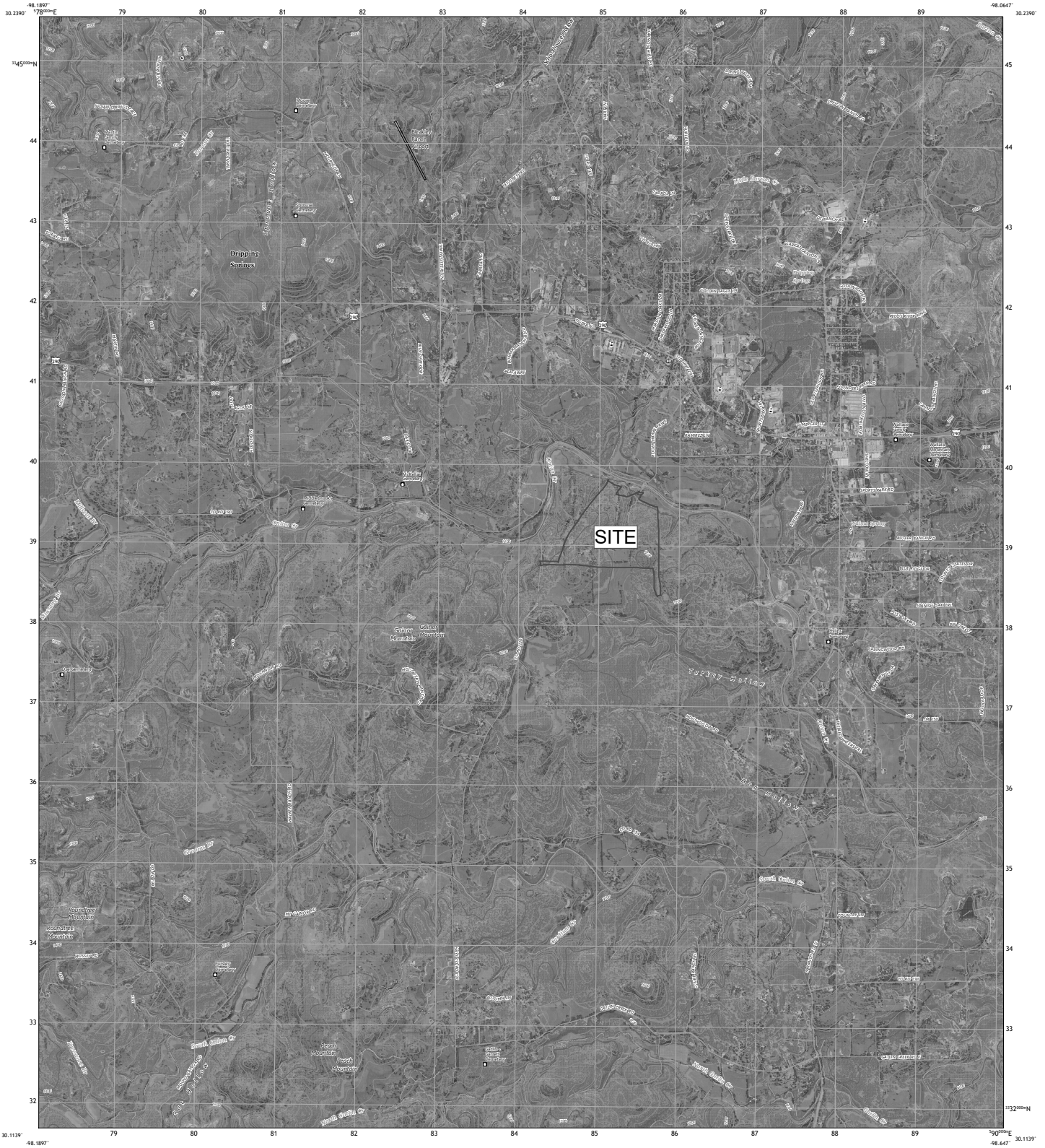
ATTACHMENT "B"
USGS Quadrangle Map

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

The National Map
OnDemand Topo

7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

ATTACHMENT "B"



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
Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

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. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

UTM GRID AND 2021 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NU
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 MILES 1
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

TEXAS

QUADRANGLE LOCATION

ADJOINING QUADRANGLES

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

7.5-MINUTE TOPO, TX
2023

CZP APPLICATION

ATTACHMENT "C"
Project Narrative

1.0 GENERAL

The **Ranch at Caliterra** project is a 200.025-acre proposed development consisting of 234 single family lots, located to the Northwest of existing Section 3-9 of the Caliterra Subdivision. This site is located in City of Dripping Springs' ETJ and is in Hays County. The project is in the HCDD No.1 Municipal Utility District. The site is currently developed with a single-family residence and barn structures that are to be removed. Neighboring parcels are single family residences, cattle land, or buffer space to Onion Creek.

This CZP Modification Application revises the original approved CZP Application to include an amenity center. The amenity center lot consists of 9.991 acres within the center of the subdivision. It will have a pool and deck, pickleball courts, a pavilion from an existing barn, and parking area.

2.0 ORDINANCE STATUS

The project lies over the Edwards Aquifer Contributing Zone in Hays County and is subject to the TCEQ Contributing Zone regulations.

The project is proposed as a continuation of the Caliterra Subdivision and is subject to the Development Agreement between City of Dripping Springs and Development Solutions CAT, LLC, Owner of Caliterra Subdivision, recorded in Vol. 4978, Page 215, OPR of Hays County, Texas. The project is also subject to the Water Agreement between the developer and the Dripping Springs Water Supply Corporation.

3.0 ACCESS

Access to the subdivision shall be from a continuation of existing Soaring Hill Drive within Section 3-9. The secondary access will be from a proposed intersection with Mount Gainor Road extending into the property. The local roadways in this subdivision comprise of 60' R.O.W. consisting of 23' of pavement, 1.5' ribbon curb, and bar ditches. The minor collector roadways comprises of 60' R.O.W., consisting of 29' of pavement, 1.5' ribbon curb, and bar ditches. A 5' concrete sidewalk will be provide along HC Carter Way for a continuation of the existing trail. The access drive from existing Caliterra 3-9 along HC Carter Way will be 15' face of curb to face of curb.

The amenity center will take access off of Whiskey Barrel Drive with 25' pavement widths into parking lots.

4.0 WATER QUALITY

This project is subject to the water quality provisions of the City of Dripping Springs TCSS manual and Hays County stormwater management standards. This project is subject to the water quality provisions of the Texas Commission on Environmental Quality (TCEQ) for the Edward's Aquifer Contributing Zone (CZP). The run-off from this project will be treated by natural and engineered vegetated filter strips as well as a water quality pond built with the subdivision that meet the TSS removal rates. Erosion and sedimentation control BMPs will be installed to mitigate downstream affect from the development.

5.0 WATER AND WASTEWATER

The tract is within the City of Dripping Springs Water Supply Corporation water service area. The Ranch at Caliterra will utilize water services through existing water lines plugged at the boundary of the project which were provided in Phase 3 Section 11 subdivision construction. There is a well located within the amenity center site that will be utilized only if necessary for irrigation purposes.

Wastewater service is within the City of Dripping Springs wastewater system installed with the subdivision. A future design of a wastewater interceptor is proposed at the northernmost corner of the subdivision. The Ranch at Caliterra will utilize this line to service the subdivision. A portion of the lots will use a pressure system connect into the proposed gravity lines.

A treated effluent water line will be extended from Caliterra Phase 3 Section 9 into the subdivision to water the open spaces and parks.

The Amenity Center will have service stub outs for both water, wastewater and treated effluent.

6.0 SEDIMENTATION/EROSION CONTROL/TREE SURVEY

Sedimentation/erosion controls are required and will be in accordance with TCEQ Contributing Zone requirements and City of Dripping Springs guidelines. The project proposes to use silt fence, stabilized construction entrances and inlet protections as temporary measures. Our revegetation plan will comply with City of Dripping Springs and Hays County standards. There is no tree mitigation required onsite, however, trees within open spaces and park lots are to be retain to the best ability.

7.0 CRITICAL ENVIRONMENTAL FEATURES

There are no known Critical Environmental Features (CEF's) located on the tract or within 150 feet of the tract. The Geologic Assessment identifies 8 features and 3 wells onsite, however, none are considered sensitive. This project is within the Edwards Aquifer Contributing Zone and drains to the Onion Creek Watershed. A portion of this lot is impacted by the 100-year floodplain Zone AE as defined by FEMA FIRM Panel # 48209C0115F, revised dated September 2, 2005 for Hays County, Texas. No portion of any lots or roadways are within the floodplain or its buffer area.

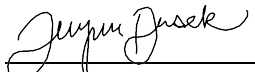
8.0 DRAINAGE AND DETENTION

Stormwater runoff will flow overland to vegetative swales along the proposed streets. The drainage system will be designed to convey the 100-year storm even within the swale system. Some of the swales will be collected into the water quality pond that will drain offsite. Detention is not provided due to this project's proximity to Onion Creek. As shown in the overall Onion Creek drainage study, the flow from this development does not result in an increase in storm flow at the confluence of Onion Creek and its tributary adjacent to the subject property. Aggressive erosion control practices such as rip-rap, permanent rock berms, energy dissipaters, and slope stabilization techniques will be used to minimize erosion.

The impervious cover for the entire development including amenity center is 36.657 acres, or 18.33%. Treatment for approximately 115.00 acres impervious cover will be by water quality BMP's for TSS removal. The remaining will go untreated due to grading limitations. No existing impervious cover will drain to the site.

9.0 CERTIFICATION

I hereby certify that this application complies with the applicable codes and ordinances of the City of Austin Land Development Code, Title 30.



Quynn Dusek, P.E. #130416 Date 6/24/2024

CZP APPLICATION

ATTACHMENT "D"

Factors Affecting Surface Water Quality:

Factors contributing to the contamination of surface and groundwater are generated from man-made pollutants such as pet waste, pesticides, fertilizers, illegal trash dumping, and automotive fluids.

CZP APPLICATION

ATTACHMENT "E"

Volume and Character of Stormwater Runoff:

This site has several different discharge points around the boundary. Runoff from the development will sheet flow from the roadway and lots through engineered and natural vegetated filter strips that provide a removal rate of 85% by TCEQ standards. A portion of the runoff will be treated by a batch detention pond with a removal rate of 93%. A portion of the runoff sheet flows offsite while the majority is channelized into a tributary of Onion Creek. The curve number for the existing parcel is 79. Developed drainage areas retained the same curve number from existing conditions with impervious cover applied. The total impervious cover in the future developed state is 18.33%. No existing onsite impervious cover is applicable. A composite analysis was not performed; therefore, no runoff coefficient is applied for proposed conditions. The runoff leaving the site will be in compliance with the Texas Commission on Environmental Quality (TCEQ) Regulations. This flow is left undetained in order to help manage the peak discharge rates in Onion Creek. By releasing the flow quicker, the rates during the peak are able to maintain flow or decrease flow during the events.

CZP APPLICATION

ATTACHMENT "J"

BMP's for Upgradient Stormwater

The Ranch at Caliterra subdivision has 40.284 acres draining towards the project, through the amenity center lot, none of which have impervious cover. No BMP's are proposed for any future treatment.

CZP APPLICATION

ATTACHMENT "K"

BMP's for On-site Stormwater

Permanent water quality controls will be provided by natural and engineered vegetated filter strips on the amenity center site and a Batch Detention Pond built with the subdivision. Majority of the storm runoff from onsite and entering the site from offsite will travel overland or streets, through the vegetated filter strips to the roadside swales or storm sewer lines, through a water quality pond and discharge to the tributary or directly into Onion Creek. The remainder of the onsite impervious cover will go uncontrolled. The water quality controls were designed using TCEQ Technical Guidance Manual RG-348 and will provide up to or above 80% removal of the increase in TSS load resulting from this development.

CZP APPLICATION

ATTACHMENT "L"

BMP's for Surface Streams

The runoff from this site is treated by natural and engineered vegetated filter strips and a water quality pond (batch detention). This will prevent the pollutants from entering the adjacent stream until they are reduced to an acceptable level. There are no sensitive features located within the project site of affected by the project construction. All offsite flows are diverted with temporary diversion dykes/berms or permanent swales to flow into proposed/existing drainage channels that feed into the tributary of Onion Creek.

CZP APPLICATION

ATTACHMENT "M"
Construction Plans

Applicable portions of the Construction Plans are provided at the end of this report.

CZP APPLICATION

ATTACHMENT "N"
Inspection, Maintenance, Repair and Retrofit Plan

PROJECT DESCRIPTION

The **Ranch at Caliterra** project is a 200.025-acre proposed development consisting of 234 single family lots, located to the Northwest of existing Section 3-9 of the Caliterra Subdivision. This site is located in City of Dripping Springs' ETJ and is in Hays County. The project is in the HCDD No.1 Municipal Utility District. The site is currently developed with a single-family residence and barn structures. The project lies over the Edwards Aquifer Contributing Zone in Hays County and is subject to the TCEQ Contributing Zone regulations. The project is proposed as a continuation of the Caliterra Subdivision and is subject to the Development Agreement between City of Dripping Springs and Development Solutions CAT, LLC, Owner of Caliterra Subdivision, recorded in Vol. 4978, Page 215, OPR of Hays County, Texas. The project is also subject to the Water Agreement between the developer and the Dripping Springs Water Supply Corporation. The run-off from this project will be treated by engineered and natural vegetative strip. These Best Management Practices will remove the required overall load to more than 80% for the site.

RECORD KEEPING

A record of the routine maintenance of the BMP's shall be logged and kept by the Home Owners Association. If any non-routine maintenance is required, the MUD District shall be responsible for the record keeping.

DEVELOPER CONTACT INFORMATION

CF CSLK Carter, LLC
Mr. Gregory Rich
12222 Merit Drive, Suite 1020
Austin, Texas 75251

Gregory L. Rich 1/31/23

Developer/Owner Signature **Date**

PEST MANAGEMENT

The following Integrated Pest Management plan for The Ranch at Caliterra assume that primary pests of concern will be Aphids, Beetles, Beneficial Insects, Caterpillars, Fertilizing Recommendations, Fire Ants, Fleas, Galls, Hiring a Landscape Professional, Landscaping, Lawn Care, Lawn Problems, Mosquito's, Poison Ivy, Pruning, Spider Mites, Product Ratings, Scale, Snails, Stink Bugs, and Weeks. The anticipated pest problems have been derived from the type of pests that typically inhabit subdivisions and developments within local proximity to the project.

Non-toxic and less persistent control products should be employed in controlling pests before more persistent products are considered. More persistent control products should only be used after all other tactics have been employed. It is advisable to utilize a pest control professional, familiar with the IPM approaches, before resorting to highly toxic and persistent chemicals. Regularly scheduled pesticide applications are not considered to be part of the Integrated Pest management.

BATCH DETENTION BASIN

Detention basins have moderate to high maintenance requirements, depending on the extent to which future maintenance needs are anticipated during the design stage. Responsibilities for both routine and nonroutine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes.

There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

Routine Maintenance

Inspections:

Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. The upper stage pilot channel, if any, and its flow path to the lower stage should be checked for erosion problems. During each inspection, erosion areas inside and downstream of the facility should be identified and repaired or revegetated immediately.

Mowing:

The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grassy areas in and around basins should be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.

Debris and Litter Removal:

Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

Erosion Control:

The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.

Structural Repairs and Replacement:
With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yrs, whereas reinforced concrete barrels and risers may last from 50 to 75 yrs.

Nuisance Control:
Standing water (not desired in a detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).

Non-Routine Maintenance

Sediment Removal:
When properly designed, dry detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

VEGETATIVE FILTER STRIPS

A clear requirement for Vegetative filter strips is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements is outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance

Mowing:
The vegetative filter strip should be mowed twice a year to prevent woody growth and control weeds.

Inspections:
Vegetative filter strips should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the basin is functioning properly. There are many functions and characteristics of these BMPs that should be inspected. The embankment should be checked for erosion, weeds, and tree growth. The adequacy of grass erosion protection measures

should be checked. During semi-annual inspections, replace any dead or displaced vegetation. Replanting of various species of vegetation may be required at first, until a viable mix of species is established. Voids and undermining should be patched/filled to provide maximum filtration. Trees and root systems should be removed to prevent growth and reduction of the effect of the vegetative filter strip.

Debris and Litter Removal:
As part of periodic mowing operations and inspections, debris and litter should be removed from the surface of the vegetative strip. Particular attention should be paid to floatable debris around the riser, and the outlet should be checked for possible clogging.

Erosion Control:
The slopes and grade may periodically suffer from slumping and erosion. Corrective measures such as regrading and revegetation may be necessary.

Nuisance Control:
Standing water (not desired in a vegetative filter strip) or soggy conditions within the vegetative strip can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing and debris removal).

Non-routine maintenance

Sediment Removal:
As might be expected, the accumulated sediment can reduce both the appearance and pollutant removal performance of the vegetative filter strip. Sediment accumulated in the filter strip area should be removed every two years to prevent accumulation.

CZP APPLICATION

ATTACHMENT "P"

Measures for Minimizing Surface Stream Contamination

The project minimizes surface stream contamination by maintaining the natural occurring sheet flow across lots and utilizing natural and engineered vegetated filter strips. Engineered vegetated filter strips are near parking areas providing filtration for the roadway contaminates. Within the single-family resident lots, engineered filter strips border the downstream side prior to being collected in roadside swales and discharged offsite. A portion of the runoff will be treated and collected in a batch detention pond built with the subdivision prior to releasing.

The amenity center will utilize engineered vegetated filter strips and an area inlet that drains to the batch detention pond. These will treat the surface contamination going towards Onion Creek.

IV. TEMPORARY STORMWATER SECTION (TCEQ-0602)

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.

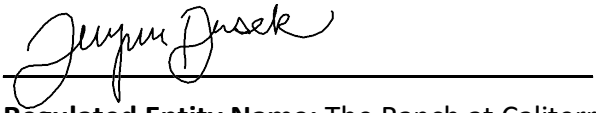
Signature

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: Quynn Dusek, P.E.

Date: 4/30/2024

Signature of Customer/Agent:



Regulated Entity Name: The Ranch at Caliterra Amenity Center

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: Onion 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.

TEMPORARY STORMWATER SECTION

ATTACHMENT "A"
Spill Response Actions

Below is the general procedure to follow in the event of a spill or loss of product resulting in an impact or potential impact to soil, surface water, groundwater or sanitary sewer system.

Notifications:

- 911 (if immediate danger to life or health)
- General Contractor Site Superintendent.
- Environmental Emergency Response Contractor (if necessary).
- For spills that exceed the reportable quantity established per federal and state regulations, also contact the Texas Commission on Environmental Quality (TCEQ) at 800-832-8224 and the National Response Center at 800-424-8802.

Cleanup:

- Impacted soil or used absorbent material shall be picked up and stored in a waterproof, leak proof manner such as on plastic sheeting and covered with plastic sheeting, a drum or roll-off container with a lid or cover that can be secured, or a 5-gallon bucket with a secure lid.
- The Site Superintendent or Emergency Response Coordinator will work with TCEQ to determine the appropriate sampling and disposal protocols for handling impacted soils, absorbent materials, or water.
- Provide proof of sampling and disposal such as laboratory analytical reports and waste manifests to TCEQ.

Follow-up:

- Within 48 hours send a written report to TCEQ describing the cause of the release, the total quantity of material discharged, description of corrective action taken or still in progress to be completed, notifications made, and plans for preventing recurrence.
- Complete any follow-up reports required by the TCEQ or National Response Center within the allowable time frames.
- Submit a copy of documentation of disposal to TCEQ and US EPA at the time of disposal. Also submit a copy of the final uniform hazardous waste manifest "designated facility to generator copy" by the time of environmental closeout.

REPORTABLE QUANTITY TABLE

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (see attached)	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is **less**	30 TAC 327
Any Oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude Oil, Oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	Directly into water	enough to create a sheen	30 TAC 327
Petroleum Product, used oil	onto land from an exempt PST facility	210 gallons (five barrels)	30 TAC 327
	onto land, or onto land from a non-exempt PST facility	25 gallons	30 TAC 327
	directly into water	enough to create a sheen	30 TAC 327
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

TEMPORARY STORMWATER SECTION

ATTACHMENT "B"

Potential Sources of Contamination

Potential sources of contamination include the following:

- Gasoline, Diesel, and Hydraulic Fluid from construction equipment
- Asphalt products
- Construction Materials
- Trash and Debris
- Paint
- Concrete
- Gypsum from sheet rock
- Sediment

All materials shall be hauled in a manner consistent with the manufacturer's recommendations. Disposal of waste material shall be in conformance with all state and local laws

TEMPORARY STORMWATER SECTION

ATTACHMENT "C"
Sequence of Major Activities

Sequence of Construction Disturbance

1. Install and maintain Erosion Control and Tree Protection per the Approved Plans and specifications prior to any clearing and grubbing, grading, excavating, etc... Notify Construction Inspection Division when installed.
2. Hold Pre-Construction Conference
3. Begin grade of detention pond.
4. Rough grade roadway. (Estimate of disturbed area = 14.29 ac)
5. Begin installation of storm sewer. Upon completion, restore as much disturbed areas as possible, particularly channels and large open areas. (Estimate of disturbed area = 0.81 ac)
6. Regrade streets to subgrade (Estimate of disturbed area = 11.43 ac)
7. Ensure that all underground utility crossings are completed. Lay first course base material on all streets. (11.43 ac)
8. Install curb and gutter. (Estimate of disturbed area = 2.04 ac)
9. Lay final base course on all streets. (11.43 ac)
10. Lay asphalt. (11.43 ac)
11. Clean site and revegetate all disturbed area according to the plans and specifications. Stabilization measures should include seeding and/or mulching.
12. Complete permanent erosion control and restoration of site vegetation.
13. Project Engineer to provide a written concurrence letter, and scheduling final inspection with EV Inspector, prior to the removal of erosion controls.
14. Remove and dispose of temporary erosion/sedimentation control measures.
15. Complete any necessary final dress up of areas disturbed.
16. Conduct a final inspection and complete all punch list items.

Upon finishing the subdivision, construction on the amenity center will commence:

1. Install and maintain Erosion Control and Tree Protection per the Amenity Center Approved Plans and specifications prior to any clearing and grubbing, grading, excavating, etc... Notify Construction Inspection Division when installed.
2. Prior to beginning construction, the owner or his representative shall hold a Pre-Construction Meeting.
3. Rough grade site. Once the site is rough cut, the geotechnical engineer is to field verify pavement, building slab, and pond liner design is appropriate, and modify recommendations accordingly. **(Estimate of disturbed area = 6.5 ac)**
4. Install all utilities. **(Disturbance 0.03 AC.)**
5. Deliver storm sewer cut sheets to the construction inspection division of DPW. **(Disturbance 0 AC.)**

6. Begin installation of storm sewer lines. Upon Completion, restore as much disturbed area as much as possible. Particularly channels and large open areas. **(Disturbance 0.02 AC.)**
7. Regrade parking and drive area to subgrade. **(Disturbance 0.85 AC.)**
8. Ensure that all underground utility crossings are completed. Lay first course base material on all streets. **(Disturbance 0.85 AC.)**
9. Install curb and gutter. **(Disturbance 0.05 AC.)**
10. Lay final base course on all streets. **(Disturbance 0.85 AC.)**
11. Lay asphalt. **(Disturbance 0.74 AC.)**
12. Complete all underground installations within the R.O.W. **(Disturbance 0.00 AC.)**
13. Complete permanent erosion controls (including pond) and restoration of site vegetation. **(Disturbance 6.5 AC.)**
14. Final inspection of the project. **(Disturbance 0 AC.)**
15. Remove and dispose of temporary erosion controls. **(Disturbance .02 AC.)**

Clearing and grubbing under a development permit, solely for the purpose of surveying and soil exploration, shall be a hand-cutting or blade-up operation.

TEMPORARY STORMWATER SECTION

ATTACHMENT "D"

Temporary Best Management Practices and Measures

All temporary BMP's will be installed prior to the beginning of construction and remain in place until revegetation has been completed or the future connecting section is built. These temporary measures will include interceptor swales, tree protections, outlet stabilization, diversion dikes, rock berms silt fences, inlet protection, concrete washouts and stabilized construction entrances. These erosion control devices will prevent the transport of sediment generated from this site. The portion of flow from offsite will be redirected into a diversion dike with temporary rock berms and channeled through the site back to its existing path. The silt fences will be placed along the down gradient areas of the site to prevent any sediment from entering surface streams. The erosion control devices proposed with this project allow for the passing of water while retaining any sediment or trash. This will allow for the flow to maintain its natural course. No sensitive features onsite.

TEMPORARY STORMWATER SECTION

ATTACHMENT "F"

Structural Practices

Structural practices of diverting runoff around exposed soils will consist of silt fence and rock berm, which will be utilized to catch any pollutants from leaving the site. The only runoff aimed at exposed soils will be from the site itself. Inlet protections will prevent the sediment from entering the constructed area inlets.

TEMPORARY STORMWATER SECTION

ATTACHMENT "G"

Drainage Area Map

An overall drainage area map is included within the plan set submitted with this application. This site has several hill tops that disperse water in all directions, majority that is collected within a tributary of Onion Creek onsite. A temporary sediment basin is not feasible due to the steep slopes and creek buffer within site. A permanent basin is designed to encompass the sediments.

TEMPORARY STORMWATER SECTION

ATTACHMENT "I"

Inspection and maintenance for BMP's

The Best Management Practices installed during construction will be maintained in accordance with the requirements of the EPA's NPDES/TPDES storm water pollution prevention program (SWPPP). The following maintenance procedures shall be followed until permanent stabilization is complete.

Silt Fence

a) Inspect weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
b) Silt Fence shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.
c) Accumulated silt shall be removed when it reaches a depth of 6 inches. The Silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

Stabilized Construction Entrance

a) The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto a public roadway. This may require periodic top dressing with additional stone as conditions demand, as well as repair and clean out of any devices used to trap sediment.
b) Entrance must be properly graded to incorporate a drain swale or similar measure to prevent runoff from leaving the construction site.

Inlet Protection

a) Inspection shall be made weekly or after each rainfall event and replacement or repair shall be made promptly as needed.
b) Accumulated silt shall be removed when it reaches a depth of 6 inches. The Silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation
c) The dyke shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.

Concrete Washout

a) Inspection shall be made daily or after each rainfall event to check for leaks, identify any plastic linings and sidewalls which have been damaged by construction activities.
b) When the washout container is filled over 75 % of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. When the remaining cementitious solids have hardened, they should be removed and recycled.
c) Damages to the container should be repaired promptly and as needed.
d) Before heavy rains, the washout containers liquid level should be lowered or the container should be covered to avoid an overflow during the rain event.

The owner shall hire an E&S compliance company to inspect E&S measures and keep reports of onsite inspections with deficiencies and solutions.

TEMPORARY STORMWATER SECTION

ATTACHMENT "J"

Schedule of Interim and Permanent Soil Stabilization Practices

The project's limits of construction are confined to the existing right-of-ways, easements, and project site. The project will begin with rough cutting of site and pond grading. The utilities will be installed. The backfill behind the curbs and paving will be completed and within 120 days. The backfill behind the curbs and embankments will be revegetated with hydromulch mix to be determined by the City of Dripping Springs to stabilize the soil. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

V. APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: The Ranch at Caliterra Amenity Center
Regulated Entity Location: West of Caliterra Parkway off of Ranch Road 12 & Mt. Gainor Rd
Name of Customer: CF CSLK Carter, LLC
Contact Person: Greg Rich Phone: (972) 960-2777
Customer Reference Number (if issued):CN 602491284
Regulated Entity Reference Number (if issued):RN 104005434

Austin Regional Office (3373)

☒ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	9.991 Acres	$ 5,000
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: 6/21/2024

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	***Fee***
Extension of Time Request	$150

VI. AGENT AUTHORIZATION FORM

STATE OF TEXAS §

COUNTY OF DALLAS §

Agent Authorization Form

The Ranch at Caliterra

City of Dripping Springs - Hays County

Subdivision and related site and offsite Improvements

On behalf of **CF CLSK CARTER LLC,** I, **Greg Rich, Attorney** do hereby designate **Brett Pasquarella, P.E., Quynn Dusek, P.E., and Bill E. Couch, P.G., AICP CEP of CARLSON, BRIGANCE AND DOERING ENGINEERING, INC. as the AUTHORIZED AGENTS** for the processing of applications, related plans, permits, and documents for professional services, including Surveying, Engineering, Planning, Entitlements, Permitting, Construction and other similarly related services for projects within City of Dripping Springs, its ETJ, and / or Hays County Texas for the purpose of providing Land Development, Utility and Entitlement Services.

Signed: _____ Date: 6-7-2022

Greg Rich
Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, Jennifer Warheit, Notary Public, on this day personally appeared **Greg Rich,** of **CF CLSK CARTER LLC,** a Delaware Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed on behalf of said entity.

Given under my hand and seal of office on June 7, 2022.

JENNIFER WARHEIT
Notary Public, State of Texas
Comm. Expires 08-05-2022
Notary ID 12429327-3

_____
Notary Public, State of Texas

CF CLSK CARTER LLC
A Delaware Limited Liability Corporation

VII. TCEQ CORE DATA FORM

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 606010296		**RN** 111761284

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	1/30/2023

☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

CF CSLK Carter, 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)*
804382294	32082568489	87-4251048	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

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

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

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

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

12222 Merit Drive, Suite 1020

City	State	ZIP	ZIP + 4
Dallas	TX	75251	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 549-7777		( ) -

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)*

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

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

The Ranch at Caliterra

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	Mt. Gainor Road / Soaring Hill Road							
	City	Dripping Springs	**State**	TX	**ZIP**	78620	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Located at the end of Soaring Hill Road off Premier Park Loop.

26. Nearest City	**State**	**Nearest ZIP Code**
Dripping Springs	TX	78620

27. Latitude (N) In Decimal:	30.182996	**28. Longitude (W) In Decimal:**	98.116789

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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)
1521		236100	

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

Singal Family Subdivision

34. Mailing Address:	**CF CSLK Carter, LLC**							
	12222 Merit Drive, Suite 1020							
	City	**Dallas**	**State**	**TX**	**ZIP**	**75251**	**ZIP + 4**	

35. E-Mail Address:	**grich@siepiela.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** ***(if applicable)***
(512) 549-7777		**( ) -**

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

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

SECTION IV: Preparer Information

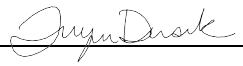
40. Name:	Quynn Dusek	**41. Title:**	P.E.

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 280-5160		( ) -	quynn@cbdeng.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:	Carlson, Brigance and Doering, Inc.	**Job Title:**	P.E., Project Manager
Name *(In Print):*	Quynn Dusek, P.E.	**Phone:**	(512) 280- **5160**

Signature:		Date:	6/14/2023

VIII. WATER QUALITY DESIGN

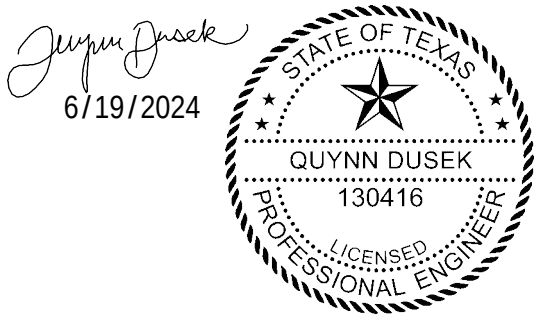
IMPERVIOUS COVER CALCULATIONS

Basin	TOTAL AREA	TOTAL AREA	IMPERVIOUS ROADS			IMPERVIOUS ROAD TOTAL		IMPERVIOUS SIDEWALKS		IMPERVIOUS SIDWALK TOTAL		LOT COUNT		IMP. LOTS TOTAL	IMP. LOTS TOTAL	IMPERVIOUS TOTAL	IMPERVIOUS PERCENT
			60' - 75' ROW	60' ROW	ROW Varies												
WIDTHS			26	32	16			4	5			10K<X<15K	15K<X<1 AC				
UNITS	SF	ACRES	BC-BC	BC-BC	BC-BC	SF	AC	FT	FT	SF	AC	3500	5000	SF	AC	AC	%
VFS	3,376,078	77.50	14,762	1,411	1,942	460,036	10.56	0	0	0	0.00	66	71	586,000	13.45	24.014	
VFS AMENITY	37,010	0.85				33,710	0.77			3,300	0.08					0.85	31.73%
Batch Detention Pond	1,519,471	34.88	3,064	582	0	98,288	2.26	0	0	0	0.00	60	6	240,000	5.51	7.766	
POND AMENITY						9,100	0.21			875	0.02			5,450	0.13	0.354	23.28%

WATER QUALITY LOAD REMOVAL CALCULATIONS

BASIN SUMMARY TABLE & BMP REMOVAL					
BMP SELECTED	DRAINAGE AREA (AC.)	IMP. COVER (AC.)	IMP. COVER (%)	TSS AVAILABLE (LBS.)	TSS REMOVED (LBS.)
ENGINEERED & NATURAL FILTER	78.35	24.86	31.73	24,937	24,937
BATCH DETENTION POND A	34.88	812	23.28	8,871	8,871
		TOTAL LBS. TSS REMOVED =			33,808
		TOTAL LBS. TSS REQUIRED =			33,614

TSS REMOVAL SPREADSHEETS
Optional Enhanced Measures



6/19/2024

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will

1. The Required Load Reduction for the total project: Calculations from RG-348

Page 3-29 Equation 3.3: $L_M = 27.7(A_N \times P)$

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

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

County =	Hays	
Total project area included in plan * =	200.03	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	36.77	acres
Total post-development impervious cover fraction * =	0.18	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	33614	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	78.34	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	24.86	acres
Post-development impervious fraction within drainage basin/outfall area =	0.32	
$L_{M\ THIS\ BASIN}$ =	22725	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Vegetated Filter Strips**
Removal efficiency = 85 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 = (BMP efficiency) x P x (A_I x 3

where:

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

A_C =	78.34	acres
A_I =	24.86	acres
A_P =	53.48	acres
L_R =	24937	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	24937	lbs.
F =	1.00	

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

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.32	
On-site Water Quality Volume =	363693	cubic feet

Calculations from RG-348

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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009 **Project Name:** The Ranch at Caliterra with A

OPTIONAL ENCHANGED MEASURES **Date Prepared:** 5/24/2024

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

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

Page 3-29 Equation 3.3: $L_M = 27.7(A_N \times P)$

where:

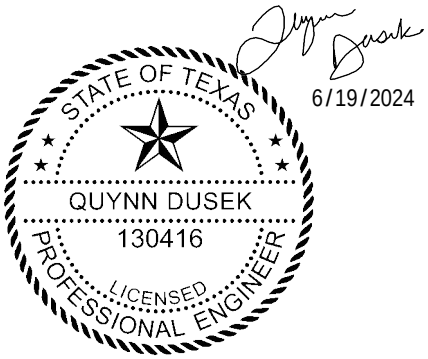
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased loa
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Hays	
Total project area included in plan * =	200.03	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	36.79	acres
Total post-development impervious cover fraction * =	0.18	
P =	33	inches
$L_{M\ TOTAL\ PROJECT}$ =	33629	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	34.88	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.12	acres
Post-development impervious fraction within drainage basin/outfall area =	0.23	
$L_{M\ THIS\ BASIN}$ =	7422	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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 = 34.88 acres

A_I =	**8.12**	acres
A_P =	**26.76**	acres
L_R =	**8871**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**8871**	lbs.
F =	**1.00**	

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	**4.00**	inches
Post Development Runoff Coefficient =	**0.25**	
On-site Water Quality Volume =	**125540**	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 =	**25108**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**150648**	cubic feet

IX. APPLICABLE CONSTRUCTION PLAN SHEETS

BASIN SUMMARY & BMP REMOVAL TABLE					
BMP SELECTED	DRAINAGE AREA (AC.)	IMP. COVER (AC.)	IMP. COVER (%)	TSS AVAILABLE (LBS.)	TSS REMOVED (LBS.)
ENGINEERED & NATURAL FILTER STRIPS	78.35	24.86	31.73%	24,937	24,937
BATCH DETENTION POND A	34.88	8.12	23.28%	8,871	8,871
			TOTAL LBS. TSS REMOVED =		33,808
			TOTAL LBS. TSS REQUIRED =		33,614

TABLE NOTES:
1. BASIN SUMMARY & BMP REMOVAL TABLE SHOWS THE COMPLETE REMOVAL FOR THE ENTIRE RANCH AT CALITERRA SUBDIVISION WITH THE INCLUSION OF THE AMENITY CENTER.
2. ENGINEERED VEGETATED FILTER STRIPS WILL BE UTILIZED IN SERIES WITH GRASSY SWALES WHERE APPLICABLE. LOAD REMOVAL FOR THE GRASSY SWALES IS NOT INCLUDED IN ABOVE CALCULATIONS.

ENGINEERED VEGETATIVE FILTER STRIP NOTES:
1. UNLESS OTHERWISE INDICATED, ALL ENGINEERED FILTER STRIPS TO BE A MINIMUM OF 15' WIDE.
2. FILTER AREAS ARE TO BE REVEGETATED ONLY AFTER ADJACENT CONSTRUCTION ACTIVITY IS COMPLETE.
3. AFTER FINAL GRADING, FILTER AREA MUST HAVE A UNIFORM AND EVEN SLOPE.
4. FILTER AREA MUST BE SODDED OR SEEDED WITH 6" MINIMUM OF TOPSOIL.
5. TOPSOIL MUST CONTAIN 10–20% COMPOST, A CLAY CONTENT LESS THAN 20% AND BE FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN ONE INCH. SANDY LOAM IS NOT AN APPROVED SOIL AND CALICHE IS NOT CONSIDERED A SOIL.
6. FINAL VEGETATIVE COVERAGE MUST BE NO LESS THAN 80%.
7. EXISTING VFS SHALL NOT BE DISTURBED.

LEGEND
- 17 — LOT NUMBER
- (A) — BLOCK NUMBER
- PROPERTY LINE
- EXISTING CONTOUR MINOR
- 1160 — EXISTING CONTOUR MAJOR
- DEVELOPED CONTOUR MINOR
- 1160 — DEVELOPED CONTOUR MAJOR
- 15' ENGINEERED VEGETATIVE FILTER STRIP

0 40' 80'

SCALE: 1" = 40'

DREAM CATCHER LOOP
FLY CATCHER COVE
WHISKEY BARREL DRIVE
SITE BOUNDARY
WATER QUALITY POND (BUILT WITH SUBDIVISION)
EXISTING ENGINEERED VEGETATED FILTER STRIP (TYP.) TO REMAIN
EX. 50' NATURAL VEGETATED FILTER STRIP
15' ENGINEERED VEGETATED FILTER STRIP
EXISTING ENGINEERED VEGETATED FILTER STRIP (TYP.)
DRIPPING SPRINGS CREEK BUFFER
Ⓒ 78 — 37.325 ACRES / OPEN SPACE D.E., W.Q., & P.U.E. LOT
Ⓒ 59 — 9.991 ACRES AMENITY & OPEN SPACE LOT
Ⓒ 57, 56, 58, 55, 54, Ⓒ 53, 52, 51, 13, 12, 11, 10, 9, 8, 7 Ⓒ, 6, 5, 4, 3, 53, 1, 2, 4, 5 Ⓐ

DESIGNED BY: QD
DRAFTED BY: CJP
DATE
REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR (620 N., Ste. 600 Austin, Texas 78750 www.cbdengr.com

SHEET NAME: TCEQ BMP PLAN
JOB NAME: THE RANCH AT CALITERRA
PROJECT: AMENITY CENTER

Quynn Dusek 06/19/2024
STATE OF TEXAS
QUYNN DUSEK
130416
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

DATE June 2024
JOB NUMBER 5079.1
SHEET 14 OF 37

FILE PATH: J:\ACAD\5079.1\dwg\SHEET SET\5079.1-BMP Map.dwg - Jun 19, 2024 - 3:50pm

BASIN SUMMARY & BMP REMOVAL TABLE

BMP SELECTED	DRAINAGE AREA (AC.)	IMP. COVER (AC.)	IMP. COVER (%)	TSS AVAILABLE (LBS.)	TSS REMOVED (LBS.)
ENGINEERED & NATURAL FILTER STRIPS	78.35	24.86	31.73%	24,937	24,937
BATCH DETENTION POND A	34.88	8.12	23.28%	8,871	8,871
		TOTAL LBS. TSS REMOVED =			33,808
		TOTAL LBS. TSS REQUIRED =			33,614

NOTES:

1. ENGINEERED VEGETATED FILTER STRIPS WILL BE UTILIZED IN SERIES WITH GRASSY SWALES WHERE APPLICABLE. LOAD REMOVAL FOR THE GRASSY SWALES IS NOT INCLUDED IN ABOVE CALCULATIONS.
2. CALCULATIONS INCLUDE 1.6 ACRES FOR THE AMENITY CENTER IMPERVIOUS COVER

ENGINEERED VEGETATIVE FILTER STRIP NOTES:

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2. FILTER AREAS ARE TO BE REVEGETATED ONLY AFTER ADJACENT CONSTRUCTION ACTIVITY IS COMPLETE.
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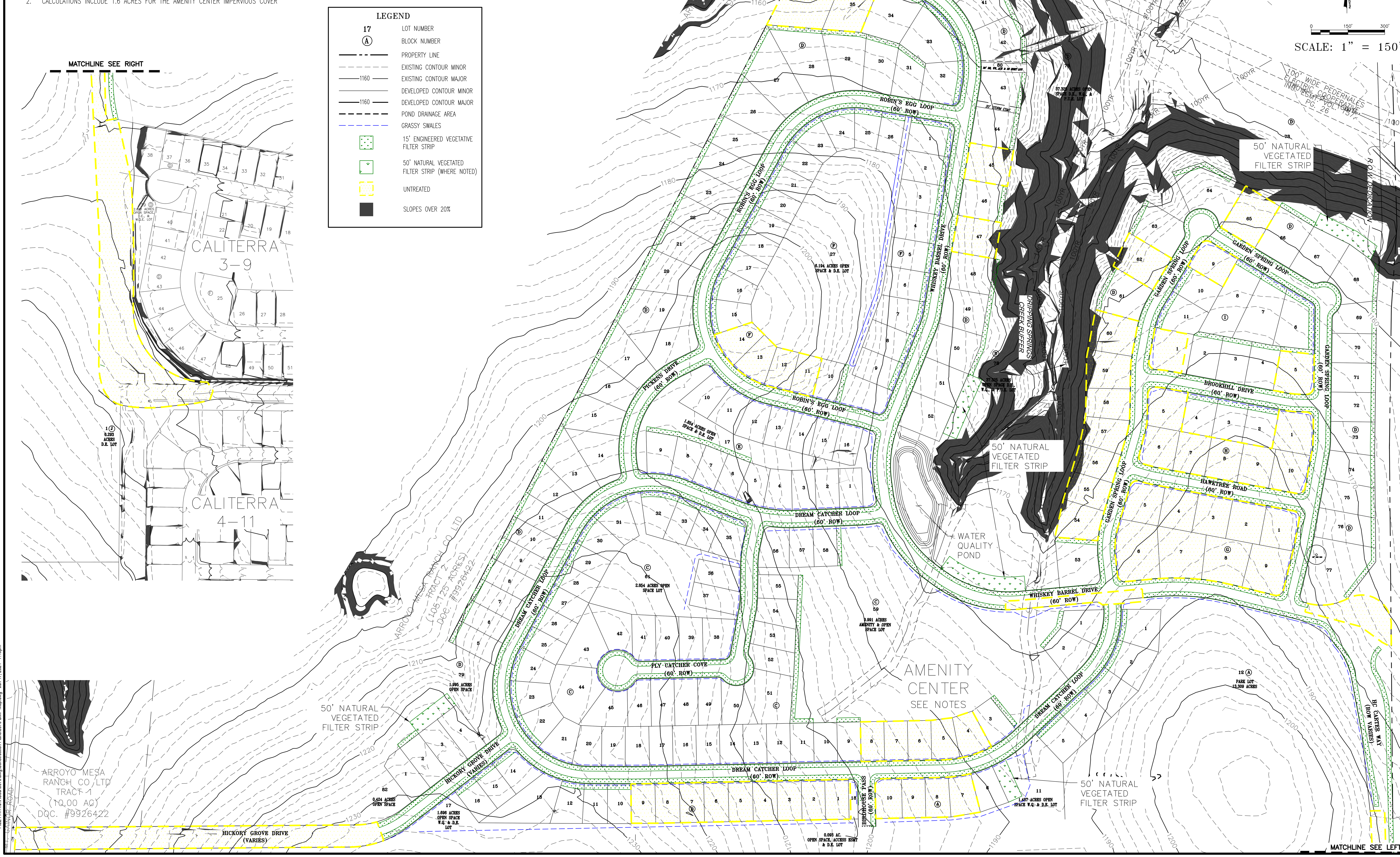
6. FINAL VEGETATIVE COVERAGE MUST BE NO LESS THAN 80%.



DESIGNED BY: QD	DRAFTED BY: CJP

DATE

REVISION

Carlson, Brigance & Doering, Inc.
Civil Engineering ◆ Surveying
FIRM ID #F3791
Main Office: 5501 West William Cannon Dr. Austin, Texas 78749 Phone No. (512) 280-5160
North Office: 12129 RR 620 N., Ste. 600 Austin, Texas 78750 www.cbdeng.com

SHEET NAME: TCEQ BMP PLAN

JOB NAME: THE RANCH AT CALITERRA

PROJECT: STREET, DRAINAGE, WATER, & WASTEWATER IMPROVEMENTS

Quynn Dusek 06/17/2024

STATE OF TEXAS
QUYNN DUSEK
130416
LICENSED PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC. ID# F3791

DATE: June 2024

JOB NUMBER: 5079

SHEET 20 OF 167