UNDERGROUND STORAGE TANK FACILITY PLAN APPLICATION

FOR

NEW HOPE RETAIL

4631 E New Hope Dr.
Leander, Texas 78641

Prepared For:

NEW HOPE RE, LLC
901 AMBROSE DR
PFLGERVILLE, TEXAS 78660

Prepared By:

Sandlin Services, LLC
TBPELS Firm # 21356
P: (806) 679-7303

8/19/2024

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER

August 19, 2024

TABLE OF CONTENTS

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: NEW HOPE RETAIL						**2. Regulated Entity No.:** 111934105				
3. Customer Name: NEW HOPE RE, LLC						**4. Customer No.:** 606239200				
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):**		2.1		
9. Application Fee:	$650.00		**10. Permanent BMP(s):**			ONE EXISTING WET POND				
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**			1				
13. County:	Williamson		**14. Watershed:**			Turkey Creek-Brushy Creek				

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_1_
Region (1 req.)	___	___	_1_
County(ies)	___	___	_1_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville _1_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. NICHOLAS SANDLIN, P.E. (SANDLIN SERVICES, LLC)
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 8/19/24

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

General Information Form
(TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

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

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

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

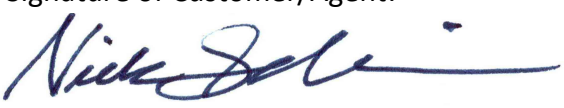
Signature

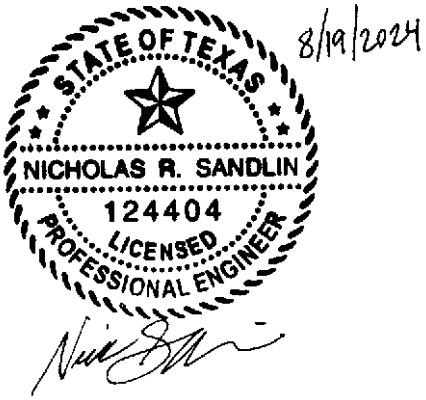
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: NICHOLAS SANDLIN, P.E. (SANDLIN SERVICES, LLC)

Date: 8/19/2024

Signature of Customer/Agent:





Project Information

1. Regulated Entity Name: NEW HOPE RETAIL
2. County: WILLIAMSON
3. Stream Basin: BRAZOS RIVER
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☒ UST
   ☐ Exception Request

7. Customer (Applicant):

Contact Person: RAHIM KARIMALI
Entity: NEW HOPE RE, LLC
Mailing Address: 901 AMBROSE DR
City, State: PFLUGERVILLE, TEXAS Zip: 78660
Telephone: 512-925-9610 FAX: _____
Email Address: rahimkali29@gmail.com

8. Agent/Representative (If any):

Contact Person: NICK SANDLIN, P.E.
Entity: SANDLIN SERVICES, LLC
Mailing Address: 8500 N MOPAC EXPY STE 820
City, State: AUSTIN, TX Zip: 78759
Telephone: 806-679-7303 FAX: _____
Email Address: operations@sandlinservices.com

9. Project Location:

☒ The project site is located inside the city limits of ROUND ROCK, TEXAS.
☐ 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.

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

4631 E New Hope Dr, Leander, TX 78641

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

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

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

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

☒ Survey staking will be completed by this date: 9/1/2024

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

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

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

(3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

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

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

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

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

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

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

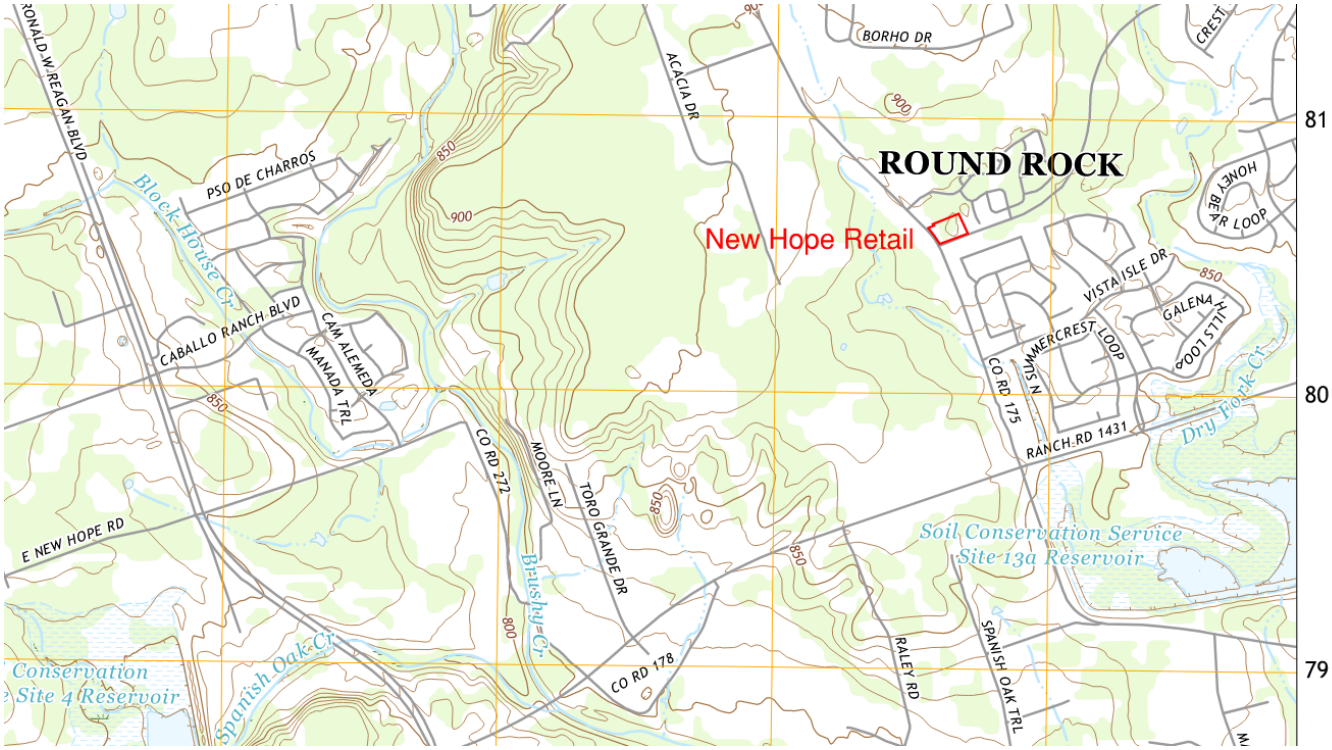
General Information Form
(TCEQ-0587)

Attachment A:
Road Map

Source: Google Earth Pro (accessed 06/07/2023)

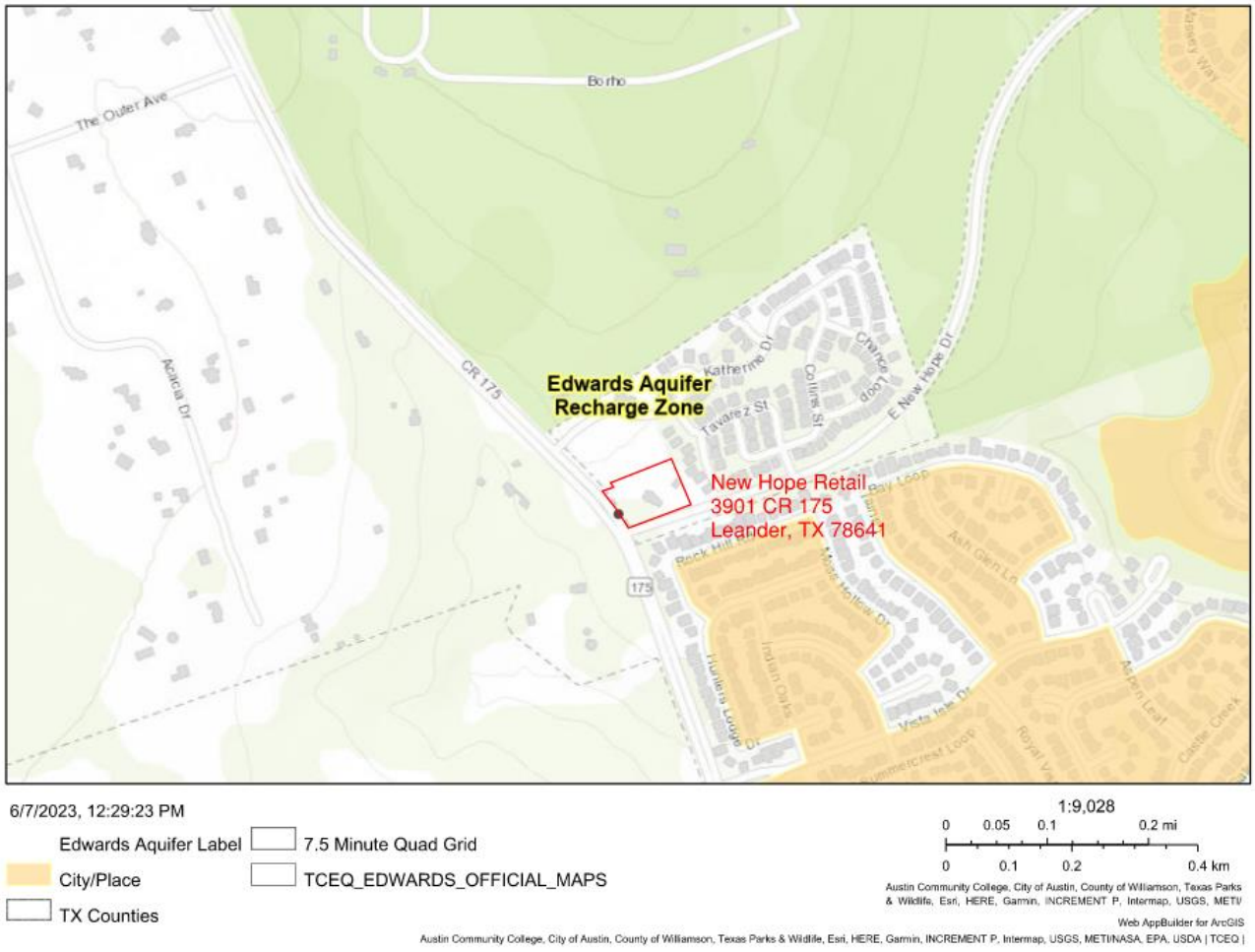
General Information Form
(TCEQ-0587)

Attachment B:
USGS Quadrangle Map
Edwards Aquifer Recharge Zone Map
FEMA FIRM Map



Source: Portion of USGS Quadrangle Map (TX_Leander_20220811_TM_geo)

EDWARDS AQUIFER ZONE MAP
Beer Geek (New Hope Retail)
3901 County Road 175
Leander, Texas 78641
Source: TCEQ Edwards Aquifer Viewer
Prepared: August 10, 2024



FEMA FIRM MAP PANEL

Source: Portion of FEMA FIRM Map Panel 48491C0470F (effective 12/20/2019)

General Information Form
(TCEQ-0587)

Attachment C:
Project Description

Proposed Development

The proposed 2.1 AC development is part of a 4.99 AC commercial project site with an approved WPAP and SCS plan (EAPP ID: 11003915 and 11003916, Regulated Entity No. RN111934105; approval letter dated May 3, 2024) for the development of two (2) retail buildings, four (4) fuel dispensers that serve 8 fueling positions, and associated appurtenances with associated, paving, drainage, utility and water quality infrastructure. The property is within the Edwards Aquifer Recharge Zone. The submission of this TCEQ UST EAPP application will support the proposed fueling activities at the developed site.

This property is a recorded legal lot under Doc. No. 2019081619 Replat Lot 1 Gardens at Mayfield.

Legal description of the property is GARDENS AT MAYFIELD (LT 1 REPLAT), BLOCK A, Lot 1B, acres 2.1 (Replat Lot 1 Document No. 2019081619).

Site Description and History

The 2.1 AC project site is located at 3901 CR 175, Leander, Williamson County, Texas 78641 (WCAD #R587065). The property is currently owned by NEW HOPE RE LLC (Document #2019094395 dated 09/26/2019.

Total land area (2.1 AC) is on land with 0% - 15% slopes. The elevation is between 935 FT and 940 FT. Vegetation on-site is primarily cedar and grasses.

Access

There are two access points to the property from E New Hope Drive and CR 175.

Impervious Cover (IC)

Total existing area of impervious cover is approximately 0.3 acres.

As previously approved, development at the project site will add an additional 1.25 AC of IC to the site for a total IC of 3.29 acres (65.9%). Existing and proposed areas of impervious cover will be treated as shown in the permanent stormwater section.

Watershed and FEMA Floodplain Information

The project site is within the Turkey Creek-Brushy Creek Watershed, which drains to the Brazos River Basin. No surface streams run across the property.

The project site is not located within the boundaries of the 100-year floodplain of any waterway that is within the limits of the study of the Federal Emergency Insurance Administration (FEMA) FIRM Panel #48491C0470F (Effective 12/20/2019).

Temporary Best Management Practices (BMPs)

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site.

Prior to soil disturbing construction activity, temporary BMPs will be installed. Silt fencing will be installed along the down-gradient sides of the property to intercept and detain waterborne sediment from unprotected areas. The silt fence shall remain in place until the disturbed area is permanently stabilized.

Permanent Best Management Practices (BMPs)

Existing permanent BMPs were previously designed and approved to convey and contain stormwater drainage and water quality from the developed project site. Please see the approved WPAP and SCS plans (EAPP ID: 11003915 and 11003916, approved May 3, 2024 [Regulated Entity No. RN111934105]). Stormwater infrastructure for conveyance through the neighboring residential development to an existing detention/water quality pond has already been constructed and accepted. Stormwater infrastructure was installed and designed to convey developed, undetained flows from impervious cover added within this commercial subdivision. Please see the Gardens at Mayfield WPAP wet basin sized for future development (EAPP ID No. 11-15082601, approved November 4, 2015) and modification to treat an additional 7.15 acres of IC from the Arterial H West WPAP (EAPP ID No. 11000215, approved February 15, 2017). The wet basin (EAPP ID No. 11-15082601) additionally provided water quality treatment for the Mayfield Office Park WPAP (EAPP ID No. 11003222, approved January 6, 2023). The stormwater flows from this site will pass through to this existing wet basin.

Offsite Areas

No offsite areas are anticipated to be affected by pre and post construction activities at the site. Temporary BMPs will minimize any anticipated effects of the proposed construction activities. Permanent BMPs will address any anticipated stormwater issues at the developed site. See Existing Approved WPAP (TCEQ EAPP ID: 11003915 and 11003916) for more details as well as our referenced Construction Plans

Areas to be Demolished

Existing structures on the commercial tract will be demolished to allow for the access road from New Hope Drive per the existing joint access easement in place.

Geologic Assessment Form
(TCEQ-0585)

EXCEPTION REQUESTED TO THE GEOLOGIC ASSESSMENT

REGULATED ENTITY NAME: NEW HOPE RETAIL

TYPE OF PROJECT: WPAP & SCS

LOCATION OF PROJECT: RECHARGE ZONE

Sandlin Services, LLC is respectfully requesting an exception from the required Geologic Assessment at the Commercial Project Located within the Approved Existing WPAP & SCS plan. An existing GA completed with this project exists and from our records shows no sensitive features on the obtainable data on-site. To my knowledge, the document we are referencing and noted in this form accurately reflects the information concerning the proposed regulated activities and methods to protect the Edwards aquifer. Please feel free to contact us with any questions about the existing Geologic Assessment included within the Existing Approved WPAP 11003222. The previously approved Geologic Assessment is included in the following sheets.

Geologic Assessment
TCEQ-0585

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Chad M. Copeland, P.G.

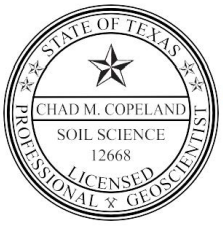
Telephone: 512-335-1785x124

Fax: 512-335-0527

Date: 8/2/2022, 8/3/2022 & 8/16/2022

Representing: Ranger Environmental Services, LLC (TBPG Firm No. 50140) (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



08/18/2022

Regulated Entity Name: Mayfield Office Park

Project Information

1. Date(s) Geologic Assessment was performed: 8/3/2022
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Crawford clay (1-3% slopes) (CfB)	D	1.67-3.33
Eckrant stony clay (0-3% slopes) (EeB)	D	0.33-1.67

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 30 '
   Site Geologic Map Scale: 1" = 30 '
   Site Soils Map Scale (if more than 1 soil type): 1" = ~320'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☒ There are 1 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☒ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☐ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ 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.

ATTACHMENT A

Geological Assessment Table
TCEQ-0585 Table

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: Mayfield Office Park																
LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING	
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
G-1	30.552851	-97.764019	SC	20	Ked	3.5	3.5	4.0	N09°E				C/O	35	55		X		X	Hilltop
G-2	30.552832	-97.764018	SC	20	Ked	1.0	1.0	1.0	N09°E				C/O	35	55		X		X	Hilltop
G-3	30.552066	-97.762856	MB	30	Ked	0.5								5	35	X			X	Hilltop

* DATU WGS84

2A TYP	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date

Sheet ___1___ of ___1___

TCEQ-0585-Table (Rev. 10-01-04)

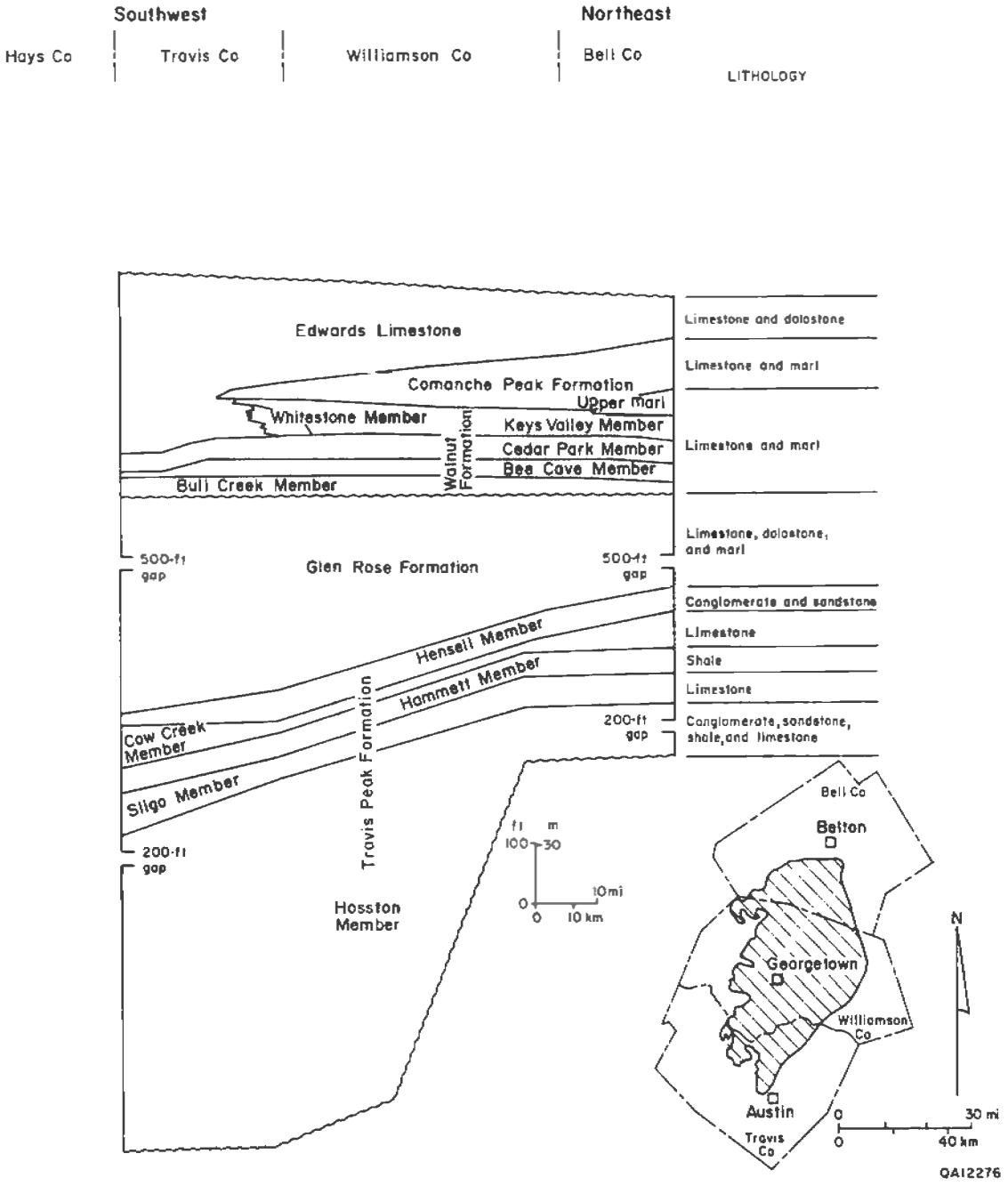
STATE OF TEXAS
CHAD M. COPELAND
SOIL SCIENCE
12668
LICENSED
PROFESSIONAL GEOSCIENTIST

08/18/2022

ATTACHMENT B

Stratigraphic Column

Stratigraphic column of Cretaceous rocks of the northern segment of the Edwards aquifer, Austin region.



RANGER ENVIRONMENTAL SERVICES, INC.

Mayfield Office Park

RANGER REFERENCE 6577

*FIGURE ADAPTED AND EDITED BY RANGER ENVIRONMETAL SERVICES

*ORIGINAL SOURCE: Senger, R., Collins E., Kreitler C. (1990). Hydrology of the Northern Segment of the Edwards Aquifer, Austin Region. The University of Texas at Austin, Texas 78713. Bureau of Economic Geology.

ATTACHMENT C

Site Geology

RANGER
ENVIRONMENTAL SERVICES, INC.

GEOLOGIC ASSESSMENT
Mayfield Office Park
3835 County Road 175
Leander, Texas
Williamson County
August 2022

INTRODUCTION

Ranger Environmental Services, Inc. (Ranger) was contracted to conduct a Geologic Assessment of the referenced property. This location lies within the designated Edwards Aquifer Recharge Zone. The site was noted to support a residential dwelling, a water well pump house and a shop. Since the subject site is located over the Edwards Aquifer Recharge Zone, site development should adhere to the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program Rules in accordance with Title 30 of the Texas Administrative Code, Section 213 (30 TAC§ 213).

PROJECT DESCRIPTION

The subject site consists of two lots (Lot 1A, Block A and Lot 1B, Block A), and is approximately 4.99 acres, more or less, located at 3835 County Road 175, Leander, in Williamson County, Texas at approximately N 30.552066 and approximately W 97.762856.

The site is located at the corner of County Road 175 and East New Hope Drive in Leander, Texas. The site is adjacent and part of a residential development. Portions of Lot 1A were noted to be cleared.

METHODOLOGY

This assessment follows general guidelines contained in Texas Commission on Environmental Quality (TCEQ) guidance "*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones"* (TCEQ Guidance 0585). The site is located on an area of the recharge zone that may contain karst features within the outcropping limestone. Karst features may be expressed as surface features but more commonly tend to persist with depth.

A field geologic assessment was conducted by Chad M. Copeland, P.G. and Daniel E. Airey, P.G. on August 2, 2022, August 3, 2022 and August 16, 2022. The site is supports a residential dwelling, water well pump house and shop.

The walking geologic survey was conducted on 50-foot center transects, where possible. No intrusive testing was conducted. If present, features identified in the field were photographed and

recorded with a hand held global positioning system (GPS). Features include, but were not limited to, caves, solution cavities, solution-enlarged fractures, faults, manmade features in bedrock, swallow holes, sinkholes, non-karst closed depressions, and zone clustered or aligned features. The geologic assessment table, stratigraphic column, geologic, soils and topographic maps are included herein.

RESEARCH INFORMATION

Prior to conducting the geologic survey, Ranger conducted a review of existing geologic data and maps to prepare for the field survey. Reviewed references included, but are not limited to:

- Barnes, V.E. 1974. *Geologic Atlas of Texas, Austin Sheet*. The University of Texas at Austin, Bureau of Economic Geology.
- Senger, R.K., E.W. Collins and C.W. Kreitler. 1990. Hydrogeology of the Northern Segment of the Edwards Aquifer, Austin Region, Report of Investigations 192. The University of Texas at Austin, Bureau of Economic Geology.
- Texas Commission on Environmental Quality. 1999. Complying with the Edwards Aquifer Rules: Administrative Guidance.
- Texas Commission on Environmental Quality. Revised 2004. Instructions to Geologist for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones.
- Sellards, E.H., W.S. Adkins and F.B. Plummer. 1932. The University of Texas Bulletin No. 3232. The Geology of Texas. Volume 1, Stratigraphy.
- U.S. Department of Agriculture National Resources Conversation Services (www.nrcs.usda.gov).
- Texas Commission on Environmental Quality (www.tceq.state.tx.us).
- FEMA Flood Plain Maps.
- Center for Geospatial Technology, Texas Tech University, obtained from the Texas Geologic Atlas of Texas.
- USGS Topographic Maps – Terrain Navigator Pro 2015.
- ERIS

SITE GEOLOGY

The subject site is underlain by Cretaceous sedimentary strata. In general, the Cretaceous strata dip regionally one degree towards the east-southeast. The area lies within the Balcones Fault Zone, a geologic province characterized in this region by north-northeast trending en echelon normal faults with the downthrown side most commonly to the east of the fault planes.

The Balcones Fault Zone trend closely follows the structural trend of the late Paleozoic Ouachita fold and thrust belt. Faulting may have been initiated in the Late Cretaceous with the majority of movement taking place during the late Oligocene and early Miocene. Minor isostatic adjustments resulting from sediment loading in the Gulf of Mexico continue to the present.

Referencing the Geologic Atlas of Texas, Austin Sheet, and The University of Texas Bulletin No. 3232, The Geology of Texas, Volume 1 the local stratigraphic units that outcrop at the site is the Edwards Limestone (Ked).

The Lower Cretaceous Edwards Limestone is a member of the Fredericksburg Group and is massive to thinly bedded limestones and dolostones. The Edwards Limestone is generally light gray, crystalline to coarse-grained, cavernous and includes calcareous shell detritus. Chert and rudistids are present within the Edwards Limestone and can serve as markers to differentiate the Edwards Limestone from the underlying Comanche Peak Formation and the unconformable and overlying Georgetown Formation.

In the Austin area, the Edwards Limestone has a maximum thickness of approximately 300 feet and thins to the north. Recharge to groundwater within the Edwards Limestone is primarily through precipitation. The regional groundwater system is characterized by varied porosity and permeability as associated with the vast solution cavities and fracture zones within the Edwards Limestone. Large amounts of groundwater can move from the recharge area through the local system in a short period of time.

Where surface expression of limestone was observed, the limestone was noted to be hard, dense and slightly vuggy. No actual faults or fractures were observed during the site geologic inspection.

SITE SPECIFIC GEOLOGIC FEATURES

The following geologic features, as defined in Texas Commission on Environmental Quality (TCEQ) guidance "*Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones*" (TCEQ Guidance 0585), were observed at the site:

G-1 Solution Cavity (SC) ***Sensitive Feature***

A solution cavity was observed on the northern portion of the property at the approximate GPS coordinates, N 30.552851, W 97.764019. The feature dimensions were documented to be approximately 3.5' (width and length) and 4' (depth). The exposed limestone was noted to be vuggy, crystalline in part, tan to off-white, micritic, extremely hard, and with some iron inclusions. The base of the feature was noted to have loose soil with leaves, sticks and other vegetative litter. A minor topographic subsidence was noted radially around the feature. The probability of rapid infiltration was noted to be high. The catchment area was noted to be greater than 1.6 acres.

G-2 Solution Cavity (SC) ***Sensitive Feature***

A solution cavity was observed on the northern portion of the property at the approximate GPS coordinates, N 30.552832, W 97.764018. G-2 was noted to be southwest of G-1. The feature dimensions were documented to be approximately 1' (width and length) and 1' (depth). The exposed limestone was noted to be vuggy, crystalline in part, tan to off-white, micritic, extremely hard, and with some iron inclusions. The base of the feature was noted to have loose soil with leaves, sticks and other vegetative litter. A minor topographic

subsidence was noted radially around the feature. The probability of rapid infiltration was noted to be high. The catchment area was noted to be greater than 1.6 acres.

It should be noted, G-1 and G-2 were located on a N09°E trend. Although with multiple apertures, features G-1 and G-2 could be classified as a Zone, within this report they are treated as separate features.

G-3 Water Well (MB) ***Not a Sensitive Feature***

What appeared to be a water well was observed behind the residential dwelling adjacent to a pump house structure. The water well was buried beneath freshly placed soil. Upon inspection and after removal of a thin layer of soil, a cap was observed on the water well. No pump or downhole equipment was observed. The water well casing (PVC) diameter was observed to be 0.5'. Utilizing a measuring tape, the water well was noted to be greater than 60' deep. The fact that the water well was capped, the probability of rapid infiltration is low. The catchment area was noted to be greater than 1.6 acres.

SOIL DESCRIPTION

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) *Web Soil Survey*, the soils at the site were noted to be:

- Crawford clay, 1 to 3 percent slopes (CfB)
- Eckrant stony clay, 0 to 3 percent slopes, stony (EeB)

Please see attached USDA NRCS Custom Soil Resource Report.

TOPOGRAPHY AND DRAINAGE

The topography at the site was noted to be relatively flat. Surface flow is likely to be towards the south/southeast.

CONCLUSIONS AND RECOMMENDATIONS

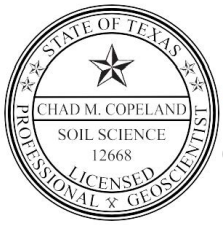
Ranger Environmental Services, Inc. conducted a Geologic Assessment of the site in accordance with 30 TAC§ 213. Ranger concludes that sensitive features as defined by the TCEQ (30 TAC§ 213) were observed at the site.

This assessment does not address the possible presence of subsurface conditions that may be exposed during future construction and/or development. Should solution features or conditions be exposed during site construction activities that indicate a potential for hydraulic interconnectedness between the surface and the Edwards Aquifer, operations in the vicinity of the feature should be halted and the Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Program should be contacted immediately in accordance with 30 TAC §213.5(f)(2).

LIMITATIONS

It should be noted that only areas readily accessible were inspected. There may be geologic features present that were not identified as part of this study. This non-intrusive visual field assessment cannot wholly eliminate the possibility of sensitive features at the site.

Prepared by:



08/18/2022

Chad M. Copeland, P.G.

Geologic Feature G-1: The view of the solution cavity is towards the northwest.

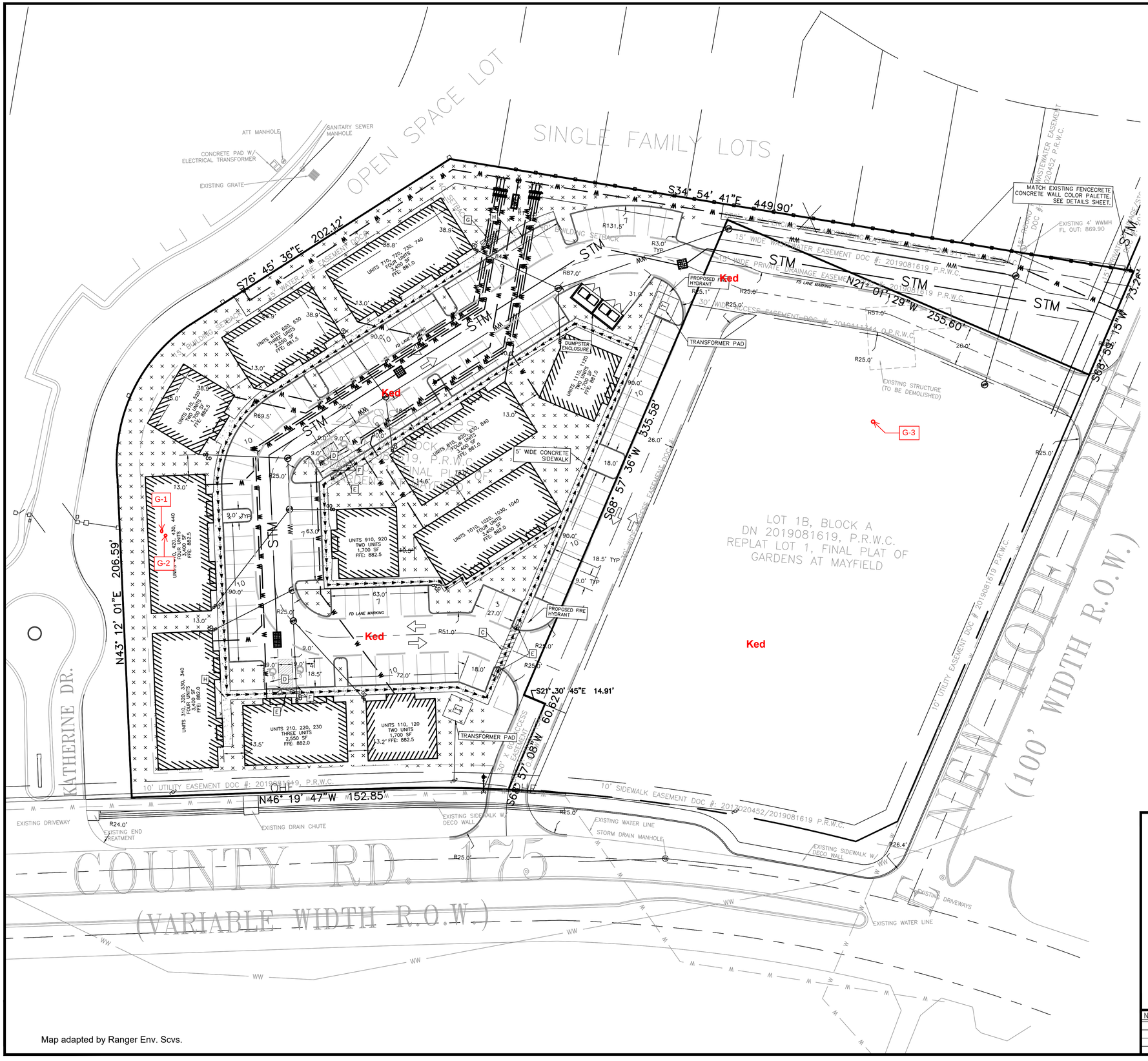
Geologic Feature G-2: The view of the solution cavity is towards the west.

Geologic Features G-1 and G-2: The view of G-1 and G-2 is towards the north/northeast on an approximate N09°E trend. The photo documents the close proximity of the two features.

Geologic Feature G-3: The water well without the cap.

ATTACHMENT D

Site Geologic Map(s)



Map adapted by Ranger Env. Scvs.

ZONING SETBACKS

ZONE: C1A – GENERAL COMM
MIN. FRONT YARD SETBACK: 15
MIN. REAR SETBACK: 15
MIN. SIDE SETBACK: 15
SF ADJACENT SETBACK: 40

MAX IMPERVIOUS COVERAGE: 85%

MAX BUILDING HEIGHT: 5 STORIES

0 15' 30' 60'
SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

CITY OF ROUND ROCK NOTES:

B. LIGHTING
A. EXTERIOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION FOR SECURITY AND SAFETY OF ENTRY DRIVES, PARKING AREAS, SERVICE AND LOADING AREAS AND PATHWAYS AND COURTYARDS. ALL EXTERIOR LIGHT FIXTURES SHOULD BE DESIGNED AND COORDINATED AS COMPATIBLE FIXTURES WHICH RELATE TO THE ARCHITECTURAL CHARACTER OF THE BUILDINGS ON A SITE.
B. EXTERNAL LIGHTING SHALL BE ARRANGED AND CONTROLLED, THROUGH THE USE OF SHIELDING AND OTHER MEASURES, SO AS TO DEFLECT LIGHT AWAY FROM ANY RESIDENTIAL AREAS.
C. BUILDING ILLUMINATION
I. THE DESIGN AND MATERIALS OF LIGHTING FIXTURES SHALL BE CONSISTENT WITH THE CHARACTER OF THE AREA. FULLY RECESSED DOWN-LIGHTS, GOOSENECK LIGHTS OR OTHER FIXTURES APPROPRIATE TO THE STYLE OF A BUILDING SHALL BE USED.
II. ILLUMINATION OF A FACADE TO HIGHLIGHT ARCHITECTURAL DETAILS IS PERMITTED. FIXTURES SHALL BE SMALL, SHIELDED AND DIRECTED TOWARD THE BUILDING RATHER THAN TOWARD THE STREET, SO AS TO MINIMIZE GLARE FOR PEDESTRIANS AND DRIVERS. FLASHING, SCROLLING OR NEON LIGHTING SHALL BE PROHIBITED.
D. SITE LIGHTING DESIGN REQUIREMENTS
I. FIXTURE (LUMINAIRE)
THE LIGHT SOURCE SHALL BE COMPLETELY CONCEALED (RECESSED) WITHIN AN OPAQUE HOUSING AND SHALL NOT BE VISIBLE FROM ANY STREET OR RESIDENTIAL DEVELOPMENT
II. LIGHT SOURCE (LAMP)
INCANDESCENT, LED (LIGHT EMITTING DIODE), FLUORESCENT, METAL HALIDE OR COLOR-CORRECTED HIGH-PRESSURE SODIUM MAY BE USED. OTHER LAMP TYPES MAY BE USED, SUBJECT TO THE APPROVAL OF THE CITY. THE SAME TYPE OF LAMP SHALL BE USED FOR THE SAME OR SIMILAR TYPES OF LIGHTING ON ANY ONE SITE THROUGHOUT A DEVELOPMENT.
III. MOUNTING
FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.
IV. HEIGHT OF FIXTURE
THE HEIGHT OF A FIXTURE SHALL NOT EXCEED TWENTY (20) FEET.
V. LIGHTING WITHIN ANY LOT THAT UNNECESSARILY ILLUMINATES AND SUBSTANTIALLY INTERFERES WITH THE USE OR ENJOYMENT OF ANY OTHER LOT IS NOT PERMITTED. LIGHTING UNNECESSARILY ILLUMINATES ANOTHER LOT IF IT CLEARLY EXCEEDS THE REQUIREMENTS OF THIS SECTION, OR IF THE STANDARD COULD REASONABLY BE ACHIEVED IN A MANNER THAT WOULD NOT SUBSTANTIALLY INTERFERE WITH THE USE OR ENJOYMENT OF NEIGHBORING PROPERTIES.
VI. LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO THE STREET IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.
VII. IF THE COM PARCEL IS ADJACENT TO A RESIDENTIAL DISTRICT, FOOT CANDLE READINGS AT THE PROPERTY LINE ADJACENT TO A RESIDENTIAL USE SHALL NOT EXCEED 1.0.

9. FENCING
A. FENCING SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: BRICK, STONE, REINFORCED CONCRETE, CONCRETE PANEL, WROUGHT IRON, AND OTHER DECORATIVE MASONRY MATERIALS. FENCE POSTS SHALL BE CONSTRUCTED OF RUST RESISTANT METAL PARTS, CONCRETE BASED MASONRY OR CONCRETE PILLARS OF SOUND STRUCTURAL INTEGRITY.
B. ALL FENCES ADJACENT TO RESIDENTIAL USES SHALL PROVIDE A FINISHED FACE ABUTTING THE RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
C. ALL FENCING AND WALLS ON COM COMMERCIAL DEVELOPMENTS THAT ARE VISIBLE FROM THE STREET SHALL BE CONSTRUCTED OF A MATERIAL COMPARABLE TO THE MASONRY WALL MATERIALS UTILIZED WITHIN THE RES RESIDENTIAL PORTIONS OF THE COMMUNITY.

NOTE:

1. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL FREE STANDING SIGNS AND WALL MOUNTED SIGNS.
2. ALL SITE LIGHTING IS WALL PACK, SEE PHOTOMETRIC PLAN. FREE STANDING LIGHTS ARE NOT PROPOSED
3. REFER TO SIGNS BELOW AND PHOTOMETRIC PLAN FOR APPROXIMATE LOCATION
4. FOUNDATION TREATMENT WILL BE PROVIDED WITH LANDSCAPING PER CITY OF ROUND ROCK REQUIREMENTS.
5. TREE MITIGATION WILL BE PROVIDED FOR THE SHOWN TREES. MITIGATION WILL BE PROVIDED WITH PLANTED TREES IN THE CENTER OF EXISTING END ISLANDS OF THE ADJACENT PARKING.
6. ANY GROUND MOUNTED EQUIPMENT SHALL BE IN CONFORMANCE WITH SEC. 8-40 (SECTION 2-72(D)7) ALTHOUGH NOT ANTICIPATED FOR THIS PROJECT.
7. PER SEC. 2-72(E) A MINIMUM OF FIVE DIFFERENT BUILDING ARTICULATIONS AND ONE SPECIAL DESIGN FEATURE ARE REQUIRED. SEE BUILDING FOOTPRINT.
8. MATERIALS, ARTICULATION, AND DESIGN FEATURES SHALL COMPLY WITH ROUND ROCK PUD REQUIREMENTS.
9. PER SECTION 8-1 ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING SHALL UTILIZE THE SAME OR SIMILAR MATERIALS AS THE PRINCIPAL STRUCTURE.
10. DETENTION POND, DUMPSTER ENCLOSURES, AND GROUND-LEVEL UTILITIES MUST BE SCREENED PER SECTION 8-40.

CITY OF ROUND ROCK SITE DATA	
	PROPOSED
TOTAL SITE AREA	2.89 AC / 125,822 SF
EXISTING ZONING	PUD 101
IMPERVIOUS COVER	78,721 SF/125,822 SF = 62.6%
BUILDING HEIGHT	1 STORY – 18 FT
FOUNDATION TYPE	CONCRETE SLAB

PROJECT CASE: SDP2205-0007

G-x - Geologic Feature
Ked - Edwards Formation

STATE OF TEXAS
CHAD M. COPELAND
SOIL SCIENCE
12668
LICENSED
PROFESSIONAL SOIL SCIENTIST

08/18/2022

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER

7/12/2022

THIS PLAN SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED / FLOW ARROW
- GATE VALVE AS NOTED / ELECTRIC TRANSFORMER
- WW CLEAN OUT / UTILITY POLE
- BFP BACK FLOW PREVENTER / FIRE LINE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B CASTELLATED CURB. SEE DETAIL SHEET.
- C PEDESTRIAN CROSSWALK.
- D HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- E PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- F CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- G STANDARD CITY BIKE RACKS. SEE DETAIL SHEET.
- H 6' WIDE CONCRETE SIDEWALK. SEE DETAIL SHEET.

PARKING TABLE	
TOTAL BUILDING AREA	0.66 AC/28,900 SF
PARKING RATIO – OFFICE	1 SPACE: 250 SF
PARKING REQUIRED	28,900 / 250 = 116 SPACES
PARKING PROVIDED	116 SPACES W/ 4 ADA & 2 VAN

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

MAYFIELD OFFICE PARK

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 8 OF 41

NOTES:
1.ALL PROPERTY BOUNDARIES ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2.IMAGERY IS UTILIZED AS A POINT OF REFERENCE; SITE DETAILS AND SCALE ARE APPROXIMATE.
3.AERIAL IMAGES ARE ARCHIVED AND MAY NOT REFLECT CURRENT CONDITIONS.Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RANGER ENVIRONMENTAL SERVICES, INC.

0 50 100 200 300 400 Feet

1:2,000

Geologic Site Map
Gardens at Mayfield
Leander, Williamson County, Texas

NOTES:
1.ALL PROPERTY BOUNDARIES ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION PURPOSES.
2.IMAGERY IS UTILIZED AS A POINT OF REFERENCE; SITE DETAILS AND SCALE ARE APPROXIMATE.
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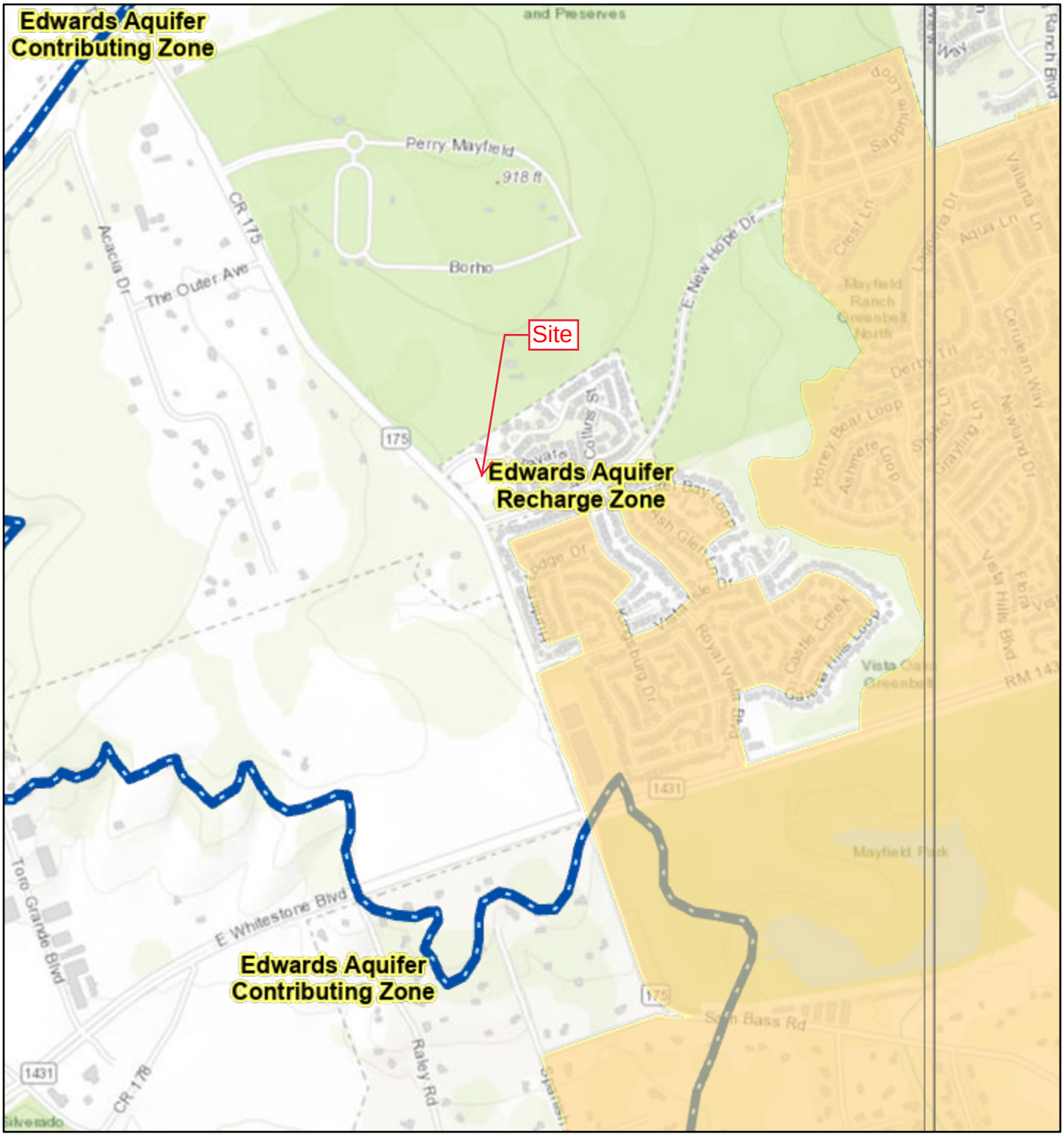
RANGER ENVIRONMENTAL SERVICES, INC.

0 50 100 200 300 400 Feet

1:2,000

Edwards Aquifer Map
Gardens at Mayfield
Leander, Williamson County, Texas

Edwards Aquifer Viewer Custom Print



8/16/2022, 12:32:04 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

- Edwards Aquifer Label
- Edwards Aquifer Boundary
- Edwards Aquifer Boundary central line
- City/Place
- TX Counties
- 7.5 Minute Quad Grid
- TCEQ_EDWARDS_OFFICIAL_MAPS

Austin Community College, City of Austin, County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA, TCEQ

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Williamson County, Texas

Gardens at Mayfield

August 2, 2022

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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RANGER ENVIRONMENTAL SERVICES, INC.

0 75 150 300 450 600 Feet

1:3,000

Topographic Map (Leander Quadrangle)
Gardens at Mayfield
Leander, Williamson County, Texas

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:1,440 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 22, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 17, 2020—Dec 3, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CfB	Crawford clay, 1 to 3 percent slopes	4.7	94.2%
EeB	Eckrant stony clay, 0 to 3 percent slopes, stony	0.3	5.8%
Totals for Area of Interest		**5.0**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Williamson County, Texas

CfB—Crawford clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2rspf
Elevation: 400 to 1,100 feet
Mean annual precipitation: 26 to 34 inches
Mean annual air temperature: 64 to 68 degrees F
Frost-free period: 230 to 250 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Crawford and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crawford

Setting

Landform: Plains
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Residuum weathered from limestone

Typical profile

A - 0 to 6 inches: clay
Bss - 6 to 27 inches: clay
R - 27 to 30 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: D
Ecological site: R081CY358TX - Deep Redland 29-35 PZ
Hydric soil rating: No

Minor Components

Georgetown

Percent of map unit: 4 percent
Landform: Plains
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Interfluve, base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Fairlie

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Denton

Percent of map unit: 4 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Purves

Percent of map unit: 2 percent
Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R081CY574TX - Shallow 29-35 PZ
Hydric soil rating: No

Unnamed

Percent of map unit: 1 percent
Hydric soil rating: No

EeB—Eckrant stony clay, 0 to 3 percent slopes, stony

Map Unit Setting

National map unit symbol: djpv

Elevation: 650 to 1,320 feet
Mean annual precipitation: 30 to 35 inches
Mean annual air temperature: 65 to 69 degrees F
Frost-free period: 210 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Eckrant, stony, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Eckrant, Stony

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

A1 - 0 to 4 inches: stony clay
A2 - 4 to 11 inches: extremely stony clay
R - 11 to 80 inches: bedrock

Properties and qualities

Slope: 0 to 3 percent
Surface area covered with cobbles, stones or boulders: 0.0 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 0.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Minor Components

Georgetown

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear

Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Doss

Percent of map unit: 7 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

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RANGER ENVIRONMENTAL SERVICES, INC.

0 75 150 300 450 600 Feet

1:3,000

Topographic Map (Leander Quadrangle)
Gardens at Mayfield
Leander, Williamson County, Texas

Underground Storage Tank Facility Plan
(TCEQ-0583)

Underground Storage Tank Facility Plan Application

Texas Commission on Environmental Quality

for Storage on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.5(d), 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.

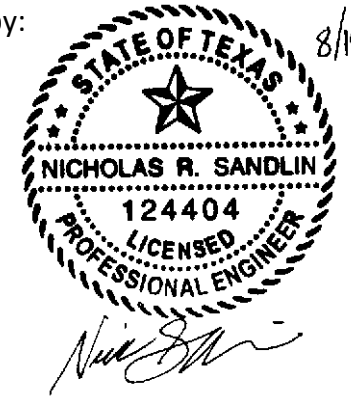
Signature

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. All components used for this facility are U.L. listed or certified by a 3rd party and are compatible and will function pursuant to 30 TAC §213.5(d) and 30 TAC Chapter 334 Subchapter C. This **Underground Storage Tank Facility Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: NICHOLAS SANDLIN, P.E. (SANDLIN SERVICES, LLC)

Date: 8/19/2024

Signature of Customer/Agent:



Regulated Entity Name: NEW HOPE RETAIL

Underground Storage Tank (UST) System Information

1. ☒ **Attachment A – Detailed Narrative of UST Facility**. A detailed narrative description of the proposed UST Facility is attached. Note: Example descriptions are provided in the instructions (TCEQ-0583-Instructions)

2. Tanks and substance to be stored:

Table 1 - Tanks and Substances Stored

UST Number	*Size(Gallons)*	*Substance to be Stored*	*Double-wall Tank Material*
1	25K	Gasoline / Diesel	Steel / FRP

UST Number	*Size(Gallons)*	*Substance to be Stored*	*Double-wall Tank Material*
2			
3			
4			
5			

3. Tanks:

☒ **Attachment B – Manufacturer Information for Tanks**. New or replacement systems for the underground storage of static hydrocarbons or hazardous substances must be double-walled or provide an equivalent method of protection approved by the executive director. Tanks must comply with technical standards as required by 30 TAC 334.45(b) relating to technical standards for new tanks. Manufacturer information is attached.

☐ **Attachment C – Alternative Design and Protection Method for Tanks**. Information required by 30 TAC 334.43, relating to variances and alternative procedures is attached.

4. Piping:

☒ **Attachment D – Manufacturer Information for Piping**. Piping must comply with technical standards as required by 30 TAC 334.45(c) relating to technical standards for new piping. Manufacturer information is attached.

☐ **Attachment E – Alternative Design and Protection Method for Piping**. Information required by 30 TAC 334.43, relating to variances and alternative procedures is attached.

5. ☒ Any new underground storage tank system that does not incorporate a method for tertiary containment shall be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature as required by 30 TAC §213.5(d)(1)(B).

☐ The UST system(s) will not be installed within 150 feet of a domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

☒ **Attachment F - Tertiary Containment Method**. The UST system(s) will be required to have tertiary containment provided. A description of the method proposed to provide tertiary containment is attached.

6. ☒ Corrosion protection equipment to be installed or type of non-corrodible materials:

Table 2 - Corrosion Protection

Equipment	*Corrosion Protection (Method)*
Tanks	Composite Material / FRP
Product Delivery Piping	NCM

Equipment	*Corrosion Protection (Method)*
Vapor Recovery Piping	NA
Submersible Pumps	Isolation / containment sumps / dielectric bushings
Flex Connector (dispenser end)	Isolation / UDC
Flex Connector (pump end)	Isolation / containment sumps
Riser	Coated and wrap / dielectric tank bushings

7. ☒ Overfill protection equipment to be installed:

   ☐ Overfill prevention restrictor positioned at 90% capacity.
   ☒ Overfill prevention valve positioned at 95% capacity.
   ☒ Overfill audible and visual alarm positioned at 90% capacity.

8. ☒ Methods for detecting leaks in the inside wall of a double-walled system must be included in the facility's design and construction. The leak detection system must provide continuous monitoring of the system and must be capable of immediately alerting the system's owner of possible leakages. Release detection equipment to be installed: (Check all that apply)

   ☐ Central on-site monitor
   ☒ Interstitial tank probes
   ☒ Automatic tank gauge
   ☒ Pump/manway sump probes
   ☐ Observation well probes
   ☒ Mechanical line leak detectors (for pressurized lines only)
   ☐ Automatic (electronic) line leak detectors

Excavation and Backfill

9. ☒ The depth of the tank excavation will be sufficient to accommodate piping fall requirements, tank diameter, bedding, and a minimum cover of three (3) feet [30 TAC §334.46].

   The depth of the tank excavation will be 4.5 feet.

10. ☒ The minimum thickness of the tank bedding will conform to 30 TAC §334.46(a)(5)(C and D).

    The tank bedding thickness will be 12 inches.

11. ☒ The material to be used as backfill will conform to 30 TAC §334.46(a)(5)(A and B) and will consist of:

    ☐ Clean washed non-corrosive sand
    ☐ Pea gravel
    ☒ Crushed rock

☐ Other: _____

12. ☒ The slope of the product delivery line(s) will conform to 30 TAC §334.46(c)(2) and will be 1/8" PF (1/8" per foot minimum).

Site Plan Requirements

Items 13 - 24 must be included on the Site Plan.

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

    Site Plan Scale: 1" = 30.

14. 100-year floodplain boundaries:

    ☐ The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

    ☐ 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.

15. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Show lots, recreation centers, buildings, roads, etc.

    ☐ The layout of the development is shown with existing contours. Finished topographic contours will not differ from the existing topographic configuration and are not shown.

16. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

    ☐ There are _____(#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

    ☐ The wells are not in use and have been properly abandoned.
    ☐ The wells are not in use and will be properly abandoned.
    ☐ The wells are in use and comply with 16 TAC §76.

    ☒ There are no wells or test holes of any kind known to exist on the project site.

17. Geologic or manmade features which are on the site:

    ☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
    ☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
    ☒ **Attachment G - Exception to the Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

18. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

19. ☒ Areas of soil disturbance and areas which will not be disturbed.

20. ☒ Locations of major structural and nonstructural controls. These are the temporary best management practices.

21. ☒ Locations where soil stabilization practices are expected to occur.

22. ☐ Surface waters (including wetlands).

    ☒ N/A

23. ☐ Locations where stormwater discharges to surface water or sensitive features.

    ☒ There will be no discharges to surface water or sensitive features.

24. ☒ Legal boundaries of the site are shown.

UST System Profiles

25. ☒ **Attachment H - Profile Drawing(s)**. A profile drawing(s) of the proposed UST system with all components shown and labeled is attached.

Best Management Practices

26. ☒ **Attachment I - Initial and Continuing Training**. A description of the initial and continuing training of on-site personnel for operation of release detection equipment is attached. The description should include how personnel will respond to warning and alarm conditions of the leak detection monitoring system.

27. ☒ **Attachment J - Release Detection Maintenance**. A description of the program and schedule for maintaining release detection and cathodic protection equipment is attached. Any such equipment should be operated and maintained in accordance with the manufacturer's specifications and instructions.

Administrative Information

28. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

    ☒ The WPAP application for this project was approved by letter dated 5/3/2024 - 11003915/11003916. A copy of the approval letter is attached at the end of this application.

    ☐ The WPAP application for this project was submitted to the TCEQ on _____, but has not been approved.

    ☐ A WPAP application is required for an associated project, but it has not been submitted.

    ☐ There will be no building or structure associated with this project. In the event a building or structure is needed in the future, the required WPAP will be submitted to the TCEQ.

    ☐ The proposed UST is located on the **Transition Zone** and a WPAP is not required. Information requested in 30 TAC 213.5 subsection (b)(4)(B) and (C) and (5) is provided with this application. (Forms TCEQ-0600 Permanent Stormwater Section and TCEQ-0602 Temporary Stormwater Section or Stormwater Pollution Prevention Plan/SW3P).

29. ☒ UST systems must be installed by a person possessing a valid certificate of registration in accordance with the requirements of 30 TAC Chapter 334 Subchapter I.

30. ☒ This facility is subject to and must meet the requirements of 30 TAC Chapter 334, including but not limited to the 30 day construction notification and reporting and cleanup of surface spills and overfills.

31. ☒ Upon completion of the tankhold excavation, a geologist must certify that the excavation was inspected for the presence of sensitive features. The certification must be submitted to the appropriate regional office. If sensitive features are found, then excavation near the feature may not proceed until the methods to protect the Edwards Aquifer are reviewed and approved by the executive director.

32. ☒ 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.

33. ☒ Any modification of this UST application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 3, 2024

Mr. Rahim Karimali
New Hope RE, LLC
901 Ambrose Dr.
Pflugerville, TX 78660-4915

Re: Approval of a Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
New Hope Retail; Located Northeast of CR 175 and E. New Hope Dr., Round Rock, Williamson County Texas
Edwards Aquifer Protection Program ID: 11003915 and 11003916 Regulated Entity No. RN111934105

Dear Mr. Karimali:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the applications for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Sandlin Services, LLC on behalf of the applicant, New Hope RE, LLC on March 6, 2024. Final review of the applications was completed after additional material was received on April 26, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans 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 hereby **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 Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The Gardens at Mayfield WPAP (EAPP ID No. 11-15082601) was approved by letter dated November 4, 2015, and included the construction of a wet basin that was sized for future development.

The wet basin was modified to treat an additional 7.15 acres of IC from the Arterial H West WPAP (EAPP Id No. 11000215) project that was approved on February 15, 2017.

The wet basin (EAPP ID No 11-15082601) additionally provided water quality treatment for the Mayfield Office Park WPAP (EAPP ID No. 11003222) approved by letter dated January 6, 2023. The Mayfield Office Park WPAP. included 2.19 acres of impervious cover for the 4.99 acres site. After the construction was completed for the 4.99-acre Mayfield Office Park site the existing impervious cover on the site was 2.04 acres.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed commercial project will have an area of approximately 4.99 acres. The project will include two buildings, four fuel dispensers that serve 8 fueling positions, parking, drives and associated appurtenances. The project will add an additional 1.25 acres impervious cover to site for a total impervious cover of 3.29 acres (65.9 percent).

SCS DESCRIPTION

The proposed sewage collection system will provide disposal service for a commercial development. The system includes gravity lines and other appurtenance necessary for conveying wastewater to a treatment plant.

The proposed SCS includes 197 linear feet of 6-inch diameter SDR-26 PVC pipe that meets ASTM D3034 standards.

TREATMENT FACILITY

The system will be connected to an existing City of Georgetown wastewater line for conveyance to the Brushy Creek East Wastewater Treatment Plant for treatment and disposal. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of Round Rock.

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, an existing wet basin (EAPP ID No. 11-15082601) designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* was constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 2,672 pounds of TSS generated from the 3.29 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.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Edwards Limestone Formation (Ked). Two sensitive features, solution cavity G-1 and solution cavity G-2 are located within the site. G-1 and G-2 are in close proximity of each other and are approximately 6 feet apart. One natural buffer setback is proposed for the two features and is illustrated on the site plan. No portions of the proposed SCS or regulated activities, such as construction or soil disturbing activities, will take place within the natural buffer. The site assessment conducted on April 24, 2024, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and technical specifications contained 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, Water Quality) 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. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection 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.

5. 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.

6. 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.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved

the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. 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.

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

13. 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.

14. 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.

<u>After Completion of Construction:</u>

15. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.

16. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.

17. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 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 and is subject to administrative rule or orders and penalties as provided under §213.10 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 Edwards Aquifer protection 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 Bob Castro, P.E. of the Edwards Aquifer Protection Program at 512-239-6992 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/rbc

cc: Nick Sandlin, P.E., Sandlin Services, LLC

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment A: Detailed Narrative of UST Facility

Attachment A – Detailed Narrative of UST Facility

Date: 8/23/2024
Project Name: New Hope Retail
Location: 4631 E. New Hope Dr. / Leander, TX 78641

The above-mentioned facility is to be the new construction of a convenience store with an underground hydrocarbon storage system for retail sales of gasoline.
The system will be comprised of (1) one triple wall fiberglass reinforced plastic (FRP) coated steel tank. The tank will be 25k gallons in size split 15k, 5K and 5k for the storage of gasoline and diesel fuels as manufactured by Watco Tanks of Floresville, TX
Each compartment will be fitted with a 1.5 hp submergible turbine pump (STP) for fuel delivery to (4) four multi product dispensers (MPD).
Overfill protection will be installed on all fill ports by an automatic shut off valve set at no more than 95% of the tank's capacity. Spill prevention in the form U.L. rated double wall spill containment manway will also be installed on all tight fill connections as well as on Stage 1 truck vapor adaptor connections.

Product and vent piping will be U.L. listed FRP piping. Product piping will be of double wall construction utilizing 2" diameter primary and 3" diameter secondary containment. There will be no underground terminations. All threaded connections will begin and terminate in containment sumps at dispensers and tanks. Stainless steel flexible connectors will be placed on both ends of pipe. Anchored shear valves for each product will be installed at all dispensers for fuel shut-off in the event of emergencies.
Vent pipe will be 2" diameter double wall FRP. Unleaded and diesel fuels will have a dedicated vent line to prevent cross contamination of product.

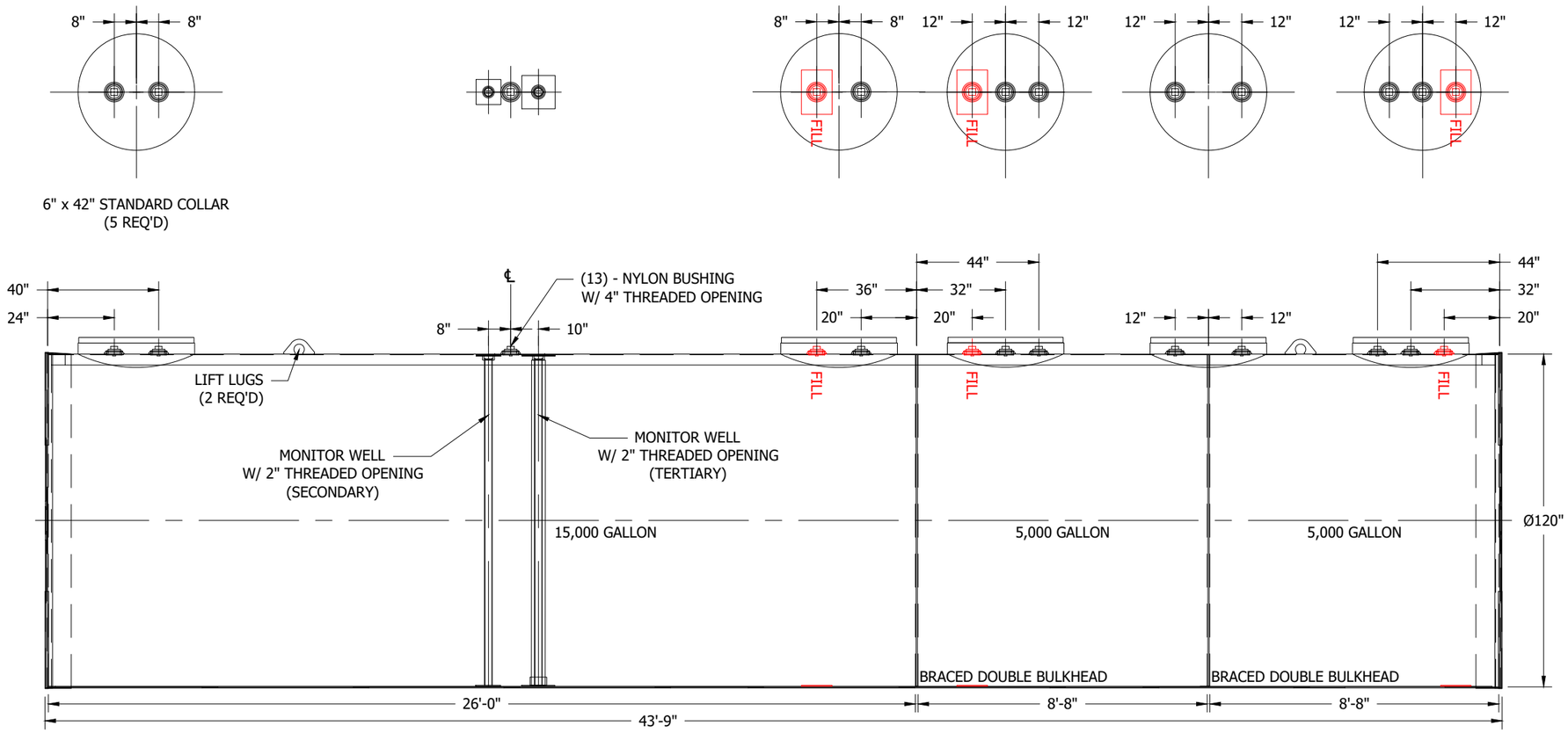
Corrosion protection will be provided by several methods. The tanks will be jacketed with several layers FRP as well as incorporating dielectric bushings to isolate the tanks from all metal risers or pumps. All riser pipes will be coated and wrapped in dielectric material. Pumps, SS flexible connectors and any schedule 40 pipe fittings will be housed in liquid tight FRP STP sumps as well as FRP UDC. (Under dispenser containment) No metal components will directly contact backfill or native material.

An automatic tank monitoring (ATG) system will be located in the store for client access to monitor the proposed tanks and piping. The ATG will monitor the fuel system for leaks by means of inventory control, continuous leak detection (CSLD), secondary containment monitoring and mechanical pressure line leak detection. Tanks to have interstitial sensors of double wall space. Sump sensors are to be installed on all STP containment sumps and UDC for detection of fuel or water. Tank gauging probes on each tank will provide inventory reports of each product. ATG will provide precision tank testing as required. Product lines will have electronic leak detection that will shut down fuel flow in the event a leak has been detected.

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment B: Manufacturer Information for Tanks

TANK CONSTRUCTED PER UL-58 ACT-100 TYPE II DOUBLE WALL AND UL-1746 JACKETED PERMATANK FOR TERTIARY CONTAINMENT



NOTES:

PRIMARY TANK:
SHELL: 5/16" A-36 CARBON STEEL
HEADS: 1/4" A-36 CARBON STEEL
BULKHEADS: 1/4" A-36 CARBON STEEL

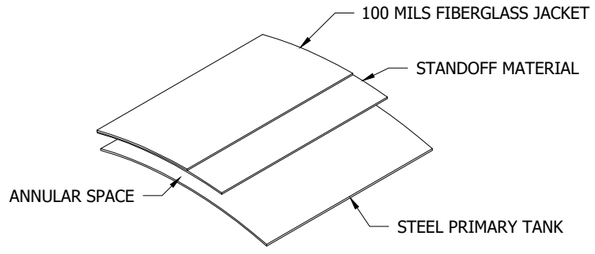
SECONDARY TANK:
SHELL: 10 GA. A-36 CARBON STEEL
HEADS: 1/4" A-36 CARBON STEEL

TERTIARY TANK:
BLAST
100 MILS FIBERGLASS JACKET

TEST:
PRIMARY: 5 PSIG SOAP & WATER
SECONDARY: VACUUM
TERTIARY: VACUUM

TECHNICAL DATA:

PERMATANK® MEETS REQUIREMENTS OF:
- U.S. ENVIRONMENTAL PROTECTION AGENCY UNDERGROUND STORAGE TANK REGULATIONS (40 CFR 280)
- STEEL TANK INSTITUTE F922, PERMATANK® FABRICATION SPECIFICATION,
- UNDERWRITERS LABORATORIES UL 58 STANDARD FOR, STEEL UNDERGROUND TANKS FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS
- UNDERWRITERS LABORATORIES UL 1746 STANDARD FOR, EXTERNAL CORROSION PROTECTION SYSTEMS FOR STEEL UNDERGROUND STORAGE TANKS



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
8/19/2024

25,000 GALLON
TERTIARY PERMATANK - UL 1746
120" X 43'-9"
(15,000/5,000/5,000)

CUST.: C-STORE TECHNOLOGIES, INC.
LOC.: 4631 NEW HOPE DR., LEANDER, TX
DWG NO: 41669

REV.	DATE	DWG BY	APP'D	DESCRIPTION
0	7/10/24	ZO	WH	ISSUED FOR APPROVAL
1				
2				
3				
4				
5				
6				
7				
8				

NOTES:
EXTERNAL: 100 MILS FIBERGLASS SHELL
INTERNAL: BARE METAL
TESTING:
- PRIMARY: 5 PSIG SOAP & WATER
- SECONDARY: VACUUM
- TERTIARY: VACUUM
STRIKER PLATES UNDER "FILL" OPENINGS ONLY
ESTIMATED WEIGHT: 43,000 LBS (+/- 5%)

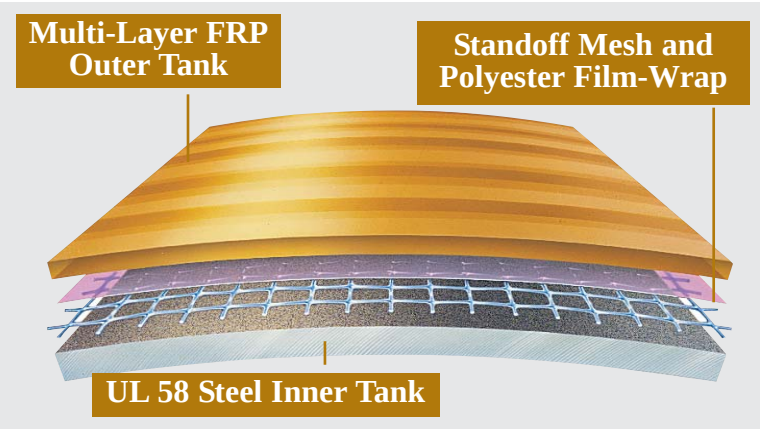
WATCO TANKS INC. Est. 1954

PERMATANK®
DOUBLE—WALL
Steel Tank Institute
QUALITY ASSURANCE

THE PERMATANK® DOUBLE-WALL JACKETED UNDERGROUND STORAGE TANK FEATURES AN INNER STEEL TANK COUPLED WITH AN EXTERIOR CORROSION-RESISTANT FIBERGLASS TANK. A UNIQUE STANDOFF MATERIAL SEPARATING THE INNER AND OUTER TANKS CREATES A UNIFORM INTERSTITIAL SPACE ENSURING RAPID AND ACCURATE LEAK DETECTION.

- Steel inner tank provides complete compatibility with all common fuels and clean burning (oxygenated) liquid blends without added cost of internal lining
- Meets UL 58, UL 1746 and ULC-S603.1
- Includes a Precision Test System, which meets EPA leak detection requirements for underground storage tanks, with the ability to detect liquid in the interstice at the rate of <0.1 gal/hr
- Permatank® can be used with a variety of leak detection systems
- All tanks proven tight throughout installation by interstitial vacuum test - 13 inches Hg minimum
- Impermeable to petroleum product and vapors
- Steel inner tank provides structural strength, while it's exterior wall of fiberglass reinforced plastic prevents corrosion

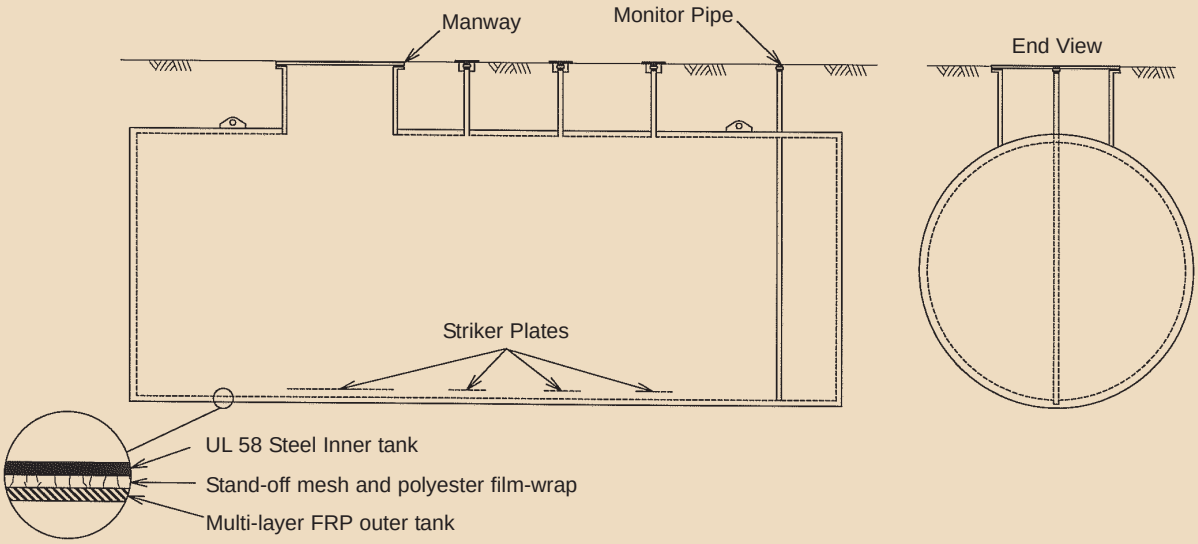
Meets EPA Leak Detection Requirements for Underground Storage Tanks



- Steel is the green choice - it is capable of being recycled after tank closure
- Designed shorter than an all-FRP tank of the same capacity, reducing the cost of installation and increasing site layout flexibility
- Low cost compartments and customization
- Various backfill options can allow money-saving installation
- Available from a large network of STI licensed manufacturers

The Permatank® is available from an extensive group of STI fabricators who participate in the Steel Tank Institute's Quality Assurance Program. Under the program, independent quality control inspectors make unannounced visits to STI members, ensuring fabrication to the highest possible standards.

Permatank® Double-Wall Jacketed Underground Steel Storage Tanks



- **Steel Tank Institute Permatank® and UL Labeled**
- **Compatible with alternative fuels**
- **Striker plates beneath tank openings prevent internal corrosion**
- **Flat ends reduce installation costs**
- **Provides safe and effective secondary containment**
- **Capacities range up to 50,000 gallons**

Permatank® Guideline Specification

A) General

1. Provide Permatank® double-wall jacketed steel-fiberglass underground storage tanks.

B) Labeling

1. Tanks shall bear the Steel Tank Institute Permatank® identification label.
2. Underground tanks shall bear the appropriate Underwriters Laboratories (UL) or Underwriters Laboratories of Canada (ULC) label.

C) Product Description

1. Tanks shall be manufactured in accordance with Steel Tank Institute Specification for Permatank®.
2. Tanks shall be manufactured and listed in accordance with Underwriters Laboratories UL 58, Steel Underground Storage Tanks for Flammable and Combustible Liquids and UL 1746, External Corrosion Protection Systems for Steel Underground Storage Tanks or ULC-S603.1, Standard for Corrosion Protection for Steel Underground Tanks for Flammable and Combustible Liquids.
3. Double-wall tanks shall provide testable secondary containment and access for interstitial leak detection monitoring.

D) Manufacturer

1. Manufacturer shall be a licensed member company of the Steel Tank Institute and subject to Steel Tank Institute's Quality Assurance program.

Use the STI Technology Guide online for your next Permatank® specification!

All you need in tanks!

Steel Tank Institute

A division of STI / SPFA

570 Oakwood Road Lake Zurich, IL 60047 Ph 847.438.8265 Fx 847.438.8766 Web www.steeltank.com

5/06-2.5M-Item #030-50-0002

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment C: Alternative Design and Protection Method for Tanks (if proposed)

N/A – Alternative design and protection for the tanks are not proposed.

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment D: Manufacturer Information for Piping

Red Thread™ IIA

(Product Data)

FUEL HANDLING

Applications

- Service Station
- Vent/Vapor Recovery
- Bulk Plant Terminals
- Fueling Terminals
- Central Fuel Oil Systems
- Marinas Terminals
- Ethanol Fuel Blends
- Biodiesel Fuel
- Diesel Exhaust Fluid
- UL/ULC Systems that require MV, HB, CT, A&M Fuels

Materials and Construction

All pipe is manufactured by filament winding process using amine-cured epoxy thermosetting resin to impregnate strands of continuous glass filaments with a resin-rich interior surface. The operating pressure of the pipe is up to 250 psig (17.2 bar) with continuous operating temperature to 150°F (66°C).

Red Thread IIA is Listed with Underwriters Laboratories Standard 971-2004 for non-metallic underground piping for motor vehicle (MV), high blend (HB), concentrated (CT) and aviation and marine (A&M) fuels. The pipe and fittings are also Listed with Underwriters Laboratories of Canada with both Listings under File MH9162.

Fittings

Fittings are manufactured with the same chemical and temperature capabilities as the pipe. Depending on the configurations and size, the fittings construction method will be compression molded, contact molded, fabricated or filament wound and are described in FH1250.

Testing

Installed pipe systems should be tested prior to use to assure soundness of all joints and connections. Locate pressure gauge in close proximity to the pressurizing equipment, not directly on the piping system. A pressure gauge with the test pressure at mid-scale is recommended.

Joining System

- **T.A.B.™** - The primary joining method for pipe joints promoting fast, positive make-up and prevents "backout" during curing.
- **Bell & Spigot** - The primary joining method for fitting joints.

These joints assist the installer and assures a fast trouble-free installation. Adhesive for this system is Series 8000. T.A.B. spigots can be bonded into tapered bells and tapered spigots can be Bonded into T.A.B. bells using standard bonding procedures for tapered joints.

ASTM D2996 Designation Code - RTRP-11AW13110

Nominal Dimensional Data

Pipe Size		Inside Diameter		Outside Diameter		Wall Thickness		Weight		Pressure/ Temperature Max. Rating at 150°F (66°C)		Mill Test Pressure		Minimum Bending Radius	
in	mm	in	mm	in	mm	in	mm	lbs/ft	kg/m	psig	MPa	psig	MPa	ft	m
2	50	2.238	57	2.372	60	0.067	1.70	0.42	0.63	250	1.72	375	2.59	102	31.0
3	80	3.363	85	3.559	90	0.098	2.49	0.92	1.37	175	1.21	300	2.07	153	46.5
4	100	4.364	111	4.554	116	0.095	2.41	1.15	1.71	125	0.86	265	1.83	195	59.5
6	150	6.408	163	6.686	170	0.139	3.53	2.47	3.68	20	0.14	265	1.83	287	87.4

View of Joint Illustrations

T.A.B.

Bell & Spigot

Typical Mechanical Properties

Pipe Property	75°F	24°C	200°F	93°C	Method
	psi	MPa	psi	MPa	
Axial Tensile					
Ultimate Stress	9,530	65.7	6,585	45.4	ASTM D2105
Modulus of Elasticity	1.68×10^6	11,584	1.42×10^6	9,791	ASTM D2105
Poisson's Ratio, ν_{ah} (ν_{ha})[1]	0.35 (0.61)				
Axial Compression					
Ultimate Stress	12,510	86.3	8,560	59.0	ASTM D695
Modulus of Elasticity	0.677×10^6	4,668	0.379×10^6	2,613	ASTM D695
Beam Bending					
Modulus of Elasticity (Long Term)	2.6×10^6	17,927	0.718×10^6	4,951	ASTM D2925
Hydrostatic Burst					
Ultimate Hoop Tensile Stress	40,150	277	36,480	252	ASTM D1599
Hydrostatic Hoop Design Stress					
Static 20 Year Life LTHS - 95% LCL	-	-	18,203 - 14,689	125.5 - 101.3	ASTM D2992 - Procedure B
Static 50 Year Life LTHS - 95% LCL	-	-	16,788 - 13,142	115.7 - 90.6	ASTM D2992 - Procedure B
Parallel Plate					
Hoop Modulus of Elasticity	3.02×10^6	20,822	-	-	ASTM D2412
Shear Modulus	1.76×10^6	12,135	1.63×10^6	11,250	-

Typical Physical Properties

Pipe Property	Value	Value	Method
Thermal Conductivity	0.23 BTU/hr•ft•°F	0.4 W/m°C	ASTM D177
Thermal Expansion	10.7×10^{-6} in/in °F	19.3×10^{-6} mm/mm °C	ASTM D696
Absolute Roughness	0.00021 in	0.00053 mm	
Specific Gravity	1.8		ASTM D792

[1] ν_{ha} = The ratio of axial strain to hoop strain resulting from stress in the hoop direction.
ν_{ah} = The ratio of hoop strain to axial strain resulting from stress in the axial direction.

[2] The differential pressure between internal and external pressure which causes collapse.

[3] A 0.67 design factor is recommended for short duration vacuum service. A full vacuum is equal to 14.7 psig (0.101 MPa) differential pressure at sea level.

[4] A 0.33 design factor is recommended for sustained (long-term) differential collapse pressure design and operation.

Ultimate Collapse Pressure

Size		Collapse Pressure[2][3][4]			
		psig		MPa	
in	mm	75°F	150°F	24°C	66°C
2	50	177	133	1.22	0.92
3	80	171	129	1.18	0.89
4	100	69	51	0.48	0.35
6	150	69	51	0.48	0.35

Pipe Length

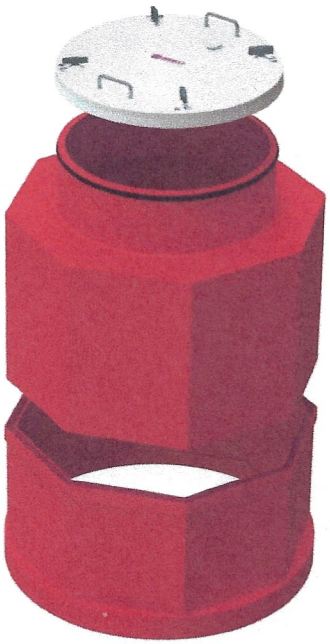
Size		Standard		Random	
in	mm	ft	m	ft	m
2-6	50-150	15	4.57	22-25	6.7-7.62

Fiber Glass Systems
17115 San Pedro Avenue, Ste 200
San Antonio, Texas 78232 USA
Phone: 210 477 7500
Fax: 210 477 7560

FH1200ENG February 2017

Singlewall Collar-Mount Tank Sumps with Lids

TANK SUMPS



Product Shown
B421-60-S-01

SIZES

- 42" or 48" diameter
- 32" or 36" reducer

**See page 2 for dimension drawing and dimension chart*

MATERIAL

- Fiberglass

SPECIFICATIONS

- Quality FRP construction
- Two-piece configuration is height-adjustable
- Epoxy pour channel saves installation time
- 30-year corrosion warranty
- UL2447 listed

About the Singlewall Collar-Mount Tank Sumps

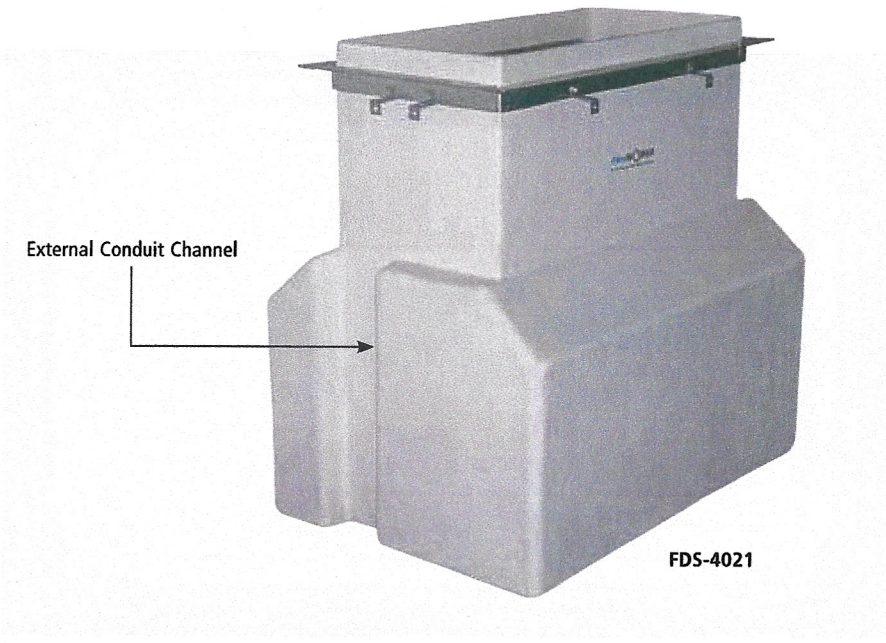
The octagon-shaped collar-mount singlewall tank sump is ideally configured for piping laid out in 45- and 90-degree angles. It is field height-adjustable and features an easy slurry pour channel to join the sump base and top hat. It comes standard with a snap-lock lid with vertical O-ring seal to make it watertight with available lid options. It can be attached to tank manufactures' collars using lamination or a combination of lamination and a slurry pour depending on the manufacturer. If using a Bravo collar with pour channel no field laminations are needed.

Bravo Solution Center
Call or Text (323) 541-3851
orders@sbravo.com

UL LISTED
UL 2447

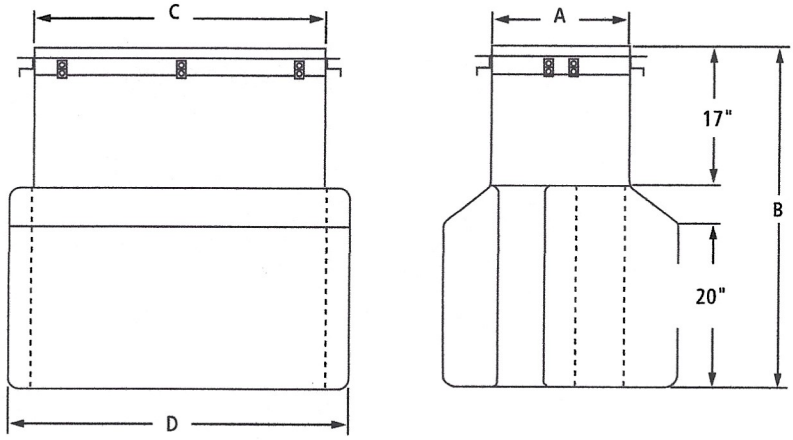
Fiberglass Dispenser Sumps

FlexWorks Fiberglass Dispenser Sumps allow the supply piping to enter and/or exit out of the sidewall of the containment sump at a very low elevation. Ideal for pressure piping systems requiring indirect slope back to the tank.



Features & Benefits:

- **Structural Integrity** – engineered with thick side walls to withstand backfill and high water table forces.
- **Full Access Working Area** – frame is attached after plumbing is complete.
- All three models have an external conduit channel.



Ordering Specifications* - Fiberglass Dispenser Sumps**

Model #	A		B		C		D		Weight	
	in.	cm	in.	cm	in.	cm	in.	cm	lbs.	kg
FDS-4021	17	43	42	106	36	91	42	106	102	46.27
FDS-4319	15	38	42	106	39	99	39	99	107	48.53

Refer to FlexWorks Dispenser Sump Selection Chart (See Pages 42 - 43 of this catalog) to select sumps for particular dispensers.
*All models are designed with conduit-less frames. All models have an external conduit channel.
**Add –DW" for double-wall version.

9393 Princeton-Glendale Road ◆ Hamilton, Ohio USA 45011 ◆ Phone: (800) 422-2525 ◆ Fax: (800) 421-3297

OPW 71SO Overfill Prevention Valves

The CARB-certified OPW 71SO vapor-tight Overfill Prevention Valve is designed to prevent the overfill of underground storage tanks by providing a positive shut-off of product delivery. The shut-off valve is an integral part of the drop tube used for gravity filling. The OPW 71SO allows easy installation (without breaking concrete) and requires no special manholes.

The OPW 71SO is a vapor-tight two-stage shut-off valve. When the liquid level rises to about 95% of tank capacity, the valve mechanism is released, closing automatically with the flow. This reduces the flow rate to approximately 5 gpm through a bypass valve. The operator may then stop the filling process and disconnect and drain the delivery hose. As long as the liquid exceeds the 95% level, the valve will close automatically each time delivery is attempted.

If the delivery is not stopped and the liquid rises to about 98% of tank capacity, the bypass valve closes completely. No additional liquid can flow into the tank until the level drops below a reset point.

NOTE: The 71SO Overfill Prevention Valve can be adjusted to shutoff at any desired tank capacity. Please contact the Authority Having Jurisdiction (AHJ) and review local, state, and national codes to determine the regulatory requirements governing shut-off capacity in your region, as well as take into account other considerations such as extreme tank tilt. In all cases, the upper tube must protrude into the tank at least 6 1/2" to ensure that the valve can shut off flow into the tank completely before the top of the tank is wetted as per EPA requirements.

71SO Instruction Sheet Order Number: **H15524PA**

Materials

Valve Body: Cast aluminum
Float: Nitrile rubber, closed cell foam
Valve: Aluminum
Seals: Viton®
Upper & lower Drop Tube: Aluminum
Plastic parts: Acetal
Hardware: Stainless steel

Features

- **Simple, Easy and Quick Installation** – no excavation or special manholes required.
- **Economical** – costs a fraction of expensive, complicated and difficult-to-install valves.
- **Furnished Complete** – supplied with new upper and lower drop tubes, mounting hardware and thorough instructions for quick job site time.
- **Completely Automatic Operation** – no prechecks to perform, no resets and no overrides to be broken or abused.
- **No Pressurization of the Tank** – operates directly from liquid level.
- **Will Accept a Dipstick for Gauging**
- **Retrofits Directly** – for both new and existing tanks with 4" fill risers.
- **Quick Drain Feature** – automatically drains hose when head pressure is relieved.
- **Best Flow Rate in The Industry***

*** OPW Test Lab results**

Important

In order to prevent product spillage from the Underground Storage Tank (UST), properly maintained delivery equipment and a proper connection at the tight-fill adaptor are essential. Delivery personnel should be managed and trained to inspect delivery elbows and hoses for damaged and missing parts. They should always make certain there is a positive connection between the adaptor and elbow. If delivery equipment is not properly maintained, or the elbow is not securely coupled to the adaptor, a serious spill may result when the OPW 71SO closes, causing a hazard and environmental contamination.

NOTE: The OPW 71SO is designed for use on tight-fill gravity drop applications only. Do not use for pressure fill applications.

Advantages of Overfill Prevention Compared to Overfill Warning Systems:

- **Completely Automatic Operation** – does not rely on the alertness or speed of response of the delivery attendant for certainty of overfill prevention.
- **Keeps the Top of UST "Dry," per EPA Requirements** – eliminating possible leaks at loose bung fittings and the need for double containment on vent lines.
- **Does Not Rely on Pressure in the UST to Stop Flow** – allowing faster fill times and reducing spill risk.
- **Speeds Delivery Operations** – product flows unimpeded into the tank until the hose "kick" that accompanies the valve shut-off provides a clear signal that the liquid has reached the shut-off level.
- **Simple and Inexpensive Installation** – in both two-point and coaxial fill applications, no additional excavation, manholes or vent piping are required.

Listings and Certifications

California Air Resources Board

Look for this label for authentic OPW EVR Approved products.
OPW 71SOM is EVR Approved for E85

UST Fill Pipe Connection Equipment

Tight-Fill Adaptors and Caps

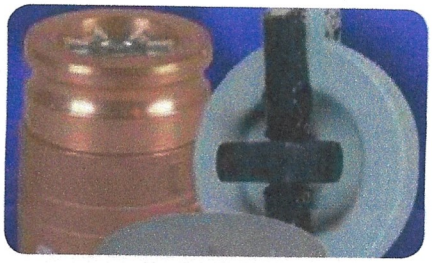
Tight-Fill Adaptors are installed in spill containment manholes on the fill riser pipe from an underground fuel storage tank. They mate with the gravity drop delivery elbow on the transport truck. Tight-Fill Caps are installed on adaptors, when not in use, to prevent gasoline vapors from escaping and to prevent water, dust and debris from entering the tank.

Stage 1 Vapor Recovery Adaptors and Caps

Stage I Vapor Recovery Adaptors are installed in spill containment manholes on the vapor recovery riser pipe from an underground gasoline storage tank. They mate with the vapor recovery elbow on the delivery transport truck when recovery of gasoline vapors is required. Stage I Caps are installed on adaptors, when not in use, to prevent gasoline vapors from escaping and to prevent water, dust and debris from entering the tank.

Monitor Probe and Monitoring Well Caps

Monitoring Probe Caps are installed on tank riser pipes to help prevent vapors from escaping or water from entering the tank. Monitoring Probe Caps include a wire grommet fitting to accommodate the electric tank gauge probe. Lockable Monitoring Well Caps are installed on slotted PVC pipe monitoring wells to help prevent contamination from surface water intrusion or inadvertent fuel deliveries.



OPW Adaptor & Cap Height Profiles

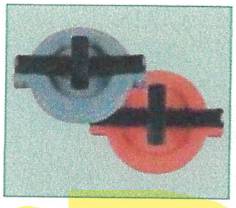
The adaptor and cap dimensions below reflect the overall height and installed height of OPW adaptors and adaptor and cap combinations. The installed heightis from the gasket seal to the top of the component. For example, the 61VSA height is 6 1/2", but only adds 4-7/8" to the overall height when added to the riser.

61VSA Vapor Recovery Swivel Adaptors
Overall Height 6-1/2" | Installed Height 4-7/8"

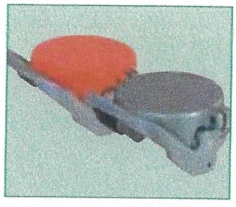
1611AV Standard Vapor Adaptors
Overall Height 5 7/16" | Installed Height 4-3/4"

61SALP Fill Swivel Adaptor
Overall Height 4-3/8" | Installed Height 2-7/8"

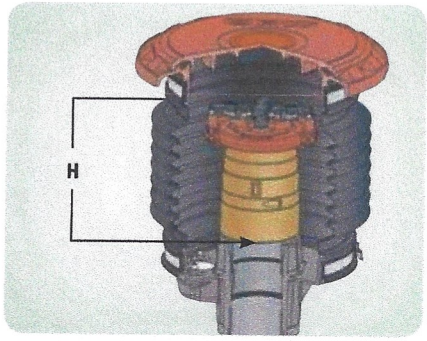
633T Standard Fill Adaptor
Overall Height 3" | Installed Height 2"



634TT Fill and 1711T Vapor Caps
Overall Height 2-9/16" | Installed Height 1-1/2"



634LPC Fill and 1711LPC Low Profile Caps
Overall Height 7/8" | Installed Height 1/2"



Dimensions

Product Combinations	H = Total Installed Height in	mm
61VSA & 1711T	6 3/8	162
61VSA & 1711LPC	5 3/8	137
1611AV & 1711T	6 1/4	159
1611AV & 1711LPC	5 3/8	136
61SALP & 634TT	4 3/8	111
61SALP & 634LPC	4 7/8	124
633T & 634TT	4 1/2	114
633T & 634LPC	3 1/2	89

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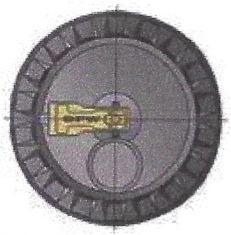
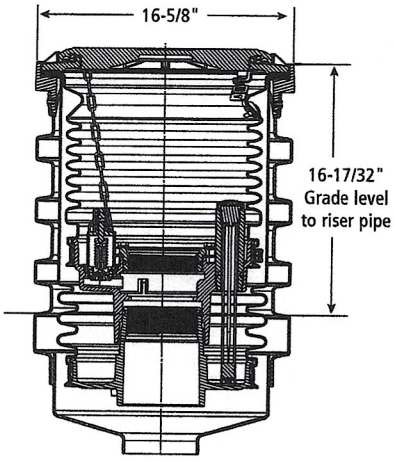
OPW EDGE™ Double-Wall Spill Containers

Designed in collaboration with contractors and end-users, the OPW EDGE™ Double-Wall Spill Container installs in the same space as single-wall buckets. The EDGE™ delivers best-in-class features that significantly improve reliability, installation, testing and ease of serviceability. The EDGE™ exceeds the performance levels of all other double-wall spill containers.

- Fully Testable
- Unbeatable installation ease
- Uses existing riser pipe
- Unparalleled serviceability
- Superior quality
- Significantly reduces installation time and labor costs



Sealable Cover Option Available



Weight: 120 lbs. (54.5 kg.)

SC Tester

Materials

Cover: Cast iron

Mounting Ring: Duragard® coated ductile iron

Bellows: Polyethylene

Base: Cast iron E-coating

Clamps: Stainless steel

Seals: Buna-N

Features

- **Top Mounted Vacuum Test Port**
  - For quick and easy access
- Superior Visual Gauge
  - No messy dipsticks to contend with
  - Significantly simplifies and reduces testing time
- **Ease of Access to the Electronic Sensor for Testing**
  - Easy access for testing
  - Located to eliminate damage potential during product drops
- **Roto-Molded Primary & Secondary Buckets**
  - Thicker walls for greater durability and reliability
- **Ribbed Polyethylene Skirt Design**
  - Roto-molded for long-life durability
  - Provides rigidity for added durability
  - Provides handles on all sides for ease of installation
- **Patent-Pending Socket Design**
  - Enables the EDGE™ to install into the space of a single-wall spill container
  - Helps to align bucket on riser
- **Patent-Pending Ledge Design**
  - Provides machined sealing face for drop tube
  - Improves overall drop tube sealing integrity
  - Eliminates face seal adaptors or de-burring of the riser pipe to obtain a flat surface for the drop tube
- **Patent-Pending Removable Adaptor**
  - Allows for quick and easy access to drop tube
  - Eliminates the need for cumbersome chain wrenches
- **Bellow Seals**
  - Improves overall sealing integrity
  - Eliminates mess and curing time found in sealants
  - Reduces service time and costs
- **SC Test**
  - Vacuum Testing Lid for Edge, 2200, 21000 and Multiports

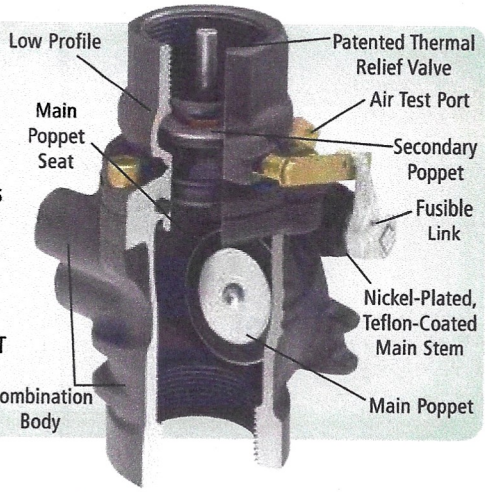
Listings and Certifications

FLORIDA EQ#708 · NORTH CAROLINA COMPLIANCE REQUIREMENTS · Missouri DENR Approved · CARB California Air Resources Board · ULC

9393 Princeton-Glendale Road • Hamilton, Ohio USA 45011 • Phone: (800) 422-2525 • Fax: (800) 421-3297

Materials

Top: Cast iron
Body: Cast iron
Disc: M-19
Carrier: Zinc-plated steel
Stem: Copper-nickel-chrome-plated brass
Poppet Spring: Stainless steel
Seal: M-19 O-Ring
Packing nut: Brass, Teflon®-coated
Inlet and outlet thread: 1-1/2" (4 cm) NPT (British threads available)
*With black Duragard® E-Coating



Features

- **High Flow Capacity –** the primary poppet is held out of the flow stream while the secondary poppet is held normally open to minimize head loss across the valve and to protect the poppet seals from damage and erosion. True 1-1/2" (4 cm) and 2" (5 cm) body sizes ensure maximum flow.
- **Fire Protection –** a fusible link trips the valve closed at 165° F to shut off fuel supply to the dispenser.
- **Main Poppet Seat Integral to the Top Assembly –** having the main poppet seat as an integral part of the valve top ensures a new, clean seating surface is installed each time the top is replaced. This design also ensures that the integrity of the seal between the valve top and bottom is verified during line testing and allows full inspection of the main poppet when the top is removed.
- **Duragard®-Coat Finish –** provides superior corrosion resistance.
- **Reliable Shut-off –** a stainless steel main spring, a teflon-coated brass packing nut and a copper/nickel/ chrome-plated brass stem are designed to prevent tar build-up and corrosion from interfering with poppet operation after long periods of normal service without activation.
- **Integral Test Port –** a 3/8" (9.5 mm) test port allows the piping system to be air-tested without breaking any piping connections.
- **Patented Thermal Relief Valve –** relieves excessive pressure over 25 psi caused by thermal expansion of fuel in the dispenser piping system in the event of fire (double-poppet models only).
- **Low-Profile Tops –** female and union-top double-poppet valves have a low-profile top to allow upgrading from OPW single-poppet valves without changing existing piping.
- **Multiple Mounting Options –** valves are boss-mounted to stabilizer bars in sumps and pans or mounted to bars embedded in the island with optional U-Bolt kits 10UBK-015 (not included). Versatile Combination Body (boss mount/ U-Bolt mount) models are available to accommodate most mounting applications with one valve style.
- **Underwriters Laboratories –** listed for use with gasoline and 85% and 100% methanol. All OPW 10 Emergency Shut-Off Valves meet requirements of UL STANDARD 842.
- **Compatible with 85% ethanol (E85)**

10 Series Emergency Shut-Off Valves

OPW 10 Series Emergency Shut-off Valves are installed on fuel supply lines beneath dispensers at grade level to minimize hazards associated with collision or fire at the dispenser. If the dispenser is pulled over or dislodged by collision, the top of the valve breaks off at the integral shear groove, activating poppets and shutting off the flow of fuel. Single-poppet models shut off supply flow, while double-poppet models shut off supply as well as prevent release of fuel from the dispenser's internal piping. The base of the emergency valve is securely anchored to the concrete dispenser island through a stabilizer bar system within the dispenser sump or pan to ensure proper shearing action. The valve base is secured to the stabilizer bar using a three-point boss mount system or a U-Bolt Kit (not included) 10UBK-015 (1-1/2") and 10URK-0200 (2 sold separately). Valve inlet (bottom) connections are female pipe threads and outlet (top) connections are available with female threads, male threads or a union fitting. Other options include suction system models with a normally closed secondary poppet which maintains prime, and models with external threads on the inlet body which connect to secondary containment systems.

PA15 Offset Adaptor

The OPW PA15 Offset Adaptor is designed for adjusting misalignment of pipe in dispenser sumps and suction stubs. The PA15 has a low profile feature, and is designed for maximum flow.

Materials

Ductile Iron
Black Duragard
E-Coating

Ordering Specifications

Part #	Thread Size		Offset		Height		Width		Body Weight	
	in.	mm	in.	mm	in.	mm	in.	mm	lb.	kg
PA15-10	1 1/2	38.1	1	25	2 1/4	57.2	3 5/8	92.1	2	.9
PA15-15	1 1/2	38.1	1 1/2	38.1	2 1/4	57.2	4 1/8	104.8	2	.9
PA15-20	1 1/2	38.1	2	51	2 1/4	57.2	4 5/8	117.5	2	.9

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment E: Alternative Design and Protection Method for Piping (if proposed)

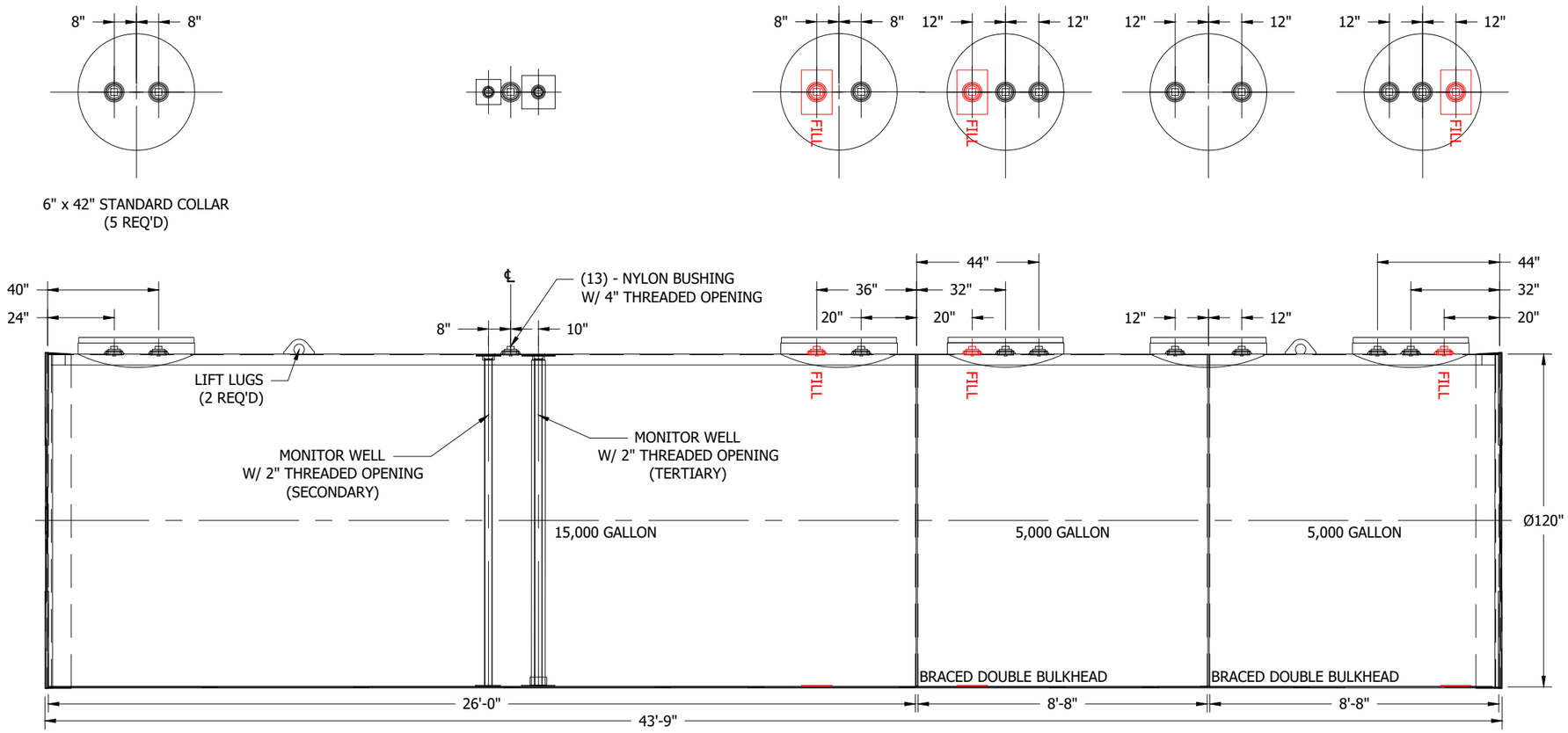
N/A – Alternative design and protection for the piping are not proposed.

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment F: Tertiary Containment Method

UL-1746 Jacketed Permatank shall be utilized for tertiary containment per the tank spec below. The tertiary tank shall be 100 mils fiberglass jacket.

TANK CONSTRUCTED PER UL-58 ACT-100 TYPE II DOUBLE WALL AND UL-1746 JACKETED PERMATANK FOR TERTIARY CONTAINMENT



NOTES:

PRIMARY TANK:
SHELL: 5/16" A-36 CARBON STEEL
HEADS: 1/4" A-36 CARBON STEEL
BULKHEADS: 1/4" A-36 CARBON STEEL

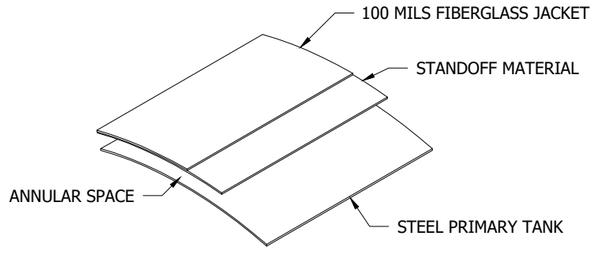
SECONDARY TANK:
SHELL: 10 GA. A-36 CARBON STEEL
HEADS: 1/4" A-36 CARBON STEEL

TERTIARY TANK:
BLAST
100 MILS FIBERGLASS JACKET

TEST:
PRIMARY: 5 PSIG SOAP & WATER
SECONDARY: VACUUM
TERTIARY: VACUUM

TECHNICAL DATA:

PERMATANK® MEETS REQUIREMENTS OF:
- U.S. ENVIRONMENTAL PROTECTION AGENCY UNDERGROUND STORAGE TANK REGULATIONS (40 CFR 280)
- STEEL TANK INSTITUTE F922, PERMATANK® FABRICATION SPECIFICATION,
- UNDERWRITERS LABORATORIES UL 58 STANDARD FOR, STEEL UNDERGROUND TANKS FOR FLAMMABLE AND COMBUSTIBLE LIQUIDS
- UNDERWRITERS LABORATORIES UL 1746 STANDARD FOR, EXTERNAL CORROSION PROTECTION SYSTEMS FOR STEEL UNDERGROUND STORAGE TANKS



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
8/19/2024

25,000 GALLON
TERTIARY PERMATANK - UL 1746
120" X 43'-9"
(15,000/5,000/5,000)

CUST.: C-STORE TECHNOLOGIES, INC.
LOC.: 4631 NEW HOPE DR., LEANDER, TX
DWG NO: 41669

REV.	DATE	DWG BY	APP'D	DESCRIPTION
0	7/10/24	ZO	WH	ISSUED FOR APPROVAL
1				
2				
3				
4				
5				
6				
7				
8				

NOTES:
EXTERNAL: 100 MILS FIBERGLASS SHELL
INTERNAL: BARE METAL
TESTING:
- PRIMARY: 5 PSIG SOAP & WATER
- SECONDARY: VACUUM
- TERTIARY: VACUUM
STRIKER PLATES UNDER "FILL" OPENINGS ONLY
ESTIMATED WEIGHT: 43,000 LBS (+/- 5%)

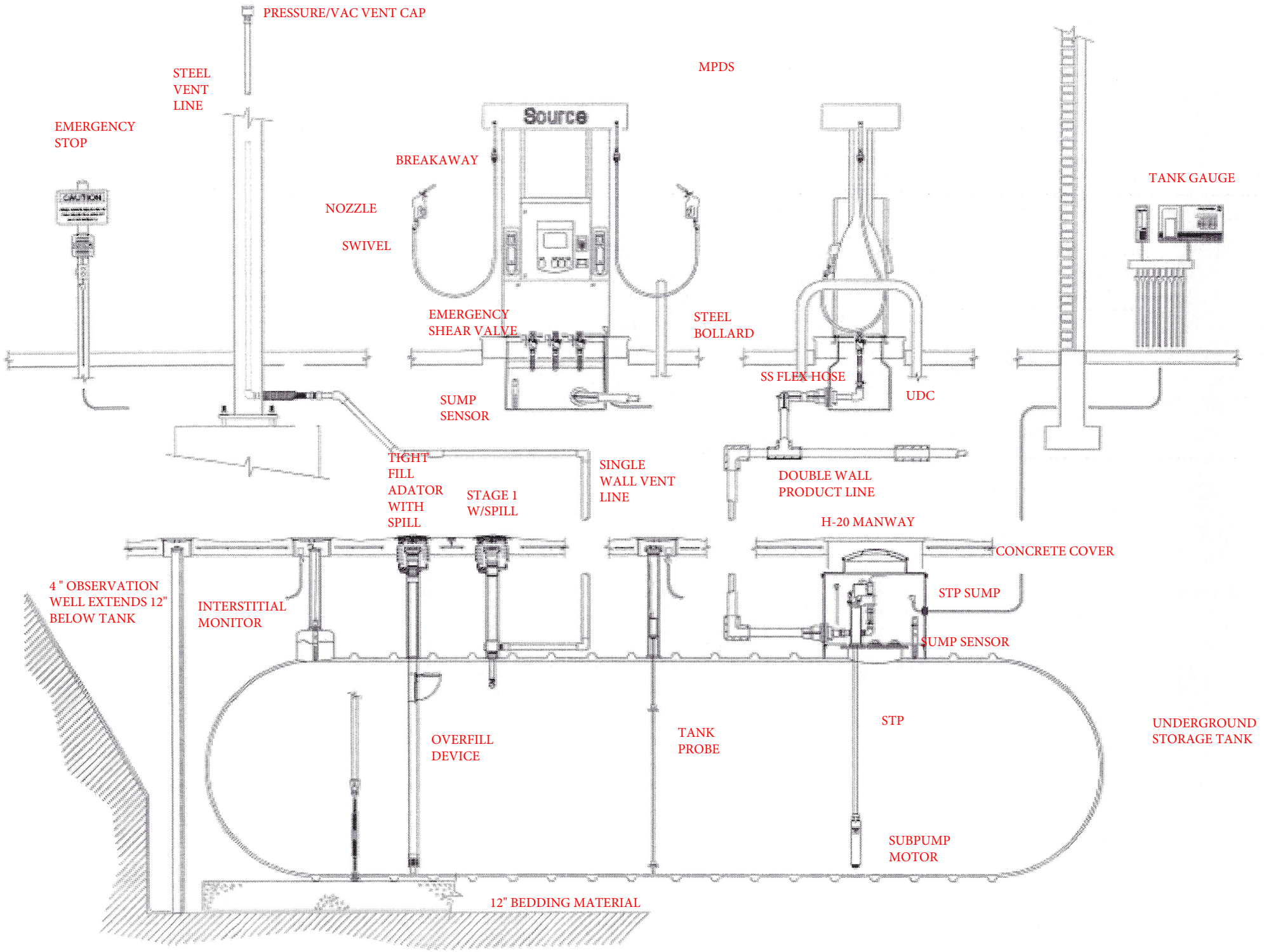
WATCO TANKS INC. Est. 1954

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment G:
Exception to the Geologic Assessment
SEE AFFOREMENTIONED NARRATIVE LETTER REQUESTING THE EXCEPTION BASED ON THE EXISTING GEOLOGIC ASSESSMENT

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment H: Profile Drawings(s)


PRESSURE/VAC VENT CAP
STEEL VENT LINE
EMERGENCY STOP
MPDS
BREAKAWAY
NOZZLE
SWIVEL
EMERGENCY SHEAR VALVE
STEEL BOLLARD
TANK GAUGE
SUMP SENSOR
SS FLEX HOSE
UDC
TIGHT FILL ADATOR WITH SPILL
STAGE 1 W/SPILL
SINGLE WALL VENT LINE
DOUBLE WALL PRODUCT LINE
H-20 MANWAY
CONCRETE COVER
4 " OBSERVATION WELL EXTENDS 12" BELOW TANK
INTERSTITIAL MONITOR
STP SUMP
SUMP SENSOR
OVERFILL DEVICE
TANK PROBE
STP
UNDERGROUND STORAGE TANK
SUBPUMP MOTOR
12" BEDDING MATERIAL

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment I: Initial and Continuing Training

Attachment I – Best Management Practices
Underground Storage Tanks & Associated Equipment

Location: New Hope Retail
Address: 4631 E. New Hope Dr., Leander, TX 78641

Employee Training: All employees must receive periodic training on proper handling of hazardous substances, spill prevention practices, and emergency response procedures. Training must include at least one competent person per every fifty employees taking a TCEQ approved Class A and Class B UST Facility Operators Course. This individual can then train any employees of the facility in safety operation and procedures. Training must include a review of the spill prevention and emergency response plan, and a review of location and use of monitoring equipment.
Equipment must include tank monitor, spill/overfill and leak detection. Training can be recorded though safety committee meetings, staff training logs, or other equivalent record keeping.

What to look for:
Every 30 days, check your spill prevention equipment and your release detection equipment. Check your containment sumps and any handheld release detection equipment.

If the Tank monitoring system is in alarm, contact the store owner or manager and report the alarm ASAP. Take the appropriate action as instructed by the A&B Operator of that facility. The local authorized service company and or fire department may also need to be notified.
Annually the electronic and mechanical components of release detection equipment must be tested for proper operation:
A detailed list can be found in the **Release Detection Maintenance** form – Attachment I

Reporting a Release: If a hazardous substance spill has been released to **soil, surface water, drains** or **air** the following notifications must be performed:

- **Fire Department -** Any release that poses an immediate threat to human health, property, or the environment.
- **State of Texas Spill Reporting Hotline** – Texas state law requires all oil and hazardous substance releases to be reported as soon as the person has knowledge of the discharge.
- **TCEQ Regional Office** – Reportable quantity on land >25 gallons and enough to create a sheen when spilled directly into water.

Stop, contain, and clean up the chemical spill if:

- The spill and its hazardous properties have been identified.
- The spill is small and easily contained.
- Responder is aware of hazardous properties of spilled substances.

Underground Storage Tank Facility Plan (TCEQ-0583)

Attachment J: Release Detection Maintenance

Attachment J – Release Detection Maintenance

Date: 8/23/24
Project Name: New Hope Retail
Location: 4631 New Hope Dr., Leander, TX 78641

Every 30 days, check your spill prevention equipment and your release detection equipment. Annually, check your containment sumps and any handheld release detection equipment.

When conducting the walkthrough inspection, check the following:

Spill prevention equipment

- Check for damage.
- Remove any liquids or debris (properly dispose of)
- Check and remove any fill pipe obstructions.
- Clean any spill bucket drains and check for proper operation.
- Check the fill cap to insure it is securely on fill pipe.
- Check interstitial area on any double walled spill prevention equipment with interstitial monitoring.

Release detection equipment

- Ensure it is operating w/no alarms.
- Ensure records of release detection testing are reviewed and current.
- Make copies of results printed on thermal paper for long term storage.

Containment Sumps

- Check for damage, leaks into the containment area or release to the environment.
- Remove any liquid or debris (properly dispose of)
- Check interstitial area of any double wall containment sumps.

Handheld release detection equipment (Tank gauge sticks or ground water bailers)

- Check for operability and serviceability.

Annually the electronic and mechanical components of release detection equipment must be tested for proper operation:

Automatic tank gauge or controllers

- Test the alarm.
- Verify system configuration.
- Test the battery back-up.

Probes and sensors

- Inspect for residual buildup.
- Ensure floats move freely.
- Ensure no components are damaged.
- Ensure cables are free of kinks and breaks.
- Ensure junction boxes or connections are watertight.
- Test exterior alarms and communication with controller.

Electronic line leak detector

- Ensure device activates alarm, restricts flow, or shuts off flow within one hour when simulating a leak at 3gph leak rate.

Mechanical line leak detector

- Ensure device restricts flow (slow flow) when simulating leak rate of 3gph.
- Ensure copper relief tubing is not lose or kinked.

Additional equipment testing:

Overfill prevention – Every 3 years.

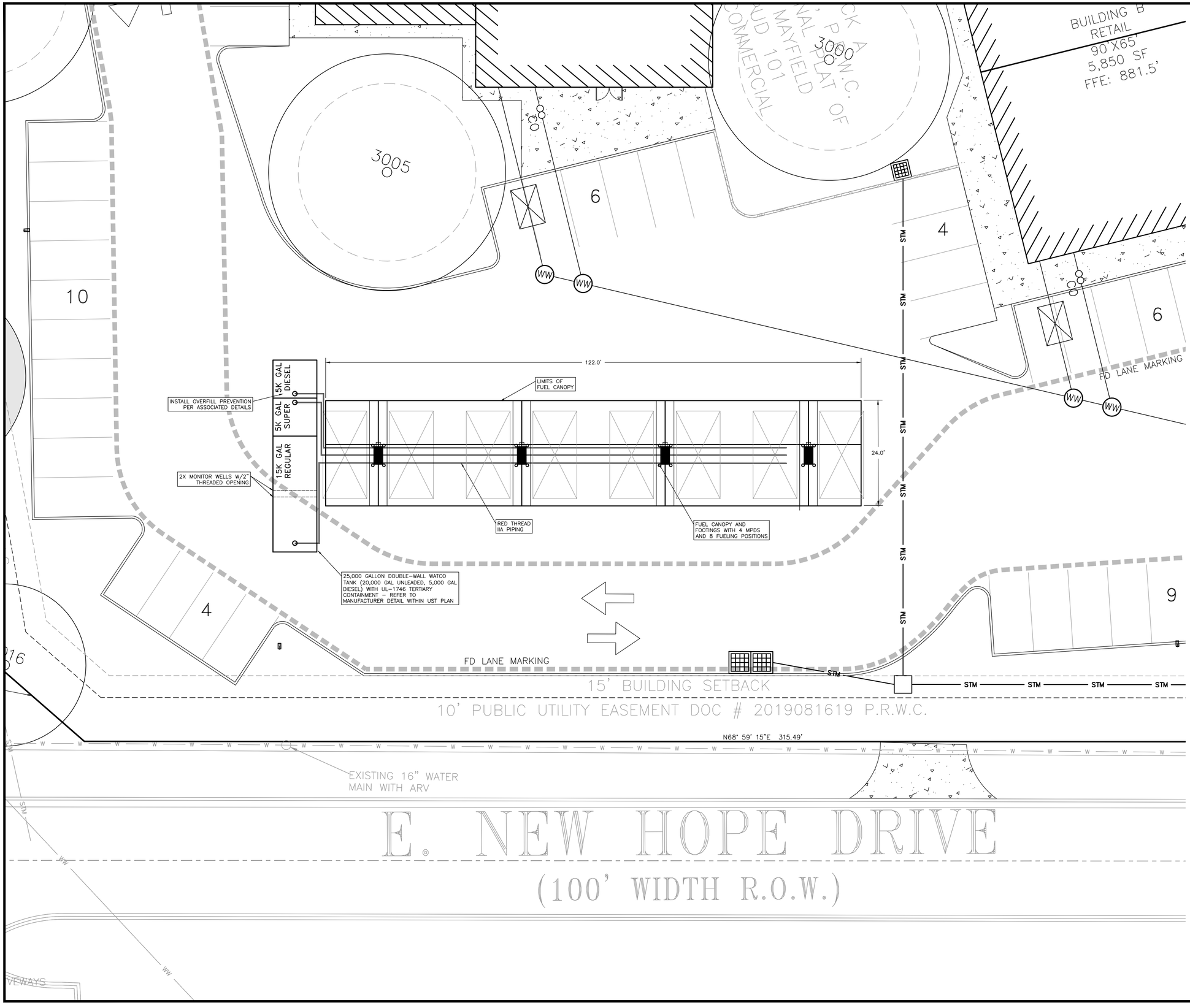
- Inspect for proper operation.
- Ensure there are no broken floats or components.

Cathodic Protection – Every 3 years.

- Depending on the material that makes your tanks, the cathodic protection system will need to be verified every 3 years to make sure it is operating correctly.
- 100% FRP tanks will not require this test. Save any information proving that the tank is made of NCM – non corrodible material. Documentation from a certified CP Engineer, Technician, UST Contractor, or on-site supervisor may be required.
- All other tanks other than those of NCM will need to be tested for cathodic protection and verified by a Professional CP Engineer or Certified CP technician.
- Retain these records where they are accessible to a TCEQ agent upon request.

Underground Storage Tank Facility Plan (TCEQ-0583)

Site Plan



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
8/19/2024

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS
- PHASING

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE
- EX. WASTEWATER
- EX. STORM SEWER LINE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. WASTEWATER MANHOLE
- PR. WATER LINE
- FIRE LINE
- PR. WASTEWATER
- PR. STORM SEWER LINE
- PR. FIRE HYDRANT
- PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER
- FLOW ARROW
- EX. UTILITY POLE

NOTES:

1. TEMPORARY AND PERMANENT BMPS TO BE INSTALLED PER APPROVED ASSOCIATED SITE PLAN AND WPAP.
2. REFER TO MANUFACTURER DETAIL FOR EXACT TANK SPECS AND PIPING.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

UST PLAN

NEW HOPE RETAIL

4631 E NEW HOPE DR

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.

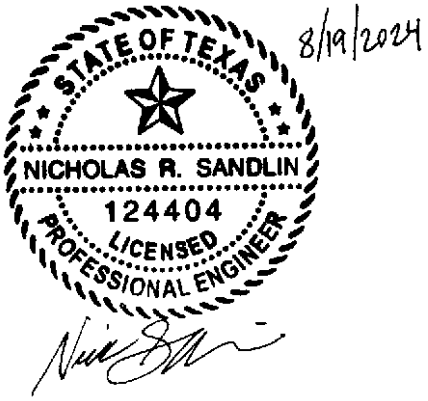
Signature

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: NICHOLAS SANDLIN, P.E. (SANDLIN SERVICES, LLC)

Date: 8/19/2024

Signature of Customer/Agent:



Regulated Entity Name: NEW HOPE RETAIL

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: Brushy Creek segment 1244A

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 (TCEQ-0602)

Attachment A: Spill Response Actions

Spill Response Actions

In the event of an accidental spill, immediate action shall be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste (if applicable), shall be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill shall be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States shall be properly reported. The General Contractor shall prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, whichever is less. The General Contractor shall provide notice to the Owner immediately upon identification of a reportable spill.

All spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the State or Local agency regulations, shall be immediately reported within 24 hours to the EPA National Response Center (1-800-424-8802), TCEQ (1-800-832-8224), and local Fire Department (911).

The reportable quantity for hazardous materials can be found in 40 CFR 302:

Reportable Quantities		
Material	**Media Released to**	**Reportable Quantities**
Engine Oil, Fuel, Hydraulic & Brake Fluid	Land	25 gallons
Engine Oil, Fuel, Hydraulic & Brake Fluid	Water	Visible sheen
Antifreeze	Land	100 lbs (13 gal.)
Battery Acid	Land, Water	100 lbs
Refrigerant	Air	1 lb
Gasoline	Air, Land, Water	100 lbs
Engine Degreasers	Air, Land, Water	100 lbs

Please visit https://www.tceq.texas.gov/response/spills/spill_rq.html for more information.

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with stormwater, the following steps shall be implemented.

1) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids paints, paint solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.

2) The minimum practical quantity of all such materials shall be kept on the job site and scheduled for delivery as close to the time of use as practical. Post Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

3) A spill control and containment kit (containing for example: absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) shall be provided on the construction site and construction employees shall be trained in when and how to use spill containment materials.

4) The contractor personnel will immediately clean up any oil, fuel or hydraulic fluid if observed being released from equipment or vehicles. Vehicles or equipment will cease operation until required repairs are made to the equipment.

5) All of the product in a container shall be used before the container is disposed of. All such containers shall be triple rinsed with water prior to disposal. The rinse water used in these containers shall be disposed of in a manner in compliance with State and Federal regulations and shall not be allowed to mix with stormwater discharges.

6) All products shall be stored in and used from the original container with the original product label.

7) All products shall be used in strict compliance with instructions on the product label.

8) The disposal of the excess or used products shall be in strict compliance with instructions on the product's label.

Spill Prevention and Control

Education

1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when a spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4) Establish a continuing education program to indoctrinate new employees.

5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2) Store hazardous materials and wastes in covered containers and protect from vandalism.
3) Place a stockpile of spill cleanup materials where it will be readily accessible.
4) Train employees in spill prevention and cleanup.
5) Designate responsible individuals to oversee and enforce control measures.
6) Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities.
7) Do not bury or wash spills with water.
8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9) Do not allow water used for leaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

2) Use absorbent materials on small spills rather than hosing down or burying the spill.
3) Absorbent materials should be promptly removed and disposed of properly.
4) Follow the practice below for a minor spill:
5) Contain the spread of the spill.
6) Recover spilled materials.
7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

1) Contain spread of the spill.
2) Notify the project foreman immediately.
3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5) If the spill occurs during rain, cover the spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,009, and 302, the contractor should notify the National Response Center at (800)424-8802.
3) Notification should first be made by telephone and followed up with a written report.
4) The services of a spill's contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/downloads/compliance/investigations/spills/spill-poster-x.pdf

Vehicle and Equipment Maintenance

1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage course, to prevent the runon of stormwater and the runoff of spills.
2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5) Place drip pans or absorbent materials under paving equipment when not in use.
6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of them properly.
7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2) Discourage 'topping off' of fuel tanks.

Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

SPILL REPORT FORM

Notes to General Contractor:

- Control and contain the spill.
- Contact the appropriate regulatory agencies if the spill exceeds the applicable reportable quantity.
- Clean up the spill and dispose of waste according to federal, state and local regulations.
- Complete the Spill Report Form in full for each spill that exceeds the applicable reportable quantity and submit to the Owner.
- Call the Owner.
- Resolve as appropriate and as required by regulatory authorities.

SPILL REPORT FORM

DATE:
PROJECT:
PROJECT ADDRESS:

Spill Reported By: _____

Date / Time of Spill: _____

Describe spill location and events leading to spill: _____

_____

Material Spilled: _____

Source of Spill: _____

Amount Spilled: _____

Amount Spilled to Waterway (Name Waterway): _____

Containment or Clean up Action: _____

_____

Approximate depth (yards) of soil excavation: _____

List injuries or Personal Contamination: _____

Action to be taken to prevent future spills:
_____

Agencies notified of spill:
_____

_____

_____ _____
Contractor Signature and Printed Name **Date**

AFTER NOTIFYING GOVERNING AUTHORITIES, IMMEDIATELY COMPLETE THIS FORM AND CONTACT THE OWNER IF THE SPILL EXCEEDS THE REPORTABLE QUANTITY FOR THE GOVERNING AGENCY

Temporary Stormwater Section (TCEQ-0602)

Attachment B: Potential Sources of Contamination

Potential Sources of Contamination and Preventive Measures:

Potential Source: Concrete and concrete products used on-site during construction.
Preventive Measures: Concrete washout structure will be used if necessary.

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.
Preventative Measures: Vehicle maintenance will be performed at a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.
Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction debris
Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.

Potential Source: Soil and mud from construction vehicle tires as they leave the site.
Preventative Measures: a stabilized construction exit shall be utilized as vehicles leave the site. And soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel, and excavated materials stockpiled on site.
Preventative Measures: Silt fence shall be installed on the down gradient side of the stockpiled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill
Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

Temporary Stormwater Section
(TCEQ-0602)

Attachment C:
Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage (AC) expected to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities. (See Permanent Stormwater Section – Attachment F)

2. A pre-construction conference prior to commencement of construction. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. Contractors must follow requirements as outlined in TCEQ General Construction Notes for the Water Pollution Abatement Plan (WPAP). WPAP Construction Notes are included on the Construction Plan sheets (See Permanent Stormwater Section – Attachment F).

4. Prior to beginning any construction activity, all temporary erosion and sedimentation BMPs and control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications (1.96 Acres).

5. Evaluate temporary erosion control installation. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Review construction schedule and the Water Pollution Abatement Plan (WPAP) requirements.

7. Install the UST (1.96 Acres).

8. Piping and ancillary equipment installation.

9. Install tank fittings and other associated equipment.

10. Complete Permanent BMP construction and install landscaping (1.96 Acres).

11. Topsoil, Irrigation and Landscaping: Revegetate all disturbed areas according to plan.
12. Site cleanup and removal of temporary erosion/sedimentation BMP controls. (1.96 Acres)

Maximum total construction time is not expected to exceed 6 months.

Temporary Stormwater Section
(TCEQ-0602)

Attachment D:
Temporary Best Management Practices and Measures

1. There are approximately 0.0 AC of storm water that originate up gradient from the site and flow across the site through an onsite BMP. No upstream stormwater exists.

2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property and limits of construction to prevent silt from escaping the construction area during permanent BMP construction.

3. A gravel construction entrance exists on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit may be used to collect all excess concrete during construction, if needed.

4. Temporary BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil and other contaminants, which may mobilize in stormwater flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

5. Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to establishment of temporary vegetation; establishment of permanent vegetation; mulching; geotextiles; sod stabilization; vegetative buffer strips; protection of existing trees and vegetation; and other similar measures.

6. There are no sensitive features or surface streams within the boundaries of the project that would require temporary BMPs. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down gradient of the site.

Temporary Stormwater Section
(TCEQ-0602)

Attachment E:
Request to Temporarily Seal a Feature
(NOT APPLICABLE)

Temporary Stormwater Section (TCEQ-0602)

Attachment F: Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs are shown within the Site Plans.

Description of Temporary BMPs

Construction Entrance/Exit:
The purpose of a gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way. This practice should be used at all point of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance exists and will be used at all designated access points.

Silt Fence:
The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Triangular Sediment Filter Dikes
Triangular sediment filter dikes (18"x18"x18" filter material with 6" square folded wire mesh frame) will be installed downgradient of the AST construction area with filter cloth placed over any existing stormwater

collection drains. The dike and filter cloth will be held in place with cloth sandbags. The facility existing topography will not change as the AST will be placed on existing crushed rock.

Inlet Protection:

The purpose of inlet protection is to avoid the clogging of constructed storm sewer networks with sediment loading. Without this protection, the sewer capacity can be greatly reduced following construction and lead to flooding. Temporary protection shall be installed on- and off-site to impacted inlets during construction to avoid these potential issues. Types of protection include filter barrier protection, block and gravel protection, wire mesh and gravel protection, and excavated impoundment protection and will be implemented based on location as well as expected runoff volume.

Concrete Washout Area (if applicable)

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

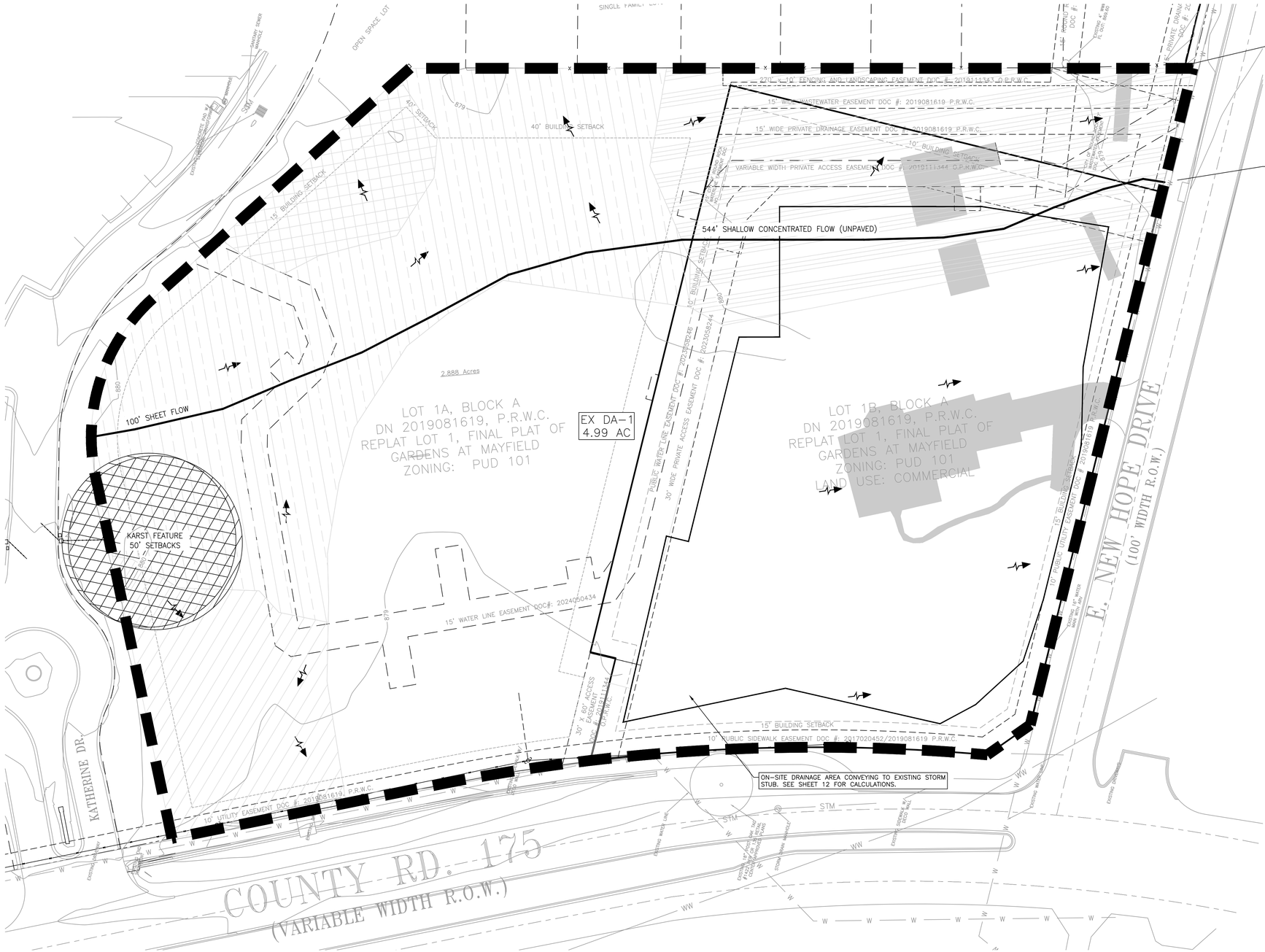
Temporary Stormwater Section
(TCEQ-0602)

Attachment G:
Drainage Area Map

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow								Total	
Existing Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Manning's 'n'	S	Wetted Perimeter	Cross-Sectional Area	Hydraulic Radius	Vavg	T_t	T_c	
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(ft)	(ft^2)	(sf)	(ft/s)	(min)	(min)	lag time
EX DA-1	AP1 - Exist Curb Inlet	4.99	217,364	100	0.240	0.005	23.96	544	Unpaved	0.005	7.95	-	-	-	-	-	-	-	0.00	**31.91**	19.15

EXISTING			IMPERVIOUS			GRASS		
Drainage Area	Total Area	Total Area	Area Impervious	Area Impervious	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
EX DA-1	4.99	217,364	9,375	0.22	4.3%	207,989	4.77	95.7%

Drainage Basin Characteristics - Existing Conditions									
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
EX DA-1	4.99	4.3%	82	31.91	9.53	17.06	22.07	26.08	30.26



Analysis Point 2: Existing 36" Storm Stub		
Flow from Approved Plans		
25 YR	33.79	CFS
100 YR	41.33	CFS
NOTE: SEE GARDENS AT MAYFIELD PLANS FOR CALCULATIONS		

Analysis Point 1: Southeast ROW		
2 YR	9.53	CFS
10 YR	17.06	CFS
25 YR	22.07	CFS
50 YR	26.08	CFS
100 YR	30.26	CFS

NOTE: THE HATCHED DELINEATIONS AND FLOW ARROWS ARE BASED ON THE SURVEY CONDUCTED BY CARRIZALES LAND SURVEYING, LLC, JOB #22-081, ON 4-19-22. HOWEVER, THE DRAINAGE AREA DELINEATION AND CALCULATIONS ARE SHOWN AS TO STAY ALIGNED WITH THE APPROVED MASTER PLAN DEVELOPMENT DRAINAGE ANALYSIS: THE GARDENS AT MAYFIELD (SDP1505-0002), APPROVED 5-12-17. PROPOSED ON-SITE IMPERVIOUS COVER IS TO CONVEY FLOWS TO THE EXISTING 36" STORM STUB, THEREBY REDUCING THE EXISTING FLOWS TO THE ADJACENT PROPERTIES. PLEASE SEE SHEET 14 FOR EXISTING STORM SEWER CONTINUATION AND SHEET 12 FOR PROPOSED DRAINAGE AREAS AND CALCULATIONS.

Table 1: NOAA Atlas 14 Brushy Creek Watershed Centroid Rainfall Depth for selected Durations and Frequencies (inches); AC = Annual Chance

Duration	1-yr	2-yr	5-yr	10-yr	25-yr (4% AC)	50-yr	100-yr (1% AC)	200-yr	500-yr	1000-yr
5-min	0.438	0.520	0.650	0.761	0.921	1.05	1.18	1.32	1.50	1.65
10-min	0.697	0.829	1.040	1.22	1.47	1.68	1.90	2.11	2.38	2.59
15-min	0.879	1.04	1.30	1.52	1.83	2.09	2.35	2.61	2.98	3.25
30-min	1.24	1.47	1.82	2.12	2.55	2.90	3.25	3.63	4.15	4.57
60-min	1.61	1.91	2.39	2.80	3.39	3.85	4.35	4.89	5.66	6.28
2-hr	1.93	2.35	2.99	3.57	4.41	5.11	5.87	6.73	7.99	9.03
3-hr	2.10	2.61	3.36	4.05	5.08	5.94	6.91	8.02	9.65	11.0
6-hr	2.40	3.05	3.98	4.86	6.19	7.32	8.62	10.1	12.3	14.2
12-hr	2.73	3.49	4.58	5.61	7.18	8.53	10.1	11.9	14.6	17.0
24-hr	3.10	3.97	5.20	6.38	8.17	9.70	11.5	13.5	16.7	19.3

NOTE: NOAA ATLAS 14 RAIN DEPTHS UTILIZED FROM ROUND ROCK RAIN AS SHOWN.

0 15' 30' 60'
SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2"
THIS PRINT IS NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
4/22/2024

EXISTING DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- EX. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 — EXISTING CONTOURS
- 755 — PROPOSED CONTOURS

PROJECT CASE: #SDP23-00007

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TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

EXISTING CONDITIONS DRAINAGE AREA MAP

NEW HOPE RETAIL
4631 E NEW HOPE DR

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 11 OF 25

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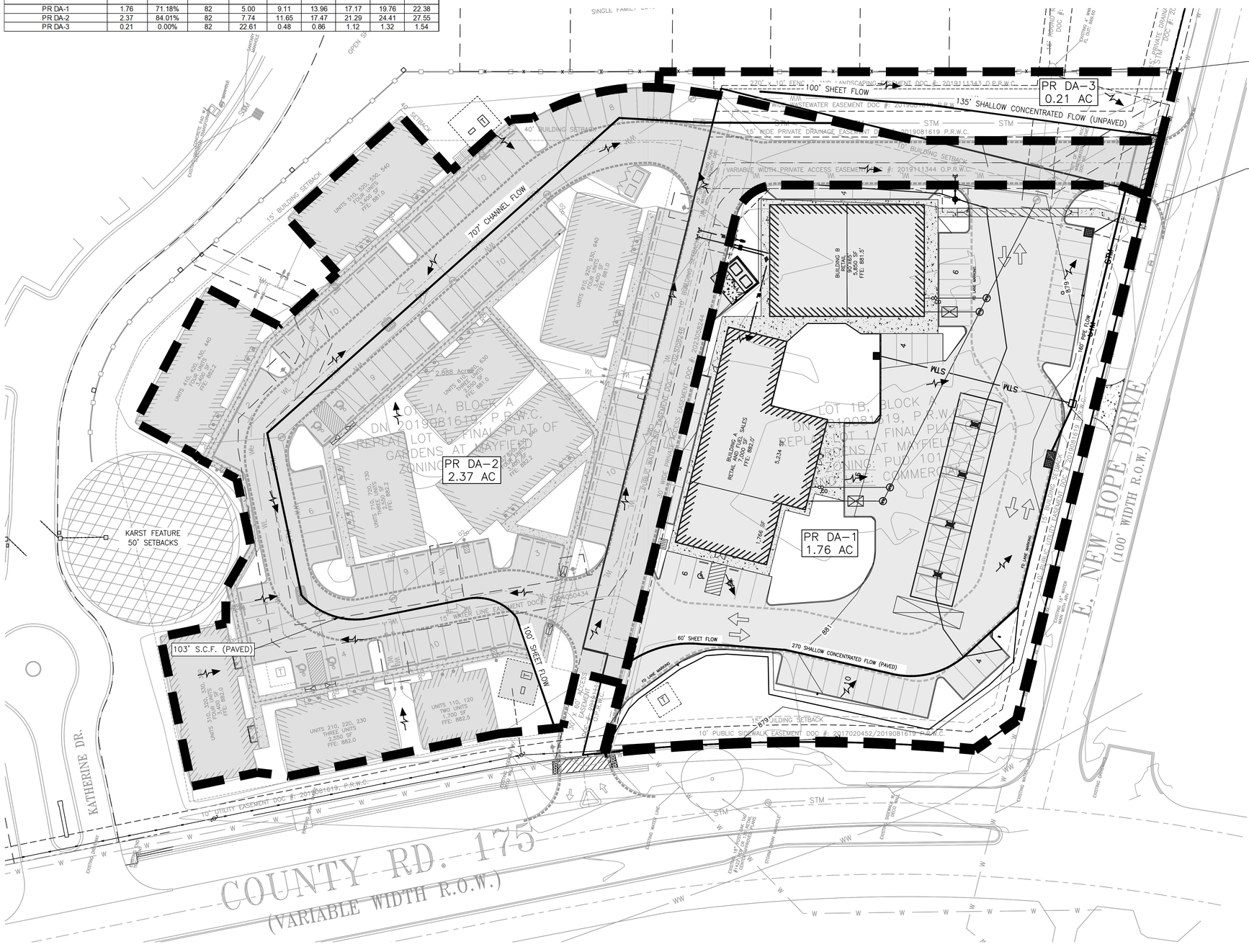
Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow								Total	
Proposed Flows		Area	Area	L	n	S	T_t	L	Surface Type	S	T_t	L	Manning's 'n'	S	Wetted Perimeter	Cross-Sectional Area	Hydraulic Radius	Vavg	T_t	T_c	
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(ft)	(ft^2)	(ft)	(ft/s)	(min)	(min)	lag time
PR DA-1	AP2 - Exist 36" Storm Stub	1.76	76,744	60	0.018	0.010	1.52	270	Paved	0.010	2.21	160	0.013	0.010	-	10	1.75	16.64	0.16	**5.00**	3.00
PR DA-2	AP2 - Exist 36" Storm Stub	2.37	103,426	100	0.018	0.010	2.29	15	Paved	0.010	0.12	707	0.013	0.008	5	1	0.10	2.21	5.34	**7.74**	4.65
PR DA-3	AP1 - Exist Curb Inlet	0.21	9,351	100	0.240	0.007	20.95	135	Unpaved	0.007	1.67	-	-	-	-	-	-	-	0.00	**22.61**	13.57

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	1.76	76,744	54,625	1.25	71.2%	22,119	0.51	28.8%
PR DA-2	2.37	103,426	86,887	1.99	84.0%	16,539	0.38	16.0%
PR DA-3	0.21	9,351	0	0.00	0.0%	9,351	0.21	100.0%

Drainage Basin Characteristics - Proposed Conditions

Drainage Area	Area	I.C. (%)	Curve No.	Tc	Q2	Q10	Q25	Q50	Q100
PR DA-1	1.76	71.18%	82	5.00	9.11	13.96	17.17	19.76	22.38
PR DA-2	2.37	84.01%	82	7.74	11.65	17.47	21.29	24.41	27.55
PR DA-3	0.21	0.00%	82	22.61	0.48	0.86	1.12	1.32	1.54



Analysis Point 2: Exist 36" Storm Stub				
	SDP1505-0002 Design Flows		Proposed Flows	
2 YR		CFS	20.46	CFS
10 YR		CFS	30.96	CFS
25 YR	33.79	CFS	37.87	CFS
50 YR		CFS	43.49	CFS
100 YR	41.33	CFS	49.16	CFS

Analysis Point 1: Southeast ROW				
	Existing Flows		Proposed Flows	
2 YR	9.53	CFS	0.48	CFS
10 YR	17.06	CFS	0.86	CFS
25 YR	22.07	CFS	1.12	CFS
50 YR	26.08	CFS	1.32	CFS
100 YR	30.26	CFS	1.54	CFS
NOTE: ALL PROPOSED FLOWS TO THIS ANALYSIS POINT ARE LESS THAN EXISTING FLOWS				

NOTE: STORMWATER INCREASES FOR ATLAS 14 RAINFALL RATES WERE MODELED FOR THE DOWNSTREAM GARDENS AT MAYFIELD STORM SEWER NETWORK, PER AS-BUILT RECORD DRAWINGS, WITH THE FULLY DEVELOPED CONDITIONS PER THIS DRAINAGE PLAN. THE RESULTS OF THE MODELED FLOWS CONFIRM THAT THE FLOWRATES ARE CONTAINED WITHIN THE STORM SEWER NETWORK. THIS PLAN AND THE FULLY DEVELOPED ADJACENT LOT HAVE NO ADVERSE IMPACT TO THE SAFETY OF THE PUBLIC DOWNSTREAM OF THIS PROJECT. THE HYDRAULIC GRADE LINE FOR THE 100 YEAR STORM, IS CONTAINED WITHIN THE EXISTING DRAINAGE FACILITIES DIRECTLY DOWNSTREAM AND MEETS THE CITY OF ROUND ROCK DRAINAGE CRITERIA.

NICHOLAS R. SANDLIN
124404
4/22/2024

PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 EXISTING CONTOURS
- 755 PROPOSED CONTOURS

0 15' 30' 60'
SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

PROJECT CASE: #SDP23-00007

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DEVELOPED CONDITIONS DRAINAGE AREA MAP

NEW HOPE RETAIL

4631 E NEW HOPE DR

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 12 OF 25

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: NEW HOPE RETAIL
Date Prepared: 4/26/2024

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	4.99	acres
Predevelopment impervious area within the limits of the plan * =	0.22	acres
Total post-development impervious area within the limits of the plan* =	3.29	acres
Total post-development impervious cover fraction * =	0.66	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	2672	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	4.99	acres
Predevelopment impervious area within drainage basin/outfall area =	0.22	acres
Post-development impervious area within drainage basin/outfall area =	3.29	acres
Post-development impervious fraction within drainage basin/outfall area =	0.66	
$L_{M\ THIS\ BASIN}$ =	2672	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 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 34.6 + A_P x 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 =	4.99	acres
A_I =	3.29	acres
A_P =	1.70	acres
L_R =	3415	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	2672	lbs.
F =	0.78	

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 =	1.00	inches
Post Development Runoff Coefficient =	0.47	
On-site Water Quality Volume =	8469	cubic feet
On-site Water Quality Volume x 1.2 (generated by our development) =	10163	cubic feet

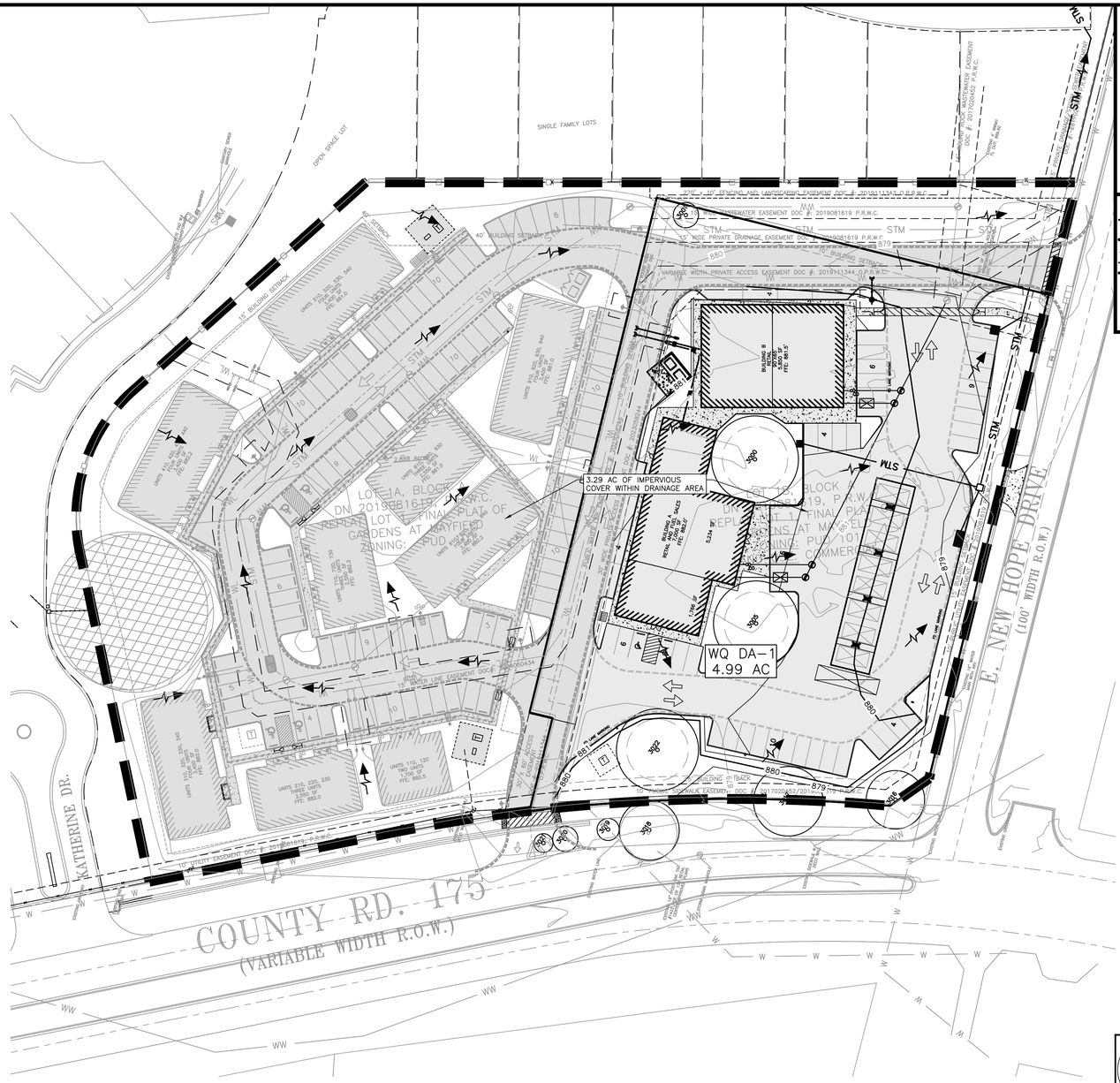
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	38.32	acres	<- From approved Gardens at Mayfield plans
Off-site Impervious cover draining to BMP =	13.43	acres	<- From approved Gardens at Mayfield plans
Impervious fraction of off-site area =	0.35		
Off-site Runoff Coefficient =	0.28		
Off-site Water Quality Volume =	39386	cubic feet	
Storage for Sediment =	9571		
Total Capture Volume (required water quality volume(s) x 1.20) =	57427	cubic feet	

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

11. Wet Basins Designed as Required in RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool =	57427	cubic feet	Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation =	65896	cubic feet	Total Capacity should be the Permanent Pool Capacity plus a second WQV.



WATER QUALITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- WQ DA-X / XX.XX AC — WQ DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
4/22/2024

0 20' 40' 80'
SCALE: 1" = 40'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

PROJECT CASE: #SDP23-00007

SANDLIN SERVICES, LLC
ENGINEERING | CONSULTING
TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

WATER QUALITY DAM

NEW HOPE RETAIL
4631 E NEW HOPE DR

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 13 OF 25

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development Division\01-0105-001 New Hope Retail\CAD\Construction Sheets\S NHR WQAL.dwg-WATER QUALITY DAM Plotted Jun 27, 2024 at 8:12am by Engineer | Last Saved by: Engineer

EXISTING WET BASIN		
Contributing Drainage Area =	WQ DA-1	
Total Drainage Area =	4.99	acre
Pre-Development I.C. =	0.22	acre
Post-Development I.C. =	3.29	acre
Post-Development I.C. Fraction =	0.66	
$L_{M\ TOTAL\ PROJECT}$ =	2672	lbs
A_C =	**4.99**	acre
A_I =	**3.29**	acre
A_P =	**1.70**	acre
L_R =	**3415**	lbs
Fraction of Annual Runoff (F) =	0.78	
Rainfall Depth =	1.00	inch
Post Development Runoff Coefficient =	0.47	
On-site Water Quality Volume =	8469	cubic ft
Off-site area draining to BMP =	38.32	acre
Off-site Impervious cover draining to BMP =	13.43	acre
Impervious fraction of off-site area =	-	
Off-site Runoff Coefficient =	-	
Off-site Water Quality Volume =	39386	cubic ft
Storage for Sediment =	9571	cubic ft
Total Capture Volume Required =	57427	cubic ft
Total Capture Volume Provided = (From Approved Gardens at Mayfield Plans)	**110830**	**cubic ft**

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
4/12/2024

0 50' 100' 200'
SCALE: 1" = 100'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

PROJECT CASE: #SDP23-00007

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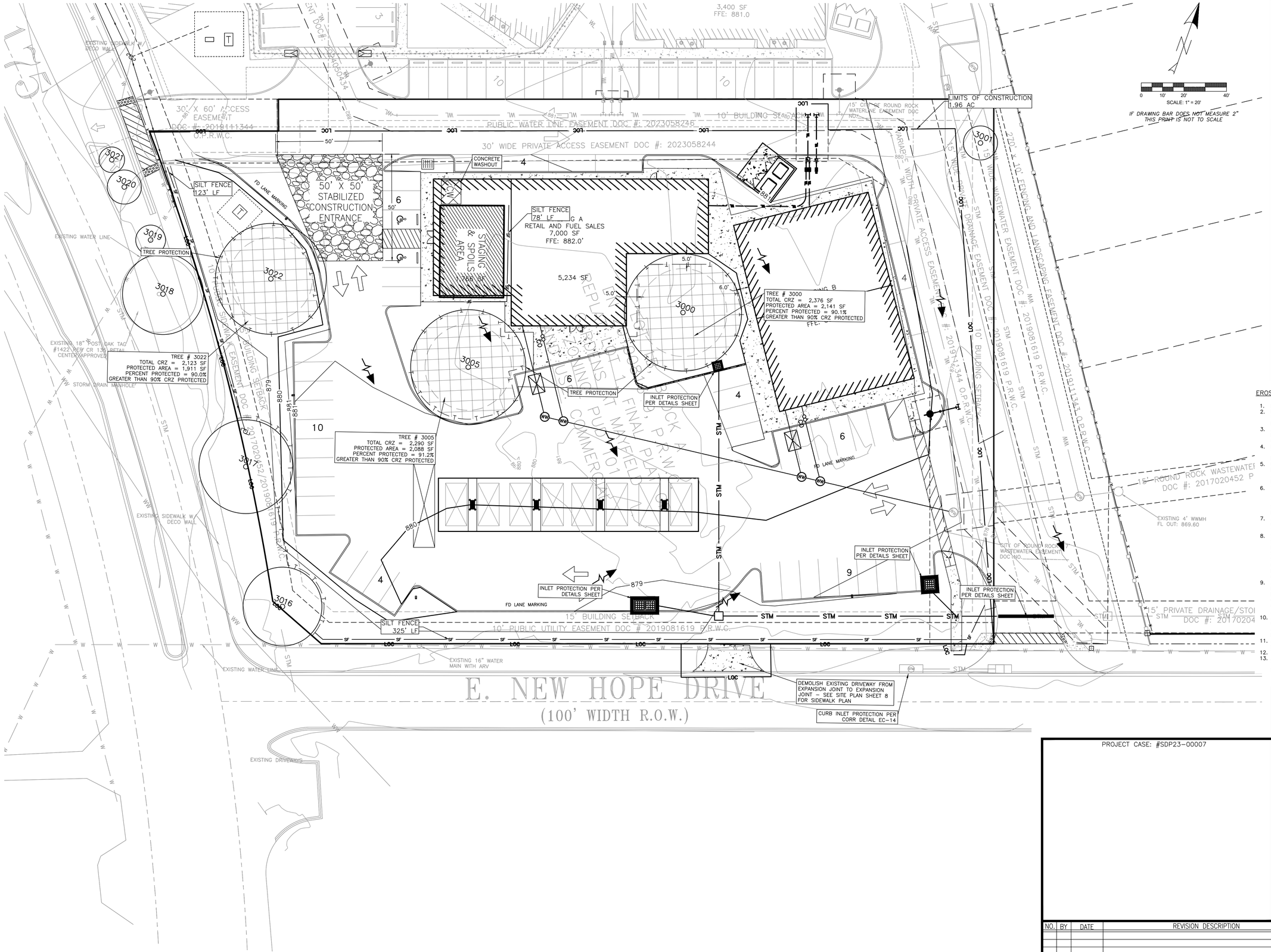
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

EXISTING WQ POND

NEW HOPE RETAIL
4631 E NEW HOPE DR

NO.	BY	DATE	REVISION DESCRIPTION



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
4/12/2024

EROSION CONTROL LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LOC LOC LOC — LIMITS OF CONSTRUCTION
- SF SF SF — SILT FENCE
- T T T — TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- 750 EXISTING CONTOURS
- 755 PROPOSED CONTOURS
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

EROSION CONTROL NOTES:

1. LIMITS OF CONSTRUCTION 1.96 AC
2. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL ORDINANCE.
3. ALL STAGING AND STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
6. TEMPORARY STAGING AND STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 AM TO 6 PM). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
7. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
8. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS, AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES SUCH INSTALLATION SHALL BE REGULARLY INSPECT BY THE CITY OF ROUND ROCK FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
9. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVED EACH STRUCTURE AS APPROVED BY THE ENGINEER.
10. ALL MUD, DIRT, ROCKS, DEBRIS, ETC. SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
11. ALL DISTURBED AREAS SHALL BE REVEGETATED PER CORR SPECIFICATIONS
12. TREE SURVEY PERFORMED 5-17-2021
13. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.

811 TEXAS 811.org DIG RIGHT BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

PROJECT CASE: #SDP23-00007

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

EROSION CONTROL, DEMOLITION, AND CRZ PROTECTION PLAN

NEW HOPE RETAIL
4631 E NEW HOPE DR

NO.	BY	DATE	REVISION DESCRIPTION

SHEET 5 OF 25

G:\Shared drives\Sandlin Services LLC\Sandlin Services Projects\Land Development Division\01-0105-001 New Hope Retail\CAD\Construction Sheets\S NHR ESC.dwg-EROSION CONTROL & DEMOLITION PLAN Plotted Jun 27, 2024 at 8:10am by Engineer | Last Saved by: Engineer

Temporary Stormwater Section
(TCEQ-0602)

Attachment H:
Temporary Sediment Pond(s) Plans and Calculations
(NOT APPLICABLE)

Temporary Stormwater Section
(TCEQ-0602)

Attachment I:
Inspection and Maintenance for BMPs

Inspection and Maintenance Guidelines for Construction BMPs

Silt Fence – Section 1.4.3
(1) Inspect all fencing weekly, and after any rainfall.
(2) Remove sediment when buildup reaches 6 inches.
(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berms – Section 1.4.5
(1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
(2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
(3) Repair any loose wire sheathing.
(4) The berm should be reshaped as needed during inspection.
(5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit – Section 1.4.2
(1) The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.

(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized,
- areas used for storage of materials that are exposed to precipitation,
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system),
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly), and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non- compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Inspector Qualifications Log*

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

Inspector Name: ____
Qualifications (Check as appropriate and provide description):
☐ Training Course ____
☐ Supervised Experience ____
☐ Other ____

*The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Construction Activity Sequence Log*

Name of Operator	Projected Dates Month/Year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log*

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

*****Stabilization and erosion control practices may include, but are not limited to, establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information

Name of Project		**Tracking Number**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

☐ Once per month (for stabilized areas)

☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)

☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determine whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐Weather station representative of site. Specify weather station source.

Total rainfall amount that triggered the inspection (in inches):

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐No

If "yes," complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type / Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance of Corrective Action First Identified?**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Condition and Effectiveness of Pollution Prevention (P_2) Practices				
Type / Location of P_2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have you Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ YES ☐ NO **If "YES," provide the following information for each point of discharge:**	
Discharge Locations	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ Date**:**

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Temporary Stormwater Section
TCEQ-0602)

Attachment J:
Schedule of Interim and Permanent
Soil Stabilization Practices

Interim Vegetative Stabilization

Interim soil stabilization will not be required.

Permanent Vegetative Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project, the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization.

2. Sodding and Wood Mulch: As per the project landscaping plan, sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

1. The dates when major grading activities occur,

2. The dates when construction activities temporarily or permanently cease on a portion of the site, and

3. The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more than fourteen (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 temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Agent Authorization Form
(TCEQ-0599)

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

I RAHIM KARIMALI,
Print Name

MANAGER,
Title - Owner/President/Other

of NEW HOPE RE, LLC,
Corporation/Partnership/Entity Name

have authorized NICK SANDLIN, P.E.
Print Name of Agent/Engineer

of SANDLIN SERVICES, LLC
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

02/01/24
Date

SAHEREJ KAREDIYA
My Notary ID # 129923449
Expires August 22, 2026

THE STATE OF TEXAS §

County of TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared RAHIM KARIMALI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 1st day of FEB ' 2024.

NOTARY PUBLIC

SAHEREJ A KAREDIYA
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: AUG-22-2026

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: NEW HOPE RETAIL
Regulated Entity Location: 4631 E NEW HOPE DR, LEANDER, TX 78641
Name of Customer: NEW HOPE RE, LLC
Contact Person: RAHIM KARIMALI Phone: 512-925-9610
Customer Reference Number (if issued):CN 606239200
Regulated Entity Reference Number (if issued):RN 111934105

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	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	1 Tanks	$ 650
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 8/19/2024

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

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 606239200		RN 111934105

SECTION II: Customer Information

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

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

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

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

NEW HOPE RE, 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)*
0803305161	32070561280		

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

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

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

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

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

15. Mailing Address:

901 Ambrose Dr.

City	State	ZIP	ZIP + 4
Pflugerville	TX	78660	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	rahimkali29@gmail.com

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

( ) -		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

NEW HOPE RETAIL

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	4631 E New Hope Dr							
	City	LEANDER	**State**	TX	**ZIP**	78641	**ZIP + 4**	
24. County	WILLIAMSON							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.552097		**28. Longitude (W) In Decimal:**	-97.763208	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	33	7.55	-97	45	47.55

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)
5541	5999	457110	459999

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

C-store and Fuel station, Retail

34. Mailing Address:	**901 Ambrose Dr**							
	City	**Pflugerville**	**State**	**TX**	**ZIP**	**78660**	**ZIP + 4**	
35. E-Mail Address:	**rahimkali29@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 925-9610		( ) -

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
		11003915 and 11003916		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☒ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:
	11003916			

SECTION IV: Preparer Information

40. Name:	NICHOLAS SANDLIN, P.E. (SANDLIN SERVICES, LLC)	**41. Title:**	PROFESSIONAL ENGINEER

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(806 **)** 679-7303		**( )** -	operations@sandlinservices.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:	SANDLIN SERVICES, LLC	**Job Title:**	PRINCIPAL AND PROFESSIONAL ENGINEER
Name *(In Print):*	NICK SANDLIN, P.E.	**Phone:**	**(** 806 **)** 679- **7303**
Signature:		**Date:**	8/19/2024