South Brook Station
Leander Retail

South Brook Dr. & US HWY 183
Leander, Texas 78641

CONTRIBUTING ZONE PLAN MODIFICATION 1 (CZP)

Prepared by:

GARZAEMC, LLC.
9442 N Capital of Texas Hwy
Building 1, Suite 340
Austin, Texas 78759
TBPE Registration No. F-14629

August 2024

Modification of a Previously Approved Contributing Zone Plan Checklist

X **Edwards Aquifer Application Cover Page (TCEQ-20705)**

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

Attachment A - Original Approval Letter and Approved Modification Letters
Attachment B - Narrative of Proposed Modification
Attachment C - Current site plan of the approved project

X **Contributing Zone Plan Application (TCEQ-10257)**

– **Storm Water Pollution Prevention Plan (SWPPP)**

-OR-

X **Temporary Stormwater Section (TCEQ-0602)**

X **Copy of Notice of Intent (NOI)**

X **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

X **Application Fee Form (TCEQ-0574)**

– **Check Payable to the "Texas Commission on Environmental Quality"**

X **Core Data Form (TCEQ-10400)**

Contributing Zone Plan Checklist

✓ – **Edwards Aquifer Application Cover Page (TCEQ-20705)**

✓ – **Contributing Zone Plan Application (TCEQ-10257)**

- ✓ Attachment A - Road Map
- ✓ Attachment B - USGS Quadrangle Map
- ✓ Attachment C - Project Narrative
- ✓ Attachment D - Factors Affecting Surface Water Quality
- ✓ Attachment E - Volume and Character of Stormwater
- ✓ Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
- ✓ Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
- ✓ Attachment H - AST Containment Structure Drawings (if AST is proposed)
- ✓ Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
- ✓ Attachment J - BMPs for Upgradient Stormwater
- ✓ Attachment K - BMPs for On-site Stormwater
- ✓ Attachment L - BMPs for Surface Streams
- ✓ Attachment M - Construction Plans
- ✓ Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
- ✓ Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
- ✓ Attachment P - Measures for Minimizing Surface Stream Contamination

– **Storm Water Pollution Prevention Plan (SWPPP)**

-OR-

✓ – **Temporary Stormwater Section (TCEQ-0602)**

- ✓ Attachment A - Spill Response Actions
- ✓ Attachment B - Potential Sources of Contamination
- ✓ Attachment C - Sequence of Major Activities
- ✓ Attachment D - Temporary Best Management Practices and Measures
- ✓ Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
- ✓ Attachment F - Structural Practices
- ✓ Attachment G - Drainage Area Map
- ✓ Attachment H - Temporary Sediment Pond(s) Plans and Calculations
- ✓ Attachment I - Inspection and Maintenance for BMPs
- ✓ Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

✓ – **Copy of Notice of Intent (NOI)**

✓ – **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

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

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

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: South Brook Station Retail						**2. Regulated Entity No.:111825972**			
3. Customer Name: OP III Leander Michelle Tract, LP						**4. Customer No.:**			
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):**		10.19	
9. Application Fee:	5,000		**10. Permanent BMP(s):**			1			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**			No			
13. County:	Williamson		**14. Watershed:**			Brushy Creek			

Application Distribution

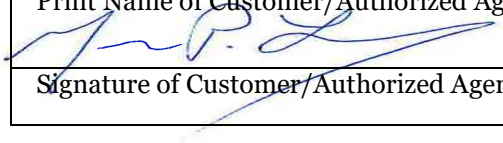
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	_X_Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Matt Langley
Print Name of Customer/Authorized Agent  8/13/2024
Signature of Customer/Authorized Agent Date

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

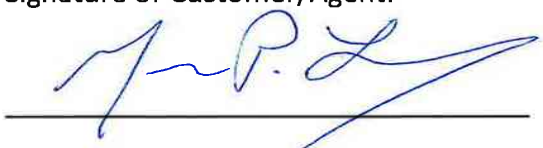
Signature

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

Print Name of Customer/Agent: Matt Langley

Date: 08-07-2024

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name South Brook Station Retail
   Original Regulated Entity Name: South Brook Station Retail
   Assigned Regulated Entity Number(s) (RN): RN 111825972
   Edwards Aquifer Protection Program ID Number(s): ID 11003754
   ☒ The applicant has not changed and the Customer Number (CN) is: _____
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	10.19	10.19
Type of Development		
Number of Residential Lots	0	0
Impervious Cover (acres)	5.95	5.95
Impervious Cover (%)	58.39	58.39
Permanent BMPs		
Other	0	0

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	0	0
Other	0	0

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	0	0
Other	0	0

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

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

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

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

8. ☒ 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 (CZP MODIFICATION 1) - ORIGINAL APPROVAL LETTER

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 12, 2024

Ms. Megan Frey, P.E
OP III Leander Michelle Tract, LP
500 W. 5th St., Ste. 700
Austin, Texas 78701

Re: Approval of a Contributing Zone Plan (CZP)
South Brook Station Retail; Located 900 ft. NW of W. Metro Dr. and N US Hwy 183;
Leander, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003754, Regulated Entity No. RN111825972

Dear Ms. Frey:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Garza EMC LLC, on behalf of the applicant, OP III Leander Michelle Tract, LP, on October 10, 2023. Final review of the application was completed after additional material was received on December 6, 2023, December 14, 2023, and January 11, 2024.

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

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

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

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 10.19 acres. The project will include the construction of three retail buildings, associated parking and drives, utilities, and associated appurtenances. The impervious cover will be 5.95 acres (58.39 percent). Project wastewater will be disposed of by conveyance to the existing Leander Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a partial sedimentation/filtration basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,179 pounds of TSS generated from the 5.95 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.

STANDARD CONDITIONS

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

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

Prior to Commencement of Construction:

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

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

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

During Construction:

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

7. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity

has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

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

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

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

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

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

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

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

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Aaron Cook of the Edwards Aquifer Protection Program at 512-239-7024 or the regional office at 512-339-2929.

Sincerely,

Lilian Butler

Lilian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
LIB/aoc

cc: Mr. Mathew Langley, P.E., Garza EMC LLC

ATTACHMENT B (CZP MODIFICATION 1) – NARATIVE OF PROPOSED MODIFICATION

August 7, 2024
Aaron Cook
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Re: Modification of a Previously Approved CZP (TCEQ-20705)
South Brook Station Retail
900 ft. NW of W. Metro Dr., and N. US Hwy 183
Leander, Williamson County, Texas

Dear Staff,

We are submitting a modification of a previously approved TCEQ Contributing Zone Plan application (TCEQ-20705) for review. Changes associated with this revision include redesigning the water quality/detention pond from a structural partial sedimentation filtration pond to an earthen wet pond and redesigning the outlet structure to convey to the west adjacent property. Please see sheets 86-88 for specifications on pond and storm design. Attachment C includes all proposed changes within the plan set for the modification.

If you should have any questions or comments regarding this waiver request, please do not hesitate to contact our office.

Sincerely,

Matt Langley
Senior Consultant
GarzaEMC, LLC

Moody Engineering, Inc.

9225 Bee Caves Road
Bldg. A, Suite 200
Austin, Texas 78733

Telephone: (512)502-8333
Toll Free: (800)821-9112
Fax: (512)502-8334
MOODYENGINEERING.COM

December 15th, 2023
(Revised July 30th, 2024)

Ms. Megan Frey
Endeavor Real Estate Group
500 West 5th Street, Suite 700
Austin, Texas 78701

RE: **Site Drainage Engineering Summary Letter**
South Brook Station Leander Retail Revised Stormwater Facility
MEI Project No. 2023-713

Dear Ms. Frey,

Moody Engineering, Inc. (MEI) is pleased to present Endeavor Real Estate Group (ERG) with the requested water quality / detention facility design for drainage service of the South Brook Station Leander project. Due to the existing topographic and site drainage constraints, this engineering summary has been prepared for background and historical purposes specific to the stormwater facility serving this development.

Background

The South Brook Station Leander Retail project is located south of US Hwy 183 on the east side of Brushy Creek in Leander, Texas. The civil development aspects of this project are described in more detail within the Engineering & Drainage Report titled "South Brook Station Leander Retail" prepared by Garza EMC. The project slopes generally to the west towards the eastern bank of Brushy Creek with very little fall. MEI has designed a gravity-based system that drains the site without the need for mechanical intervention. MEI's scope is limited to the analysis, sizing, and design of the combined water quality/detention facility that will treat and evacuate stormwater from the proposed South Brook Station Leander project.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Michelle Subdivision
Date Prepared: 6/4/2024

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 = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	10.19	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	5.95	acres
Total post-development impervious cover fraction * =	0.5839	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5179	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. = WQ 1

Total drainage basin/outfall area =	10.19	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.95	acres
Post-development impervious fraction within drainage basin/outfall area =	0.58	
$L_{M\ THIS\ BASIN}$ =	5179	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93.0 percent

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

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

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

where:

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

A_C =	10.19	acres
A_I =	5.95	acres
A_P =	4.24	acres
L_R =	6195	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **5179** lbs.

F = **0.84**

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 =	**1.26**	inches
Post Development Runoff Coefficient =	**0.41**	
On-site Water Quality Volume =	**19060**	cubic feet

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

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**3812**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**22872**	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 =	**22872**	cubic feet	**Permanent Pool Capacity is 1.20 times the WQV**
Required capacity at WQV Elevation =	**41933**	cubic feet	**Total Capacity should be the Permanent Pool Capacity plus a second WQV.**

Brushy Creek Watershed Analysis

An analysis was conducted on the overall watershed to determine the time of peak of the site compared to the watershed at that location. Using models provided by the City of Leander, it was determined that the site peaked several hours prior to the peak of the watershed at that location. Therefore, as a result of the peak flows being non-coincidental, the South Brook site peak flow will be mitigated and discharged well prior to the 100-year event storm peak of Brushy Creek. Additionally, the tailwater conditions for Brushy Creek at the site peak time were analyzed to determine its backwater effects on the detention/ water quality facility. Due to the amount of time between the peak flows of the Brushy Creek Watershed and the South Brook site, it was determined that the highest tailwater in Brushy Creek will have no adverse impact to the performance of the detention/ water quality facility of the South Brook site.

Should you have any questions concerning these areas of consideration, please do not hesitate to contact me.

7/30/24

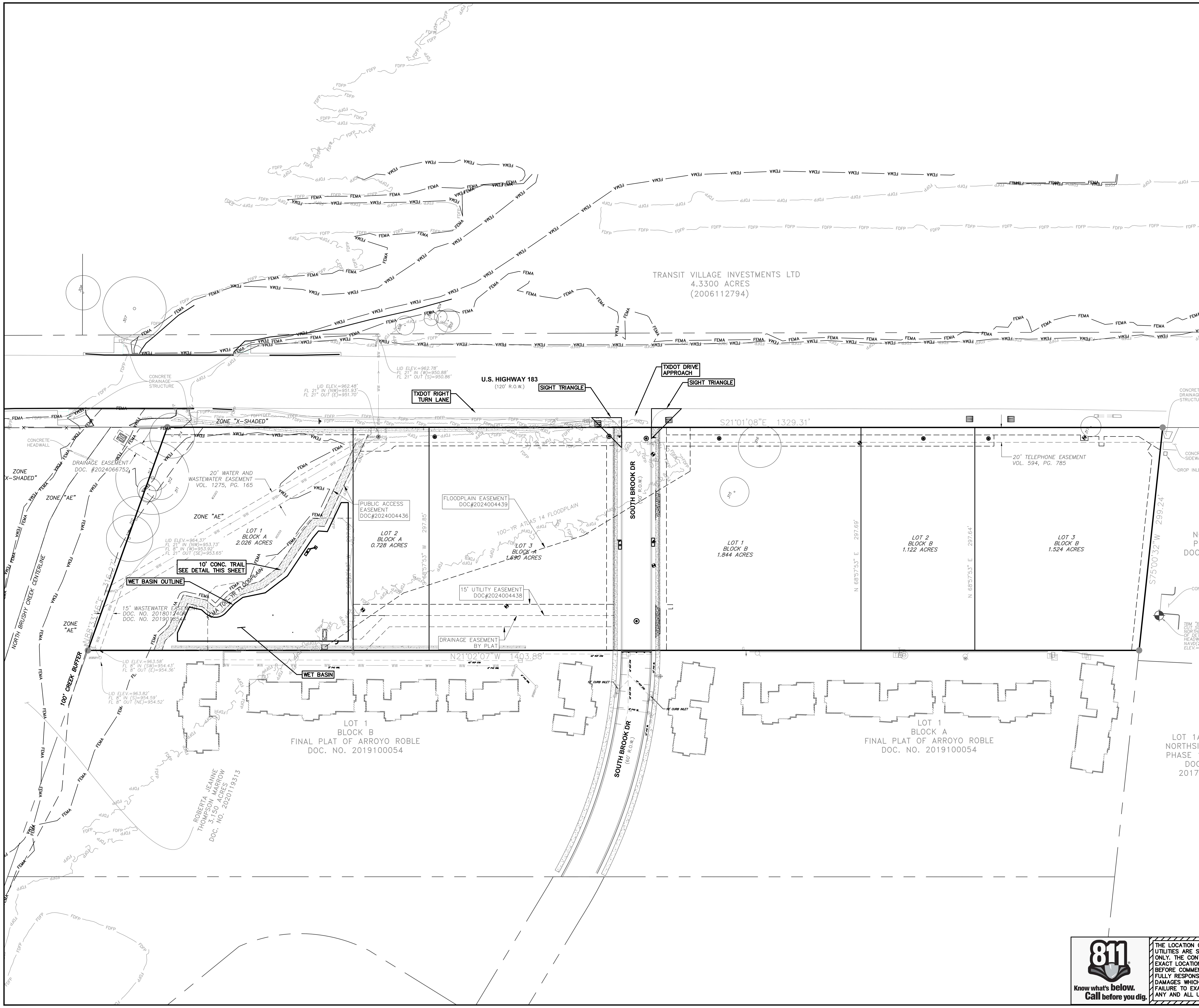
Sincerely,

Alan Putnam, P.E., CFM
Project Engineer

Moody Engineering Inc.
TBPE #F-18320

cc: Keith Moody, P.E., CFM | Principal Engineer

ATTACHMENT C (CZP MODIFICATION 1) – CURRENT SITE PLAN OF APPROVED PROJECT CLOUDED SHEETS

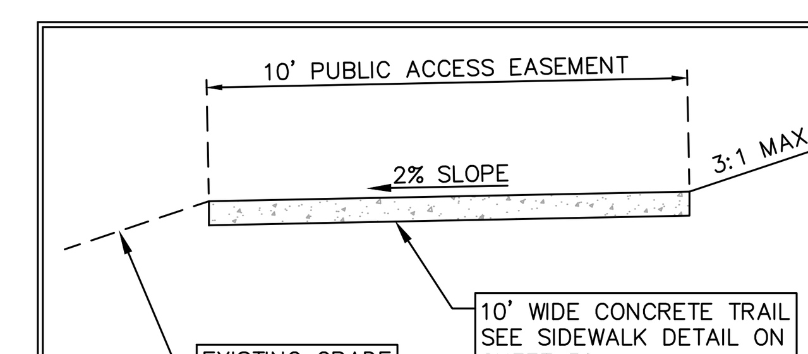


LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE / R.O.W. LINE
(XXX)		RECORD INFORMATION
		LIGHT POLE
		GROUND LIGHT
		POWER POLE
		DOWN GUY
WTRMH		WATER MANHOLE
		WATER LINE MARKER
CMKR		UNDERGROUND CABLE MARKER
GMKR		UNDERGROUND GAS LINE MARKER
UGTM		UNDERGROUND TELEPHONE MARKER
GRSR		GAS RISER
TRSR		TELEPHONE RISER
SPC		SPRINKLER CONTROL BOX
	SW	SWITCH GEAR & PAD
	T	TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
TV	TV	CABLE TV RISER
E	E	ELECTRIC BOX
EM	EM	ELECTRIC METER
GM	GM	GAS METER
G	G	GAS VALVE
TCB	TCB	TRAFFIC CONTROL BOX
TSP	TSP	TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
EMH		ELECTRIC MANHOLE (SIZE VARIES)
WWMH		WASTEWATER MANHOLE (SIZE VARIES)
SSMH		STORMSEWER MANHOLE (SIZE VARIES)
TMH	TMH	TELEPHONE MANHOLE (SIZE VARIES)
CO	CO	WASTEWATER CLEANOUT
x	x	WIRE FENCE
//	//	WOOD FENCE
		CHAIN LINK FENCE
	D	DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		SIGN
		WHEELSTOP
		BOLLARD
	FFE	FINISH FLOOR ELEVATION
_R @ 9.0'	_R @ 9.0'	PARKING COUNT (REGULAR SPACES)
_HC @ 9.0'	_HC @ 9.0'	PARKING COUNT (HANDICAP SPACES)
_P @ 9.0'	_P @ 9.0'	PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION

NOTES:

1. FOR COMMERCIAL SUBDIVISIONS THAT ARE NOT REGISTERED WITH TDLR, PROVIDE DOCUMENTATION FROM A REGISTERED ACCESSIBILITY SPECIALIST (RAS) THAT THE PEDESTRIAN INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY COMPLIES WITH THE TEXAS ACCESSIBILITY STANDARDS.



PUBLIC TRAIL

SCALE: NTS

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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

DATE	NO.	REVISION
	1	POND SHIFTED 3-FEET EAST
	2	POND UPDATES

garza emc
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

STATE OF TEXAS
JONATHAN E. McKEE
101180
LICENSED
PROFESSIONAL ENGINEER
[illegible] 10/2/24

MASTER SITE PLAN

MICHELLE SUBDIVISION
PUBLIC IMPROVEMENT CONSTRUCTION PLANS

ENDEAVOR REAL ESTATE GROUP

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 101231-00046

SHEET 08 OF 85

V:\101231-00046\Civil\00-CAD\SITE INFRASTRUCTURE\101231-00046-SITE-OA.dwg modified by pbouza on Sep 30, 24 3:34 PM

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Matt Langley
Garza EMC

Date: August 2, 2023

Signature of Customer/Agent:

Regulated Entity Name: South Brook Station Retail

Project Information

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

   Contact Person: Andrew Pastor
   Entity: OP III Leander Michelle Tract, LP
   Mailing Address: 500 W. 5th St, Suite 700
   City, State: Austin, Texas Zip: 78701
   Telephone: 512-682-5585 Fax:
   Email Address: apastor@endeavor-re.com

5. Agent/Representative (If any):

Contact Person: Matt Langley
Entity: Garza EMC
Mailing Address: 9442 N. Captial of Texas HWY, Plaza 1- Suite 340
City, State: Austin, Texas Zip: 78759
Telephone: 512-298-3284 Fax: _____
Email Address: mlangley@garzaemc.com

6. Project Location:

[X] The project site is located inside the city limits of Leander.
[ ] The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
[ ] The project site is not located within any city's limits or ETJ.

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

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 9.342 ACRE TRACT CONVEYED TO OP III LEANDER MICHELLE TRACT LP, BY DEED OF RECORD IN DOCUMENT NO. 2022117311, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

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

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

[X] Project site boundaries.
[X] USGS Quadrangle Name(s).

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

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

11. Existing project site conditions are noted below:

[ ] Existing commercial site
[ ] Existing industrial site
[ ] Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 10.18 Acres

Total disturbed area: 9.13 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	34,264	÷ 43,560 =	0.78
Parking	191,348	÷ 43,560 =	4.26
Other paved surfaces	22,943	÷ 43,560 =	0.91
Total Impervious Cover	248,555	÷ 43,560 =	5.95

Total Impervious Cover 5.95 **÷ Total Acreage** 10.18 **X 100 =** 58.45 **% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the Leander (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 40 '.

35. 100-year floodplain boundaries:

    ☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☐ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0455F, effective 12/20/2019

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

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

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

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

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

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

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

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

- ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

61. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. [X] Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. [ ] The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

[X] The Temporary Stormwater Section (TCEQ-0602) is included with the application.

garza
7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629

SOUTH BROOK STATION-RETAIL

SOUTH BROOK DR AND US HWY 183

ATTACHMENT A
ROAD MAP

DATE: 06/2019	SCALE: 1:400	DRAWN BY: ML	FILE:	PROJECT No.: 113604-00008

V:\101231-00046\Civil\00-CAD\EXHIBITS\TCEQ\Appendix A - Road Map.dwg modified by mlangley on Aug 10, 23 11:29 AM

ATTACHMENT B - USGS MAP

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

The National Map
US Topo

LEANDER QUADRANGLE
TEXAS
7.5-MINUTE SERIES

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

Imagery........NAIP, September 2016 - November 2016
Roads........U.S. Census Bureau, 2015
Names........GNIS, 1979 - 2018
Hydrography........National Hydrography Dataset, 2002 - 2018
Contours........National Elevation Dataset, 2002
Boundaries........Multiple sources; see metadata file 2016 - 2017
Wetlands........FWS National Wetlands Inventory 1982

MN
GN
0°36´ 11 MILS
3°43´ 66 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000
KILOMETERS 1 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

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

ADJOINING QUADRANGLES

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

LEANDER, TX
2019

7643016396981
NSN. 7643016396981
NGA REF NO. USGSX24K25238

ATTACHMENT C- PROJECT DESCRIPTION

The proposed site is 9.342 acres, owned by OP III Leander Michelle Tract, LP, conveyed in the special warranty deed (Williamson County Doc. No.). The proposed South Brook Station Retail development is located at South Brook Drive & US HWY 183. The site is located within the Full Purpose Jurisdiction of the City of Leander, Williamson County, Texas.

The 9.342-acre total property is currently undeveloped. Based on existing tree and survey data, there are nine trees in the existing property. The Leander Council approved the creation of South Brook Station formally known as Michelle Tract (Planned Unit Development/Transit Oriented Development (PUD/TOD) with the base zoning district of GC-3-A (General Commercial). The proposed site will be divided into 6 lots: Lot 1, Block A: 2.060 acres, Lot 2, Block A: 0.693 acres, Lot 3, Block A: 1.689 acres, Lot 1, Block B: 1.844 acres, Lot 2, Block B: 1.122 acres, and Lot 3, Block B: 1.524 acres.

The South Brook Station development is planned as a high-quality non-residential development with a variety of retail offerings. South Brook Station will consist of a retail center, a TxDot deceleration lane, surface parking, utilities and ponds for water quality and detention.

The legal description for this site is as follows:

9.342 ACRES OUT OF THE CHARLES COCHRAN SURVEY, ABSTRACT NO. 134, SITUATED IN THE CITY OF LEANDER, WILLIAMSON COUNTY, TEXAS, BEING THAT CERTAIN 9.342 ACRE TRACT CONVEYED TO OP III LEANDER MICHELLE TRACT LP, BY DEED OF RECORD IN DOCUMENT NO. 2022117311, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

This project site is located within the Brushy Creek watershed. Since the site is located within the Edwards Aquifer Contributing Zone, permanent Best Management Practices will be employed through the proposed sediment and filtration pond to mitigate the impacts of the developments above the contributing zone. It will be built under this site plan permit.

The northwestern portion of this property contains a portion of the 100-year floodplain of the Michelle Tract, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) community panel number 48491C0470F (revised December 20, 2019).

The project proposes approximately 9.11 acres of disturbed land. Stormwater will drain via storm sewer to the sedimentation and filtration pond. Offsite stormwater from the east will be collected in a trickle channel and routed around the site. Offsite stormwater from the south will be collected in a trickle channel and will be directed to the ditch along 183 which continues north to Brushy Creek. Offsite storm from the west (US Hwy 183) will be collected in the roadside ditch which continues to Brushy Creek north of our site.

ATTACHMENT D-FACTOR AFFECTING SURFACE WATER QUALITY

There is not industrial activity near the site or discharge to the site. Below are some potential sources of sediment to stormwater runoff:

- Clearing and grubbing, grading and excavation mainly of un-stabilized areas, paving operations, dewatering operations, material delivery and storage, landscaping activities.

Potential pollutants other than sediment include the following materials that could be present on-site during construction activity.

- Heavy Metals - from building delivery, storage, and use
- Porta Potties - temporary equipment used on- site during construction
- Trash, debris and solids-from clearing and grading site, paving, concrete washout, construction painting, material delivery storage and use, landscaping and general construction
- Petroleum Base Products - construction vehicles and equipment used on-site
- Pesticides/Herbicides - from storage and use, hazardous water spills, service and maintenance
- Fertilizer/Nutrients - from painting, cleaning products, material delivery and storage, spills during landscape activity

Potential sources of post construction stormwater runoff include the following:

- Sediment - coarse and fine from vehicles and equipment used on site
- Heavy Metals - dissolved and chemicals from washing vehicles
- Petroleum based products - from hazardous material spills, vehicles and equipment used on site

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

The existing site consists of undeveloped land. Proposed construction of earthwork, storm water management controls, and related construction to construct one permanent BMP (sedimentation/filtration & detention pond). The site erosion control measures will be in effect accordingly and are shown in more detail in the construction plans.

According to the Web Soil Survey prepared by the United States Department of Agriculture's Natural Resource Conservation Service, this site consists of multiple different soil types. The prominent soil series are the Doss silty clay, Eckrant cobbly clay, Fairlie Clay and Tinn Clay.

A water quality pond, in accordance with the City of Austin Environmental Criteria Manual, has been sized to provide water quality for this site plan with the Leander Retail Infrastructure Plans (PICP-23-0062). Detention will also be provided within the Leander Retail infrastructure plans (PICP-23-0062. The detention pond was designed using a HEC-HMS model and Atlas 14 rainfall data for Leander from the City of Leander Drainage Criteria Technical Memorandum 1. The detention pond is immediately adjacent to the water quality pond. Drainage enters the detention ponds through a splitter box that is detailed within the proposed plans.

The TCEQ Technical Guidance Manual RG-348 and "TSS Removal Calculations f04-20-2009" worksheet was considered in the design of the water quality pond; however, the design utilized the more conservative requirements of the City of Austin Environmental Criteria Manual Appendix R-3 worksheet.

See included plans for more details of the proposed Best Management Practices. These practices and measures have been designed, and will be constructed, operated, and maintained to ensure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site is removed. Following is a summary of the TCEQ worksheet calculations for the pond required for this site:

ATTACHMENT F- SUITABLE LETTER FROM AUTHORIZED AGENT (if OSSF is proposed)

The proposed development will be served by City of Leander regarding sanitary sewer.

ATTACHMENT G-ALTERNATIVE SECONDARY CONTAINMENT METHODS

No alternative methods for secondary containment are proposed.

ATTACHMENT H-AST CONTAINMENT STRUCTURES SCALED DRAWINGS

No alternative methods for secondary containment are proposed.

ATTACHMENT I- 20% OR LESS IMPERVIOUS COVER DECLARATION

No exception is being requested.

ATTACHMENT J- BMPs FOR UPGRADIENT STORMWATER ATTACHMENT

There is upgradient stormwater that is routed around proposed retail development to the east and west. Highway 183 to the east of the site will have stormwater runoff, to be routed around the retail site and continue in its original drainage pattern.
See attached drainage area sheet and storm sheets in the attached construction plans.

ATTACHMENT K- BMPs FOR ON-SITE STORMWATER

1.) Stabilization Practices

A. Installation of temporary onsite controls; silt fence and stabilization construction entrance
B. Excavation and construction of the detention ponds will collect and treat proposed on site storm water runoff before conveyed back to natural drainage patterns.
C. Permanent seeding and planting of all unpaved areas using sod and/or grass seeding. Permanent vegetation controls erosion by providing protection pf bare soil surface from rainfall impacts, runoff, and wind. Ground cover binds soil particles together with a dense root system and reduces the runoff velocity.
D. Mulching exposed areas. Mulch is the most effective and practical means of controlling erosion on disturbed areas before vegetation is established. Mulch reduces runoff velocity, protects the soil surface, increases infiltration, slows soil moisture loss, moderates soil temperatures, and improves the condition for seed germination.
E. Sodding/Landscape-Planting trees, shrubs, vines, and ground cover can provided quality, low-maintenance, sustainable erosion protection.

2.) Structural Practices

A. Site grading and storm sewer will be used to direct the flow of stormwater to the designed on-site water quality.
B. The proposed impervious cover will be treated by a water quality pond designed to fulfill the water quality requirement of the Edwards Aquifer Protection Plan. The TCEQ Technical Guidance Manual RG-348 and “TSS Removal Calculator 4-20-2009” worksheet was utilized to design the water quality pond; however we utilized the City of Austin Environmental Criteria Manual Appendix R-3 worksheet for water quality design as the requirements were more conservative.
C. A detention pond is being provided within the Michelle Subdivision infrastructure plans (PICP-23-0062).

ATTACHMENT L-BMPs FOR SURFACE STREAMS

There are no surface streams located in the proposed improvements area.

Flows leaving the site will be returned to the existing flow patterns.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: South Brook Station
Date Prepared: 12/9/2023

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 = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	10.19	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.95	acres
Total post-development impervious cover fraction * =	0.58	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5179	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 =	8.26	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.76	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	5014	lbs

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 percent

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

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

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

where:

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

A_C =	8.26	acres
A_I =	5.76	acres
A_P =	2.50	acres
L_R =	5714	lbs

See sheet 86 of revised plans for updated pond calculations.

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

Desired $L_{M\ THIS\ BASIN}$ = **5014** lbs.

F = **0.88**

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 = **1.50** inches
Post Development Runoff Coefficient = **0.50**
On-site Water Quality Volume = **22623** cubic feet

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

Off-site area draining to BMP = **0.85** acres
Off-site Impervious cover draining to BMP = **0.19** acres
Impervious fraction of off-site area = **0.22**
Off-site Runoff Coefficient = **0.22**
Off-site Water Quality Volume = **998** cubic feet

Storage for Sediment = **4724**
Total Capture Volume (required water quality volume(s) x 1.20) = **28346** 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.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = **NA** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = **0.1** in/hr **Enter determined permeability rate or assumed value of 0.1**
Irrigation area = **NA** square feet
NA acres

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **NA** cubic feet

9. Filter area for Sand Filters Designed as Required in RG-348 Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin = **28346** cubic feet

Minimum filter basin area = **1257** square feet

Maximum sedimentation basin area = **11312** square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = **2828** square feet **For maximum water depth of 8 feet**

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = **28346** cubic feet

Minimum filter basin area = **2262** square feet

Maximum sedimentation basin area = **9049** square feet **For minimum water depth of 2 feet**
Minimum sedimentation basin area = **566** square feet **For maximum water depth of 8 feet**

See sheet 86 of revised plans for updated pond calculations.

ATTACHMENT M- PROJECT DESCRIPTION

The detention BMP has been designed in accordance with RG-348. Construction plans and design calculations for the proposed permanent BMPs have been prepared under direct supervision of Texas Licensed Professional Engineer and are attached with this report. All construction plans have been signed and sealed by the Engineer of Record. See plans by Moody Engineering for design calculations and BMP improvements.

ATTACHMENT M- PROJECT DESCRIPTION

The following inspection and maintenance practices will be used to maintain permanent erosion and sediment controls.

Water Quality/Detention Wet Pond

1.) Inspections: p
Inspections should take place a minimum of twice a year. One inspection should take place during wet conditions to determine if the basin is meeting water quality drawdown time of 48 hours. The outlet structure should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlets. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired/revegetated immediately. The owner will provide routine inspection and maintenance for the ponds, generally following the below methods:

A. Mowing: The sedimentation basin must be moved to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height.
B. Litter and Debris Removal: Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Specific attention should be paid to floatable debris around the outlet structure. The outlet structure should be checked for possible clogging, or any obstructions and debris should be removed.

2.) Maintenance:
A. Erosion control: The basin side slopes and embankment all may periodically be affected by slumping and erosion. To correct this issue, regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

See modified page

ATTACHMENT M – CONSTRUCTION PLANS

The detention BMP has been designed in accordance with RG-348. Construction plans and design calculations for the proposed permanent BMPs have been prepared under direct supervision of Texas Licensed Professional Engineer and are attached with this report. All construction plans have been signed and sealed by the Engineer of Record. See plans by GarzaEMC for design calculations and BMP improvements.

ATTACHMENT N – INSPECTION, MAINTANCE, REPAIR AND RETROFIT PLAN

The following inspection and maintenance practices will be used to maintain permanent erosion and sediment controls.

PARTIAL SEDIMENTATION/FILTRATION BASIN

1.) **Inspections:**
Inspections should take place a minimum of twice a year. One inspection should take place during wet conditions to determine if the basin is meeting water quality drawdown time of 48 hours. The outlet structure should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlets. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired/revegetated immediately. The owner will provide routine inspection and maintenance for the ponds, generally following the below methods:

   A. Mowing: The sedimentation basin must be moved to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height.
   B. Litter and Debris Removal: Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed for the surface of the basin. Specific attention should be paid to floatable debris around the outlet structure. The outlet structure should be checked for possible clogging or any obstructions and debris should be removed.

2.) **Maintenance:**
   A. Erosion control: The basin side slopes and embankment all may periodically be affected by slumping and erosion. To correct this issue, regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

B. Pest Control: Twice a year, the facility should be evaluated in terms of pest/odor control (insects, weeds, odors, algae, etc.)

C. Structural Repairs and Replacement: With each inspection, any damage to structural elements of the basin should be noted and repaired immediately. This could include patching cracked concrete walls, sealing of voids, removal of vegetation from cracks and joints.

D. Sediment Removal: A partial sedimentation/filtration pond will accumulate quantities of sediment over time. The accumulated sediment can affect the volume and functionality or the facility. The sediment tends to accumulate near the rock gabion separating the sedimentation/filtration areas. Sediment shall be removed for the basin at least every 5 years, when sediment depth exceeds 6 inches, or when the basin does not drain within 48 hours.

E. Media Replacement: Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours provided all other components of the pond are functioning correctly. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. If dewatering of the system is necessary due to lack of functionality, ensure dewatering is properly conducted. Documentation of the media and maintenance of the ponds should be recorded in the "Inspection & Maintenance Checklist" provided below.

F. PVC Underdrain maintenance: The accessible cleanout for the 6" pvc underdrain in the filtration area should be checked for clogs and cleaned out if any signs of debris or water quality pond is not draining within 48 hours. This should be checked twice a year, as part of periodic mowing operations and inspections

G. Pump and Wet Well

Pump systems must be inspected or tested a minimum of six (3) times per year to show all components are operating as intended. Two (2) of these six (3) inspections should be after rain events to ensure that the system and all of its components perform as designed. This includes controls such as delays, valves, alarm system, or other components as specified in the system design. All inspection and testing reports must be kept on site and accessible to the City.

See modified page

B. Pest Control: Twice a year, the facility should be evaluated in terms of pest/odor control (insects, weeds, odors, algae, etc.)

C. Structural Repairs and Replacement: With each inspection, any damage to structural elements of the basin should be noted and repaired immediately. This could include patching cracked concrete walls, sealing of voids, removal of vegetation from cracks and joints.

D. Sediment Removal: A partial sedimentation/filtration pond will accumulate quantities of sediment over time. The accumulated sediment can affect the volume and functionality of the facility. The sediment tends to accumulate near the rock gabion separating the sedimentation/filtration areas. Sediment shall be removed for the basin at least every 5 years, when sediment depth exceeds 6 inches, or when the basin does not drain within 48 hours.

E. Media Replacement: Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours provided all other components of the pond are functioning correctly. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. If dewatering of the system is necessary due to lack of functionality, ensure dewatering is properly conducted. Documentation of the media and maintenance of the ponds should be recorded in the “Inspection & Maintenance Checklist” provided below.

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Inspection & Maintenance Checklist

ITEM	FREQUENCY	LOOK FOR	PERFORM ACTION
Inspection	Twice per year; after 2" of rainfall	General condition, trash, sediment, vegetation, drainage	Correct deficiencies per the following line items
Trash	With inspection or other maintenance	Trash, debris, floatables	Remove and properly dispose
Sediment	Once per year; when 6" has accumulated	Accumulated sediment at inlet and outlet of the pond and splitter box	Remove accumulated sediment and restore to initial condition
Erosion	As needed	Gullies, washouts, grade to drain, ponding	Restore to initial grade
Drawdown inlet, System piping, and outfalls	Once per year; as needed	Damage, clogging, lengthy drawdown	Repair any damage. Ensure the drawdown inlet and piping is free of debris. Clean out pipes as necessary.
Irrigation system and Pumps	3 times per year; 2 times during or following a rain event	Damage, clogging, poor condition, sediment buildup	Remove sediment build up in wet well. Replace pumps if not functioning.
General Condition	As needed	Damage, poor condition, function	Repair any damage and replace any non-functioning items. Check infrastructure and correct or monitor items in poor condition. Add maintenance and inspection as necessary for recurring deficiencies.

FUEL, OIL, OR OTHER CHEMICAL SPILLS			
Clean up	Immediately after spill	Spilled fuel, oil, or other chemicals	Clean up and properly dispose of all spilled material in compliance with Federal, State, and Local regulations. Replace or repair any damaged water quality control infrastructure.
Inspection	After spill clean up	Normal Inspection & Maintenance Activities	After the clean up is complete, a full inspection shall be performed with a focus on the items that may be harmed by the spilled material (e.g.- rubber due to hydrocarbon exposure, etc.).

INSPECTION & MAINTENANCE CHECKLIST

POND DRAWDOWN REPORT TABLE			
POND FULL		POND EMPTY	
DATE	TIME	DATE	TIME

MODIFICAITONS / REPAIRS & RETROFIT PLAN

The required inspections should also identify if any revisions to the permanent BMPs that are warranted due to unexpected conditions. This is meant to be a dynamic working guide that is to be kept current and amended whenever necessary.

OWNER ACKNOWLEGEMENT OF INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

RESPONSIBLE PARTY

SIGNATURE: X _____

PRINT NAME: Andrew R. Pasta

TITLE: Executive Vice President

ATTACHMENT O – PILOT-SCALE FIELD TESTING PLAN

The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site. No pilot-scale filed testing is requested as part of this plan.

ATTACHMENT P – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed site plan and improvements will have minimal impacts on the existing site condition and surrounding property. This development, if constructed per the site development plans prepared by GarzaEMC, is designed not to increase existing flows, and have no adverse impacts to existing drainage patterns.

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.

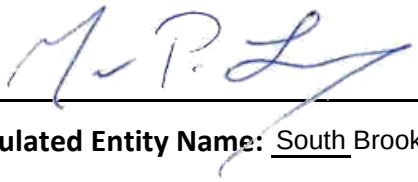
Signature

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: Matt Langley

Date: 08-03-2023

Signature of Customer/Agent:

X 

Regulated Entity Name: South Brook Station-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: South Brook Station

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:

[X] 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.

[X] 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.

[X] A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

[X] 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. [X] 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.

   [X] There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. [X] **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. [X] **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.

    [X] 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. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. [X] All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. [X] 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. [X] Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A – SPILL RESPONSE ACTIONS

The owner shall be responsible for the adequate cleanup of any chemical spills during construction. The clean up will be performed to TCEQ standards, RG-348, July 2005. The contractor will notify TCEQ of any chemical spills as required and outlined in these standards at the phone numbers listed below.

1.4.16 Spill Prevention and Control

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

Education

1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees shall also be aware of when spill must be reported to the TCEQ. Information 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 shall 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 shall be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
7) Do not bury or wash spills with water. 1-118
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 cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11) Place 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 shall be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2) Use absorbent materials on small spills rather than hosing down or burying the spill.
3) Absorbent materials shall 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 shall 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 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 between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor shall notify the National Response Center at (800) 424-8802.
3) Notification shall first be made by telephone and followed up with a written report.
4) The services of a spills contractor or a Haz-Mat team shall be obtained immediately. Construction personnel shall not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.texas.gov/response/spills

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Asphalt products will be used on this project. After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor should maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur.

Sediment and soil from disturbed areas are another potential source of contamination. During activities causing soil disturbance, temporary best management practices outlined in **ATTACHMENT D**.

Other potential sources of contamination include hydraulic fluid and diesel fuel from mechanical equipment, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in **ATTACHMENT A.**

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

1. Install erosion controls and tree protection per approved plans (9.342 acres).
2. Hold pre-construction meeting (N/A).
3. Begin trenching and installing utilities for the site (9.342 acres).
4. Begin grading and rough excavation for surface parking and building foundations (9.342 acres).
5. Begin construction of buildings and parking (9.342 acres).
6. Begin construction of hardscape and landscape areas (9.342 acres).
7. The contractor shall obtain Engineer's concurrence letter prior to step 9 (N/A).
8. Restore disturbed areas (7.32 acres).
9. Remove temporary erosion/sedimentation controls only after the Engineer has accepted the permanent erosion/sedimentation controls (9.342 acres).

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

Before construction begins, silt fences will be installed around the perimeter of the limits of construction. The detention ponds will be excavated and graded prior to mass excavation of the site and will serve as temporary detention for the interim during the construction. The detention/water quality ponds will be constructed per the permitted construction plans, 21-SD-009. The silt fencing and detention/water quality area will be inspected weekly during construction, and after any rainfall. There will be one stabilized construction entrance onto this site.

There is stormwater runoff from HWY 183 east of the site which discharges onto the site in the existing conditions. Therefore, there is upgradient surface water, groundwater, or stormwater that flows across the site.

Proposed BMPs and measures will prevent pollution of surface water or groundwater that originates on-site, by directing and filtering the runoff through the silt fence, and maintaining natural drainage patterns on the site, which direct runoff towards the proposed detention ponds.

Proposed BMPs and measures will prevent pollutants from entering sensitive features or the aquifer, by filtering the runoff through the silt fence and diverting it to the detention pond prior to leaving the site and entering the ultimate stream basin South Brook Station.

There are no surface streams located in the proposed improvement area.
The perimeter silt fence will allow the natural drainage patterns to remain within the limits of construction.

ATTACHMENT F – STRUCTURAL PRACTICES

Structural practices are utilized to limit the pollution potential from exposed areas at the project site. The exposed areas that are to be protected include the following: graded loose topsoil, spoil piles from pond excavation, deep grading, trenching supply lines and drain lines, or miscellaneous accumulations of soils from trenching.

Stabilized Construction Entrances

As described in **ATTACHMENT D**, one stabilized construction entrance will be utilized at the site as access. This controlled access point will include silt guards and runoff diverters.

Dikes and Diversions

Areas that might be disturbed from stormwater runoff will be protected using dikes and diversions intended to intercept runoff and divert it to silt fencing or the detention/water quality ponds.

Silt Fences / Mulch Sock

Silt fencing, trenching, and mulch sock will be used as the primary structure control to divert overland flows away from erodible areas and keep runoff generated onsite within the construction boundaries. During temporary pauses in construction activities or after construction is completed for a specific activity, protective fencing will be installed around each soil accumulation to minimize the risk of erosion.

Stabilization

Stabilization measures shall be initiated soon as practical in parts of the site where construction activities have temporary or permanently ceased. Smaller spoil piles will be protected with plastic sheeting or tarp coverings. Larger stockpiles will be protected/stabilized with erosion blankets and/or mulching. The cover will be securely fastened to the surrounding ground via stakes, gravel, or other compacted material that will resist erosion and undercutting.

ATTACHMENT I - INSPECTION AND MAINTENANCE FOR BMPs

Implementation of site controls shall be performed by a qualified contractor experienced in the proper installation of such devices in accordance with manufacturers' specifications, and in keeping with recognized Best Management Practices (BMP's), and in keeping with TPDES regulations. Qualification of installing Contractor shall be reviewed with the Owner prior to entering into a contract with them for services.

The Contractor shall inspect all BMP's at regular intervals as specified in the Storm Water Pollution Prevention Plan for this project.

- Use standard Owner Inspection forms for each inspection.
- Record all deficiencies of site controls and take immediate action to correct any deficiencies recorded.
- Keep records of inspections current and on file, available for review by EPA, TCEQ, MS4 operator and Owner.

The silt fences and temporary controls must be inspected at weekly intervals and after significant rainfall events in order to ensure that they are functioning properly. The following BMP's must be maintained after a rain storm:

The inlet protection must be checked forsilt build up and when it isprohibiting the conveyance of water into the storm sewer, the silt must be removed.

The construction entrance shall be inspected after a rain storm to make sure it is still in adequate condition and intact to support and function as designed.

The washout pits shall be monitored and cleaned after a storm to limit the pollution and run-off.

The silt fences around the stock piles need to be checked and cleaned after a rain storm to remove the silt deposits over 6 inches.

Repairs must be made immediately to the damaged areas and when the silt accumulates in the controls to 6 inches it must be removed.

Inspection & Maintenance Schedule

ITEM	FREQUENCY	LOOK FOR	PERFORM ACTION
Inspection	Twice per year; after 2" of rainfall	General condition, trash, sediment, vegetation, drainage	Correct deficiencies per the following line items
Trash	With inspection or other maintenance	Trash, debris, floatables	Remove and properly dispose
Sediment	Once per year; when 6" has accumulated	Accumulated sediment at inlet and outlet of the pond and splitter box	Remove accumulated sediment and restore to initial condition
Erosion	As needed	Gullies, washouts, grade to drain, ponding	Restore to initial grade
Drawdown inlet, System piping, and outfalls	Once per year; as needed	Damage, clogging, lengthy drawdown	Repair any damage. Ensure the drawdown inlet and piping is free of debris. Clean out pipes as necessary.
Irrigation system and Pumps	3 times per year; 2 times during or following a rain event	Damage, clogging, poor condition, sediment buildup	Remove sediment build up in wet well. Replace pumps if not functioning.
General Condition	As needed	Damage, poor condition, function	Repair any damage and replace any non-functioning items. Check infrastructure and correct or monitor items in poor condition. Add maintenance and inspection as necessary for recurring deficiencies.

FUEL, OIL, OR OTHER CHEMICAL SPILLS			
Clean up	Immediately after spill	Spilled fuel, oil, or other chemicals	Clean up and properly dispose of all spilled material in compliance with Federal, State, and Local regulations. Replace or repair any damaged water quality control infrastructure.
Inspection	After spill clean up	Normal Inspection & Maintenance Activities	After the clean up is complete, a full inspection shall be performed with a focus on the items that may be harmed by the spilled material (e.g.- rubber due to hydrocarbon exposure, etc.).

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Please see the General Notes Sheet in the attached Construction Documents for details on the construction sequence and permanent soil stabilization practices. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

TCEQ Office Use Only
Permit No.:
RN:
CN:
Region:

RESET FORM

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

IMPORTANT:

- Use the INSTRUCTIONS to fill out each question in this form.
- Use the CHECKLIST to make certain you filled out all required information. Incomplete applications **WILL** delay approval or result in denial.
- Once processed your permit can be viewed at: http://www.tceq.texas.gov/goto/wq-dpa

ePERMITS: Sign up now for online NOI: https://www3.tceq.texas.gov/steers/
Pay a $225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
  - Go to http://www.tceq.texas.gov/goto/epay
  - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION
- **Provide your payment information below, for verification of payment:**

☐ Mailed Check/Money Order Number: _____
Name Printed on Check: _____
Copy of check enclosed? ☐ Yes

☐ EPAY Voucher Number: _____
Is the Payment Voucher copy attached? ☐ Yes

RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)

☐ Yes The Permit number is: TXR15_____
(If a permit number is not provided, a new number will be assigned.)

☒ No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at: http://www.tceq.texas.gov/goto/cr-customer

CN CN603385261

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

c) What is the contact information for the Operator (Responsible Authority)? The mailing address must be recognized by the US Postal Service (USPS). You may verify the address at: https://tools.usps.com/go/ZipLookupAction!input.action
Prefix (Mr. Ms. Miss): Ms.
First/Last Name: Megan Frey Suffix:
Title: P.E. Credential:
Phone Number: 512.682.5585 Ext: Fax Number:
E-mail: mfrey@endeavor-re.com
Mailing Address: 500 W 5th Street, Suite 700
Internal Routing (Mail Code, Etc.):
City: Austin State: Texas ZIP Code: 78701
If outside USA:
Territory: Country Code: Postal Code:

d) Indicate the type of Customer (The instructions will help determine your customer type):

☐ Individual	☒ Limited Partnership	☐ Sole Proprietorship-DBA
☐ Joint Venture	☐ General Partnership	☐ Corporation
☐ Trust	☐ Estate	☐ Federal Government
☐ State Government	☐ County Government	☐ City Government
☐ Other Government		

e) Independent Operator? (If governmental entity, subsidiary, or part of a larger corporation, check "No".)
☐ Yes ☒ No

f) Number of Employees:
☐ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

g) Customer Business Tax and Filing Numbers:
(REQUIRED for Corporations and Limited Partnerships. Not Required for Individuals, Government, or Sole Proprietors)
State Franchise Tax ID Number: 32088569234
Federal Tax ID: 884067535
Texas Secretary of State Charter (filing) Number: 804950045
DUNS Number (if known): 110714434

2) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

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

☐ Yes, go to Section 3).

☒ No, complete section below

Prefix (Mr. Ms. Miss): Mr
First/Last Name: Matt Langley Suffix:
Title: Senior Consultant Credential:
Organization Name: GarzaEMC
Phone Number: 512.298.3284 ex 119 Ext: Fax Number:
E-mail: mlangley@garzaemc.com
Mailing Address: 9442 N Capital of Texas Hwy, Plaza One, Ste. 340
Internal Routing (Mail Code, Etc.):
City: Austin State: Texas ZIP Code: 78759
Mailing Information if outside USA:
Territory: Country Code: Postal Code:

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

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at:
http://www.tceq.texas.gov/goto/cr-searchrn

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

a) TCEQ issued RE Reference Number (RN): RN

b) Name of project or site (the name known by the community where located):
South Brook Dr. & US HWY 183

c) In your own words, briefly describe the primary business of the Regulated Entity: (Do not repeat the SIC and NAICS code):

d) County (or counties if > 1)
Williamson County

e) Latitude: 30° 35′ 24.39″ N Longitude: 97° 51′ 29.07″ W

f) Does the site have a physical address?

☐ Yes, complete Section A for a physical address.

☒ No, complete section B for site location information.

Section A: Enter the physical address for the site.
Verify the address with USPS. If the address is not recognized as a delivery address, provide the address as identified for overnight mail delivery, 911 emergency or other online map tools to confirm an address.

Physical Address of Project or Site:
Street Number: Street Name:
City: State: Texas ZIP Code:

Section B: Enter the site location information.

If no physical address (Street Number & Street Name), provide a written location access description to the site. (Example: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)

The proposed South Brook Station Retail development is located at South Brook Drive & US HWY 183.

City where the site is located or, if not in a city, what is the nearest city:
City of Leander

State: Texas ZIP Code where the site is located: 78641

4) GENERAL CHARACTERISTICS

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

☐ Yes - If the answer is Yes, you must obtain authorization through EPA, Region 6.

☒ No

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

☐ Yes - If the answer is Yes, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA, Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?
Primary SIC Code: 1542

d) If applicable, what is the Secondary SIC Code(s):

e) What is the total number of acres disturbed? 9.11

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

☐ Yes - If the answer is Yes, the total number of acres disturbed can be less than 5 acres.

☒ No - If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.

g) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?

Brushy Creek

h) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?

1244A

i) Is the discharge into an MS4?

☐ Yes - If the answer is Yes, provide the name of the MS4 operator below.

_____

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

☒ No

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

☐ Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

_____

☒ No

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

☐ Yes - If the answer is Yes, complete certification below by checking "Yes."

☒ No

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

☐ Yes

5) CERTIFICATION

Check Yes to the certifications below. Failure to indicate Yes to ***ALL*** items may result in denial of coverage under the general permit.

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

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

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

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who operate under a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. [X] Yes

Operator Certification:

I, Andrew R. Pastor Executive Vice President
Typed or printed name Title

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

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

Signature: _____ Date: 7/26/23
(Use blue ink)

NOTICE OF INTENT CHECKLIST (TXR150000)

- Did you complete everything? Use this checklist to be sure!
- Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

This checklist is for use by the operator to ensure a complete application. Missing information may result in denial of coverage under the general permit. (See NOI process description in the Instructions)

Application Fee:

If paying by Check:

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

If using ePay:

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

PERMIT NUMBER:

- ☐ Permit number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is complete:

- ☐ Regulated Entity Reference Number (RN) (if site is already regulated by TCEQ)
- ☐ Site/project name/regulated entity
- ☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html
- ☐ County
- ☐ Site/project physical address. Do not use a rural route or post office box.
- ☐ Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

- ☐ Indian Country Lands –the facility is not on Indian Country Lands
- ☐ Construction activity related to facility associated to oil, gas, or geothermal resources
- ☐ Standard Industrial Classification (SIC) Code www.osha.gov/oshstats/sicser.html
- ☐ Acres disturbed is provided and qualifies for coverage through a NOI
- ☐ Common plan of development or sale
- ☐ Receiving water body(s)
- ☐ Segment number(s)
- ☐ Impaired water body(s)
- ☐ MS4 operator
- ☐ Edwards Aquifer rule

CERTIFICATION

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

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

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL
Texas Commission on Environmental Quality
Stormwater Processing Center (MC-228)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL
Texas Commission on Environmental Quality
Stormwater Processing Center (MC-228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Application – status and form questions:	512/239-3700, swpermit@tceq.texas.gov
Technical questions:	512/239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512/239-0600
Records Management - obtain copies of forms:	512/239-0900
Reports from databases (as available):	512/239-DATA (3282)
Cashier's office:	512/239-0357 or 512/239-0187

Notice of Intent Process:

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

1) **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.

2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

3) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.
   -or-
   Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

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

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

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

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

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

TCEQ Central Registry Core Data Form

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

You can find the information on the Central Registry web site at http://www15.tceq.texas.gov/crpub/. You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your permit number under the search field labeled "Program ID". Capitalize all letters in the permit number.

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

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

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

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

ePAY Electronic Payment: http://www.tceq.texas.gov/epay
When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

1. Operator (Applicant)

a) Enter assigned Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number.**
If this customer has not been assigned a CN, leave the space for the CN blank.
If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name

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

c) Operator Contact's (Responsible Authority) Contact Information and Mailing Address

Provide the first and last name, and the title of the person signing the Certification section of the application. This person must be an individual having signatory authority in accordance with 30 TAC Chapter §305.44. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at https://tools.usps.com/go/ZipLookupAction!input.action for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

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

d) Type of Customer (Entity Type)

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

Sole Proprietorship – DBA

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

- be under the person's name
- have its own name (doing business as or d.b.a.)
- have any number of employees

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

Individual

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

Partnership

- A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). A Limited Partnership or Limited Liability Partnership (Partnership) is required to file with the Texas Secretary of State. A General Partnership or Joint Venture is not required to register with the state.
- **Partnership (Limited Partnership or Limited Liability Partnership):** A limited partnership is defined in the Act as a partnership formed by two or more persons under the provisions of Section 3 of the Uniform Limited Partnership Act (Art. 6132a, Revised Civil Statutes of Texas) and having as members one or more general partners and one or more limited partners. The limited partners as such are not bound by the obligations of the partnership. Limited partners may not take part in the day-to-day operations of the business. A Limited Partnership must file with the Texas Secretary of State. A registered limited liability partnership is a general or limited partnership that is registered with the Texas Secretary of State. The partnership's name must contain the words "Registered Limited Liability Partnership" or the abbreviation "L.L.P." as the last words or letters of its name.
- **General Partnership:** A general partner may or may not invest, participates in running the partnership and is liable for all acts and debts of the partnership and any member of it. A General Partnership does not have limited partners. For a General Partnership, there is no registration with the state or even written agreement necessary for a general partnership to be formed. The legal definition of a partnership is generally stated as "an association of two or more persons to carry on as co-owners a business for profit" (Revised Uniform Partnership Act § 101 [1994]).
- **Joint Venture:** A joint venture is but another name for a special partnership. It might be distinguished from a general partnership in that the latter is formed for the transaction of a general business, while a joint venture is usually limited to a single transaction. That is, a joint venture is a special combination of persons in the nature of a partnership engaged in the joint prosecution of a particular transaction for mutual benefit or profit.

Corporation

A customer meets all of these conditions:

- is a legally incorporated entity under the laws of any state or country
- is recognized as a corporation by the Texas Secretary of State
- has proper operating authority to operate in Texas.
- The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)
The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the

applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Trust or Estate

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

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

2. APPLICATION CONTACT

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

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

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not a permit number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www.tceq.texas.gov/goto/cr-searchrn

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

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

b) Site/Project Name/Regulated Entity
Provide the name of the site as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

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

d) County
Identify the county or counties in which the regulated entity is located.

e) Latitude and Longitude
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:
http://www.tceq.texas.gov/gis/sqmaview.html or http://nationalmap.gov/ustopo

f) Site/Project (RE) Physical Address/Location Information
Enter the complete address for the site in Section A if the address can be validated through the US Postal Service. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street (or house) number and street name, enter NO ADDRESS for the street name in Section A. In Section B provide a complete written location description. For example: "The site is located 2 miles west from intersection of Hwy 290 & IH35, located on the southwest corner of the Hwy 290 South bound lane."
Provide the city (or nearest city) and zip code of the facility location.

4. GENERAL CHARACTERISTICS

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

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

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization from EPA Region 6. For more information, see: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

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

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

For help with SIC Codes, go to:
http://www.osha.gov/pls/imis/sicsearch.html

d) Secondary SIC Code
Secondary SIC Code(s) may be provided. Leave blank if not applicable. For help with SIC Codes, go to: http://www.osha.gov/pls/imis/sicsearch.html

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

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

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

For more information on "What is a common plan of development?" go to:
www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage at:
www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about this item, please call the stormwater technical staff at (512)239-4671.

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

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

h) Identify the segment number(s) of the classified water body(s)
Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the following link to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html

You may also find the segment number in TCEQ publication GI-316: www.tceq.texas.gov/publications/gi/gi-316

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

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

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

i) Discharge into MS4 – Identify the MS4 Operator
The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at (512)239-4671.

j) Surface Water bodies on list of impaired waters – Identify the impaired water body(s)
Indicate Yes or No if any surface water bodies receiving discharges from the construction site are on the latest EPA-approved CWA 303(d) List of impaired waters. Provide the name(s) of surface water bodies receiving discharges or potential discharges from the construction site that are on the latest EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters in Texas can be found at: www.tceq.texas.gov/waterquality/assessment/305_303.html

NOTE: Do not use any "draft" documents.

k) Discharges to the Edwards Aquifer Recharge Zone and Certification
See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at: www.tceq.texas.gov/field/eapp/viewer.html

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin. The certification must be answered "Yes" for coverage under the Construction General Permit. The TCEQ approved plan must be readily available for TCEQ staff to review at the time that the NOI is submitted.

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

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

5. CERTIFICATIONS

Failure to indicate **Yes** to ALL of the certification items may result in denial of coverage under the general permit.

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

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. (Electronic applications submitted through ePermits have immediate provisional coverage). You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site: www.tceq.texas.gov/goto/construction

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

A permittee shall terminate coverage under this Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

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

Operator Certification:

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

IF YOU ARE A CORPORATION:

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

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

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

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

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

I Andrew R. Dorster,
Print Name

Executive Vice President,
Title - Owner/President/Other

of OPIII Leander Michelle Tract, LP by: EOP III Sub GP LLC, its General Partner;
Corporation/Partnership/Entity Name

have authorized Matt Langley
Print Name of Agent/Engineer

of GarzaEMC, 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

7/26/23
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew R. Pastor 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 26th day of July, 2023.

NOTARY PUBLIC

Gwendolyn Paige Shallin
Typed or Printed Name of Notary

Gwendolyn Paige Shallin
My Commission Expires
3/24/2026
Notary ID
133665327

MY COMMISSION EXPIRES: 03/24/2026

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: South Brook Station-Retail
Regulated Entity Location: South Brook Dr. and US HWY 183
Name of Customer: opili leander Michelle Tract, LP
Contact Person: Andrew R. Pastar Phone: _____
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	9.342 Acres	$ 5,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: X _____ Date: 7/26/23

TCEQ-0574 (Rev. 02-24-15)

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

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:*

OP III Leander Michille Tract, LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
804950045	32088569234	88-4067535	11071443 4

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

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

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

13. Independently Owned and Operated?
☒ Yes ☐ No

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

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

15. Mailing Address: 500 W. 5th Street, Suite 700

City	Austin	State	TX	ZIP	78701	ZIP + 4	

16. Country Mailing Information *(if outside USA)* | **17. E-Mail Address** *(if applicable)*

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
512.682.5500		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

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

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

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

South Brook Station Retail

23. Street Address of the Regulated Entity: *(No PO Boxes)*	South Brook Drive & US HWY 183						
	City	Leander	State	TX	ZIP	78641	ZIP + 4
24. County	Williamson						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Property West of N US HWY 183 ±250 feet North of W Metro Dr.				
26. Nearest City			State	Nearest ZIP Code	
Leander			TX	78641	
27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	35	15	97	51	25

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)
5399	5812	452319	453998

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

General restaurant and retail services

34. Mailing Address:							
	City	Austin	State	TX	ZIP		ZIP + 4
35. E-Mail Address:							
36. Telephone Number		37. Extension or Code		38. Fax Number *(if applicable)*			
				( ) -			

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

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

SECTION IV: Preparer Information

40. Name:	Matthew Langley	41. Title:	Senior Consultant

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 299-3374	119	( ) -	mlangley@garzaemc.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:	OP III Leander Michille Tract, LP	Job Title:	Executive Vice President
Name *(In Print)*:	Andrew P. Foster	Phone:	(512) 682- 5585
Signature:		Date:	7/26/23