



SHOPS AT RONALD REAGAN CONTRIBUTING ZONE PLAN

Submitted to:

**Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Rm 179
Austin TX 78753**

Submitted by / Agent:

**Eli Engineering, PLLC
700 Theresa Cove
Cedar Park, TX 78613
Office: (512) 658-8095
Attn: Gary Eli Jones, P.E.**

Owner / Applicant:

**FRIULI DEVELOPERS, LLC
2509 Friuli Circle
Leander, Tx 78641
Voice: 732-599-9966
Attn: Mr. SRAVANTH POREDDY**



A handwritten signature in black ink, appearing to read "Gary Eli Jones".

4/2/2025

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: SHOPS AT RONALD REAGAN					2. Regulated Entity No.:				
3. Customer Name: FRIULI DEVELOPERS, LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP	<input checked="" type="radio"/> CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	<input checked="" type="radio"/> Non-residential				8. Site (acres):		6.83 Ac	
9. Application Fee:	\$5,000		10. Permanent BMP(s):			Batch Detention			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watersheds:			Block House 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.

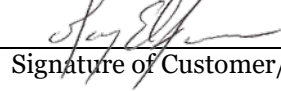
Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input checked="" type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Gary Eli Jones, P.E.

Print Name of Customer/Authorized Agent



4/3/2025

Signature of Customer/Authorized Agent

Date

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

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

Contributing Zone Plan Application

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.

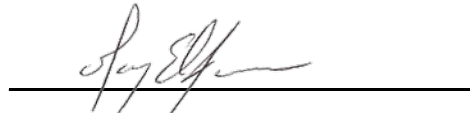
Signature

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: Gary Eli Jones, P.E.

Date: 4/2/2025

Signature of Customer/Agent:



Regulated Entity Name: Shops at Ronald Reagan

Project Information

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

Contact Person: Sravanth Poreddy

Entity: Friuli Developers, LLC

Mailing Address: 2509 Friuli Circle

City, State: Leander, TX

Telephone: 732-599-9966

Email Address: sravanthreddy@yahoo.com

Zip: 78641

Fax: N/A

5. Agent/Representative (If any):

Contact Person: Gary Eli Jones, P.E.

Entity: Eli Engineering, PLLC

Mailing Address: 700 Theresa Cove

City, State: Cedar Park, TX

Zip: 78613

Telephone: 512-658-8095

Fax: N/A

Email Address: gejtexas@gmail.com

6. Project Location:

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

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

6.83 acre tract located south of block House Creek

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

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

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

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

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

11. Existing project site conditions are noted below:

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

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

12. The type of project is:

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

13. Total project area (size of site): 6.83 Acres

Total disturbed area: 3.21 Acres

14. Estimated projected population: Commercial

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	21,427	÷ 43,560 =	0.49
Parking	60,984	÷ 43,560 =	1.4
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	82,321	÷ 43,560 =	1.89

Total Impervious Cover $1.89 \div \text{Total Acreage } 6.83 \times 100 = 27.67\%$ Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

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

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

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the City of 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

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

Total x 1.5 = _____ Gallons

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

5 of 11

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 20'.
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): FEMA FIRM MAP: 48491C0470F 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

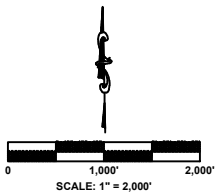
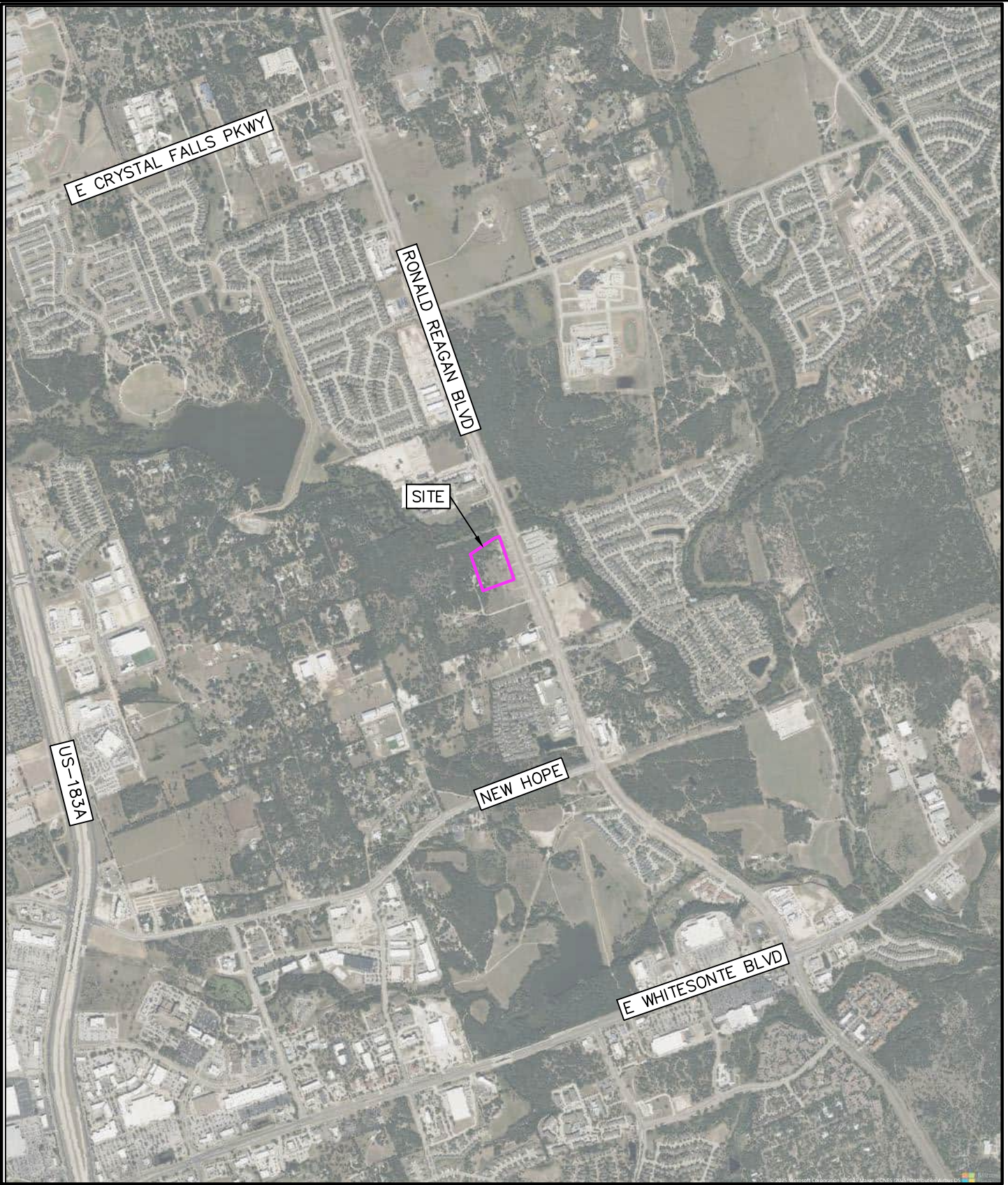
Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

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,

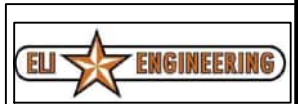
or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

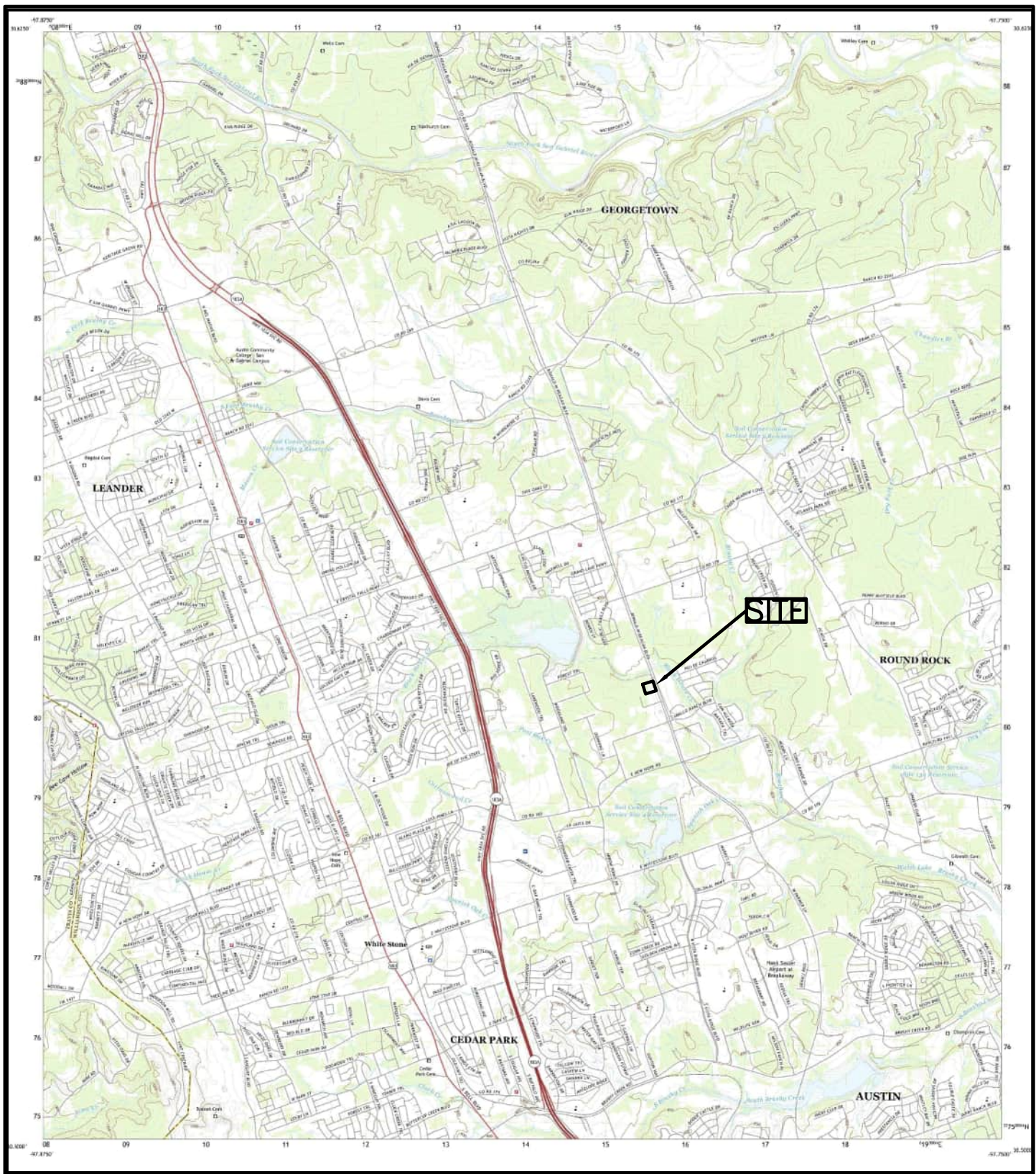
Administrative Information

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



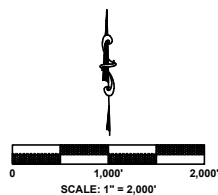
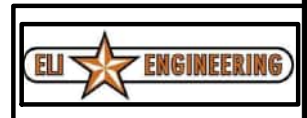
ATTACHMENT - A
ROAD MAP





LEANDER, TEX.
20220811_TM_geo

ATTACHMENT – B
USGS QUAD MAP





Firm # 17877

April 21, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment C-Project Narrative**

To Whom It May Concern:

Eli Engineering, PLLC is pleased to submit this Project Narrative accompanying the Contributing Zone application for the Shops at Ronald Reagan project. This project, located along Ronald Reagan, south of Block House Creek. The property has just been plated as a 6.83 plat. The project consists of two (2) buildings comprising a total of 21,427.2 SF of office/retail uses with associated parking, paving, building, sidewalk, drainage, and utility improvements, all to be completed in one phase.

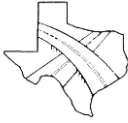
The site is currently vacant, undeveloped property. The project is located inside of the Edwards Aquifer Contributing Zone, and is part of a common development larger than 5 acres which will require a Contributing Zone Plan (CZP) to be submitted to TCEQ. City of Leander water and wastewater exists along the property frontage. Pedernales Electric Cooperative (PEC) will provide electric service to the property. The property naturally drains from southeast to northwest, directing runoff toward an existing flow path that leads to Block House Creek. The total impervious cover for the site is 1.89 ac (27.67%). The 3.0-acre site area (drainage basin) routed to the pond will treat the entire 2272 lbs required to be treated which results in a total 14,457CF of water quality volume required for the site. The proposed pond provides 14,459 CF of storage for water quality in the NE corner pond. Full details of the calculations and proposed pond are included in the Site Plan Construction set.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary Eli Jones", with a long horizontal flourish extending to the right.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

April 21, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment D-Factors Affecting Surface Water Quality**

To Whom It May Concern:

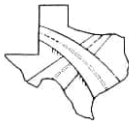
Other factors that could affect surface water quality include construction vehicles on site, spills, trash, grease and dust from the site. All these factors will be controlled with temporary BMP's until the permanent BMP can be constructed and operational.

The proposed 6.83 acre property includes proposed impervious cover of 27.67%. The majority of the site is routed to a batch detention pond in the SE corner of the property. A small 0.3-acre area bypasses the pond and sheet flows in the existing drainage pattern. The proposed outlet for the pond will be a series of weirs that discharge to a 30" pipe and conveyed to the existing channel. The 14,457CF of water quality volume is controlled by the batch system via actuator valve, that releases into the 30" pipe.

If you have any questions or need further assistance, please call me at 512-658-8095.

Sincerely,

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

March 13, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Attachment E-Volume and Character of Stormwater**

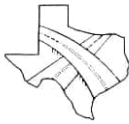
To Whom It May Concern:

The development of the site will Change the volume and character of the stormwater from the site. The site is currently undeveloped with natural vegetation and predominantly cedar trees. The drainage area map is divided into two drainage areas to account for the total property. The entire site drains to the SE corner of the property where it flows into the existing bar ditch. All but 0.30 ac of the proposed drainage area is routed to the batch detention pond in the NE corner of the property. The summary of existing and proposed flows at the analysis points may be seen below:

PROPOSED				
Analysis Point 1				
	Existing Flows		Proposed Flows	
2 YR	8.46	CFS	8.26	CFS
10 YR	16.20	CFS	13.92	CFS
25 YR	21.69	CFS	18.09	CFS
100 YR	31.10	CFS	30.99	CFS
NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS				
PROPOSED				
Analysis Point 2				
	Existing Flows		Proposed Flows	
2 YR	15.50	CFS	15.50	CFS
10 YR	28.49	CFS	28.49	CFS
25 YR	37.70	CFS	37.70	CFS
100 YR	53.46	CFS	53.46	CFS
NOTE: ALL PROPOSED FLOWS LEAVING THE PROPERTY ARE LESS THAN OR EQUAL TO EXISTING CONDITION FLOWS				

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

March 13, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

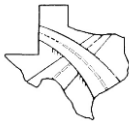
**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment J-BMPs for Upgradient Stormwater**

To Whom It May Concern:

There is a small offsite area of 1.54 acre that flows onto the property and is conveyed to the Block House Creek.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

April 21, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

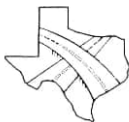
**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment K-BMPs for On-site Stormwater**

To Whom It May Concern:

The proposed BMP for new on-site impervious cover is a batch detention pond. This BMP has a TSS removal efficiency of 91%. The water quality volume for this project will be conveyed via gravity to the proposed 30" storm pipe. The logic for the pumps is designed so that the drawdown time for the basin does not exceed 48 hours. Based on the TCEQ Spreadsheet, 80% of the total annual mass loading of total suspended solids generated by regulated activity on the site is 2272 lbs. The BMP catchment area is 3.0 acres with 2.52 ac of impervious cover routed to the pond. A small 0.30-acre area will bypass the pond and is discharged directly to the existing bar ditch. The TSS load removal from this catchment by the batch detention system is 2,272 lbs which results in a total volume required of 14,457 CF. The proposed water quality volume in the pond is 14,459 CF.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

March 13, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

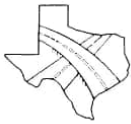
**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment L-BMP's for Surface Streams**

To Whom It May Concern:

There are no BMP's or measures needed to prevent pollutants from entering surface streams on this project due to there not being surface streams on or adjacent to the property.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

February 27, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment M-Construction Plans**

To Whom It May Concern:

Construction plans and design calculations for the proposed permanent BMP 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 BMP and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent

SUBMITTAL DATE:
FEBRUARY 24, 2025

NOTES:
NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" (0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA PANEL 48491C0470F, DATED DECEMBER 20TH, 2019.

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

TCEQ EDWARDS AQUIFER PROTECTION PROGRAM ID #: _____

LAND USE SUMMARY:
ZONING: GB (GENERAL BUSINESS)

PROPOSED USE: TWO NEW RETAIL BUILDINGS AND CUSTOMER PARKING

TOTAL PROJECT ACREAGE: 3.15 Ac (137,226.90 SF)

TOTAL NEW IMPERVIOUS COVER: 1.89 Ac (82,328.4 SF)

TOTAL PROPOSED BUILDING IMPERVIOUS COVER: 0.49 AC (21,427.2 SF)

FUTURE LAND USE CATEGORY:
COMMERCIAL (LOC)


TABS NUMBER: TABS2025012772

LEGAL DESCRIPTION:
REPLAT OF LOTS 5 AND 6, PARMER SQUARE, SECTION ONE

PROJECT DESCRIPTION:
 PARMER SQUARE IS A PROPOSED DEVELOPMENT FEATURING TWO NEW RETAIL BUILDINGS AND CUSTOMER PARKING ON A 2.34 AC ON LOT 6A AND 1.01 AC OF FUTURE DEVELOPMENT ON LOT 5A, WHICH IS PART OF A LARGER 6.83 ACRE PROPERTY CONSISTING OF TWO LOTS LOCATED ALONG RONALD REAGAN BOULEVARD.

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

THAT I, GARY ELI JONES, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAN COMPLIES WITH THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF CEDAR PARK, TEXAS.


GARY ELI JONES, P.E.
LICENSED PROFESSIONAL ENGINEER
ELI ENGINEERING, PLLC, FIRM #: F-17877
700 THERESA COVE
CEDAR PARK, TEXAS 78613



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

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY.

BRUCE BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

[illegible]

A map showing the location of the site. A north arrow is in the top left. Block House Creek flows from the top left towards the bottom right. Round W. Dutton Blvd runs diagonally from the top right towards the bottom left. Private Road 919 runs horizontally at the bottom. A rectangular area is outlined, and within it, a smaller square is shaded with diagonal lines. An arrow points from the word "SITE" to this shaded square.

LOCATION MAP
SCALE: 1"=500'



CEDAR PARK

REVIEWED FOR CODE COMPLIANCE
SIGNATURE REQUIRED FROM ALL DEPARTMENTS

PLANNING	DATE
ENGINEERING SERVICES	DATE
INDUSTRIAL PRETREATMENT	DATE
FIRE PREVENTION	DATE
LANDSCAPE PLANNER	DATE
ADDRESSING	DATE
SITE DEVELOPMENT PERMIT NUMBER	

CONTACTS & UTILITIES^{*}

<p><u>ENGINEER AND AGENT</u> ELI ENGINEERING, P.L.L.C. 700 THERESA COVE CEDAR PARK, TEXAS 78613 CONTACT: GARY ELI JONES, P.E. 512-658-8095 gelytexas@gmail.com</p>	<p><u>SURVEYOR</u> BRUCE BRYAN REGISTERED PROFESSIONAL SURVEYOR NO. 4249 STATE OF TEXAS</p>
<p><u>APPLICANT / OWNER</u> AUGUST DEVELOPERS, LLC 2509 Friuli Circle Leander, Tx 78641 SRAVANTH POREDDY 732-599-9966</p>	<p><u>WATER</u> CITY OF CEDAR PARK 2401 BRUSHY CREEK LOOP CEDAR PARK, TEXAS 78613 PHONE: 512-401-5550</p>
<p><u>ELECTRIC</u> PEDERNALES ELECTRIC COOPERATIVE 1949 WEST WHITESTONE BLVD. CEDAR PARK, TEXAS 78613 888-554-4732</p>	<p><u>WASTEWATER</u> CITY OF CEDAR PARK 2401 BRUSHY CREEK LOOP CEDAR PARK, TEXAS 78613 PHONE: 512-401-5550</p>
	<p><u>TELEPHONE</u> AT&T 208 SOUTH ACKARD STREET DALLAS, TEXAS 75202 888-333-6651 CONTACT:</p>

* ESTIMATED FROM SERVICE AREA MAPS; THE CONTRACTOR IS ENTIRELY RESPONSIBLE FOR PROPER UTILITY NOTIFICATION OF CONSTRUCTION ACTIVITIES AND CALLING FOR "LOCATES" OF EXISTING UTILITIES WITH EACH ACTUAL UTILITY COMPANY; REGARDLESS OF WHAT IS SHOWN ON THIS SHEET OR IN THESE PLANS. NOT ALL UTILITIES PARTICIPATE IN THE TEXAS EXCAVATION SAFETY SYSTEM. CONTRACTOR TO DO HIS OWN SUB-SURFACE UTILITY RESEARCH PRIOR TO ANY CONSTRUCTION ACTIVITY.

PAGE INDEX:

1. COVER SHEET
2. GENERAL NOTES (1 OF 2)
3. GENERAL NOTES (2 OF 2)
4. FINAL PLAT (1 OF 2)
5. FINAL PLAT (2 OF 2)
6. EXISTING CONDITIONS MAP
7. EROSION AND SEDIMENTATION CONTROL PLAN
8. SITE PLAN AND DIMENSIONAL CONTROL PLAN
9. SITE GRADING PLAN
10. PRE-DRAINAGE AREA MAP
11. POST-DRAINAGE AREA MAP
12. BATCH DETENTION POND PLAN
13. POND DETAILS AND CALCULATIONS (1 OF 2)
14. POND DETAILS AND CALCULATIONS (2 OF 2)
15. SITE UTILITY PLAN
16. FIRE PROTECTION PLAN
17. FIRE LANE PROFILE
18. FIRE PROTECTION NOTES AND DETAILS
19. CONSTRUCTION DETAILS (1 OF 7)
20. CONSTRUCTION DETAILS (2 OF 7)
21. CONSTRUCTION DETAILS (3 OF 7)
22. CONSTRUCTION DETAILS (4 OF 7)
23. CONSTRUCTION DETAILS (5 OF 7)
24. CONSTRUCTION DETAILS (6 OF 7)
25. CONSTRUCTION DETAILS (7 OF 7)
26. ARCHITECTURAL ELEVATIONS A.01
27. ARCHITECTURAL ELEVATIONS A.02
28. LANDSCAPE PLAN
29. LANDSCAPE DETAILS & SPECIFICATIONS



26, 2025



ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095

SHOPS AT RONALD REAGAN

SITE PLAN IMPROVEMENTS

COVER SHEET

DRAWING SCALE:	VERT.= N/A
SURVEYED:	

FILE NAME: PARMER SQUARE

DATE:

DATE:	
DRAWN:	CW

DESIGNED: CW

MEET

9

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

Construction Notes for Subdivisions & Site Plans City of
Cedar Park
Revised April 2, 2024

- General Contractor shall call for all utility locates prior to any construction. Contractor shall delineate areas of excavation using white paint (white lining) in accordance with 16 TAC 18.3. Water & wastewater owned by the City of Cedar Park can be located by calling Texas 811 at 1-800-344-8377. Allow three business days for utility locates by the City of Cedar Park.
2. All construction shall be in accordance with the latest City of Austin Standard Specifications. City of Austin standards shall be used unless otherwise noted.
3. Design procedures shall be in general compliance with the City of Austin Drainage Criteria Manual. All variances to the manual are listed below: N/A
4. Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "geo-referenced" to state plane coordinates. A list of the City's benchmarks can be found at: <http://www.cedarparktxas.gov/index.aspx?page=793>.
5. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S. Prior to City acceptance of subdivision improvements all graded and disturbed areas shall be re-vegetated in accordance with the City of Austin Specification Item #604 native seedling unless non- native is specifically approved.
6. The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptance of subdivision improvements.
7. City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Cedar Park Engineering Department a minimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final construction plans shall be delivered to Engineering a minimum of seven business days prior to requesting a pre-construction meeting.
8. Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if the disposal site is inside the City's jurisdictional boundaries.
9. Burning is prohibited.
10. Any changes or revisions to these plans must still be legible. All required to the City by the design engineer for review and written approval prior to construction of the revision. All changes and revisions made to the design of utilities or impacts utilities shall use revision clouds to highlight all revisions or changes with each submittal. Revision triangles shall be used to mark revisions. All clouds and triangle markers from previous revisions may be removed. Revision information shall be updated in the appropriate areas of the Title Block.
11. Minimum setback requirements for existing and newly planted trees from the edge of pavement to conform to the requirements as shown in Table 6-1 of the City of Austin's Transportation Criteria Manual.
12. The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.
13. An engineer's concurrence letter and electronic 22"x34" record drawings shall be submitted to the Engineering Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to record drawings prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in AutoCad ".dwg" files and ".PDF" format on a CD or DVD. Line weights, line types and text size shall be such that if half-size prints (11"x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2) control points referenced to the State Plane Grid Coordinate System – Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.
14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.
15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
16. No blasting is allowed on this project.
17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.
18. The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.
19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.
20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary. A stop work order and/or fine may be imposed if the erosion controls are not maintained.
21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Engineering Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Engineering Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.
22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site. Failure to comply with this requirement may result in a stop work order or a fine.
23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.
24. A minimum of seven days of cure time is required for HMA prior to the introduction of vehicular traffic to any streets.
25. Prior to plan approval, the Engineer shall submit to the Engineering Department documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABA).
26. Prior to subdivision/site acceptance, the engineer/developer-owner shall submit to the Engineering Department documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABA.
27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit shall be performed between the hours of 8:00 a.m. and 6:00 p.m. Otherwise all construction and construction related activities shall conform to City of Cedar Park Code of Ordinances, specifically ARTICLE 8.08.
28. Approval for construction activities performed on Owner's Holidays, and/or Saturdays, outside of Monday through Friday 8 am to 5 pm, or in excess of 8 hours per day shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.

- Street Notes:**

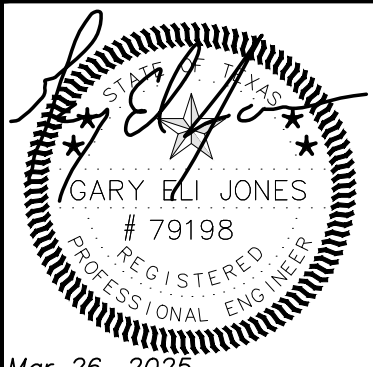
- | TYPE PAVEMENT | LIGHT DUTY SECTION | HEAVY DUTY SECTION |
|------------------------|--------------------|--------------------|
| ASPHALTIC CONCRETE | | |
| CRUSHED LIMESTONE BASE | | |
| STABILIZED SUBGRADE | | |

- Wastewater Notes:**

- ### Water Notes:

1. Refer to the City of Cedar Park Public Works Utility Policy and Specifications manual.
2. The top of valve stems shall be at least 18", and no more than 36", below finished grade. Valve stem risers shall be welded on each end to the City's satisfaction.
3. Fire hydrant leads to be ductile iron, Class 350, and installed per City of Austin standard specifications and detail.
4. Prior to installation of fire hydrants, the engineer will provide the Contractor one (1) cut from a hub pin, establishing the elevation of the bury line.
5. The engineer shall provide cuts for all water lines at all storm sewer crossings to the City of Cedar Park.
6. Pipe materials to be used for construction of utility lines:
 - Water - C900Copper pipe and fittings are not permitted within the Right-of-Way.
Minimum DR-14 12" dia and smaller. Minimum class 250 DI larger than 12" dia.
7. Approved 5/4" fire hydrants:
 - American Fire Control, 8B48
 - Mueller Company, Super Centurion 250
 - Clow Medallion Hydrant- Requirements for private fire hydrants (Behind Double Check Backflow Prevention Assembly): Must be in accordance with City of Austin specifications.

9. Should a Tapping Saddle be approved by Public Works, the saddle shall be Smith-Blair #62 Stainless Steel Tapping Sleeves with all stainless hardware, or approved equal. Requests for alternate providers shall be made to the City of Cedar Park Public Works. No tap exceeding 2" in diameter will be approved.
10. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing. Initial water line disinfection must meet a chlorine residual of 50ppm, and a chlorine residual of 25 ppm after a 24 hour detention period. Sections that are 20 – 30 feet can use granular or tablet disinfection, but anything beyond that must be liquid disinfection to evenly clean the pipe.
11. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State. Public Works will require a contractor specialized in disinfection for large diameter lines or critical infrastructure, subsidiary to pipe installation.
12. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
13. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)
14. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.
 - SINGLE G-148-233
 - DUAL DG-148-243
 - 1" METER YL111 - 444
 - 1 1/2" – 2" METER 1730-R (LID) & 1730-L2 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER
15. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade when in public streets, at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
16. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.
17. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.
18. All water mains, wastewater mains and service lines shall meet City of Austin Specifications for minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.
19. City is to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
20. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR- 18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
21. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.
22. All pipe bedding material shall conform to City of Austin Standard Specifications.
23. Tracer tape shall be installed on all water and wastewater mains regardless of the type of pipe or depth of pipe installed.
24. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
25. The City considers protection of its water system paramount to construction activities. City personnel will operate, or authorize the contractor to operate, all water valves that will pass through the City's potable water. The contractor may not operate any water valve, existing or proposed, that will allow water from the City's water system to flow to a proposed or existing water system without the express consent of the City. Notify the City two business days in advance of any request to operate a water valve. The general contractor may be fined \$500 or more, including additional theft of water fines, if a water valve is operated in an unauthorized manner, regardless of who operated the valve.
26. All water valves over 24" in size shall have a by-pass line and valve installed. By-pass valves and lines are subsidiary to the cost of the valve unless specifically identified on the bid form.
27. All water valves, including those over 12" in size, shall be gate valves.
28. A double check backflow device in a vault shall be installed at the property line on all private fire lines. A detector water meter will be installed on this backflow device, and it must be a Sensus SR11 3/4" meter with AMI radio read capability. The City will provide this meter. Please reference the City of Cedar Park Double Check Backflow Prevention Assembly Detail.
29. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.
30. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

[illegible]

Mar 26, 2025

TBPELS FIRM No. 17877



ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
512-658-8095

geitexas@gmail.com

14651 RONALD REAGAN BLVD., CEDAR PARK, TEXAS 78641

SHOPS AT RONALD REAGAN

SITE PLAN IMPROVEMENTS

GENERAL NOTES (1 OF 2)

DRAWING SCALE:	HORIZ. = N/A
	VERT. = N/A
SURVEYED:	
FILE NAME:	PARMER SQUARE
DATE:	
DRAWN:	CW
DESIGNED:	CW

SHEET

2
OF

29

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, AUGUST DEVELOPERS, LLC, SOLE OWNER OF THE CERTAIN 6.827 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2023058204 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF CEDAR PARK AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOTS 5 AND 6, PARMER SQUARE SECTION ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF NOVEMBER, 2024.

Stravanth Poreddy
AUGUST DEVELOPERS, LLC
BY STRAVANTH POREDDY, AS MANAGING MEMBER
2509 FRUULI CIRCLE, LEANDER, TEXAS 78641

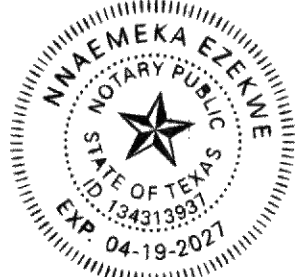
STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED STRAVANTH POREDDY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5TH DAY OF NOVEMBER, 2024.

Nmaemeka Ezekwe
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 04/19/2027



STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, BUFFALO EQUIPMENT, INC., LIEN HOLDER OF THE CERTAIN 6.827 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023080103 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS, DO HEREBY CONSENT TO THE RESUBDIVISION OF SAID TRACT AS SHOWN HEREON; DO FURTHER HEREBY JOIN, APPROVE AND COVENANT TO ALL RESTRICTIONS LISTED HEREIN; AND DO HEREBY DEDICATE TO THE CITY OF CEDAR PARK THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF CEDAR PARK MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS REPLAT OF LOTS 5 AND 6, PARMER SQUARE SECTION ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10th DAY OF November, 2024.

Kenneth R. Milberg
BUFFALO EQUIPMENT, INC.
BY: Kenneth R. Milberg TITLE: Vice President
8681 LORETTA ROAD, STE 220
SPRING, TEXAS 77379

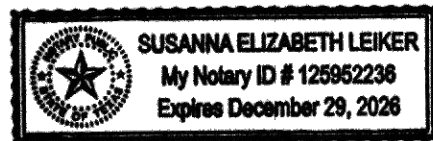
STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Kenneth R. Milberg KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF November, 2024.

Susan Elizabeth Leiker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 12/29/26

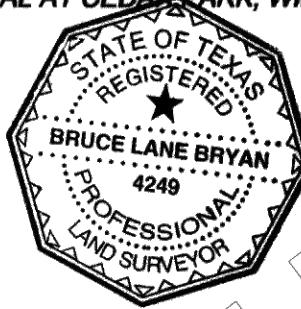


STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, BRUCE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON, TEXAS, THIS 5th DAY OF NOVEMBER, 2024.

Bruce Bryan
BRUCE BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

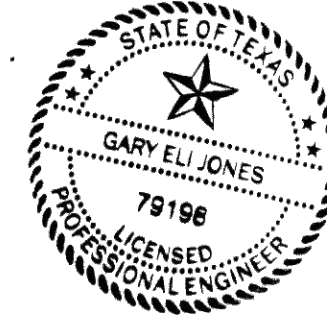


I, GARY ELI JONES, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0470F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON, TEXAS, THIS 7 DAY OF November, 2024.

Gary Eli Jones P.E.
GARY ELI JONES P.E.
ELI ENGINEERING, PLLC
FIRM NO. 17877



I, AMY LINK, PLANNING DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Amy Link
AMY LINK, DIRECTOR OF DEVELOPMENT SERVICES
DATE 11.19.24

THIS SUBDIVISION TO BE KNOWN AS REPLAT OF LOTS 5 AND 6, PARMER SQUARE, SECTION ONE, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS. ACCORDING TO THE MINUTES OF THE MEETING OF THE CEDAR PARK PLANNING AND ZONING COMMISSION ON THE

19th DAY OF November, 2024, A.D.

Ralph E. Strader II
RALPH E. STRADER II, CHAIRMAN
DATE 19 Nov 2024

Kimberly Bradford-Brown
KIMBERLY BRADFORD - BROWN, SECRETARY
DATE 11/19/24

COUNTY CLERK'S APPROVAL:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS;

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 20th day of November, 2024, A.D., at 2:00 o'clock, P.M., and duly recorded this the 20th day of November, 2024, A.D., at 2:00 o'clock, P.M., in the Official Public Records of said County in Document No. 2024093565.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas

By: Deputy, Deputy



SHEET

3 OF 3



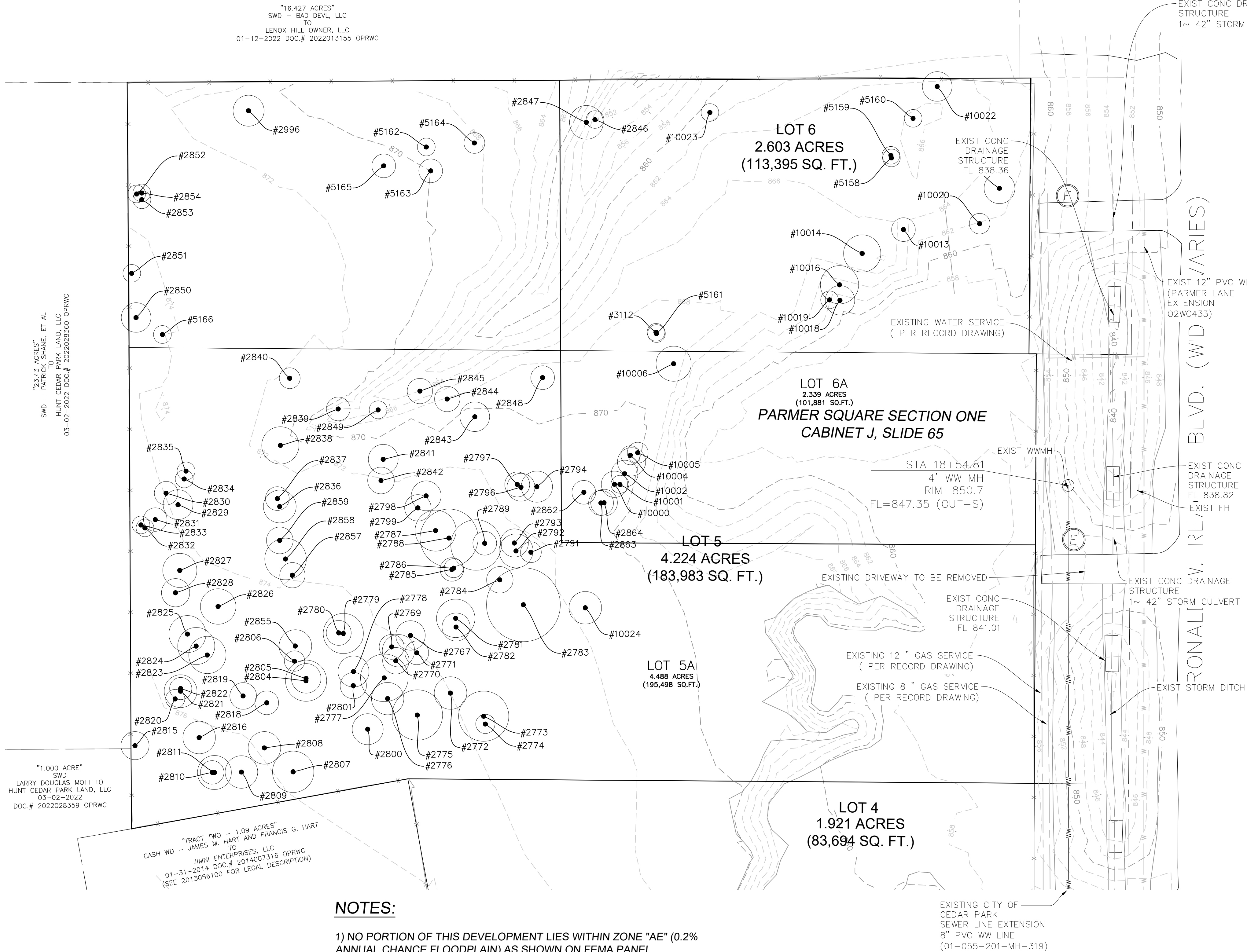
14651 RONALD REAGAN BLVD, CEDAR PARK, TEXAS 78641
SHOPS AT RONALD REAGAN
SITE PLAN IMPROVEMENTS
FINAL PLAT (2 OF 2)
ELI ENGINEERING, PLLC
700 THERESA COVE, CEDAR PARK, TX 78613
312-666-8065

14651 RONALD REAGAN BLVD, CEDAR PARK, TEXAS 78641
SHOPS AT RONALD REAGAN
SITE PLAN IMPROVEMENTS
FINAL PLAT (2 OF 2)

DRAWING SCALE: HORIZ = N/A VERT = N/A
SURVEYED: FILE NAME: PARMER SQUARE
DATE: DRAWN: CW
DESIGNED: CW

SHEET
5 OF 5
29

C:\Users\jacob@h\Documents\Parmer Square\00.01-CAD\00.04-Shop\Parmer Square_EX COND.dwg Mar 26, 2023 2:28 pm



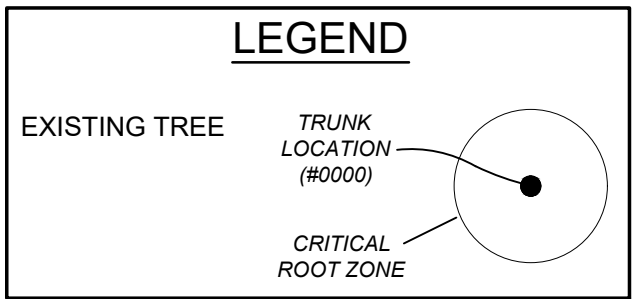
SCALE: 1" = 40'

Tree Table		Tree Table		Tree Table	
Point #	Description	Point #	Description	Point #	Description
2767	TRE 10 ELM TT 1009	2827	TRE 11.5 ELM TT 60	2996	TRE 10.5 OAK TT 147
2768	TRE 11 OAK TT 1010	2828	TRE 9.5 ELM TT 59	3112	TRE 6 ELM TT 103
2769	TRE 8.5 ELM TT 1080	2829	TRE 10 ELM TT 63	5158	TRE OAK 6.5 TT 117
2770	TRE 9 ELM TT 1012	2830	TRE 8 ELM TT 61	5159	TRE OAK 6 TT 116
2771	TRE 8 ELM TT 1011	2831	TRE 8 ELM TT 62	5160	TRE OAK 6 TT 116
2772	TRE 11 ELM TT 1002	2832	TRE 6 OAK TT 65	5161	TRE 6 ELM TT 103
2773	TRE 17 ELM TT 1000	2833	TRE 6 OAK TT 18	5162	TRE 6 ELM TT 3104
2774	TRE 6.5 OAK TT 1001	2834	TRE 6 OAK TT 66	5163	TRE 8 ELM TT 3105
2775	TRE 17 ELM TT 1003	2835	TRE 6 OAK TT 67	5164	TRE 7 ELM TT 3100
2776	TRE 11 ELM TT 1004	2836	TRE 11 OAK TT 69	5166	TRE 6 OAK TT 1
2777	TRE 16 ELM TT 1005	2837	TRE 8 OAK TT 68	10000	TRE 9 OAK TT 105
2778	TRE 10.5 ELM TT 1006	2838	TRE 12.5 OAK TT 70	10001	TRE 6 OAK TT 106
2779	TRE 13.5 ELM TT 31	2839	TRE 8 OAK TT 72	10002	TRE 9 OAK TT 99
2780	TRE 8.5 ELM TT 32	2840	TRE 7 OAK TT 71	10003	TRE 9.5 OAK TT 100
2781	TRE 13 ELM TT 10018	2841	TRE 10 ELM TT 73	10004	TRE 6.5 OAK TT 101
2782	TRE 9.5 ELM TT 10019	2842	TRE 9 ELM TT 74	10005	TRE 7 OAK TT 107
2783	TRE 25 OAK TT 1012	2843	TRE 10 ELM TT 76	10006	TRE 12 OAK TT 102
2784	TRE 9 OAK TT 1013	2844	TRE 8.5 OAK TT 77	10013	TRE 8 OAK TT 109
2785	TRE 8 OAK TT 10020	2845	TRE 8.5 ELM TT 78	10014	TRE 12.5 OAK TT 110
2786	TRE 6.5 OAK TT 10021	2846	TRE 6 OAK TT 79	10016	TRE 13 OAK TT 112
2787	TRE 14 ELM TT 10023	2847	TRE 11.5 OAK TT 78	10018	TRE 10 OAK TT 114
2788	TRE 19.5 ELM TT 10022	2848	TRE 8 ELM OAK TT 80	10019	TRE 6 OAK TT 115
2789	TRE 8 ELM TT 1015	2849	TRE 6 ELM OAK TT 81	10020	TRE 7 OAK TT 116
2790	TRE 17 ELM TT 1014	2850	TRE 10 ELM OAK TT 82	10021	TRE 10.5 OAK TT 200
2791	TRE 7 OAK TT 1018	2851	TRE 6 OAK TT 83	10022	TRE 10 OAK TT 201
2792	TRE 11.5 ELM TT 1017	2852	TRE 6 OAK TT 84	10023	TRE 6 OAK TT 119
2793	TRE 9.5 ELM TT 1016	2853	TRE 6 OAK TT 85	10024	TRE 11 OAK TT 202
2794	TRE 10.5 ELM TT 10079	2854	TRE 6 OAK TT 86		
2796	TRE 9.5 OAK TT 10028	2855	TRE 11 OAK TT 87		
2797	TRE 8.5 ELM TT 10027	2857	TRE 8.5 OAK TT 89		
2798	TRE 10 ELM TT 10025	2858	TRE 14 ELM TT 90		
2799	TRE 9 ELM TT 10024	2859	TRE 9 OAK TT 91		
2800	TRE 10.5 ELM TT 41	2862	TRE 8 ELM TT 96		
2801	TRE 9 ELM TT 1002	2863	TRE 8.5 ELM TT 97		
2804	TRE 14 ELM TT 35	2864	TRE 9 ELM TT 98		
2805	TRE 10 ELM TT 37	2969	TRE 6.5 ELM TT 120		
2806	TRE 7 ELM TT 51	2970	TRE 6.5 ELM TT 121		
2807	TRE 14 ELM TT 40	2971	TRE 7 ELM TT 122		
2808	TRE 11 ELM TT 42	2972	TRE 15 OAK TT 123		
2809	TRE 11 ELM TT 43	2973	TRE 6 OAK TT 124		
2810	TRE 11.5 ELM TT 45	2974	TRE 17 OAK TT 125		
2811	TRE 8 ELM TT 46	2975	TRE 8 OAK TT 126		
2815	TRE 9.5 ELM TT 50	2976	TRE 12 OAK TT 127		
2816	TRE 11 ELM TT 47	2977	TRE 11.5 OAK TT 128		
2818	TRE 8 ELM TT 38	2978	TRE 9 OAK TT 129		
2819	TRE 9 ELM TT 51	2979	TRE 12 OAK TT 130		
2820	TRE 6.5 ELM TT 54	2980	TRE 10.5 OAK TT 131		
2821	TRE 11 ELM TT 53	2981	TRE 6.5 OAK TT 132		
2822	TRE 7.5 ELM TT 52	2982	TRE 7 OAK TT 133		
2823	TRE 12.5 ELM TT 57	2983	TRE 7 OAK TT 134		
2824	TRE 12.5 ELM TT 56	2984	TRE 9 OAK TT 135		
2825	TRE 12.5 ELM TT 55	2985	TRE 9.5 OAK TT 136		
2826	TRE 12 OAK TT 58	2986	TRE 6.5 OAK TT 137		
		2987	TRE 10 OAK TT 138		
		2988	TRE 6.5 OAK TT 139		
		2989	TRE 6.5 OAK TT 141		

NOTES:

- 1) NO PORTION OF THIS DEVELOPMENT LIES WITHIN ZONE "AE" (0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA PANEL 48491C0464F, DATED DECEMBER 20TH, 2019.
- 2) THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. THIS PROJECT DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 3) THIS PROJECT IS ZONED AS "GB" (GENERAL BUSINESS).
- 4) EXISTING TREES ON THIS SITE.

****CONTRACTOR TO FIELD VERIFY
THE DEPTH AND LOCATION OF
ALL EXISTING UTILITIES PRIOR
TO COMMENCING CONSTRUCTION****



THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

14651 RONALD REAGAN BLVD., CEDAR PARK, TEXAS 78641

SHOPS AT RONALD REAGAN

SITE PLAN IMPROVEMENTS

EXISTING CONDITIONS MAP

DRAWING SCALE: HORIZ = 1" = 40'

SURVEYED: VERT = N/A

FILE NAME: PARMER SQUARE

DATE: DRAWN: CW

DESIGNED: CW

SHEET

6

OF

29

GARY E. JONES
79198
REGISTERED
PROFESSIONAL ENGINEER

Mar 26, 2025

TBPELS FIRM No. 17877

ELI ENGINEERING

ELI ENGINEERING, PLLC
700 THERESA COVE, CEDAR PARK, TX 78613
312-666-8805

g@elijones.com

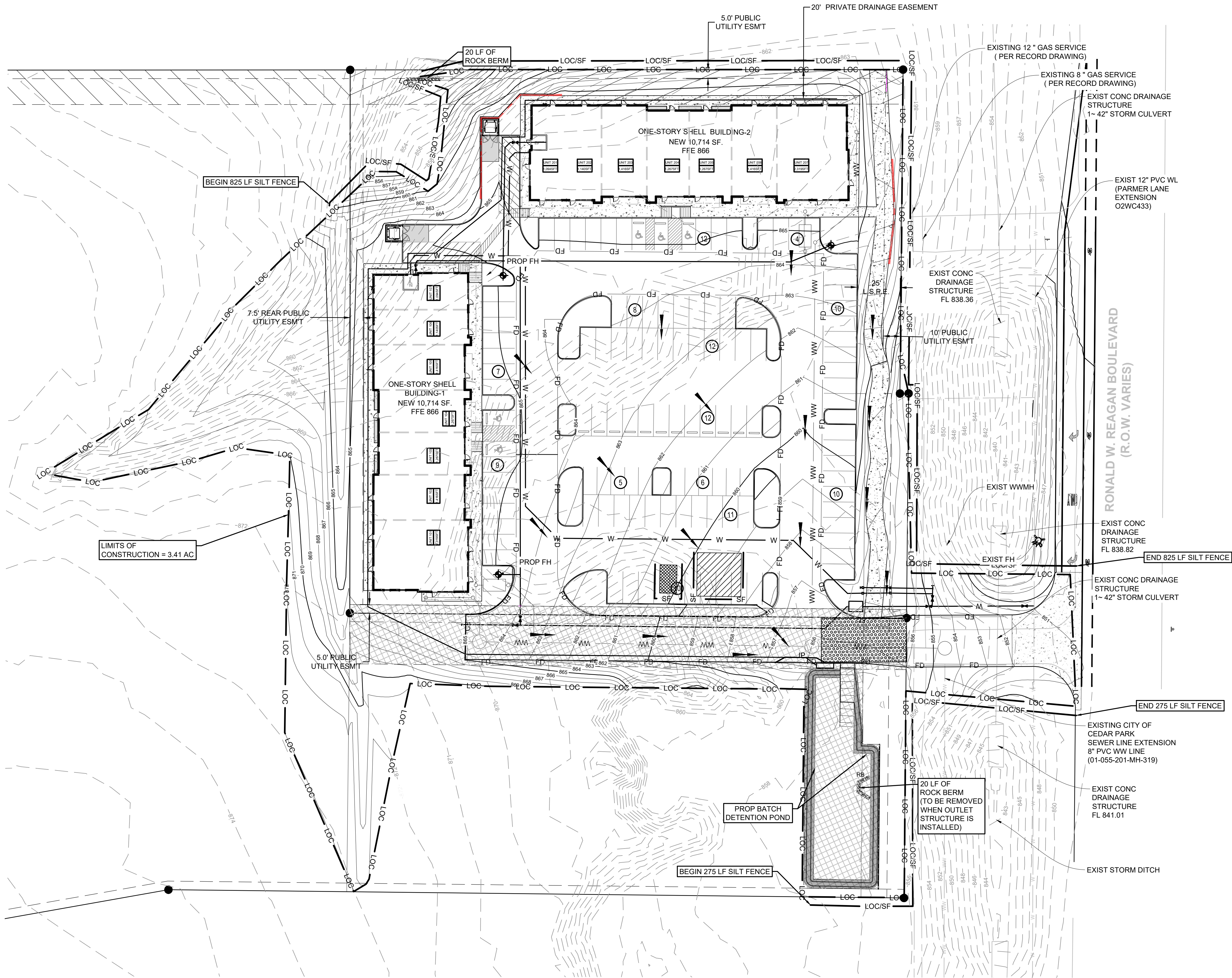
REVISION

DATE

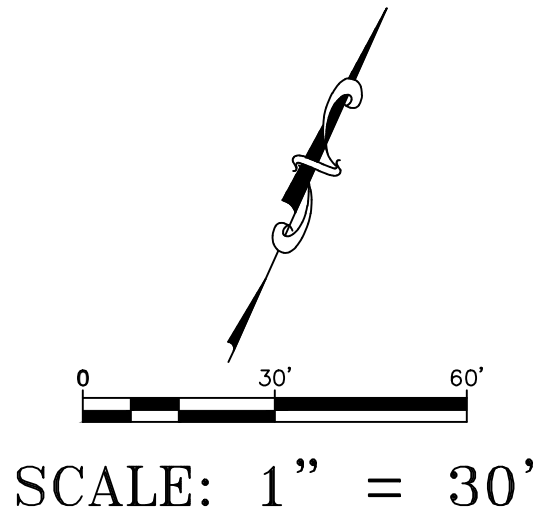
NO.

BY

C:\Users\cda\OneDrive\Parmer Square\001-CA01\001-Sheets\Parmer Square_Erosion.dwg Apr 21, 2025 9:55 am



LIMITS OF CONSTRUCTION = 3.41 AC



NOTES:

- 1) ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF CEDAR PARK'S ORDINANCES.
- 2) ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
- 3) THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION GENERAL PERMIT (CGP) AND A NOTICE OF INTENT (NOI) TO CITY OF CEDAR PARK MS4 COORDINATOR (DENNIS NEILSON), UPLOADED TO MY GOVERNMENT ONLINE, PRIOR TO SCHEDULING A PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ALSO POST CGP, NOI AND SWPPP ON SITE.
- 4) SEE SHEET 19 FOR EROSION AND SEDIMENTATION CONTROL DETAILS.
- 5) THE PROPOSED LIMITS OF CONSTRUCTION (TOTAL DISTURBED AREA) = **3.41 AC**.
- 6) ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO CONSTRUCTION.

LEGEND

LIMITS OF CONSTRUCTION	LOC	LOC
LIMITS OF CONSTRUCTION & SILT FENCE	LOC/SF	LOC/SF
SILT FENCE	SF	SF
STAGING AREA		
STABILIZED CONSTRUCTION ENTRANCE		
CONCRETE WASHOUT		
INLET PROTECTION		
EXISTING DIRECTION OF STORMWATER		
PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)		
TEMPORARY ROCK BERM		

SHOPS AT RONALD REAGAN
SITE PLAN IMPROVEMENTS
EROSION AND SEDIMENTATION CONTROL PLAN

DRAWING SCALE: HORIZ = 1/30
VERT = N/A
SURVEYED: PARMER SQUARE
FILE NAME: PARMER SQUARE
DATE: CW
DRAWN: CW
DESIGNED: CW

SHEET
7
OF
29

14651 RONALD REAGAN BLVD, CEDAR PARK, TEXAS 78641

gphxas@gmail.com

TBPELS FIRM No. 17977

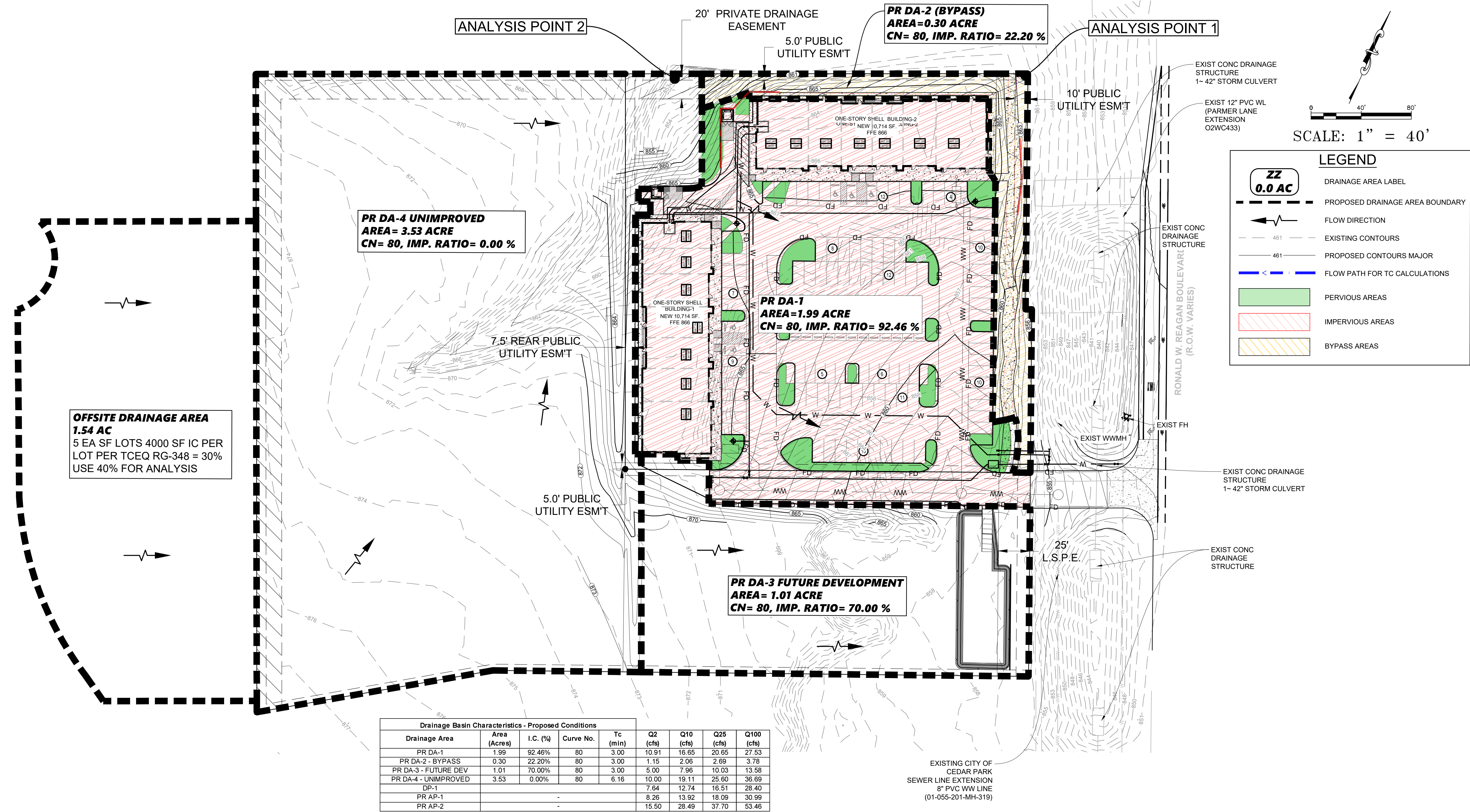
Apr 21, 2025



ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
312-666-8865

REVISION
NO.
DATE
BY

C:\Users\jacob\OneDrive\Documents\Projects\Shops at Ronald Reagan\Shops at Ronald Reagan\DWG\POST DRAINAGE AREA MAP.dwg Apr 21, 25 10:02 AM



Drainage Area	PROPOSED		IMPERVIOUS			GRASS		
	Total Area (Ac)	Total Area (sf)	Area Impervious (sf)	Area Impervious (Ac)	Area Impervious (%)	Area Grass (sf)	Area Grass (Ac)	Area Grass (%)
PR DA-1	1.99	86,758	80,218	1.84	92.46%	6,540	0.15	7.5%
PR DA-2 - BYPASS	0.30	12,954	2,876	0.07	22.20%	10,078	0.23	77.8%
PR DA-3 - FUTURE DEV	1.01	43,833	30,683	0.70	70.00%	13,150	0.30	30.0%
PR DA-4 - UNIMPROVED	3.53	153,834	0	0.00	0.00%	153,834	3.53	100.0%

Time of Concentration Calculations				Sheet Flow				Shallow Conc. Flow				Channel Flow								Total	Lag Time
Proposed Flows		Area	Area	L	n	S	T _t	L	Surface Type	S	T _t	L	Manning's 'n'	S	Wetted Perimeter	Cross-Sectional Area	Hydraulic Radius	Vavg	T _t	T _c	
From	To	(Ac)	(sf)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(min)	(ft)	-	(ft/ft)	(ft)	(ft^2)	(sf)	(ft/s)	(min)	(min)	(min)
PR DA-1	ANALYSIS POINT-1 VIA POND-1	1.99	86.758																	5.00	3.00
PR DA-2 - BYPASS	ANALYSIS POINT-1. BYPASSES THE POND-1	0.30	12.954																	5.00	3.00
PR DA-3 - FUTURE DEV	ANALYSIS POINT-1 VIA POND-1	1.01	43.833																	5.00	3.00
PR DA-4 - UNIMPROVED	ANALYSIS POINT 2	3.53	153.834																	10.27	6.16
TAKEN AS MIN. VALUE OF 5 MIN																					
TAKEN AS MIN. VALUE OF 5 MIN																					
TAKEN AS MIN. VALUE OF 5 MIN																					
SAME AS EX DA-1																					

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP



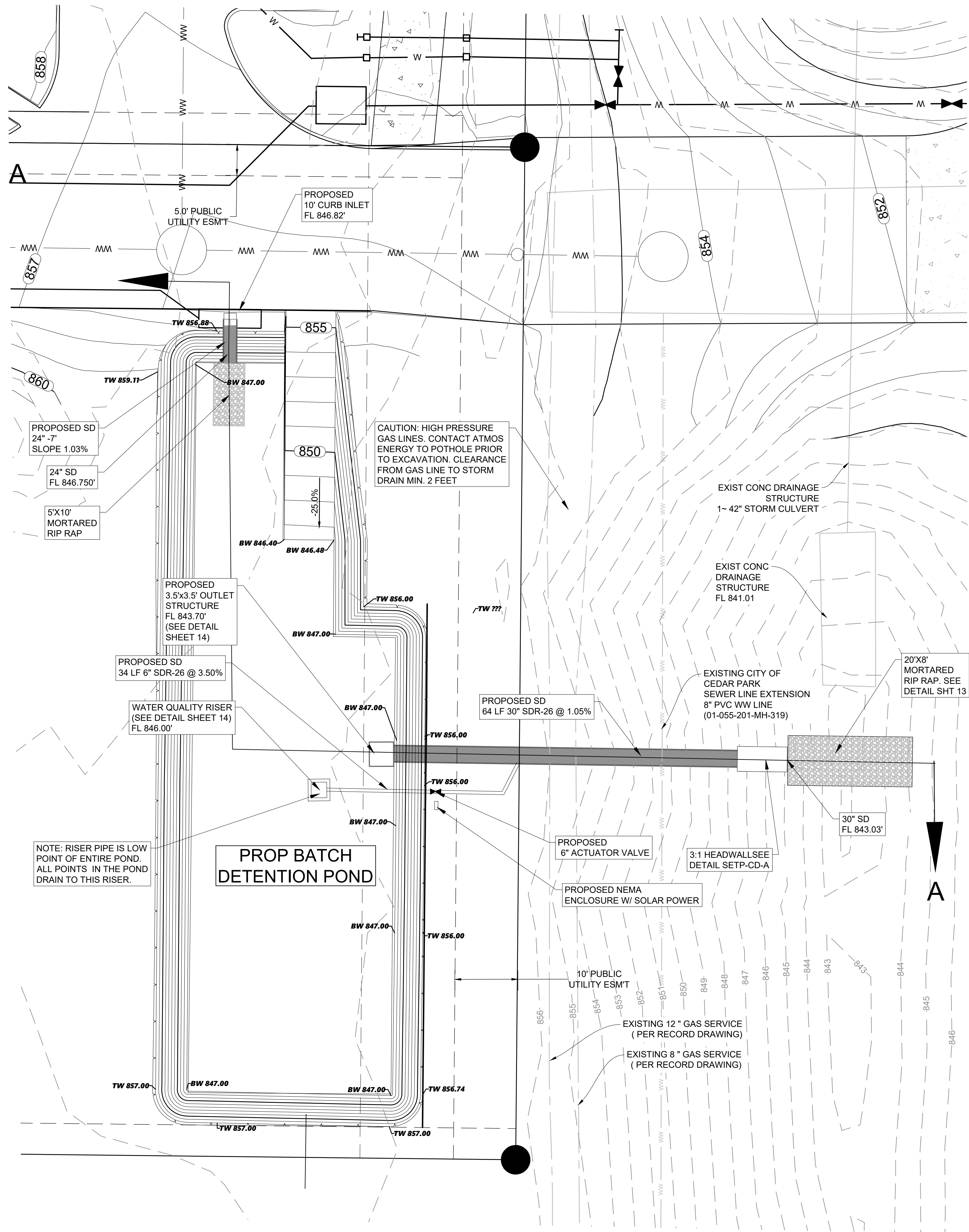
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
312-666-8865

SHOPS AT RONALD REAGAN
SITE PLAN IMPROVEMENTS
POST-DRAINAGE AREA MAP

DRAWING SCALE: HORIZ = 1/40 VERT = N/A
SURVEYED: FILE NAME: PARMER SQUARE
DATE: DRAWN: CW
DESIGNED: CW

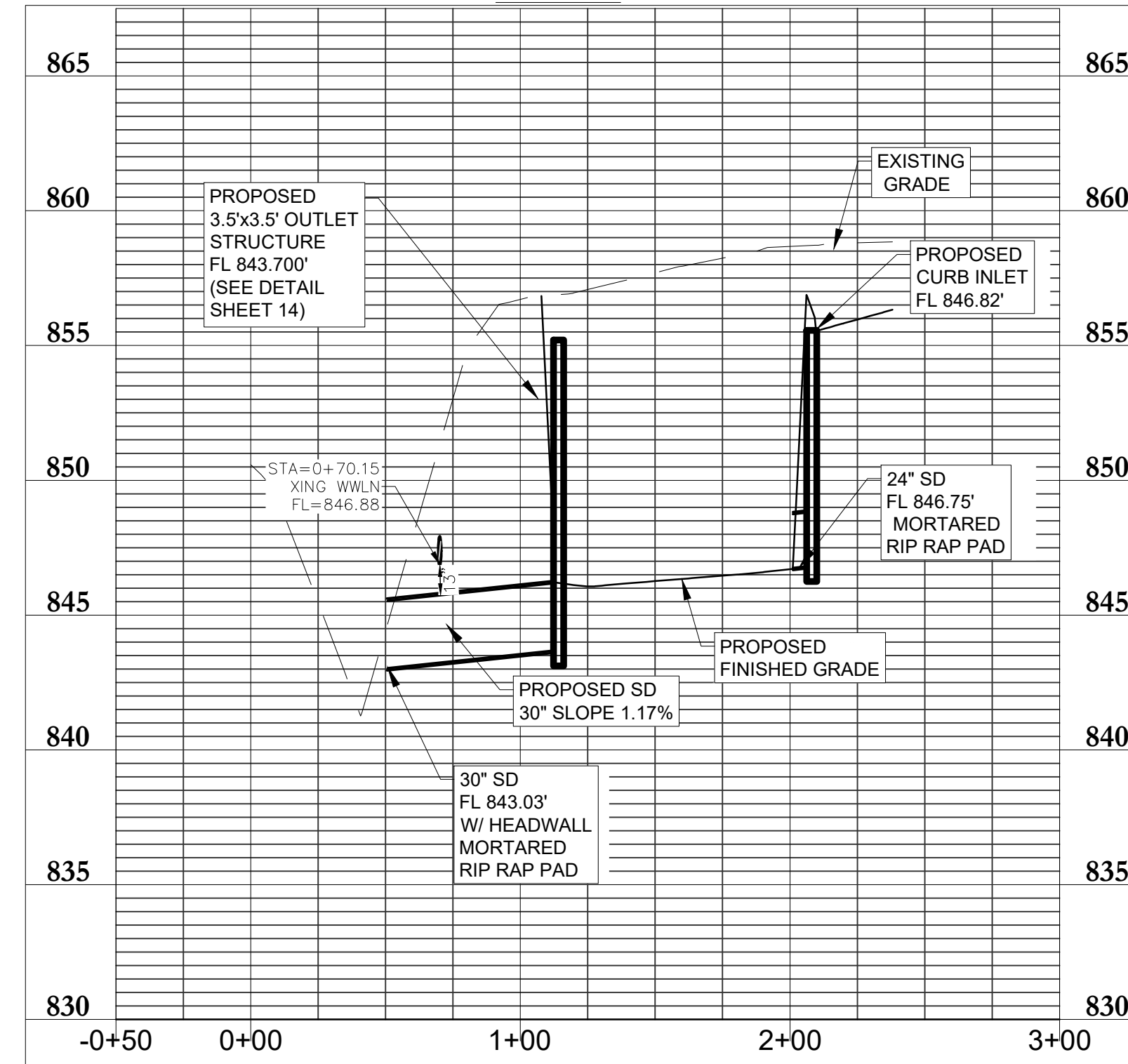
SHEET
11
OF
29

C:\Users\cedar\OneDrive\Parmer Square\000.01-CD\00.04-Sheets\Parmer Square_Pond_Plan.dwg Apr 21, 2023 3:32 pm



SECTION A-A

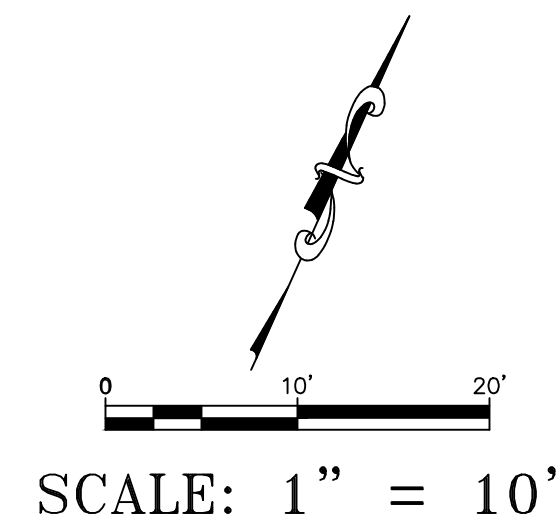
SCALE: 1"=50'



NOTE:
1) ALL MANHOLE COVERS SHALL READ "CITY OF CEDAR PARK".
2) ALL RIP-RAP SHALL BE MORTARED.

Detention Analysis Summary - Pond #1						
	Analysis Point		Peak Flow Entering Pond (cfs)	Peak Flow Leaving Pond (cfs)	Peak Elevation (m.s.l.)	Freeboard (ft)
	Peak Pre-Dev Flows(cfs)	Peak Post-Dev Flows(cfs)				
2-YR	8.46	8.26	15.92	7.64	853.00	2.70
10-YR	16.20	13.92	24.62	12.74	854.00	1.70
25-YR	21.69	18.09	30.68	16.51	854.70	1.00
100-YR	31.10	30.99	41.12	28.40	855.40	0.30

Pond-1 Stage-Storage-Discharge Table						
ELEV	CONTOUR AREA SQ.FT	STORAGE INCR. (CU FT)	STORAGE CUM (CU FT)	STORAGE ACRE FT	0.5-FT Spillway @ 850.60 FL (cfs)	3.75-FT Spillway @ 854.75 FL (cfs)
846	0	0.00	0.00	0.00	0.00	0.00
847	3,250.00	1625.00	1625.00	0.04	0.00	0.00
848	3,425.00	3337.50	4962.50	0.11	0.00	0.00
849	3,600.00	3512.50	8475.00	0.19	0.00	0.00
850	3,775.00	3687.50	12162.50	0.28	0.00	0.00
850.60	3,880.00	2296.50	14459.00	0.33	0.00	0.00
851.00	3,950.00	1566.00	16025.00	0.37	0.27	0.00
852.00	4,100.00	4025.00	20050.00	0.46	2.47	0.00
853.00	4,300.00	4200.00	24250.00	0.56	5.81	0.00
854.00	4,475.00	4387.50	28637.50	0.66	9.98	0.00
855.00	4,650.00	4562.50	33200.00	0.76	14.85	0.00
855.70	4,800.00	3307.50	36507.50	0.84	18.62	4.41



LEGEND	
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS
	EXISTING DIRECTION OF STORMWATER
	PROPOSED DIRECTION OF STORM WATER (GRADING PLAN)
	PROPOSED CUT (GRADING PLAN)
	PROPOSED FILL (GRADING PLAN)



14651 RONALD REAGAN BLVD., CEDAR PARK, TEXAS 78641
ELI ENGINEERING
ELI ENGINEERING, PLLC.
700 THERESA COVE, CEDAR PARK, TX 78613
312-665-8685
geli@elie.com

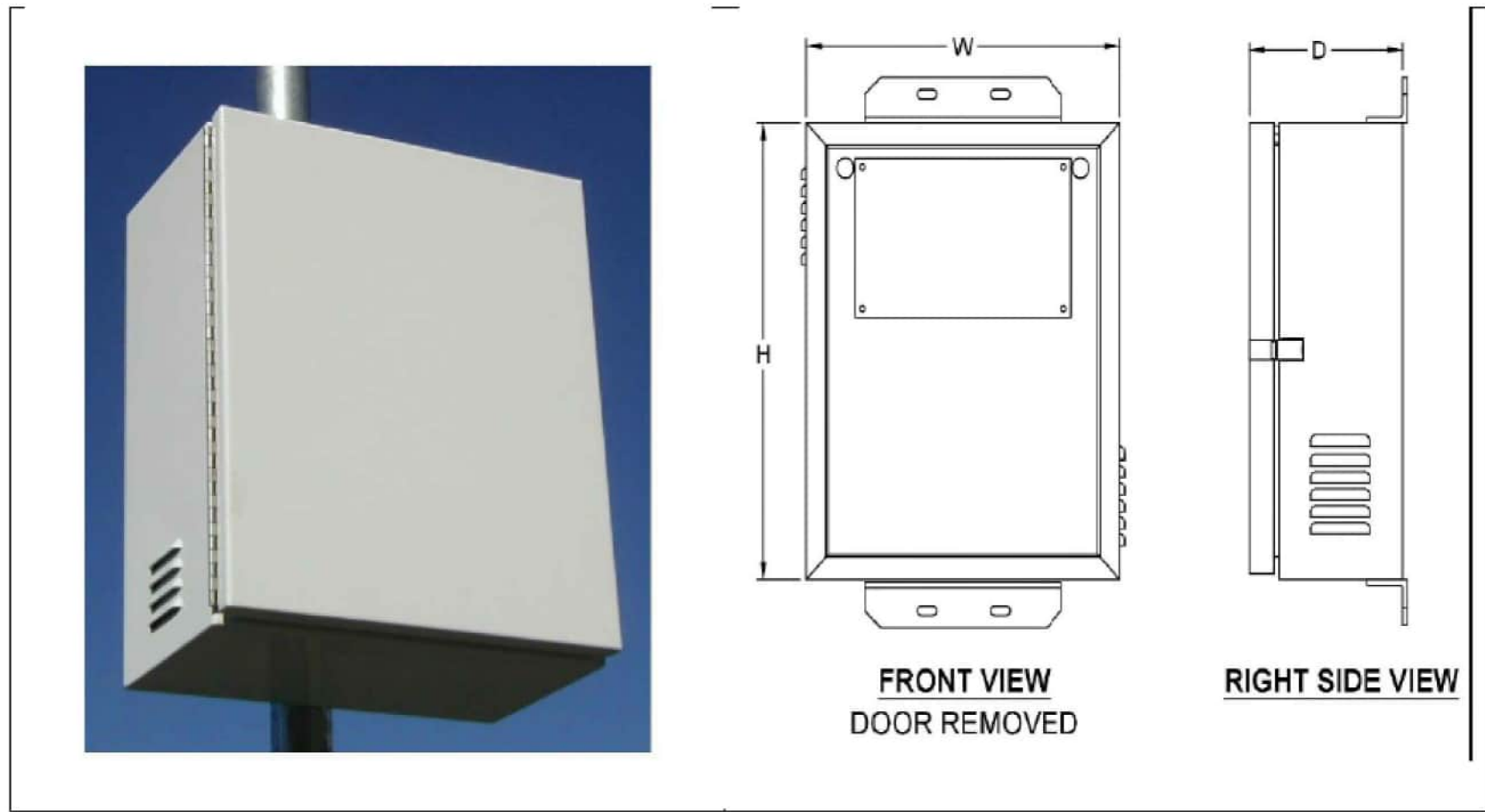
SHOPS AT RONALD REAGAN
SITE PLAN IMPROVEMENTS
BATCH DETENTION POND

DRAWING SCALE: HORIZ = 1:10 VERT = N/A
SURVEYED: PARMER SQUARE
FILE NAME: PARMER SQUARE
DATE: CW
DESIGNED: CW

SHEET
12
OF
29

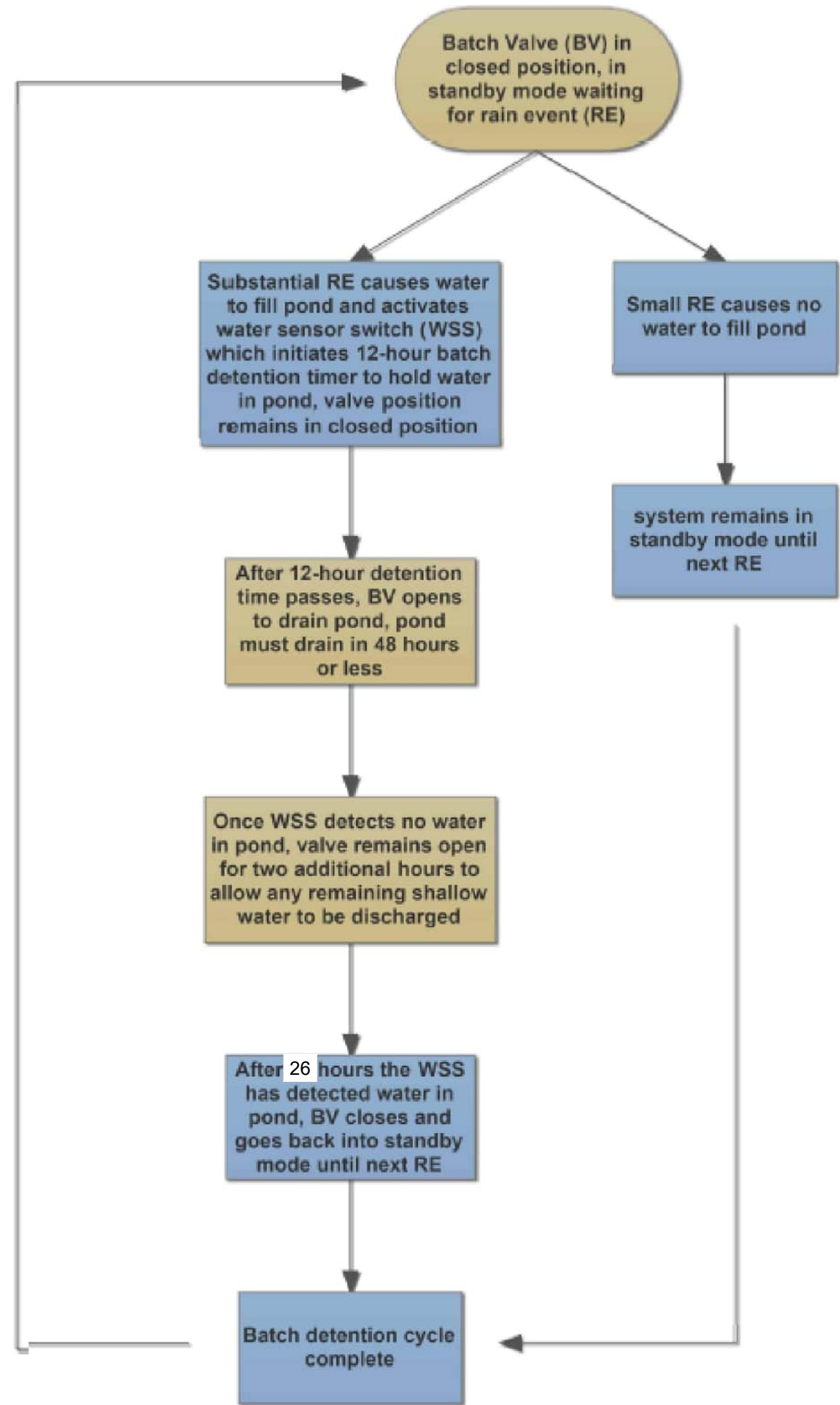
THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP

Ground Mount Controller and Battery Enclosure



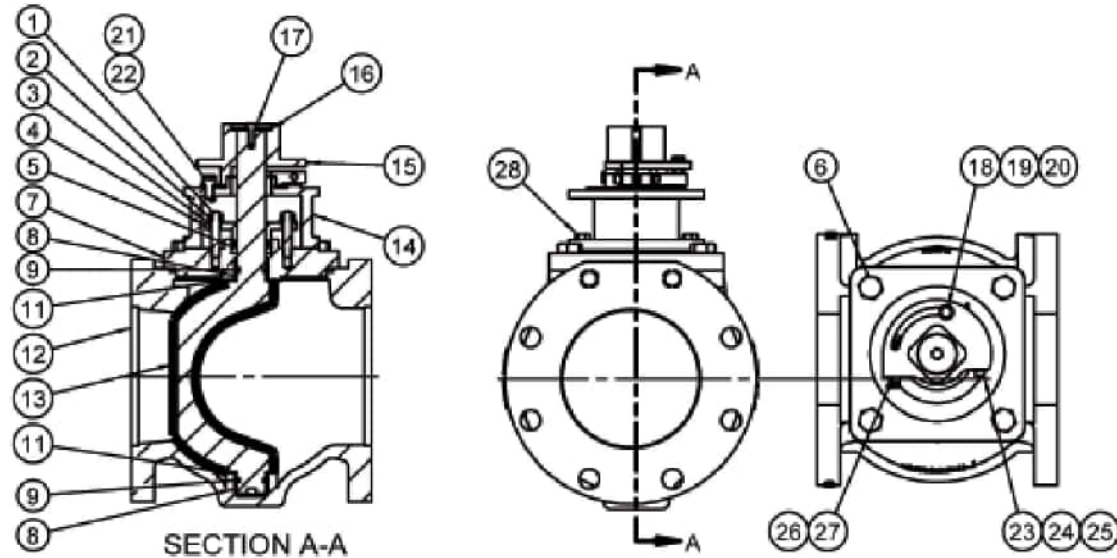
- Standard boxes are fabricated from .125" thick 5052--H32 aluminum
- Heavy--duty stainless steel continuous
- Heavy--duty stainless steel continuous hinge
- Seams are continuously welded and then sanded smooth
- Adjustable tension stainless steel padlock hasp
- Removable component mounting plate
- Standard finish is a bright white polyester powder--coat inside and out
- Two 7/8" diameter wire holes
- Built to NEMA 3R specifications
- Filtered or screened ventilation louvers
- Hinged front door with PORON door gasket
- Supplied with u--bolts (when pole specified)

Batch Valve Programmable Logic Flow Chart



800 SERIES MATERIAL LIST

2.5" to 12", 212F Max Temp., 175 psi Max Press, Bi-Directional



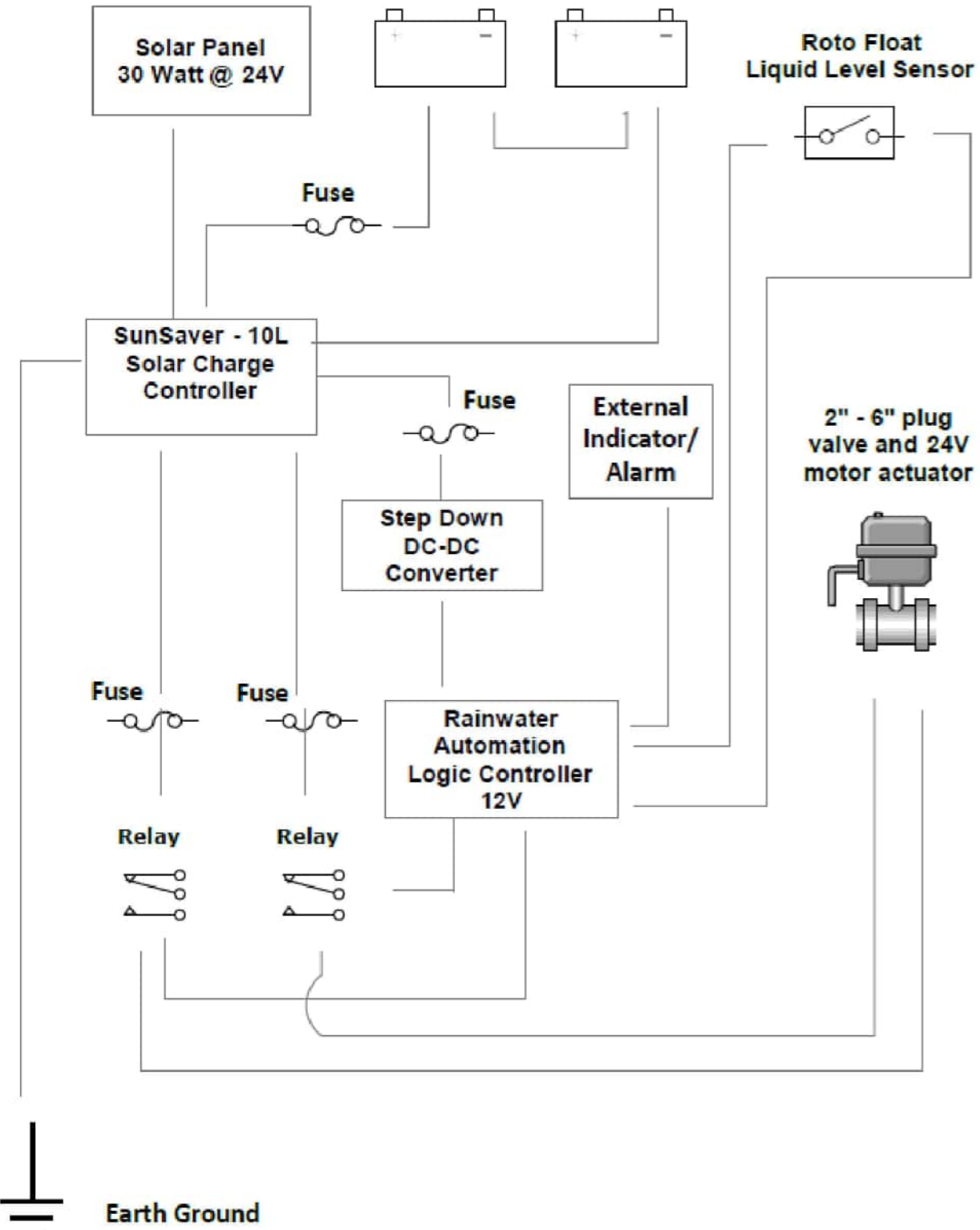
Item	Description	Material	Item	Description	Material
1	Gland Stud	Stainless Steel	15	Torque Collar	A536 GR 65-45-12
2	Hex Nut	Stainless Steel	16	Flat Washer	Q235-A Zinc Plated
3	Flat Washer	Stainless Steel	17	Socket Head Capscrew	Stainless Steel
4	Gland	ASTM A126 CL B	18	Hex Head Capscrew	Stainless Steel
5	V-Ring Set	NBR	19	Hex Nut	Stainless Steel
6	Hex Head Capscrew	Stainless Steel	20	Flat Washer	Stainless Steel
7	Cover	ASTM A126 CL B	21	Socket Head Capscrew	Stainless Steel
8	Bearing	SST, Sintered	22	Lock Washer	Stainless Steel
9	O-Ring	NBR	23	Socket Head Capscrew	Stainless Steel
10	O-Ring	NBR	24	Hex Nut	Stainless Steel
11	Thrust Washer	PTFE	25	Flat Washer	Stainless Steel
12	Body	ASTM A126 CL B	26	Hex Head Capscrew	Stainless Steel
13	Plug Molded	A536 GR 65-45-12 +NBR	27	Hex Nut	Stainless Steel
14	Torque Collar Adapter (Buried)	ASTM A126 CL B	28	Hex Head Capscrew	Stainless Steel

800 SERIES Cv Data (GPM@1PSI)

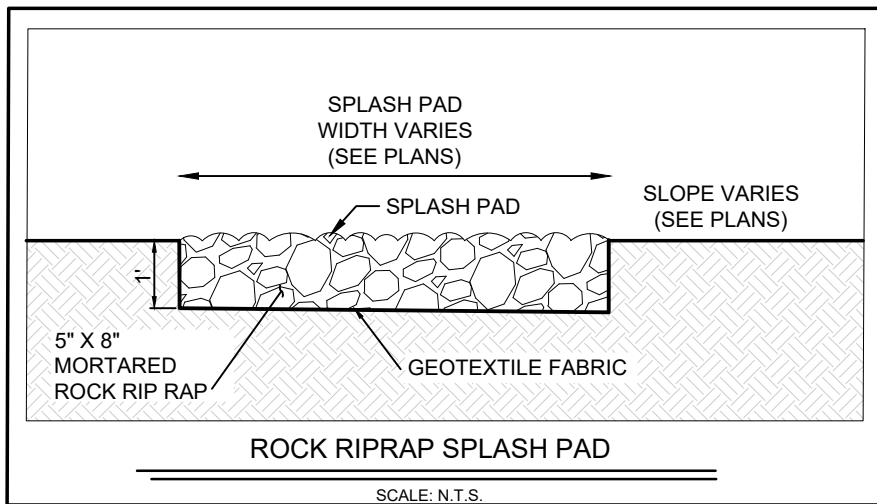
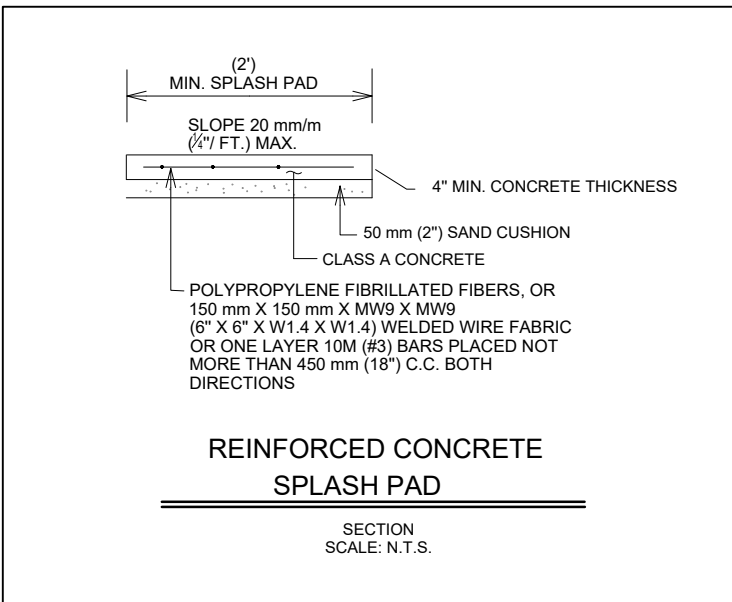
Size	2.5	3	4	5	6	8	10	12
Cv	425	680	1190	2000	2400	4600	5800	9100

Crispin/K-Flo Valves, 600 Fowler Ave., Berwick PA 18603 T: 800-247-VALV W: www.kflovalves.com

Circuit Block Diagram



Actuator Specifications	P4	P5	P6
Torque "lb/Nm	3500"/lbs/400Nm	4400"/lbs/500Nm	5750"/lbs/650Nm
Supply Voltage	12vac/vdc 24vac/vdc	12vac/vdc 24vac/vdc	12vac/vdc 24vac/vdc
Max Inrush Current	16.1A 9.2A	13.5A 9.0A	12.5A 8.5A
Running Current	16.1A 8.5A	14.1A 7.5A	12.3A 7.0A
Motor	DC Brush Type		
Runtime (90°@60Hz/vdc)	16 sec	22 sec	28 sec
Runtime (90°@50Hz)	16 sec	22 sec	28 sec
Duty Cycle	75%		
Motor Starts	1200 per hour		
Weight	47lbs/22kg		
Mechanical Connections	ISO5211 F10 8pt 35mm		
Electrical Entry	(2) 3/4" NPT		
Electrical Terminations	12-16ga		
Environmental Rating	NEMA 4/4X		
Manual Override	7.6" Handwheel		
Control	On/Off-Jog, Proportional		
Actuator Case material	Aluminum Alloy, Powder coated		
Motor Protection	230°F/110°C Thermal F* Class *Totally Enclosed Non-Ventilated Motors		
Ambient Temperature	-22°F to +125°F		
Operating Range	-30°C to +52°C		



TCEQ CONSTRUCTION NOTES:

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ONSITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ 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.
- THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
 - D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.



Mar 26, 2025

TBPELS FIRM No. 17877

gaj@exas@gmail.com



ELLI ENGINEERING, PLLC
700 THERESA COVE, CEDAR PARK, TX 78613
312-666-8065

14651 RONALD REAGAN BLVD, CEDAR PARK, TEXAS 78641

SHOPS AT RONALD REAGAN

SITE PLAN IMPROVEMENTS

POND DETAILS AND CALCULATIONS (1 OF 2)

DRAWING SCALE: HORIZ = N/A VERT = N/A

SURVEYED: FILE NAME: PARKER SQUARE

DATE: DRAWN: CW

DESIGNED: CW

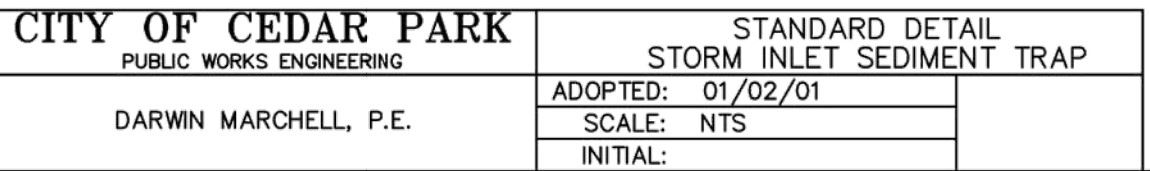
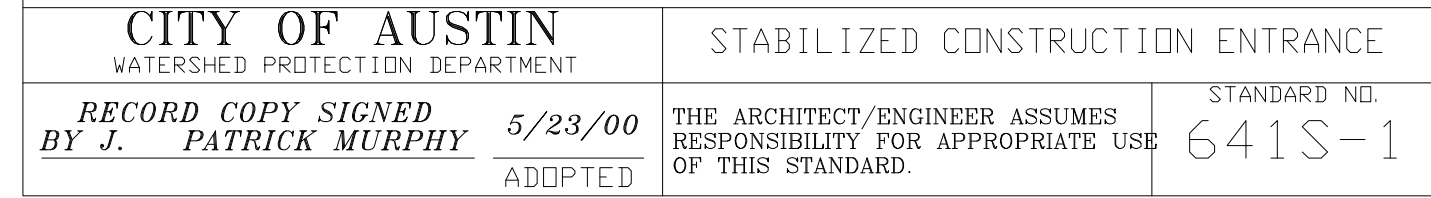
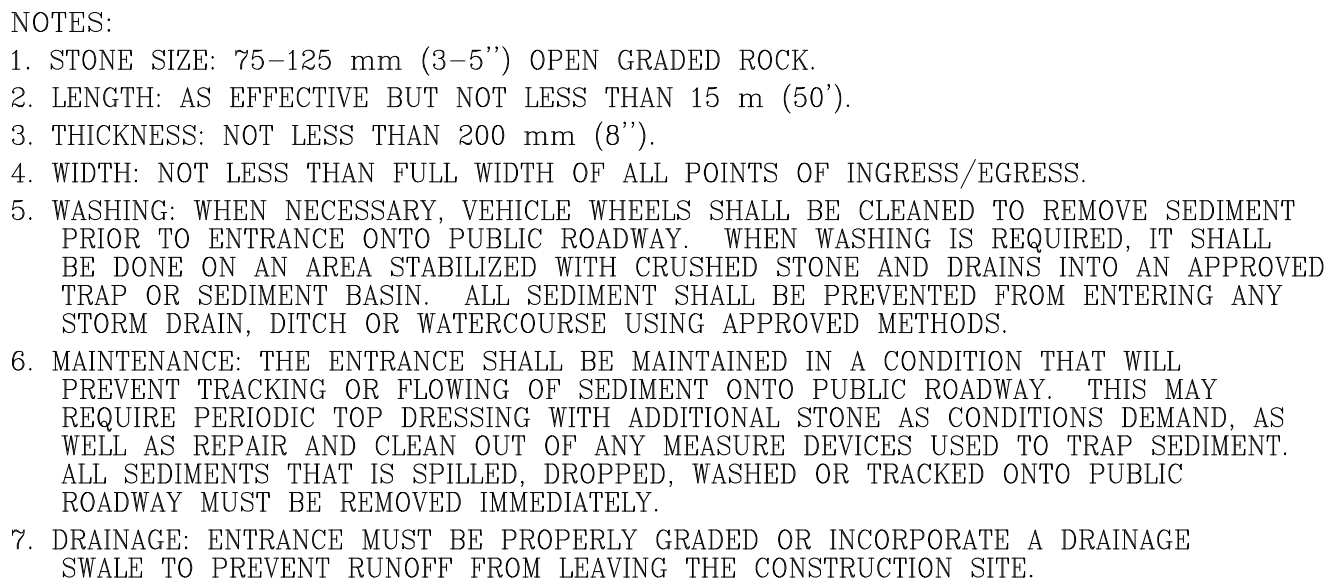
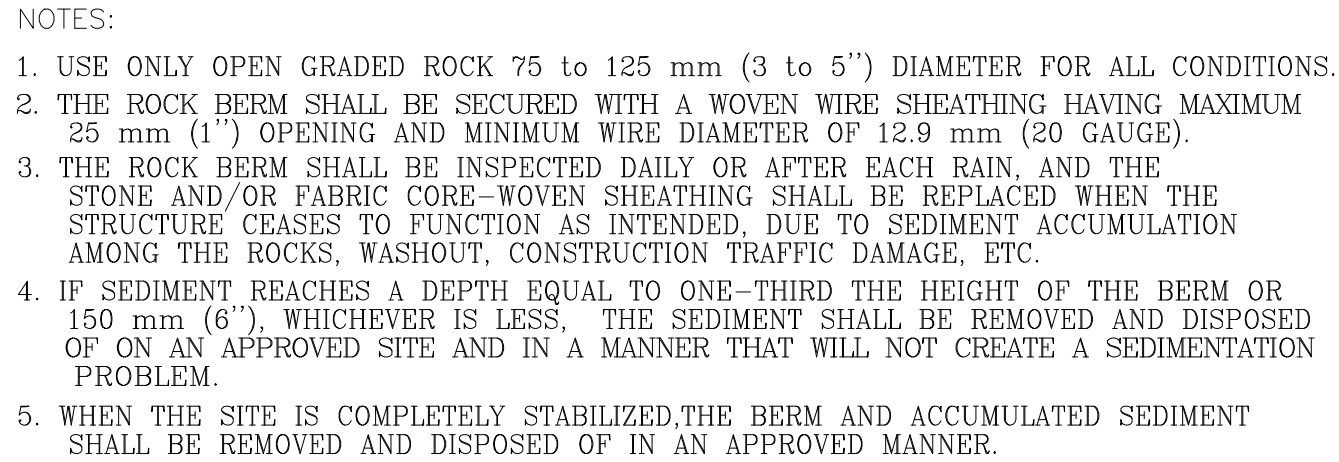
SHEET

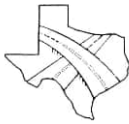
13

OF

29

THIS AREA IS RESERVED FOR FUTURE CITY APPROVAL STAMP





Firm # 17877

March 13, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan**

To Whom It May Concern:

A plan for the inspection, maintenance, repair, and if necessary, retrofit of the permanent BMPs and measures is attached. It includes procedures for documenting inspections, maintenance, repairs, and if necessary, retrofits as well as record keeping procedures. The plan has been prepared and certified by the engineer that designed the permanent BMP and measures. The owner or responsible party has signed the plan.

If you have any questions or need further assistance, please contact me at 512-658-8095.

Gary Eli Jones, P.E.
Authorized Agent



Firm # 17877

February 27, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
12100 Park 35 Circle, Bldg. A, Room 179
Austin, Texas 78753

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment N-Inspection, Maintenance, Repair and Retrofit Plan**

To Mr. Sravanth Poreddy:

TCEQ requires the property owner to keep operation, maintenance, and inspections records of the BMP features including the grassy swale and batch detention pond.

General Guidelines:

- **Accessibility:** You should maintain accessibility to the BMP at all times. Equipment and personnel required to maintain and inspect the BMP should not be obstructed under reasonable conditions. Maintenance access will be provided via 12-foot ramp into the pond.
- **Material Disposal:** Stormwater pollutants include a variety of substances that are deposited in the BMP. Federal and state laws and regulations may apply to the disposal of substances removed from the BMP. In order to dispose of substances removed from the BMP you must 1) characterize the waste 2) classify the waste based on character 3) properly dispose the waste according to current state (30TAC 330 or 335) and federal rules (40 CFR Subchapter C or D). The sediment must be determined inert for on-site disposal.

At a minimum, you should keep written records indicating the following:

Subject	Frequency
Pest management	Develop an integrated pest management plan for vegetated areas. Specify how problem weeds and insects will be controlled with minimal or no use of insecticides and herbicides.
Inspect swales & filters	Twice per year, once after a major rainfall event.
Inspect outlet structure	Twice per year, once after a major rainfall event.
Mow and maintain area	As needed such that grass is less than 18" tall or twice per year.
Remove sediment	Remove sediment that reaches 3 inches in depth over any spot or covers vegetation. Replace eroded areas with compacted fill and re-seed as necessary to maintain

Maintenance Guidelines for Batch Detention Basins

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed 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. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

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. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms



due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

All maintenance and repairs made to the BMP should be documented along with the inspection report.

Sincerely,

Concurrence & Acceptance:

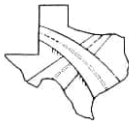


Gary Eli Jones, P.E.



Sravanth Poreddy

04/02/2025



Firm # 17877

March 13, 2025

Texas Commission on Environmental Quality
Region 11 Field Office (Austin)
2800 S. IH 35, Suite 100
Austin, Texas 78704

**Re: Shops at Ronald Reagan
14651 Ronald W. Reagan Blvd
Contributing Zone Plan Permit
Attachment P-Measures for Minimizing Surface Stream Contamination**

To Whom It May Concern:

The permanent BMP that is proposed on-site will provide measures to avoid or minimize surface stream contamination. The measures are shown in the construction drawings and include temporary E&S controls, as well as the permanent BMP (batch detention pond). The perforated pipe covered with gravel used for discharge from the batch detention pond will ensure the discharge from the site is distributed across the southern property line.

If you have any questions or need further assistance, please contact me at 512-658-8095.

3/13/2025

Gary Eli Jones, P.E.
Authorized Agent



TPDES Construction General Permit

Stormwater Pollution Prevention Plan (SWP3)

For a Small Construction Site Less Than Five Acres

For Construction Activities At:

Shops at Ronald Reagan
14651 Ronald Reagan Blvd
Leander, 78641

SWP3 Prepared For:

August Developers, LLC
2509 Friuli Circle
Leander, 78641



SWP3 Prepared By:

Ferguson Waterworks
601 Private Road 900
Hutto, Texas 78634
512-330-0796

SWP3 Preparation Date:

3/21/2025

Table of Contents

Section 1: Project/Site Information.....	1-3
1.1 Nature of Construction Activity and Project Information	1-3
1.2 Operators and Contactor's Contact Information	1-5
1.3 Construction Support Activities	1-6
1.4 Sequence of Construction Activities	1-7
1.5 Allowable Non-Stormwater Discharges	1-8
Section 2: Receiving Waters and Site Map	2-1
2.1 Receiving Waters and Site Maps	2-1
2.2 General Location Map	2-2
2.3 Site Map	2-2
Section 3: Construction Site Pollutants	3-1
3.1 Pollutant-Generating Activities	3-1
3.2 List of Potential Pollutants	3-2
Section 4: Compliance with Federal and State Requirements	4-1
4.1 Endangered or Threatened Species Protection.....	4-1
4.2 Federal, State, or Local Historic Preservation Laws.....	4-2
4.3 TMDL Requirements	4-2
Section 5: Stormwater Control Measures	5-1
5.1 Stabilization Practices	5-1
5.2 Natural Buffers and/or Equivalent Sediment Controls	5-2
5.3 Structural Controls/Best Management Practices (BMPs)	5-3
5.3.1 Perimeter Control	5-4
5.3.2 Offsite Vehicle Tracking.....	5-4
5.3.3 Velocity Dissipation Devices.....	5-4
5.3.4 Minimize Dust.....	5-5
5.3.5 Minimize the Disturbance of Steep Slopes	5-5
5.3.6 Preserve Topsoil.....	5-5
5.3.7 Minimize Soil Compaction	5-5
5.3.8 Protection of Storm Drain Inlets.....	5-5
5.3.9 Sedimentation Basins or Impoundments.....	5-6
5.3.10 Dewatering Practices.....	5-6
5.3.11 Permanent Storm Water Controls	5-7
Section 6: Pollution Prevention Controls.....	6-1
6.1 Spill Prevention and Response	6-1
6.2 Waste Management Procedures	6-1

6.3 Prohibited Discharges	6-3
Section 7: Procedures and Documentation	7-1
7.1 Maintenance and Repair	7-1
7.2 Inspections	7-1
7.3 Corrective Actions	7-2
7.4 Record Keeping and Record Retention	7-3
7.5 Site Posting/Construction Site Notice	7-3
Section 8: Construction Support Activities	8-1
Section 9: SWP3 Certification	9-1
Section 10: SWP3 Modifications	10-1
Section 11: SWP3 Attachments & Additional Documentation	11-1

Section 1: Project/Site Information


1.1 Nature of Construction Activity and Project Information

Project/Site Name and Address	
Project/Site Name: Shops at Ronald Reagan	
Project/Site Street/Location: 14651 Ronald Regan Blvd	
City: Leander	County: Williamson
State: Texas	ZIP Code: 78641

General Description of the Nature of the Construction Project/Site:
Construction activities will consist of developing a new commercial/retail site and the associated site improvements. Construction will generally include erosion and sediment controls, clearing, grading, excavation, drainage improvements, utilities, paving, and vertical construction of the associated buildings and structures.

Project Area Data
Estimated project start date: TBD
Estimated project end date: TBD
Total area of the construction site: 3.15 (acres)
Estimated area to be disturbed: 3.35 (acres)
Purpose of the Construction Project/Site: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Pipeline <input type="checkbox"/> Road/Bridge <input type="checkbox"/> Other(s):

Project Latitude/Longitude (Physical entrance OR for linear project, include latitude/longitude of start and end points)	
Latitude:	Longitude:
30.5520° N	-97.7968° W
Latitude:	Longitude:
____.____.____ ° N	____.____.____ ° W
Method for determining latitude/longitude:	
<input checked="" type="checkbox"/> Google Earth <input type="checkbox"/> EPA Website <input type="checkbox"/> USGS topographic map <input type="checkbox"/> TCEQ Maps	

Description of soil types or the quality of any discharge from the site:
<p>EaD—Eckrant cobbly clay, 1 to 8 percent slopes</p> <p>ErE—Eckrant-Rock outcrop association, 1 to 10 percent slopes</p> <p>EeB—Eckrant stony clay, 0 to 3 percent slopes, stony</p> <p>OkA—Oakalla silty clay loam, 0 to 2 percent slopes, frequently flooded</p>
 <p>The image is an aerial photograph of a wooded area with a green boundary line. An orange line traces a path through the woods, with labels 'OkA', 'EeB', and 'EaD' placed along it. A label 'EeE' is also present in the upper left area of the map.</p>

1.2 Operators and Contractor's Contact Information

Owner/Operators Information:		
Name: Friuli Developers, LLC		
Address: 2509 Friuli Circle		
City: Leander	State: Texas	Zip Code: 78641
Telephone Number: 732-599-9966		
Email address: unknown		
TPDES Authorization Number: N/A (Small Construction Site)		

Contractor's Information:		
Name: Contractor will be determined		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		
TPDES Authorization Number: N/A (Small Construction Site)		

Sub-Contractor's Information (if applicable):		
Name:		
Address:		
City:	State:	Zip Code:
Telephone Number:		
Email address:		

SWP3 Preparer Contact Information
SWP3 Preparer Contact Name: Jeff Coombes, CPESC
Telephone number: 512-848-2233
Email address: jeff.coombes@ferguson.com

1.3 Construction Support Activities

List of construction support activities that will be present at the construction project/site:

Type of Construction Support Activities	Will be Present at the Construction Site?
Onsite Equipment Staging Yards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Onsite Material Storage Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Offsite Excavated Material Disposal Areas (e.g. excess material dump sites)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Offsite Borrow Areas (e.g. a material borrow pit)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Onsite Concrete Production Plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Onsite Asphalt Production Plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(add others below if applicable)	
	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No

1.4 Sequence of construction activities that will disturb soils for major portions of the site.

No.	General Sequence of Construction Activities	Estimated Start Date	Approx. Duration (in Days)
1.	Install temporary erosion and sediment controls as indicated on the approved site plans.	Start date has not been determined	
2.	Begin initial site clearing, rough-grading, and excavation to prep for proposed improvements.	TBD	
3.	Install underground utility mains and services such as storm sewer, water and wastewater lines.	TBD	
4.	Begin construction of parking areas, tie-ins, driveways, and building pads.	TBD	
5.	Begin vertical construction of the proposed buildings and structures	TBD	
6.	Complete paving, site clean-up, landscaping and revegetation.	TBD	
7.	Remove temporary erosion and sediment controls after final stabilization is achieved.	TBD	
8.			
9.			
10.			

1.5 Allowable Non-Stormwater Discharges

List of allowable non-stormwater discharges that may be present at the construction site:

No.	Type of Allowable Non-Stormwater Discharge	Likely to be Present at Construction Site?
1.	Fire hydrant flushing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Waters used to wash vehicles and equipment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3.	Uncontaminated water used to control dust	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Potable water including uncontaminated water line flushing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Routine external building wash down	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6.	Pavement washing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.	Uncontaminated air conditioning or compressor condensate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.	Uncontaminated, non-turbid discharges of ground water or spring water	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9.	Foundation or footing drains	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10.	Landscape Irrigation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
11.	Uncontaminated construction dewatering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Section 2: Receiving Waters and Site Maps

2.1 Receiving Waters

Receiving Water body Information: Stormwater discharges from this construction project will potentially flow to the following receiving water body(ies):

No.	Name of the Receiving Waters	TCEQ Segment ID Number	Will the receiving waters be disturbed?	Location of the Receiving Waters
1.	Block House Creek	Unclassified	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Located to the north and east of the site
2.			<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.			<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.			<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.			<input type="checkbox"/> Yes <input type="checkbox"/> No	

Is the project located within the Edwards Aquifer Recharge Zone or the Edwards Aquifer Contributing Zone?

☒ Yes ☐ No

If yes, provide the TCEQ Edwards Aquifer permit number associated with the site:

Edwards Aquifer permit is pending review

Does the project/site discharge stormwater into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If yes, provide the name and address of the of the MS4 operator:

Name of MS4: City of Leander

Address: 105 N Brushy Street – Leander, TX 78641

2.2 General Location Map

- ☒ A **general location map** is included in **Attachment A** of this SWP3.

2.3 Site Map

The SWP3 includes a site map or series of site maps (or erosion and sediment control plans) showing all of the criteria listed below:

- i. **property boundary(ies);**
- ii. **drainage patterns**
- iii. **areas where soil disturbance will occur**
- iv. **locations of all controls and buffers, either planned or in place;**
- v. **locations where temporary or permanent stabilization practices are expected to be used;**
- vi. **locations of construction support activities, including those located off-site;**
- vii. **surface waters (including wetlands) either at, adjacent, or in close proximity to the site**
- viii. **locations where stormwater discharges from the site directly to a surface water body or a municipal separate storm sewer system;**
- ix. **vehicle wash areas; and**
- x. **designated points on the site where vehicles will exit onto paved roads**

- ☒ The site map or series of maps for this site can be found in **Attachment B** of this SWP3.

Section 3: Construction Site Pollutants

3.1 Pollutant-Generating Activities

Potential sources of sediment to stormwater runoff:

No.	Potential Sediment Pollutant/Activity	Likely to be Present at Construction Site?
1.	Clearing and topsoil stripping	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Grading and/or excavation operations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Fill or imported materials (sand, gravel, road base, etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Stockpiled material (topsoil, spoils)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Trenching	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.	Vehicle Tracking	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.		<input type="checkbox"/> Yes <input type="checkbox"/> No
8.		<input type="checkbox"/> Yes <input type="checkbox"/> No

Potential sources of pollutants, other than sediment, to stormwater runoff:

No.	Potential Pollutant (other than sediment)	Likely to be Present at Construction Site?
1.	Staging or storage areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2.	Small re-fueling activities & minor equipment maintenance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3.	Portable toilets or temporary sanitary facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4.	Using general building materials (solvents, adhesives, paints, lubricants)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5.	Concrete washout, mortar, flowable fill	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.	Paving Operations (asphalt and asphalt primer)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7.	Concrete curing compounds and form release agents	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8.	Construction waste, trash and debris	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9.		<input type="checkbox"/> Yes <input type="checkbox"/> No

3.2 List of Potential Pollutants

List of Pollutants that can be present at the construction site:

Check if used	Materials or Chemicals	Stormwater Pollutants	Location at the Site
<input checked="" type="checkbox"/>	Dirt from disturbed areas	Sediment	Site-wide, at cleared and graded areas
<input checked="" type="checkbox"/>	Cleaning solvents	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	Potentially used during equipment maintenance or repairs. Locations will vary
<input checked="" type="checkbox"/>	Asphalt	Oil, petroleum distillates	Used for paved parking areas and driveways
<input checked="" type="checkbox"/>	Concrete	Limestone, sand, chromium	Concrete will be poured at several areas within the site
<input checked="" type="checkbox"/>	Glue, adhesives, sealants	Polymers, epoxies	Used in general construction, utilities, and construction of the buildings.
<input checked="" type="checkbox"/>	Paints, stains, lacquers	Metal oxides, Stoddard solvent, calcium carbonate, arsenic	Used in association with the proposed buildings and asphalt marking
<input checked="" type="checkbox"/>	Curing compounds	Naphtha	Used with concrete
<input type="checkbox"/>	Wood preservatives	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	
<input checked="" type="checkbox"/>	Hydraulic oil/fluids	Mineral oil	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Gasoline	Benzene, ethyl benzene, toluene, xylene, MTBE	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Diesel Fuel	Petroleum distillate, oil & grease, naphthalene, xylenes	Used in construction equipment and tools. Locations will vary
<input checked="" type="checkbox"/>	Antifreeze/coolant	Ethylene glycol, propylene glycol, heavy metals	Used in construction equipment. Locations will vary
<input checked="" type="checkbox"/>	Sanitary toilets	Sanitary waste and deodorizing chemicals	Used in portable toilets
<input checked="" type="checkbox"/>	Plaster	Calcium sulphate, calcium carbonate, sulfuric acid	Possibly used with construction of the buildings
<input type="checkbox"/>	Pesticides (insecticides, fungicides, herbicides, rodenticides)	Chlorinated, hydrocarbons, organophosphates, carbonates	
<input checked="" type="checkbox"/>	Fertilizer	Nitrogen, phosphorous	At all areas to be revegetated
<input type="checkbox"/>			
<input type="checkbox"/>			

Section 4: Compliance with Federal Requirements

4.1 Endangered or Threatened Species Protection

Discharges that would adversely affect a listed endangered or threatened aquatic or aquatic-dependent species or its critical habitat are not authorized by the TXR15 permit unless the requirements of the Endangered Species Act are satisfied. Federal requirements related to endangered species apply to all TPDES permitted discharges and site-specific controls may be required to ensure that protection of endangered or threatened species is achieved. If a permittee has concerns over potential impacts to listed species, the permittee may contact TCEQ for additional information.

Is there threatened or endangered aquatic species or critical habitat located at this site?

☐ Yes ☒ No

If yes, provide data here:

Name of Aquatic Species	Will discharges adversely affect endangered aquatic species or habitat?	Location of the Critical Habitat	Is Documentation of compliance with The Endangered Species Act included within the SWPPP?
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No

Endangered species habitat information was obtained from the following U.S. Fish and Wildlife website:

[Critical Habitat for Threatened & Endangered Species \[USFWS\]](#)

4.2 Federal, State, or Local Historic Preservation Laws

Will stormwater discharges or stormwater discharge-related activities (e.g., catch basin, pond, culvert, etc.) affect a property that is protected by Federal, State, or local historic preservation laws? ☐ Yes ☒ No

If yes, describe any actions taken to mitigate those effects: Not Applicable

Historical information was obtained from the following website:

<https://www.nps.gov/subjects/nationalregister/index.htm>

4.3 TMDL Requirements

Does the construction project/site discharge stormwater into an impaired water body on the latest EPA-approved CWA 303(d) list of waters with an EPA-approved or established TMDL that are found on the latest EPA-approved Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d) (which lists the category 4 and 5)?

☐ Yes ☒ No

If yes, new sources or new discharges of the pollutants of concern to impaired waters are not authorized by this permit unless otherwise allowable under 30 TAC Chapter 305 and applicable state law. Impaired waters are those that do not meet applicable water quality standards and are listed as category 4 or 5 in the current version of the CWA 305(b) and 303(d) list. Pollutants of concern are those for which the water body is listed as impaired.

Discharges of the pollutants of concern to impaired water bodies for which there is a TMDL are not eligible for coverage under the TPDES General Permit unless they are consistent with the approved TMDL.

Segment ID	Segment Name	Assessment Unit	Impairment Parameter	Year First Listed	Impairment Category
N/A	N/A	N/A	N/A		

TMDL information was obtained from the following website:

[2024 Texas IR 303\(d\) Report - Texas Commission on Environmental Quality - www.tceq.texas.gov](https://www.tceq.texas.gov/2024-Texas-IR-303d-Report)

Section 5: Stormwater Control Measures

The purpose of the implementation of different stormwater pollution controls is to reduce pollutants in the stormwater and the volume of stormwater leaving the construction site. All pollution control measures should be selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices.

5.1 Stabilization Practices

Type of Site Stabilization Practice(s) that will be implemented at the construction project/site (select all that apply):

☐ Temporary ☒ Permanent ☐ Vegetative ☐ Non-Vegetative

Deadline to Initiate Stabilization: stabilization measures are required whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site and will not resume for a period of 14 or more calendar days.

Temporary Stabilization
The following controls/BMPs will be used to temporarily stabilize exposed portions of the construction site:
<input type="checkbox"/> Rolled erosion control products such as matting or straw blankets <input type="checkbox"/> Hydroseeding <input type="checkbox"/> Soil binders <input type="checkbox"/> Straw mulch or wood mulch <input type="checkbox"/> Compost Blankets <input type="checkbox"/> Drill seeding or broadcast seeding <input type="checkbox"/> Other <input checked="" type="checkbox"/> Temporary stabilization will likely not be required

Permanent Stabilization
The following controls/BMPs will be used to permanently stabilize exposed portions of the construction site:
<input type="checkbox"/> Rolled erosion control products such as matting or straw blankets <input checked="" type="checkbox"/> Hydroseeding <input checked="" type="checkbox"/> Sod and/or landscaping <input type="checkbox"/> Drill seeding or broadcast seeding <input type="checkbox"/> Other

To achieve final stabilization, all soil disturbing activities at the site must be completed and a uniform perennial vegetative cover with a density of at least 70% of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or equivalent permanent stabilization measures (such as rip rap or gabions). Final stabilization must be achieved prior to termination of permit coverage.

Site Stabilization Record: A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be included with the plan.

☒ A record of the dates when grading activities occur will be documented using the Grading & Stabilization Activity logs in **Attachment H** of this SWP3.

If not, explain why: _____

5.2 Natural Buffers and/or Equivalent Sediment Controls

Natural Buffer Compliance

Appropriate natural buffers around surface water in the state must be provided and maintained. Direct stormwater to vegetated areas and maximize stormwater infiltration to reduce pollutant discharges, unless infeasible. If providing buffers is infeasible, the permittee should document the reason that natural buffers are infeasible and should implement additional erosion and sediment controls to reduce sediment load.

Are surface waters within close proximity of the site (within 1 mile of the site)?

☒ Yes ☐ No

If yes, will a natural buffer be implemented?

☒ Yes ☐ No (Not Feasible)

If a natural buffer is not feasible, the following additional erosion and sediment controls will be used to achieve the sediment load reduction similar to a natural buffer:

Not Applicable – a natural buffer will be maintained between the site and Block House Creek.

Rationale for concluding that it is infeasible to provide and maintain a natural buffer of any size:

Not Applicable

Note – TCEQ does not consider stormwater control features (e.g. stormwater conveyance channels, storm drain inlets, sediment basins) to constitute “surface water” for the purpose of triggering the buffer requirement.

5.3 Structural Controls/Best Management Practices (BMPs)

The table below lists Structural and Non-Structural Sediment Controls/Best Management Practices (BMPs) used to meet the non-numeric technology-based effluent limitations and applicable numeric technology-based effluent limitations.

The following BMPs will be used or implemented at the construction project/site:

Erosion Controls		Sediment Controls	
<input type="checkbox"/>	Preservation of Existing Vegetation	<input checked="" type="checkbox"/>	Silt Fence
<input type="checkbox"/>	Vegetated Swales	<input type="checkbox"/>	Silt Dikes
<input checked="" type="checkbox"/>	Hydroseeding	<input type="checkbox"/>	Compost Sock
<input type="checkbox"/>	Hydraulic Mulch	<input type="checkbox"/>	Check Dam
<input type="checkbox"/>	Wood Mulching	<input type="checkbox"/>	Mulch Rolls or Fiber Rolls
<input type="checkbox"/>	Straw Mulching	<input checked="" type="checkbox"/>	Storm Drain Inlet Protection
<input type="checkbox"/>	Compost Blankets	<input type="checkbox"/>	Outlet Protection/Velocity Dissipation Devices
<input type="checkbox"/>	Soil Binders	<input type="checkbox"/>	Earth Berms and Drainage Swales
<input type="checkbox"/>	Soil Stabilization Matting/Blankets	<input type="checkbox"/>	Sandbag Barrier
<input type="checkbox"/>	Soil Preparation/Roughening	<input type="checkbox"/>	Gravel Bag Berm/Barrier
<input checked="" type="checkbox"/>	Sod	<input type="checkbox"/>	Sediment Basin
<input type="checkbox"/>	Streambank Stabilization	<input type="checkbox"/>	Sediment Trap
Tracking Controls		<input type="checkbox"/>	Rip-rap
<input checked="" type="checkbox"/>	Stabilized Construction Entrance/Exit	<input checked="" type="checkbox"/>	Rock Berms or Gabions
<input type="checkbox"/>	Stabilized Construction Roadway	Non-Structural Controls	
<input type="checkbox"/>	Entrance/Exit Tire Wash	<input type="checkbox"/>	Phasing and Scheduling
<input type="checkbox"/>	Street Sweeping or Vacuuming	<input type="checkbox"/>	Dust Suppression
Other Structural Controls		<input checked="" type="checkbox"/>	Good Housekeeping
<input type="checkbox"/>	Vegetative Buffers	<input checked="" type="checkbox"/>	Preventive Maintenance
<input type="checkbox"/>	Non-Vegetative Stabilization	<input type="checkbox"/>	Preservation of Topsoil
<input checked="" type="checkbox"/>	Concrete Waste Management	<input type="checkbox"/>	Minimizing Soil Compaction
<input checked="" type="checkbox"/>	Dewatering Controls	<input type="checkbox"/>	Fertilizer Application Management
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

5.3.1 Perimeter Control

Permit Requirement: *At a minimum, silt fences, vegetative buffer strips, or equivalent sediment controls are required for all down slope boundaries of the construction area, and for those side slope boundaries deemed appropriate as dictated by individual site conditions.*

To comply with the TXR15 permit, the following type of perimeter control(s) will be used at the construction site:

Perimeter Control Description	Location	Installation Date
Silt Fence	Silt fence is planned along the west, north and east perimeters of the site. See site map	Installation date will be determined
Rock Berms	Two rock berms are planned: at the NW corner of the site and within the proposed water quality pond.	Installation date will be determined

Maintenance Requirements: Remove sediment before it has accumulated to one-half of the above-ground height of any perimeter control. Repair or replace silt fence that is torn or damaged. Address areas where the fence has been knocked down, undermined, or un-trenched.

5.3.2 Offsite Vehicle Tracking

Permit Requirement: *Track-out of sediment onto off-site streets, other paved areas, and sidewalks from vehicles exiting your construction site must be minimized.*

To comply with the TXR15 permit, the following type of sediment track-out control will be implemented:

Perimeter Control Description	Location	Installation Date
Stabilized Construction Entrance/Exit	A stabilized construction entrance/exit is planned where construction traffic will exit onto Ronald Reagan Blvd.	Installation date will be determined

Maintenance Requirements:

Tracking Removal/Cleaning: Promptly remove any sediment tracked onto paved roadways. Properly dispose of any sediment build-up on the construction entrance. Restore the construction entrance (if required) by adding rock and/or cleaning any measures used to trap sediment.

5.3.3 Velocity Dissipation Devices

Permit requirement: *Permittees shall place velocity dissipation devices at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course, so that the natural physical and biological characteristics and functions are maintained and protected.*

5.3.4 Minimize Dust

Permit requirement: *minimize the generation of dust to avoid pollutant discharges to the extent feasible through application of water or other dust suppression techniques.*

Dust Control Description: To comply with the permit requirements and to avoid sediment pollutants from being discharged, a water truck or sprinklers can be used to minimize the generation of dust from the construction site.

5.3.5 Minimize the Disturbance of Steep Slopes

Permit requirement: *Disturbance of steep slopes (i.e., slopes of 40% or greater) must be minimized*

5.3.6 Preserve Topsoil

Permit requirement: *Preserve native topsoil on the site, unless infeasible; stockpile and reuse it in areas that will be stabilized with vegetation.*

Topsoil Control Description: Preserve and reuse native topsoil on site as much as possible and practicable.

5.3.7 Minimize Soil Compaction

Permit requirement: *In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, soil compaction must be minimized.*

Soil Compaction Control Description: In areas of the site where final vegetative stabilization will occur or where infiltration practices will be installed, restrict vehicle and/or equipment use in these areas to avoid or minimize soil compaction.

5.3.8 Protection of Storm Drain Inlets

Permit requirement: *If discharging to a storm drain inlet, protection measures that remove sediment from the stormwater discharge must be installed on the inlet.*

To comply with the TXR15 permit, the following type of inlet protection devices will be used:

Description of Storm Drain Inlet Protection	Location(s)	Installation Date
Filter Fabric	Inlet protection is planned on one proposed storm sewer near the site entrance. See site map	Inlet protection will be installed as the inlet is constructed and becomes functional (TBD).

Maintenance Requirements: Clean or remove and replace the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment.

5.3.9 Sedimentation Basins or Impoundments

Permit requirement: *A sedimentation basin or similar impoundment is required, where feasible, for a common drainage location that serves an area with ten or more acres disturbed at one time. A sedimentation basin may be temporary or permanent.*

Will the project disturb 10 or more acres within a common drainage location?

☐ Yes ☒ No

If yes, Is a permanent sediment or detention basin included in the project? ☐ Yes ☐ No

If yes, what is the designed capacity for the storage?

☐ At least 3600 cubic feet of storage per acre

OR

☐ 2-year, 24-hour storm from each disturbed acre

OR

☐ Other criteria were used to design basin: _____

If no, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: **Note – Improvements to the adjacent detention pond are within the scope of this project.**

Maintenance Requirements: Keep the sediment basin in effective operating condition and remove accumulated sediment to maintain at least ½ of the design capacity of the sediment basin at all times.

5.3.10 Dewatering Practices

Permit requirement: *Discharges from dewatering activities, including discharges from dewatering trenches and excavations, are prohibited, unless managed by appropriate controls to address sediment and prevent erosion. Operators must perform an inspection of the dewatering controls once per day while the dewatering discharge occurs.*

Dewatering Practice Description: Permittees should design and utilize appropriate controls to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site. Examples of appropriate controls include de-watering bags, settling tanks, filtering devices, or sedimentation basins.

Inspection of Dewatering Controls: Personnel provided by the permittee must inspect dewatering controls at minimum of once per day on the days where dewatering discharges occur.

A copy of the Dewatering Inspection Log is included in [Attachment I](#) of this SWP3.

5.3.11 Permanent Stormwater Controls

(e.g. water quality pond, engineered filter strips, or detention basin)

Description of Permanent Stormwater Control	Location(s) Within the Site
Water Quality and Detention Pond (batch detention pond)	A permanent water quality pond is planned at the southeast corner of the site.

Section 6: Pollution Prevention Controls

6.1 Spill Prevention and Response

Spill Prevention

Is there an existing Spill Prevention Control and Countermeasure (SPCC) plan developed for the site?

☐ Yes ☒ No, if yes, keep a copy of the SPCC plan onsite with this SWP3.

If no, describe procedures for preventing, containing, and cleaning up spills, leaks, and other releases:

Spills are prevented by using proper transporting, storage, and handling practices. Equipment at the site should be inspected for leaks before being operated each day. If leaks are discovered, the leak should be contained, and efforts implemented to stop the leak. The spilled pollutant should be properly cleaned and disposed appropriately per local regulations and requirements. Contaminated soils should be excavated and disposed appropriately. A spill kit should be readily available to equipment operators.

Emergency Spill Notification

In case of a toxic or hazardous material spill, notify:	Phone Numbers
TCEQ Spill Website: www.tceq.texas.gov/response/spills/spill_rq.html	512-239-1000
State of Texas Spill Reporting Hotline	1-800-832-8224
NRC (National Response Center)	1-800-424-8802

6.2 Waste Management Procedures

All wastes generated at the construction site, including, but not limited to, clearing and demolition debris, construction and employee trash, hazardous or toxic waste, and sanitary waste, should be prevented from being discharged to Waters of the State. The following BMP measures will be used to handle trash disposal, hazardous or toxic waste, sanitary waste, and proper material handling:

- ☒ **Trash Dumpsters:** should be placed away from stormwater conveyances and drains. Only trash and construction debris from the site should be deposited in the dumpster. No construction materials should be buried on site. Dumpsters should be serviced regularly and not allowed to leak.
- ☒ **Hazardous Waste Containment:** hazardous waste materials should be stored in appropriate and clearly marked containers.
- ☒ **Portable Toilets:** portable toilets should be located away from stormwater inlets and conveyances. The toilets should be anchored to the ground to prevent being tipped or knocked over. Toilets should be checked regularly for leaks or spills.

-
- ☒ **Proper Material Handling:** containers should be tightly sealed when not in use, and excess materials should be disposed of according to Texas requirements and/or manufacturer's recommendations. Liquid building materials should be stored, handled, and applied appropriately if considered a pollutant. When not in active use pollutants should be stored under cover or in sealed containers to prevent spills and leaks. Pollutants should not be washed out or dumped onto the ground. Pollutants should not be combined with storm water.

 - ☒ **Good housekeeping:** construction debris, trash, and other floatable material should be collected and prevented from becoming a pollutant source. Trash generated from employees should not be thrown on the ground or buried. Trash cans should be available at the site as needed and utilized to control litter from accumulating on the ground or blowing offsite.

 - ☒ **Minimizing exposure:** construction products, materials, chemicals, and wastes should be stored in a way that they are prevented from coming into contact with stormwater (e.g., plastic sheeting or temporary roofs).

 - ☒ **Designated concrete washout:** A designated concrete washout area should be implemented, utilized, and maintained. Concrete wash water should be directed into a leak-proof container or pit. The container or pit should be designed so that no overflows can occur due to inadequate sizing or precipitation and located away from surface waters and stormwater inlets or conveyances.

 - ☐ Other:

6.3 Prohibited Discharges

The following discharges from the construction project/site are prohibited under the general permit and are considered a violation should any occur.

- Wastewater from washout of concrete, unless managed by an appropriate control (see Section 6.2)
- Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials, unless managed by an appropriate control.
- Fuels, oils, or other pollutants used in vehicle and equipment operation and maintenance;
- Soaps or solvents used in vehicle and equipment washing; and
- Toxic or hazardous substances from a spill or other release.

Section 7: Procedures and Documentations

7.1 Maintenance and Repair

Ensure that all pollution prevention controls are installed correctly and remain in effective operating condition and are protected from activities that would reduce their effectiveness. All structural BMPs (i.e. Erosion & Sediment Controls) that require a repair of any kind (due to normal wear and tear, or as a result of damage) or require maintenance in order for the control to continue operating effectively should be maintained in accordance with the TPDES Construction General Permit requirements. Maintenance is required prior to the next anticipated rain event. At a minimum, maintenance should be performed in the following specific instances:

- for perimeter controls such as silt fence, rock berms, and mulch rolls: whenever sediment has accumulated to 50% or more of the above-ground height of the control.
- where sediment has been tracked-out onto the surface of off-site streets or other paved areas: sediment should be swept and removed or vacuumed from the street at least daily.
- for inlet protection measures: when sediment accumulates, the filter becomes clogged, and/or performance is compromised, the inlet protection devices should be cleaned.
- for sediment basins: sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%.
- For all structural BMPs: if inspection indicates a control has been used incorrectly, is not performing, or is damaged, the operator is required to replace or modify the control as soon as practicable after making the discovery.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts and prior to the next anticipated rain event.

7.2 Inspections

Personnel Responsible for Inspections:

Name(s) of Inspectors	Qualifications

General Procedures: During each inspection, the following areas of the construction site will be inspected:

- All stormwater controls (including sediment and erosion control measures identified in the SWP3) to ensure that they are installed properly, appear to be operational, and minimizing pollutants in discharges, as intended.
- Identify locations on the construction site where new or modified stormwater controls are necessary.
- Check for signs of visible erosion and sedimentation that can be attributed to the points of discharge where discharges leave the construction site or discharge into any surface water in the state flowing within or adjacent to the construction site.
- Identify any incidents of noncompliance observed during the inspection.
- Locations where vehicles enter or exit the site for evidence of off-site sediment tracking.

Inspection Frequency:

- ☐ Once every 7 calendar days
- ☐ Once every 14 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

Inspection Report Forms:

An Inspection Report Form has been prepared in accordance with the requirements of the TXR15 permit. A copy of the Inspection Report Form that will be used during construction of this project is included in [Attachment E](#) of this SWP3.

7.3 Corrective Actions

Corrective actions are actions taken to modify, replace, or reinstall any stormwater control used at the site; clean up and dispose of spills, releases, or other deposits; or remedy a permit violation. For any of the following conditions, a new or modified control should be installed **no later than 7 calendar days** from the discovery:

- A required stormwater BMP was never installed or was installed incorrectly, or not in accordance with the corresponding TCEQ permit requirement;
- A stormwater BMP needs to be repaired or replaced;
- A stormwater BMP is not effective enough for the discharge to meet applicable water quality standards;
- A prohibited discharge is occurring or has occurred; or
- TCEQ or MS4 Operator requires corrective action as a result of permit violations found during an inspection.

Operators should immediately take all reasonable steps to minimize or prevent the discharge of pollutants until a permanent solution is installed and made operational, including cleaning up any contaminated areas so that the material will not discharge in subsequent storm events.

Corrective actions taken based upon inspection findings will be documented within the inspection reports.

7.4 Record Keeping and Record Retention

Retain copies of the SWP3, Notice of Intent, Notice of Termination, logs, and all reports required by the TXR15 permit, for a **period of at least 3 years** from the date that the site reached final stabilized status.

7.5 Site Posting/Construction Site Notice

The TCEQ Construction Site Notice (CSN) is required to be posted near the main entrance of the site for the duration of the construction project. The following information is required on the CSN:

- The TPDES permit number for the project or a copy of the NOI if a permit number has not yet been assigned;
- The name and telephone number of a site contact person;
- A brief description of the project; and
- Location of the SWP3

A copy of the Construction Site Notice is included in [Attachment F](#) of this SWP3.

Section 8: Construction Support Activities

Concrete batch plants, asphalt batch plants, material processing areas, or other similar support activity is not expected at this construction project. Concrete and asphalt are expected to be trucked-in and not processed or manufactured onsite.

Section 9: SWP3 Certification

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

Signature of Primary Operator:

Signed: _____

Company: _____ Friuli Developers, LLC _____ **Date:** _____

If the SWP3 is shared by more than entity (other Operators):

Signed: _____

Company: _____ **Date:** _____

Signed: _____

Company: _____ **Date:** _____

Section 10: SWP3 Modifications

Records of SWPPP modifications or significant revisions are located in [Attachment G](#) of this SWP3.

Section 11: SWP3 Attachments & Additional Documentation

The following documentations are attached to the SWP3:

Attachment A – General Location Map

[A copy of general location map is included in Attachment A.](#)

Attachment B – Site Map(s)

[Copy of the site map\(s\) is/are included in Attachment B.](#)

Attachment C – TXR15 Permit Regulations

Note: it is helpful to keep a printed-out copy of the TXR15 permit so that it is accessible to you for easy reference. However, you do not need to formally incorporate the entire permit into your SWP3. As an alternative, you can include a reference to the permit and where it is kept at the site.

Attachment D – Inspection Report Form

[A copy of the Routine Site Inspection Report Form is included in Attachment D.](#)

Attachment E – Site Posting/CSN

[A copy of the Construction Site Notice is included in Attachment E.](#)

Attachment F – SWP3 Modifications and Revisions Log

[Significant SWP3 Modifications or Revisions are included in Attachment F.](#)

Attachment G – Site Stabilization Log

[A copy of Site Stabilization Log is included in Attachment G.](#)

Attachment H – Dewatering Inspection Log

[A copy of Dewatering Inspections are included in Attachment H.](#)

Attachment I – Other Documentations

[Any Additional Documentation pertaining to the permit is included in Attachment I.](#)









Attachment A – Site Location Map





Shops at Ronald Reagan

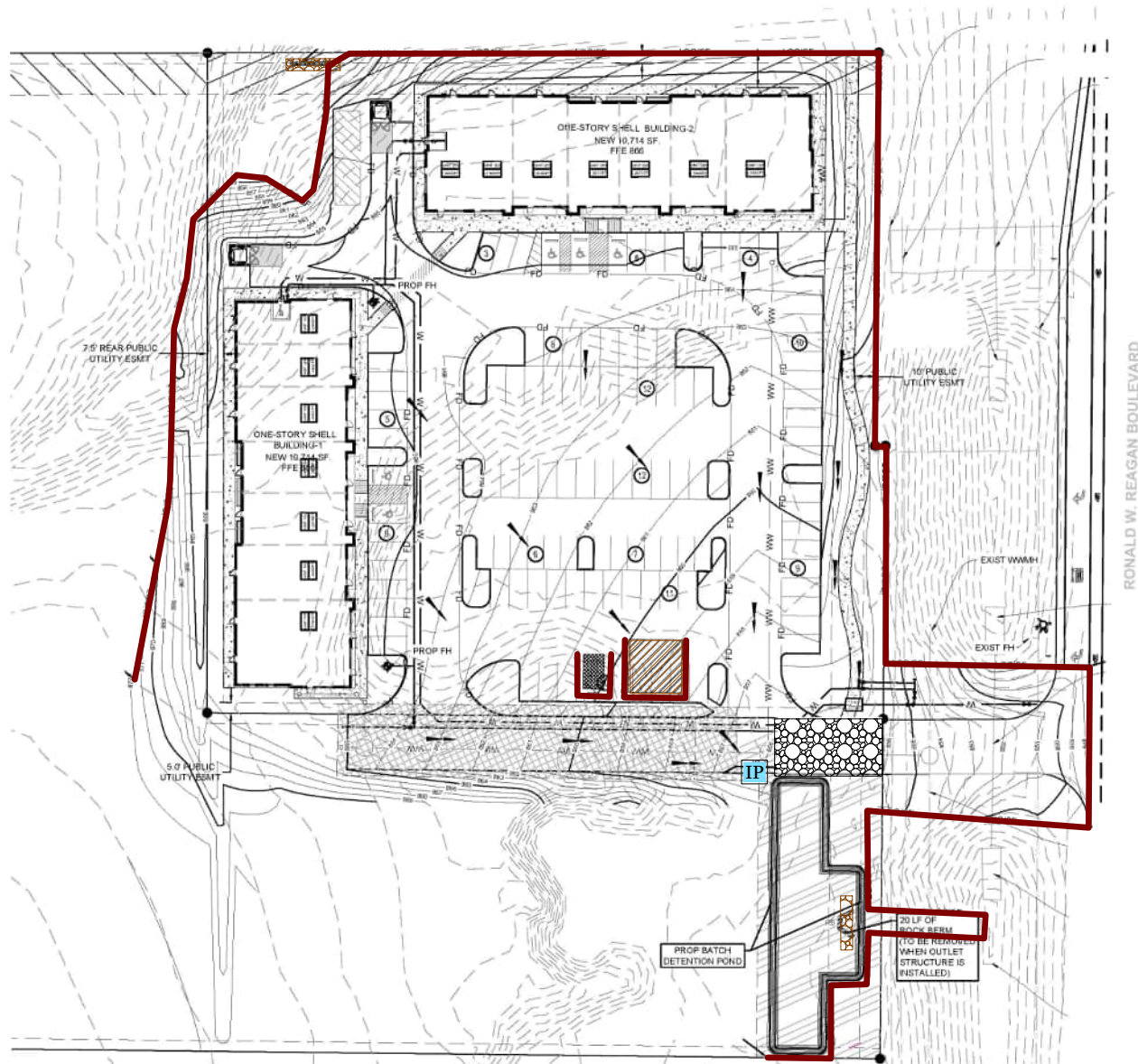
30.5520, -97.7968



LEGEND

-  ROCK BERM
-  INLET PROTECTION
-  FLOW DIRECTION
-  DRAINAGE CHANNEL/SWALE
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT
-  STAGING AND SPOILS AREA
-  CONCRETE WASHOUT AREA
-  CONSTRUCTION TRAILER

-  SILT FENCE/LOC
-  MULCH SOCK
-  RIVER/CREEK
-  PROPERTY BOUNDARY



NOTES:

SOIL DISTURBING ACTIVITIES ARE EXPECTED TO OCCUR INSIDE THE LIMITS OF CONSTRUCTION.
 SITE MAP IS NOT TO SCALE.
 STABILIZATION PRACTICES ARE EXPECTED TO BE USED AT DISTURBED AREAS BY SEEDING, SODDING, AND/OR LANDSCAPING.

ATTACHMENT B - SITE MAP
SHOPS AT RONALD REAGAN
 14651 RONALD REAGAN BLVD.
 LEANDER, 78641

FERGUSON WATERWORKS
GEO & STORMWATER
 (844) 468-4743
 FERGUSONGSS.COM



Inspection Date: _____

General Information	
Name of Project: Shops at Ronald Reagan	TCEQ Permit No.: N/A (small site)
Inspector Name:	Inspector Title:
Inspector's Contact Information:	
Inspection Location: (if multiple inspections are required)	
Inspection Frequency: Standard Frequency: <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.50" rain Reduced Frequency: <input type="checkbox"/> Once per month (for stabilized areas)	
Weather at the time of this inspection: _____	
Was this inspection after a 0.50" storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, rainfall amount (in inches): _____	
Are there any discharges at the time of inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Condition and Effectiveness of BMP Controls & Pollution Prevention					
Sl. No.	BMP Description & Location	Is BMP Installed & Operating Properly?	Corrective Action (CA) Required?	Date of BMP Maintenance	Notes
1.	Silt Fence/Fiber Rolls/Berm/Wattles Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	Silt Dykes/Check Dam/Rock Dams Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	Stabilized Construction Entrance /Exit Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	Inlet Protection on all storm drain Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	Sand Bag Barrier/Gravel Bag Barrier Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	Vegetated Swales Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	Compost Blankets/Geotextiles & Mats Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	Vegetative Buffers Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

9.	Sediment Trap/ Sediment Basin Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	Concrete Washout Pit Location:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
11.	Dust Control/Prevention	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Pollution Prevention and Waste Management		
Items of Inspection	Response & Reason	Action(s) Needed
Is the site free of floatables, litter, and construction debris?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are material storage and handling areas, including fueling areas, free of spills and leaks?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are spill kits available where spills and leaks are likely to occur?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are dumpsters and waste receptacles covered when not in use?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Has preventative maintenance been conducted on equipment and machinery?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Are material stockpiles sufficiently contained?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Has there been any sediment tracked-out from the site onto the surface of paved street, sidewalks or other paved areas outside of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	
Is the project free from visible erosion and/or sedimentation?	<input type="checkbox"/> Yes <input type="checkbox"/> No If no, reason:	

Complete the following section if a discharge is occurring at the time of the inspection:

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, provide the following information for each point of discharge:	
Specify Discharge Location	Observations (Visual Quality of the Discharge)
1.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge (color, odor, floating, settled/suspended solids, foam, & oil sheen): Are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No, If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature:

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

Signature: _____

Date: _____

Print Name: _____

Affiliation: _____

Attachment F - SWPPP Modification Log

Sl. No.	General Description of the Amendment	Date of Amendment	Amendment Prepared by
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			

Attachment G - Site Grading and Stabilization Log

Date Grading Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date When Stabilization Initiated

Use the following table if construction at the site temporarily or permanently ceases:

Date Construction Stopped	Area/Location Where Construction Stopped (e.g. site-wide)	Temporary or Permanent?

Attachment H - Dewatering Inspection Report

Required Dewatering Information

	Date	Inspector Name and Title	Approx. Duration (begin & End)	Estimated Rate of Discharge (gallons per day)	Was a pollutant discharge observed? (foam, oil sheen, odor, or suspended sediments)?	If yes, provide the observation and the BMP used to prevent discharging the pollutant
1.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
2.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
3.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
4.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
5.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
6.			Start: End:		<input type="checkbox"/> Yes <input type="checkbox"/> No	

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

I, Sravanth Poreddy,
Print Name

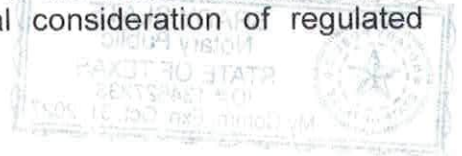
Manager
Title - Owner/President/Other

of Friuli Developers, LLC
Corporation/Partnership/Entity Name

have authorized Gary Eli Jones, P.E.
Print Name of Agent/Engineer

of Eli Engineering, PLLC
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:

Pravanth
Applicant's Signature

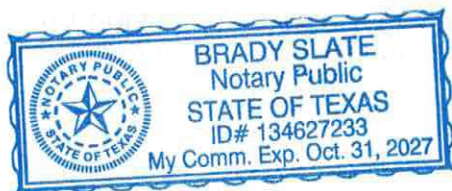
04/02/2025
Date

THE STATE OF TEXAS §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Pravanth Poreddy, 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 2nd day of April, 2025.



Brady Slate
NOTARY PUBLIC

Brady Slate
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/31/2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Shops at Ronald Reagan

Regulated Entity Location: 14651 Ronald W. Reagan Blvd, Leander, TX 78641

Name of Customer: Friuli Developers, LLC

Contact Person: Sravanth Poreddy

Phone: 732-599-9966

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

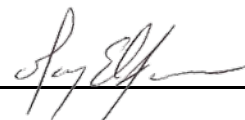
☐ Recharge Zone

☒ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	6.83 Acres	\$ 5000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: _____



Date: 03/13/2025

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		00/28/2025	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				If new Customer, enter previous Customer below:	
Friuli Developers, LLC					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	
0805595112		32095598952			
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees		<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		13. Independently Owned and Operated?	
				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:					
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:					
15. Mailing Address:					
Friuli Developers, LLC					
City Leander State TX ZIP 78641 ZIP + 4					
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				sravanthreddy@yahoo.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	
(732) 599-9966				() -	

SECTION III: Regulated Entity Information

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

23. Street Address of the Regulated Entity: (No PO Boxes)	14651 Ronald W. Reagan Blvd							
	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:								
26. Nearest City					State	Nearest ZIP Code		
Leander					TX	78641		
27. Latitude (N) In Decimal:	30.551886		28. Longitude (W) In Decimal:		-97.796415			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	33	6.7896	97	47	47.094			
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)			
5999								
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Commercial Property developed for sale and lease.								
34. Mailing Address:	2509 Friuli Circle							
	City	Leander	State	TX	ZIP	78641	ZIP + 4	
35. E-Mail Address:	sravanthreddy@yahoo.com							
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)				
(732) 599-9966				() -				

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

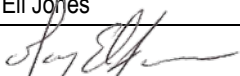
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review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

SECTION IV: Preparer Information

40. Name:	Gary Eli Jones	41. Title:	Design Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 658-8095		() -	gejtexas@gmail.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:	Eli Engineering, PLLC	Job Title:	Design Engineer
Name(In Print) :	Gary Eli Jones	Phone:	(512) 658-8095
Signature:		Date:	4/2/2025