



CONTRIBUTING ZONE PLAN
FOR
ISPORTS SCOTTSDALE CROSSING

CEDAR PARK, WILLIAMSON COUNTY, TEXAS

PREPARED FOR:

Texas Commission on Environmental Quality (TCEQ)
12100 Park 35 Circle
Austin, Texas 78753

PREPARED BY:

WGI
4700 Mueller Boulevard, Suite 300
Austin, Texas 78723

Texas Engineering Firm # F-15085
WGI Project # 0986.00

MARCH 2025



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Edwards Aquifer Application
Cover Page (TCEQ-20705), **1.0**

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: ISPORTS SCOTTSDALE CROSSING					2. Regulated Entity No.: RN110435856				
3. Customer Name: ISPORTS CEDAR PARK LP					4. Customer No.:				
5. Project Type: (Please circle/check one)	New	Modification			Extension	Exception			
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	Non-residential				8. Site (acres):		±14.73	
9. Application Fee:	\$6,500	10. Permanent BMP(s):				(3) RAIN GARDENS, (2) CONTECH JELLYFISH, (2) VEGETATED FILTER STRIPS			
11. SCS (Linear Ft.):	N/A	12. AST/UST (No. Tanks):				N/A			
13. County:	WILLIAMSON	14. Watershed:				BRUSHY CREEK			

Application Distribution

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

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

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

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

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

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

2025-07-21

Cliff Kendall

Print Name of Customer/Authorized Agent

2025-07-21

Signature of Customer/Authorized Agent

Date

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

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



Modification of a Previously Approved Contributing Zone Plan Form (TCEQ-10259), **2.0**

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Cliff Kendall

Date: 03/14/2025

Signature of Customer/Agent:

 Cliff Kendall

Project Information

- Current Regulated Entity Name: ISPORTS SCOTTSDALE CROSSING
Original Regulated Entity Name: ISPORTS SCOTTSDALE CROSSING
Assigned Regulated Entity Number(s) (RN): RN110435856
Edwards Aquifer Protection Program ID Number(s): 11001162
☐ The applicant has not changed and the Customer Number (CN) is: _____
☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
- ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
- A modification of a previously approved plan is requested for (check all that apply):

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

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

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	_____	_____
Type of Development	_____	_____
Number of Residential Lots	_____	_____
Impervious Cover (acres)	<u>10.10</u>	<u>10.73</u>
Impervious Cover (%)	<u>72.47</u>	<u>73.5</u>
Permanent BMPs	_____	_____
Other	_____	_____
<i>AST Modification</i>		
<i>Summary</i>		
Number of ASTs	_____	_____
Other	_____	_____
<i>UST Modification</i>		
<i>Summary</i>		
Number of USTs	_____	_____
Other	_____	_____

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
- ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
- ☒ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
- ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. ☐ Acreage has not been added to or removed from the approved plan.
- ☒ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.



Modification of a Previously Approved Plan (TCEQ - 10259)

Attachment A

Original Approval Letter and Approved Modification Letters

The Original Approval Letter and Approved Modification Letters have been included with this application.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 6, 2018

Mr. Gerardo Gutierrez
DDelta Scottsdale Land, Inc.
100 Congress Ave., Ste. 1600B
Austin, Texas 78701

Re: Edwards Aquifer: Williamson County
NAME OF PROJECT: iSports Scottsdale Crossing; Located south of Scottsdale Crossing East, Cedar Park, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B
Edwards Aquifer Protection Program ID No. 11001162; Regulated Entity No. RN110435856

Dear Mr. Gutierrez:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Big Red Dog Engineering-Consulting, Inc. on behalf of DDelta Scottsdale Land, Inc. on June 18, 2018. Final review of the CZP was completed after additional material was received on August 16, 2018 and September 5, 2018. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 Subchapter B. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The project has an area of approximately 14.73 acres and will consist of a commercial building with an outdoor sports field, parking lots, access drives and sidewalks. The total acreage of impervious cover (IC) for the project is 10.09 acres (68.5%). Project wastewater will be disposed of by conveyance to the existing Brushy Creek Wastewater Treatment Plant.

In addition to the described activities, temporary erosion and sedimentation controls will be installed prior to commencing site disturbance and maintained during construction.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two (2) jellyfish vaulted units, three (3) bioretention basins and engineered vegetated filter strips (VFS) were designed using the TCEQ technical guidance document, *Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005)*, will be constructed to treat stormwater runoff. The BMPs are designed to treat a drainage basin (with future development) of 19.75 acres and 14.74 acres of IC with a required TSS treatment of 12,830 lbs. The proposed project accounts for a drainage basin of 14.74 acres with 10.09 acres of IC leaving 4.67 acres IC available for future phases.

Model JFPDo816-36-8 will treat the east drainage area of 2.06 acres with 2.05 acres IC. The required TSS treatment of the proposed basin is 1,784 lbs. (5,832 lbs. provided). The unit is designed for a drainage basin of 7.88 acres with 6.72 acres of IC with a flow rate of 7.03 ft³ (7.13 ft³ provided). The Jellyfish has additional capacity to treat a future drainage area of 5.82 acres and 4.67 acres of IC.

Model JFPDo811-21-5 will treat the west drainage area of 4.10 acres with 3.84 acres IC with a required flow rate of 4.02 ft³ (4.19 ft³ provided). The required TSS removal from this basin is 3,342 lbs.

The bioretention basins will be constructed to treat three (3) drainage basins totaling 4.33 acres and 3.16 acres of IC. The bioretention basins have a required water quality volume of 1,851 ft³, 4,984 ft³ and 8,728 ft³ respectively. The total required TSS removal from these basins is 2,750 lbs.

Two (2) engineered VFS will be constructed parallel to the parking lots at the southwest and east areas of the site. The VFS will treat the total drainage area of 1.40 acres with 1.08 acres IC. The required TSS removal is 940 lbs. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. Additional phases of this development will require approval of a CZP or CZP Modification as applicable prior to conducting additional regulated activities on the site.
- II. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.
- III. All sediment and/or media removed during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations

Mr. Gerardo Gutierrez
September 6, 2018
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and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
10. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
11. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management

practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.

12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
14. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

15. Owners of permanent BMPs and measures must insure that the 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 Austin Regional Office within 30 days of site completion.
16. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
17. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
18. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
19. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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September 6, 2018
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This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Bryan Maynard of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Robert Sadler
Water Section Team Leader
Austin Region Office

RCS/bgm

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Thomas Lombardi, Jr., P.E., Big Red Dog Engineering Consulting, Inc., Austin
The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Terron Evertson, P.E., County Engineer, Williamson County
Mr. Sam Roberts, P.E., Assistant City Manager, City of Cedar Park



Modification of a Previously Approved Plan (TCEQ - 10259)

Attachment B

Narrative of Proposed Modification



March 14, 2025

0986.10.001

Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, Texas 78753

RE: Project Narrative for Contributing Zone Plan
iSports Scottsdale Crossing
Cedar Park, Williamson County, Texas 78641

To Whom It May Concern:

Please accept this Engineer's summary letter and accompanying Contributing Zone Plan (CZP) application packet as our formal submittal for a Modification of a Previously Approved Plan for the above referenced project. The subject property is ± 14.73 acres and located on the southeast corner of the intersection of Volta Drive and Scottsdale Drive, in the City of Cedar Park, Williamson County, Texas. The limits of construction are ± 14.68 acres across the project's entirety. The project is located entirely within the Full Purpose limits of the City of Cedar Park, in Williamson County, Texas.

The proposed modification includes the construction of additional parking spaces along the neighboring driveway that runs parallel to the northwestern boundary of the project site. With this addition, the total proposed impervious cover on the site is 73.5%. All proposed improvements will be developed in accordance with the provisions contained in the City of Cedar Park Site Development Standards.

The subject site is located within the Edwards Aquifer Contributing Zone. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Map Panel Nos. 48491C0462F & 48491C0470F, both dated December 20, 2019.

The project is located in the Turkey Creek-Brushy Creek Watershed. Water quality controls are required when redeveloped and proposed impervious cover results in a cumulative total of more than 8,000 square feet. City of Cedar Park requires construction of water quality ponds (or approved alternative treatments) to treat the first $\frac{1}{2}$ -in of storm water discharge from the site plus an additional $\frac{1}{10}$ of an inch for every 10% over the first 20% of impervious cover on-site.

Water quality for our site will be provided by a combination of three rain gardens, two Contech jellyfish filters, and two vegetated filter strips that were constructed during the original development. The existing Contech jellyfish filters have been designed to accommodate the modification proposed in this letter. The soccer field on site will be used for detention. The City of Cedar Park is the water and wastewater provider for the site. There is an existing waterline in the road bordering the western property line of this site.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Technical Criteria Manuals of the TCEQ. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F-15085

A handwritten signature in blue ink, appearing to read "Cliff Kendall", is positioned above the printed name.

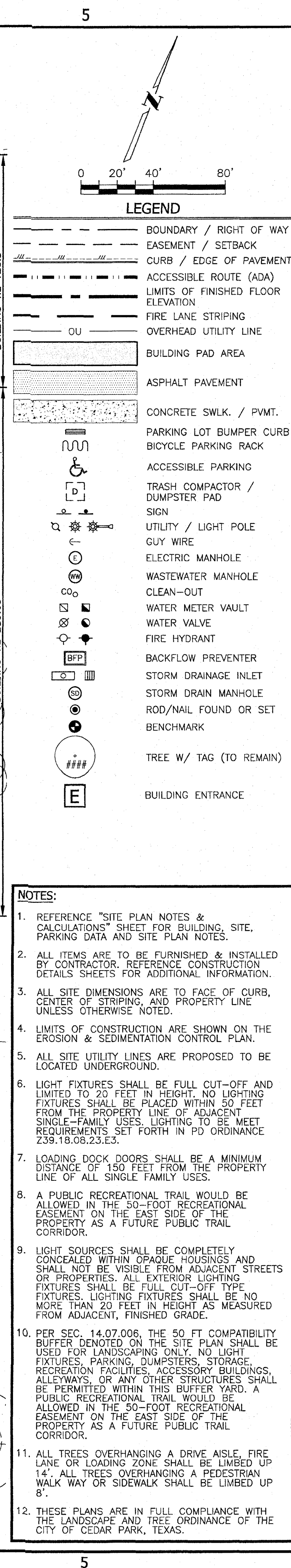
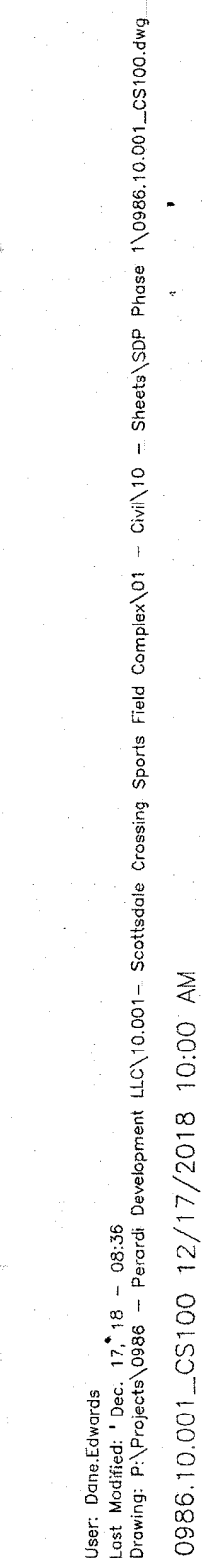
Cliff Kendall
Market Leader - Civil



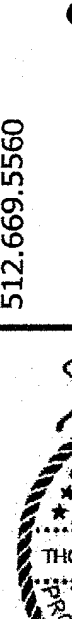
Modification of a Previously Approved Plan (TCEQ - 10259)
Attachment C

Current Site Plan of the Approved Project

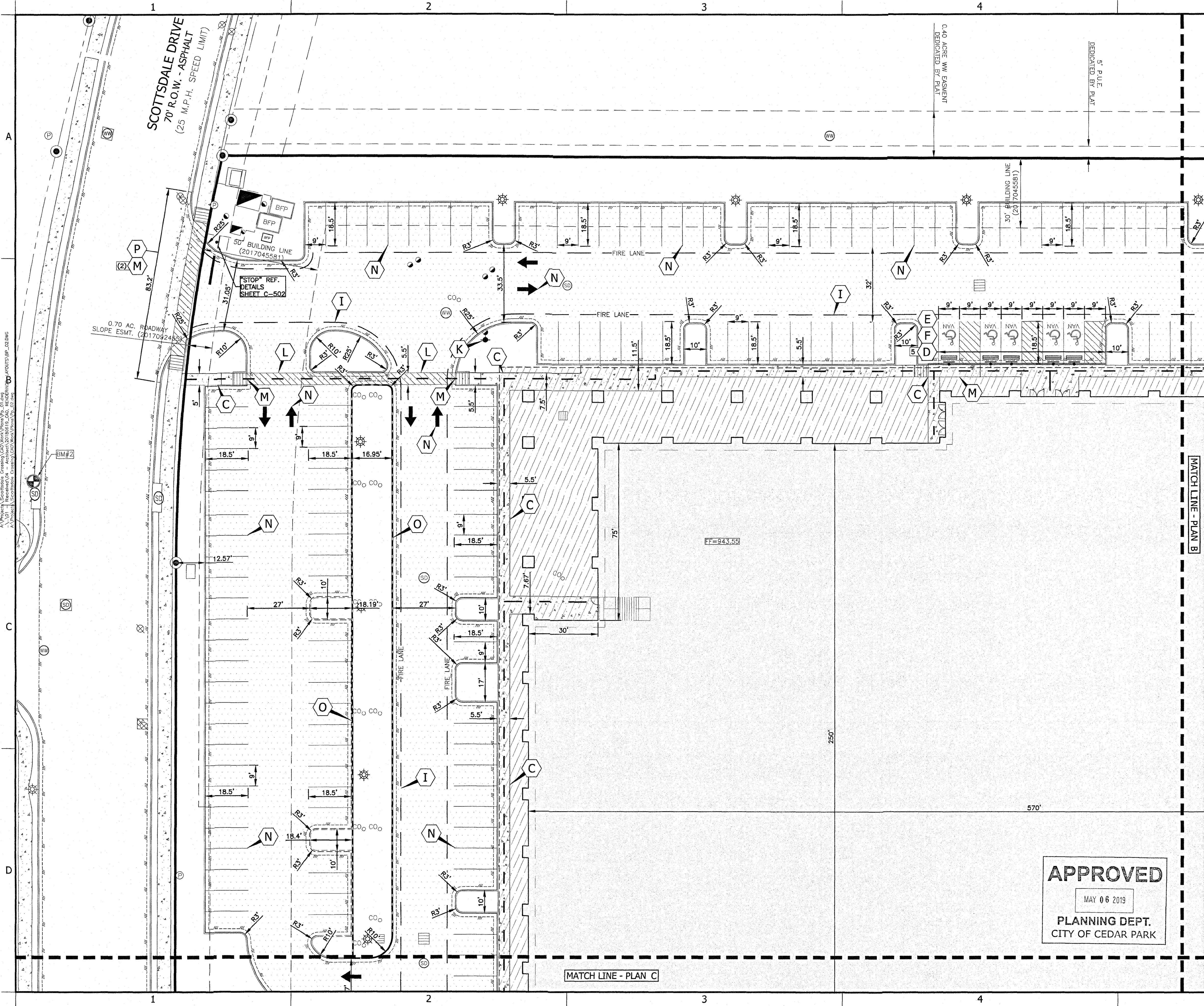
A Current Site Plan of the Approved Project has been included with this application.



- NOTES:**
1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.
 2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
 5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
 6. LIGHT FIXTURES SHALL BE FULL CUT-OFF AND LIMITED TO 20 FEET IN HEIGHT, NO LIGHTING FIXTURES SHALL BE LOCATED WITHIN 50 FEET FROM THE PROPERTY LINE OF ADJACENT SINGLE-FAMILY USES. LIGHTING TO BE MEET REQUIREMENTS SET FORTH IN PD ORDINANCE Z39.10.08.23-5.
 7. LOADING DOCK DOORS SHALL BE A MINIMUM DISTANCE OF 150 FEET FROM THE PROPERTY LINE OF ALL SINGLE FAMILY USES.
 8. A PUBLIC RECREATIONAL TRAIL WOULD BE ALLOWED IN THE 50-FOOT RECREATIONAL EASEMENT ON THE EAST SIDE OF THE PROPERTY AS A FUTURE PUBLIC TRAIL CORRIDOR.
 9. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE. LIGHTING FIXTURES SHALL BE SHOWN NO MORE THAN 20 FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
 10. PER SEC. 14.07.006, THE 50 FT COMPATIBILITY BUFFER DENOTED ON THE SITE PLAN SHALL BE USED FOR LANDSCAPING PURPOSES ONLY. NO LIGHT FIXTURES, PARKING OR STORAGE, STORAGE RECREATION FACILITIES, ACCESSORY BUILDINGS, ALLEYS, OR ANY OTHER STRUCTURES SHALL BE LOCATED WITHIN THE BUFFER YARD. A PUBLIC RECREATIONAL TRAIL WOULD BE ALLOWED IN THE 50-FOOT RECREATIONAL EASEMENT ON THE EAST SIDE OF THE PROPERTY AS A FUTURE PUBLIC TRAIL CORRIDOR.
 11. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE OR LOADING ZONE SHALL BE LIMBED UP 14'. ALL TREES OVERHANGING A PEDESTRIAN WALK WAY OR SIDEWALK SHALL BE LIMBED UP 8'.
 12. THESE PLANS ARE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

ISPORTS - SCOTTSDALE CROSSING 1717 SCOTTSDALE DRIVE CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641	OVERALL SITE PLAN		512.669.5560 	WWW.BIGREDDOG.COM TEXAS REG. NO. F-11201	NO. _____ DATE _____ REVISION _____	A
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KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SAW-TOOTH CURB
- ZERO CURB - REF. GRADING
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- BUILDING OVERHANG
- PARKING LOT BUMPER CURB
- BICYCLE PARKING RACK
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY / LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- ROD/NAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG (TO REMAIN)

FIRELANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

- A** BICYCLE PARKING RACK PER COA STANDARD DETAIL 710S-1.
- B** CONCRETE PAVEMENT, REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S).
- C** CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH, SEE LANDSCAPE PLAN FOR LIMITS OF SIDEWALK MATERIAL AND FINISH.
- D** PARKING LOT BUMPER CURB(S) PER COA DETAIL 439S-1. (TYPICAL OF 48)
- E** REFERENCE "ACCESSIBLE STRIPING DETAIL" ON CONSTRUCTION DETAILS SHEET(S) FOR DETAIL IN THIS AREA.
- F** ACCESSIBLE PARKING SIGN OR "VAN ACCESSIBLE" SIGN
- G** INTEGRAL CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS.
- H** DUMPSTER PAD, REFERENCE CONSTRUCTION DETAILS.
- I** FIRE LANE STRIPING, REFERENCE CONSTRUCTION DETAILS & FIRE PROTECTION PLAN SHEET 0710D.
- J** STOP BAR AND STOP SIGN
- K** FIRE HYDRANT PER C.O.A. STANDARD DETAIL 511S-17. INSTALL AT LEAST 3' BUT NOT MORE THAN 6" FROM BACK OF CURB.
- L** CROSSWALK PAVEMENT MARKINGS, REFERENCE CONSTRUCTION DETAILS.
- M** ADA CURB RAMP, SEE PLAN VIEW FOR TYPE, REFERENCE CONSTRUCTION DETAILS.
- N** PAVEMENT MARKINGS, (TYPICAL) REFERENCE CONSTRUCTION DETAILS, SEE SHEET C-502.
- O** WALL, SEE GRADING PLAN CG101 FOR TYPE OF WALL AND SPOT ELEVATIONS, REFERENCE STRUCTURAL PLANS.
- P** SAW-CUT EXISTING PAVEMENT, PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE.

NOTES:

1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.

2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.

APPROVED

MAY 06 2019

PLANNING DEPT.

CITY OF CEDAR PARK

www.bigreddog.com
TEXAS REG. NO. F-17421

BIG RED DOG

ENGINEERING | CONSULTING
2021 E. 5TH ST. #200 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

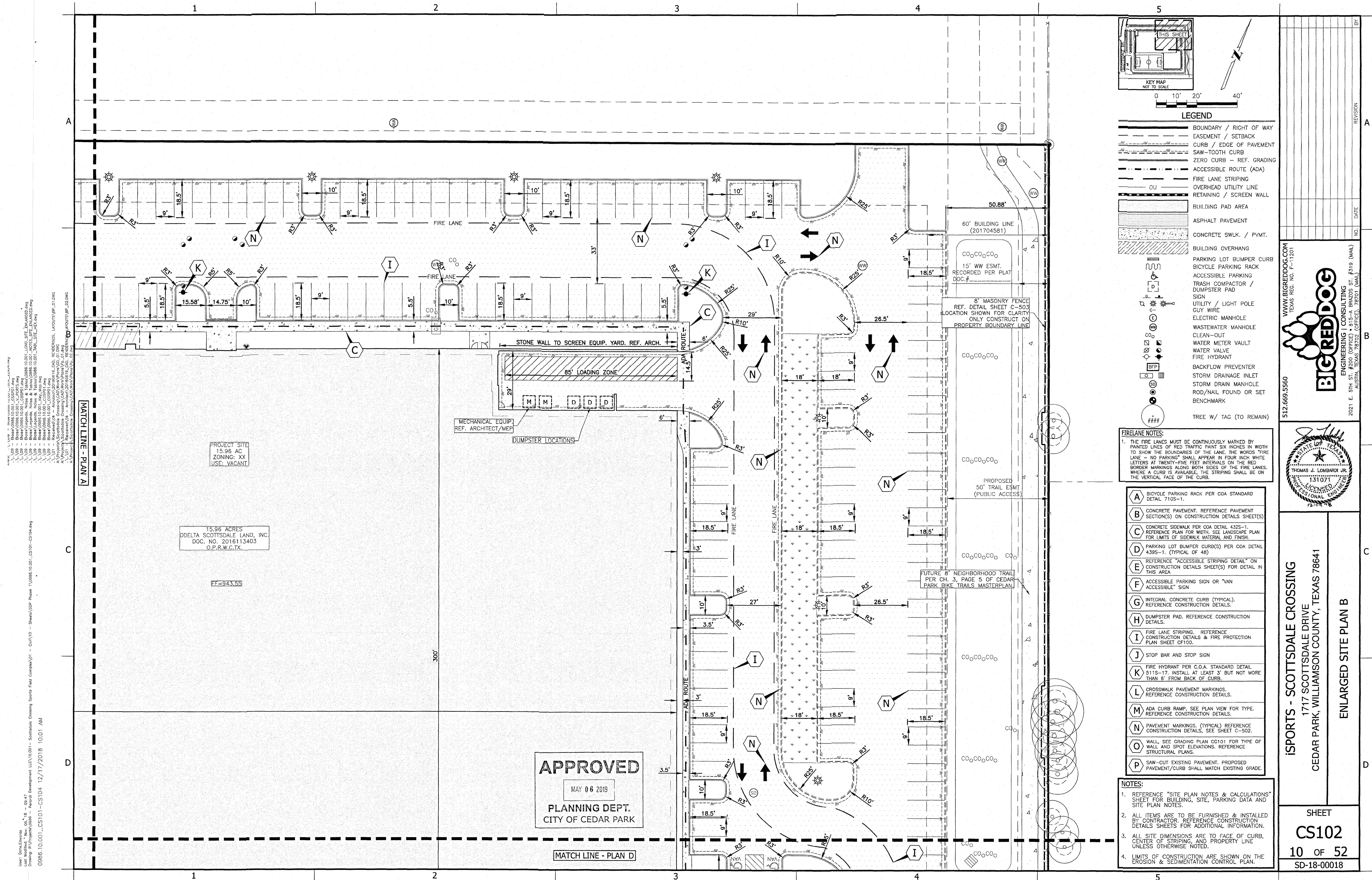
512.669.5560

STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER
12-14-18

iSPORTS - SCOTTSDALE CROSSING
1717 SCOTTSDALE DRIVE
CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641

ENLARGED SITE PLAN A

SHEET
CS101
9 OF 52
SD-18-00018



SPORTS - SCOTSDALE CROSSING

1717 SCOTTSDALE DRIVE
CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641

ENLARGED SITE PLAN B

SHEET
CS102
10 OF 52
SD-18-00018



Contributing Zone Plan Application (TCEQ-10257), **3.0**

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: Cliff Kendall

Date: 03/14/2025

Signature of Customer/Agent:

_____  Cliff Kendall

Regulated Entity Name: ISPORTS SCOTTSDALE CROSSING

Project Information

1. County: WILLIAMSON COUNTY
2. Stream Basin: BRUSHY CREEK
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: ERIC PERARDI

Entity: ISPORTS CEDAR PARK LP

Mailing Address: 809 N CUERNAVACA DR

City, State: AUSTIN, TX

Telephone: eric@perardidev.com

Email Address: Cliff Kendall

Zip: 78733

Fax: _____

5. Agent/Representative (If any):

Contact Person: Cliff Kendall

Entity: WGI

Mailing Address: 4700 MUELLER BLVD., SUITE 300

City, State: AUSTIN, TX

Zip: 78723

Telephone: (512) 669-5560

Fax: _____

Email Address: Cliff.kendall@wginc.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.

1717 SCOTTSDALE DR, CEDAR PARK, TX 78641

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): 14.73 Acres

Total disturbed area: 14.68 Acres

14. Estimated projected population: _____

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		÷ 43,560 =	
Parking		÷ 43,560 =	
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover		÷ 43,560 =	

Total Impervious Cover _____ ÷ Total Acreage _____ X 100 = _____% 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 BCRUA Brushy Creek (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" = 40'.
35. 100-year floodplain boundaries:
- ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
- ☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0462F & 48491C0470F both dated December 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.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment B

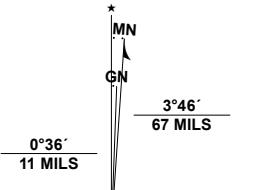
USGS Quadrangle Map



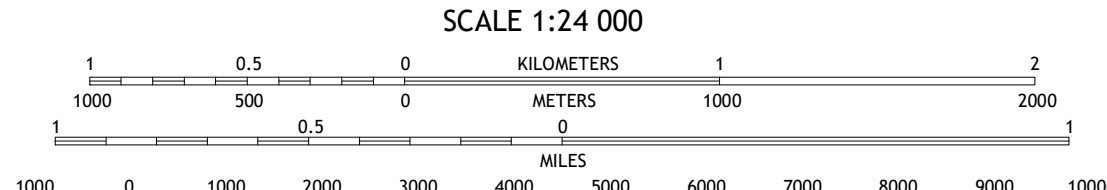
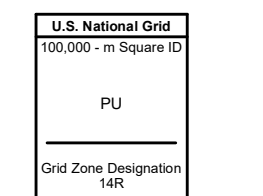
Produced by the United States Geological Survey

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

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2020
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file
Wetlands.....FWS National Wetlands Inventory, Not Available



UTM GRID AND 2019 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

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

LEANDER, TX
2022





Contributing Zone Plan Application (TCEQ - 10257)
Attachment C

Project Narrative



March 14, 2025

0986.10.001

Texas Commission on Environmental Quality
12100 Park 35 Circle
Austin, Texas 78753

RE: Project Narrative for Contributing Zone Plan
iSports Scottsdale Crossing
Cedar Park, Williamson County, Texas 78641

To Whom It May Concern:

Please accept this Engineer's summary letter and accompanying Contributing Zone Plan (CZP) application packet as our formal submittal for a CZP for the above referenced project. The subject property is ± 14.73 acres and located on the southeast corner of the intersection at Volta Drive and Scottsdale Drive, in the City of Cedar Park, Williamson County, Texas. The limits of construction are ± 14.68 acres. The project is located entirely within the Full Purpose limits of the City of Cedar Park, in Williamson County, Texas.

The proposed project includes the construction of a 248,204 sf commercial building and an associated outdoor sports field. The total proposed impervious cover on the site is 73.5%. Other necessary site improvement for roadway access, utility services, grading and drainage improvements, and environmental protection will also be included. All proposed improvements will be developed in accordance with the provisions contained in the City of Cedar Park Site Development Standards.

The subject site is located within the Edwards Aquifer Contributing Zone. Additionally, no portion of the subject site is located within the 100-year floodplain according to the FEMA Flood Insurance Map Panel Nos. 48491C0462F & 48491C0470F, both dated December 20, 2019.

The project is located in the Turkey Creek-Brushy Creek Watershed. Water quality controls are required when redeveloped and proposed impervious cover results in a cumulative total of more than 8,000 square feet. City of Cedar Park requires construction of water quality ponds (or approved alternative treatments) to treat the first $\frac{1}{2}$ -in of storm water discharge from the site plus an additional $\frac{1}{10}$ of an inch for every 10% over the first 20% of impervious cover on-site.

Water quality for our site will be provided by a combination of three existing rain gardens, two existing Contech jellyfish filters, and two existing vegetated filter strips. The soccer field on-site will be used for detention. The City of Cedar Park is the water and wastewater provider for the site. There is an existing waterline in the road bordering the western property line of this site.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the Technical Criteria Manuals of the TCEQ. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F-15085

A handwritten signature in blue ink, appearing to read "Cliff Kendall", is positioned above the printed name.

Cliff Kendall
Market Leader - Civil



Contributing Zone Plan Application (TCEQ - 10257)

Attachment D

Factors Affecting Surface Water Quality

The 14.73 acres of subject site drains to Post Oak Creek drains to Brushy Creek, which is located to the southeast of the subject site.

Factors affecting surface water quality include:

1. Oil and grease from the asphalt pavement and vehicle traffic.
2. Construction activity during the construction process (temporary). All activities will be conducted in a manner to minimize the potential for impact to the environment.
3. Normal silt build-up.
4. Trash which becomes loose from the subdivision residents.
5. Fertilizers used in the yards of the single family homes.

A combination of three rain gardens, two Contech Jellyfish filters, and two vegetated filter strips are used as water quality Best Management Practices (BMP) with this project.



Contributing Zone Plan Application (TCEQ - 10257)

Attachment E

Volume and Character of Stormwater

The increase in impervious cover and vehicular traffic associated with this development will increase the pollutants which could potentially drain into the stormwater runoff. Runoff contaminants will most likely include oil and grease from vehicular use on the existing public roadways as well as lawn fertilizers and clippings (please reference Attachment D of this section for more information).

The subject site incorporates a combination of three rain gardens, two Contech Jellyfish filters, and two vegetated filter strips that are used (BMPs) to capture the runoff from the impervious cover and adjacent areas. All corresponding calculations can be found on the Existing and Proposed Drainage Area Maps and Drainage Calculation sheets of the accompanying plan set.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment F

Suitability Letter from Authorized Agent

This attachment is not applicable to the subject site.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment G

Alternative Secondary Containment Methods

This attachment is not applicable to the subject site.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment H

AST Containment Structure Drawings

This attachment is not applicable to the subject site.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment I

20% or Less Impervious Cover Waiver

This attachment is not applicable to the subject site.



Contributing Zone Plan Application (TCEQ - 10257)

Attachment J

BMPs for Upgradient Stormwater

Silt fences, rock berms, stabilized construction entrances, and inlet filters will be used as temporary Best Management Practices (BMPs) for stormwater that originates upstream of the subject site. Please reference the “Erosion and Sedimentation Control Plan” sheet.

Offsite areas which will convey flows to the subject site have been included in the design of the existing rain gardens, Jellyfish filters, and vegetated filter strips and all other associated drainage calculations.

The area included for stormwater off-site flow is the lot directly north of the subject site, and the storm system for the project will be sized and stubbed out for the future development of that site.



Contributing Zone Plan Application (TCEQ - 10257)

Attachment K

BMPs for On-Site Stormwater

A combination of three rain gardens, two Contech Jellyfish filters, and two vegetated filter strips are used to treat the 14.68-acres of the subject site. Everything was sized with an on-site impervious cover limit of 73.5%. The water quality controls have been designed per the City of Austin Environmental Criteria manual and the Texas Commission on Environmental Qualities Technical Guidance Manual and will provide water quality for the proposed project. Calculations for the Jellyfish filters are included.

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: iSports - Scottsdale Crossing
Date Prepared: 4/18/2024

1. The Required Load Reduction for the total project:

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

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

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

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

County = **Williamson**
Total project area included in plan * = **19.73** acres
Predevelopment impervious area within the limits of the plan * = **0.00** acres
Total post-development impervious area within the limits of the plan* = **14.84** acres
Total post-development impervious cover fraction * = **0.75**
P = **32** inches
 $L_{M \text{ TOTAL PROJECT}}$ = **12917** lbs.

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

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

Drainage Basin/Outfall Area No. = **West**

Total drainage basin/outfall area = **4.11** acres ← P1+P6+P8
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
Post-development impervious area within drainage basin/outfall area = **3.92** acres
Post-development impervious fraction within drainage basin/outfall area = **0.95**
 $L_{M \text{ THIS BASIN}}$ = **3412** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **JF** abbreviation
Removal efficiency = **86** percent

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

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

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

A_C = **4.11** acres ← P1+P6+P8
 A_I = **3.92** acres
 A_P = **0.19** acres
 L_R = **3735** lbs.

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

Desired $L_{M \text{ THIS BASIN}}$ = **3412** lbs.
F = **0.91**

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = **0.00** acres
Offsite impervious cover draining to BMP = **0.00** acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity = **1.15** inches per hour
Effective Area = **3.53** acres
Cartridge Length = **54** inches

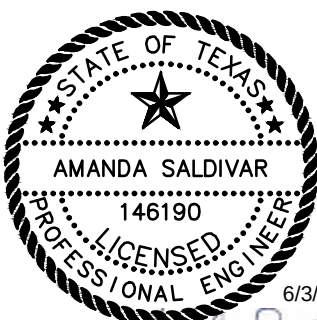
Peak Treatment Flow Required = **4.10** cubic feet per second

7. Jellyfish

Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size

Jellyfish Size for Flow-Based Configuration = **JFPD0811-21-5**
Jellyfish Treatment Flow Rate = **4.19** cfs



6/3/2025

Amanda Saldivar

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: **iSports - Scottsdale Crossing**
Date Prepared: **4/18/2024**

1. The Required Load Reduction for the total project:

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

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

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

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

County = **Williamson**
Total project area included in plan * = **19.73** acres
Predevelopment impervious area within the limits of the plan * = **0.00** acres
Total post-development impervious area within the limits of the plan* = **14.84** acres
Total post-development impervious cover fraction * = **0.75**
P = **32** inches
 $L_{M \text{ TOTAL PROJECT}}$ = **12917** lbs.

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

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

Drainage Basin/Outfall Area No. = **East**

Total drainage basin/outfall area = **2.30** acres ← P9+P12+P13
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
Post-development impervious area within drainage basin/outfall area = **2.13** acres
Post-development impervious fraction within drainage basin/outfall area = **0.93**
 $L_{M \text{ THIS BASIN}}$ = **1854** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **JF** abbreviation
Removal efficiency = **86** percent

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

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

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

A_C = **2.30** acres ← P9+P12+P13
 A_I = **2.13** acres
 A_P = **0.17** acres
 L_R = **2031** lbs.

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

Desired $L_{M \text{ THIS BASIN}}$ = **1854** lbs.
F = **0.91**

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = **5.17** acres ← OS1+OS2
Offsite impervious cover draining to BMP = **4.14** acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity = **1.15** inches per hour
Effective Area = **5.68** acres
Cartridge Length = **54** inches

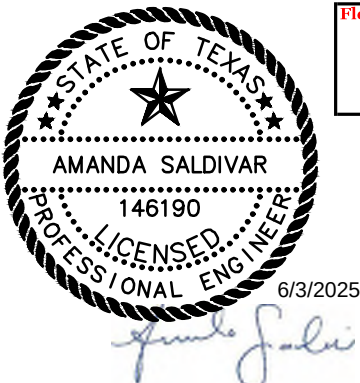
Peak Treatment Flow Required = **6.59** cubic feet per second

7. Jellyfish

Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size

Jellyfish Size for Flow-Based Configuration = **JFPD0816-34-7**
Jellyfish Treatment Flow Rate = **6.68** cfs





Opterra Solutions

Proposal #46378

Proposal Date: 03/10/2025
Proposal Valid Through: 06/08/2025
Service Valid Through: 12/31/2025
Terms: Net 30
PO#:

Total
USD 1,082.50

Sales Rep: Waddell, Adam
Sales Rep
Email: adam.waddell@opterrasolutions.com
Sales Rep Phone: 1 (903) 576-1334

Bill To:

TIG Real Estate Services, Inc. - Scottsdale Volta
Owners Association
901 S. Mopac Expressway
Barton Oaks Plaza IV, STE. 285
Austin TX 78746
United States

Ship To:

TIG Real Estate Services, Inc. -Scottsdale Volta
Owners Association
901 S. Mopac Expressway Barton Oaks Plaza IV
Ste. 285
Barton Oaks Plaza IV Ste. 285
Austin TX 78746
United States

Customer Contact:

Description	Quantity		Total
Jellyfish Inspection, to include sediment depth and filter condition.	1	500	
Jellyfish Inspection, to include sediment depth and filter condition.	1	500	
Subtotal			1,000.00
Tax			82.50
Total			USD 1,082.50

THIS IS NOT A BILL.

Thank you for the opportunity to provide this proposal. Included, you will find our scope of work and pricing. We ask that you review, approve, and return this proposal at your earliest convenience.

Terms and Conditions:

- Prices include labor, materials, and transportation. Subject to Change.
- Pricing valid for 30 days from the date of proposal.
- Invoices due Net30 from the date of the invoice unless otherwise specified.
- Opterra Solutions will maintain adequate insurance.
- All products used are EPA-approved.

We are excited about the opportunity to partner with you. Don't forget to inquire about Opterra Solutions' Customer Portal. If any changes are required to your service or billing contacts on this proposal, please include that information with your approval for service. If you have any questions, please don't hesitate to call or email.

Approved by/Date: Shannon Nasekos 03/12/2025



Contributing Zone Plan Application (TCEQ - 10257)
Attachment L

BMPs for Surface Streams

This attachment is not applicable to the subject site.

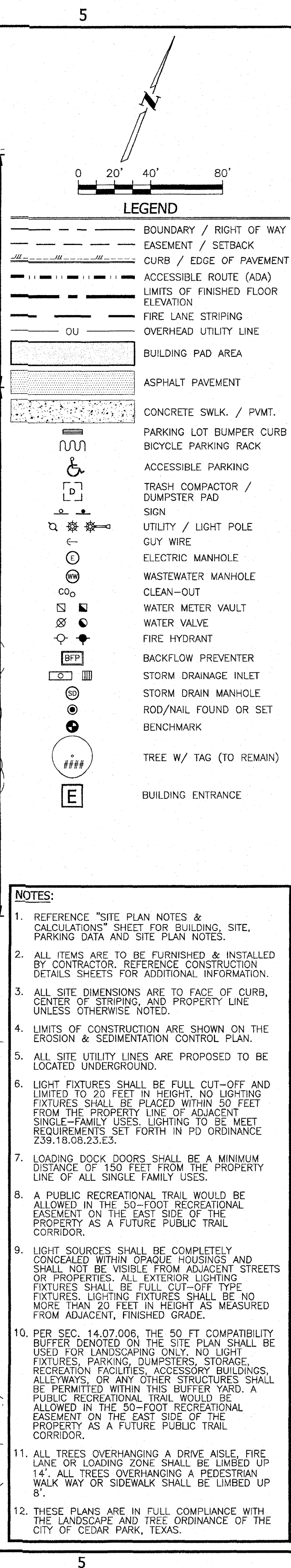
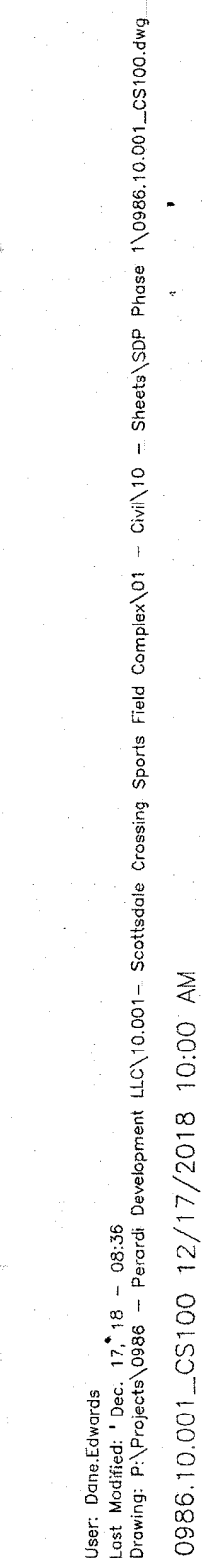


Contributing Zone Plan Application (TCEQ - 10257)

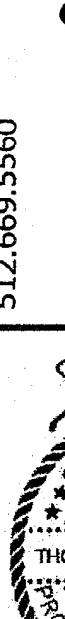
Attachment M

Construction Plans

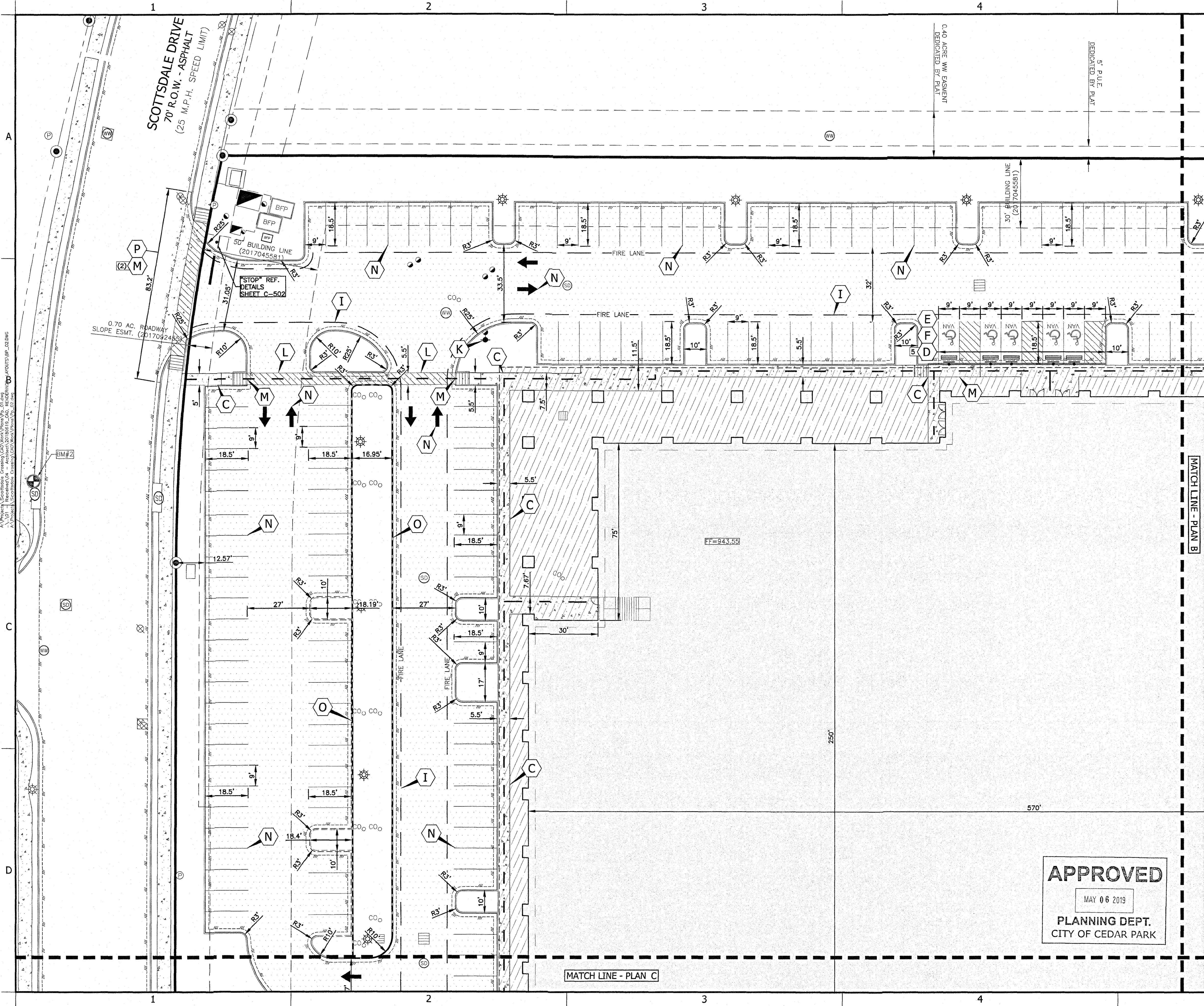
The construction plans for the original development, along with any revisions made since the original submittal to TCEQ, have been included with this application.



1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.
2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. LIGHT FIXTURES SHALL BE FULL CUT-OFF AND LIMITED TO 20 FEET IN HEIGHT. NO LIGHTING FIXTURES SHALL BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE. FIRE ALARMS, LIGHTING SHALL BE SHOWN NO MORE THAN 20 FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
7. LOADING DOCK DOORS SHALL BE A MINIMUM DISTANCE OF 150 FEET FROM THE PROPERTY LINE OF ALL SINGLE FAMILY USES.
8. A PUBLIC RECREATIONAL TRAIL WOULD BE ALLOWED IN THE 50-FOOT RECREATIONAL EASEMENT ON WITHIN THIS ELEMENT OF THE PROPERTY AS A FUTURE PUBLIC TRAIL CORRIDOR.
9. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF TYPE. FIRE ALARMS, LIGHTING SHALL BE SHOWN NO MORE THAN 20 FEET IN HEIGHT AS MEASURED FROM ADJACENT, FINISHED GRADE.
10. PER SEC. 14.07.006, THE 50 FT COMPATIBILITY BUFFER DEFINED ON THE SITE PLAN SHALL BE USED FOR LANDSCAPING AND NO LIGHT SOURCES, PARKING, OR OTHER RECREATION FACILITIES, ACCESSORY BUILDINGS, ALLEYS, OR ANY OTHER STRUCTURES SHALL BE PERMITTED WITHIN THE 50-FOOT RECREATIONAL EASEMENT ON THE EAST SIDE OF THE PROPERTY AS A FUTURE PUBLIC TRAIL CORRIDOR.
11. ALL TREES OVERHANGING A DRIVE AISLE, FIRE LANE OR LOADING ZONE SHALL BE LIMBED UP TO 8'. ALL TREES OVERHANGING A PEDESTRIAN WALK WAY OR SIDEWALK SHALL BE LIMBED UP 8'.
12. THESE PLANS ARE IN FULL COMPLIANCE WITH THE LANDSCAPE AND TREE ORDINANCE OF THE CITY OF CEDAR PARK, TEXAS.

iSPORTS - SCOTTSDALE CROSSING 1717 SCOTTSDALE DRIVE CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641	OVERALL SITE PLAN		512.669.5560		WWW.BIGREDDOG.COM TEXAS REG. NO. F-11201					
			ENGINEERING CONSULTING 2021 E. 5TH ST. #200 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL) AUSTIN, TEXAS 78702 (OFFICE) 78701 (MAIL)							
SHEET CS100 8 OF 52							NO.	DATE	REVISION	BY
SD-18-00018										

0986.10.001_CS101 - CS104 12/17/2018 10:01 AM
Last Modified: Nov, 08, 18 - 09:47
Drawing: P:\Projects\0986 - Forest Development\UC\10.001 - Scottsdale Crossing Sports Field Complex\01 - CIV\10 - Sheets\SDP Phase 1\0986.10.001_CS101-CS104.dwg
User: Brian Edwards
0986.10.001_CS101 - CS104 12/17/2018 10:01 AM



KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SAW-TOOTH CURB
- ZERO CURB - REF. GRADING
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- BUILDING OVERHANG
- PARKING LOT BUMPER CURB
- BICYCLE PARKING RACK
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY / LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- ROD/NAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG (TO REMAIN)

FIRELANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

- A** BICYCLE PARKING RACK PER COA STANDARD DETAIL 7105-1.
- B** CONCRETE PAVEMENT, REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S).
- C** CONCRETE SIDEWALK PER COA DETAIL 4325-1. REFERENCE PLAN FOR WIDTH. SEE LANDSCAPE PLAN FOR LIMITS OF SIDEWALK MATERIAL AND FINISH.
- D** PARKING LOT BUMPER CURB(S) PER COA DETAIL 4395-1. (TYPICAL OF 48)
- E** REFERENCE "ACCESSIBLE STRIPING DETAIL" ON CONSTRUCTION DETAILS SHEET(S) FOR DETAIL IN THIS AREA.
- F** ACCESSIBLE PARKING SIGN OR "VAN ACCESSIBLE" SIGN
- G** INTEGRAL CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS.
- H** DUMPSTER PAD, REFERENCE CONSTRUCTION DETAILS.
- I** FIRE LANE STRIPING, REFERENCE CONSTRUCTION DETAILS & FIRE PROTECTION PLAN SHEET C-100.
- J** STOP BAR AND STOP SIGN
- K** FIRE HYDRANT PER C.O.A. STANDARD DETAIL 5115-17. INSTALL AT LEAST 3' BUT NOT MORE THAN 6" FROM BACK OF CURB.
- L** CROSSWALK PAVEMENT MARKINGS. REFERENCE CONSTRUCTION DETAILS.
- M** ADA CURB RAMP. SEE PLAN VIEW FOR TYPE. REFERENCE CONSTRUCTION DETAILS.
- N** PAVEMENT MARKINGS. (TYPICAL) REFERENCE CONSTRUCTION DETAILS, SEE SHEET C-502.
- O** WALL, SEE GRADING PLAN C-101 FOR TYPE OF WALL AND SPOT ELEVATIONS. REFERENCE STRUCTURAL PLANS.
- P** SAW-CUT EXISTING PAVEMENT. PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE.

NOTES:

1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.

2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.

APPROVED

MAY 06 2019

PLANNING DEPT.
CITY OF CEDAR PARK

www.bigreddog.com
TEXAS REG. NO. F-17421

BIG RED DOG

ENGINEERING | CONSULTING
2021 E. 5TH ST. #200 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

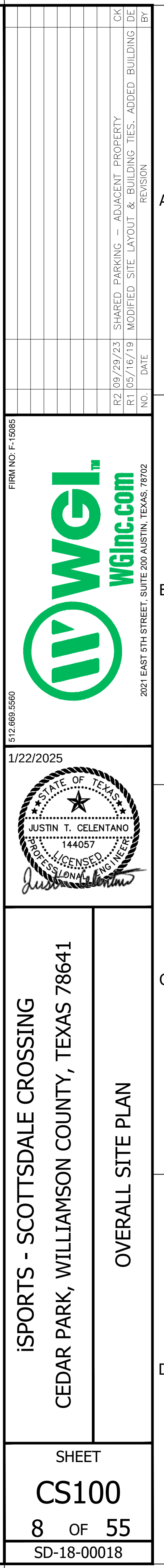
512.669.5560

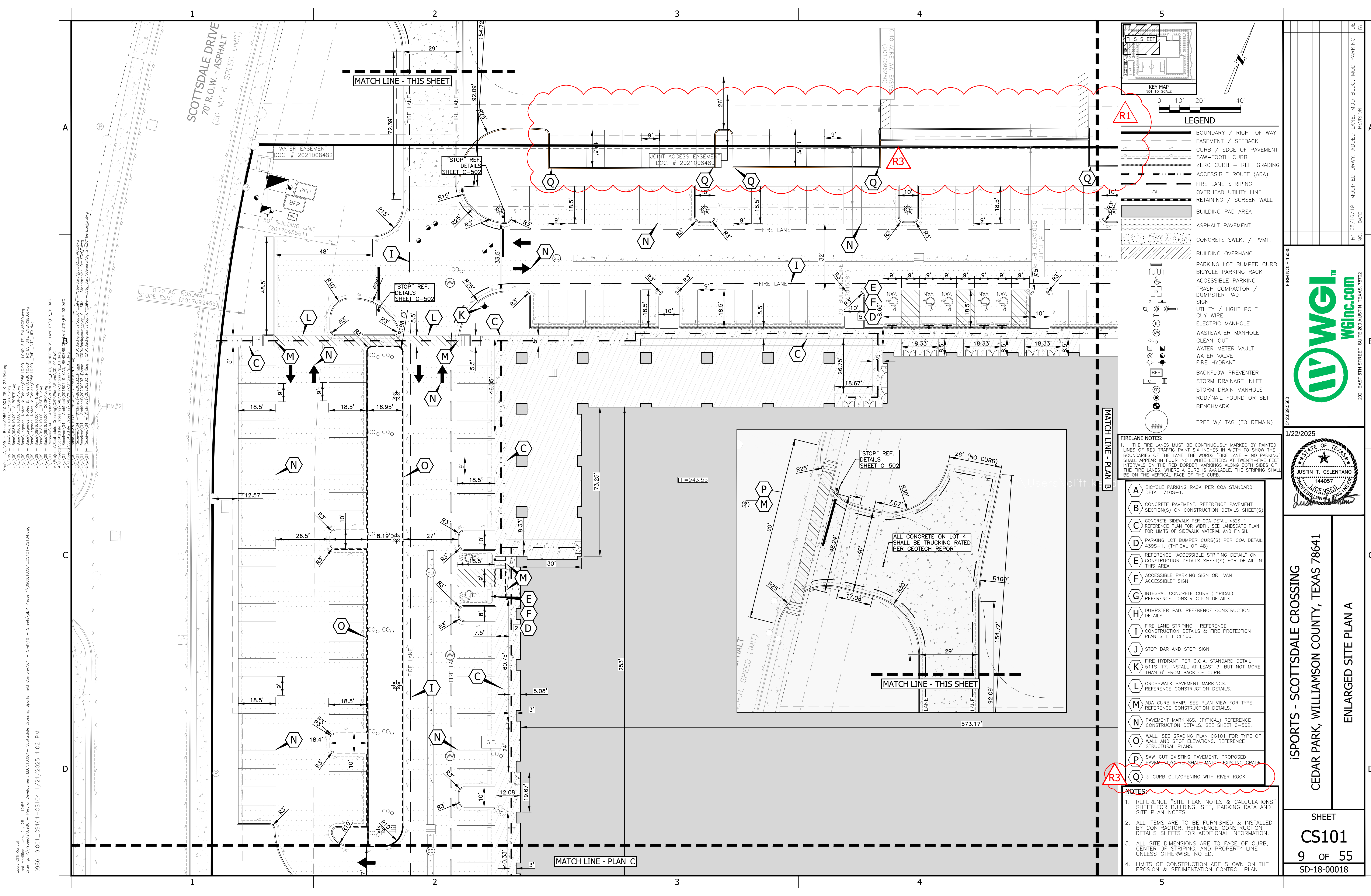
STATE OF TEXAS
THOMAS J. LOMBARDI JR.
131071
LICENSED PROFESSIONAL ENGINEER
12-14-18

iSPORTS - SCOTTSDALE CROSSING
1717 SCOTTSDALE DRIVE
CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641

ENLARGED SITE PLAN A

SHEET
CS101
9 OF 52
SD-18-00018





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SAW-TOOTH CURB
- ZERO CURB - REF. GRADING
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- BUILDING OVERHANG
- PARKING LOT BUMPER CURB
- BICYCLE PARKING RACK
- ACCESSIBLE PARKING
- TRASH COMPACTOR / DUMPSTER PAD
- SIGN
- UTILITY / LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- WASTEWATER MANHOLE
- CLEAN-OUT
- WATER METER VAULT
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- ROD/NAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG (TO REMAIN)

KEY MAP
NOT TO SCALE

0 10' 20' 40'

LEGEND

0 10' 20' 40'

LEGEND

0 10' 20' 40'

FIRELANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARY OF THE FIRE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

NOTES:

1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.

2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.

LEGEND

0 10' 20' 40'

LEGEND

0 10' 20' 40'

LEGEND

0 10' 20' 40'

ISPORTS - SCOTTSDALE CROSSING

CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641

ENLARGED SITE PLAN A

SHEET

CS101

9 OF 55

SD-18-00018

WGL

WGLinc.com

JUSTIN T. CELENTANO

144057

STATE OF TEXAS

PROFESSIONAL ENGINEER

1/22/2025

512.689.5560

FIRM NO. F-15085

2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS 78702

REVISION

DATE

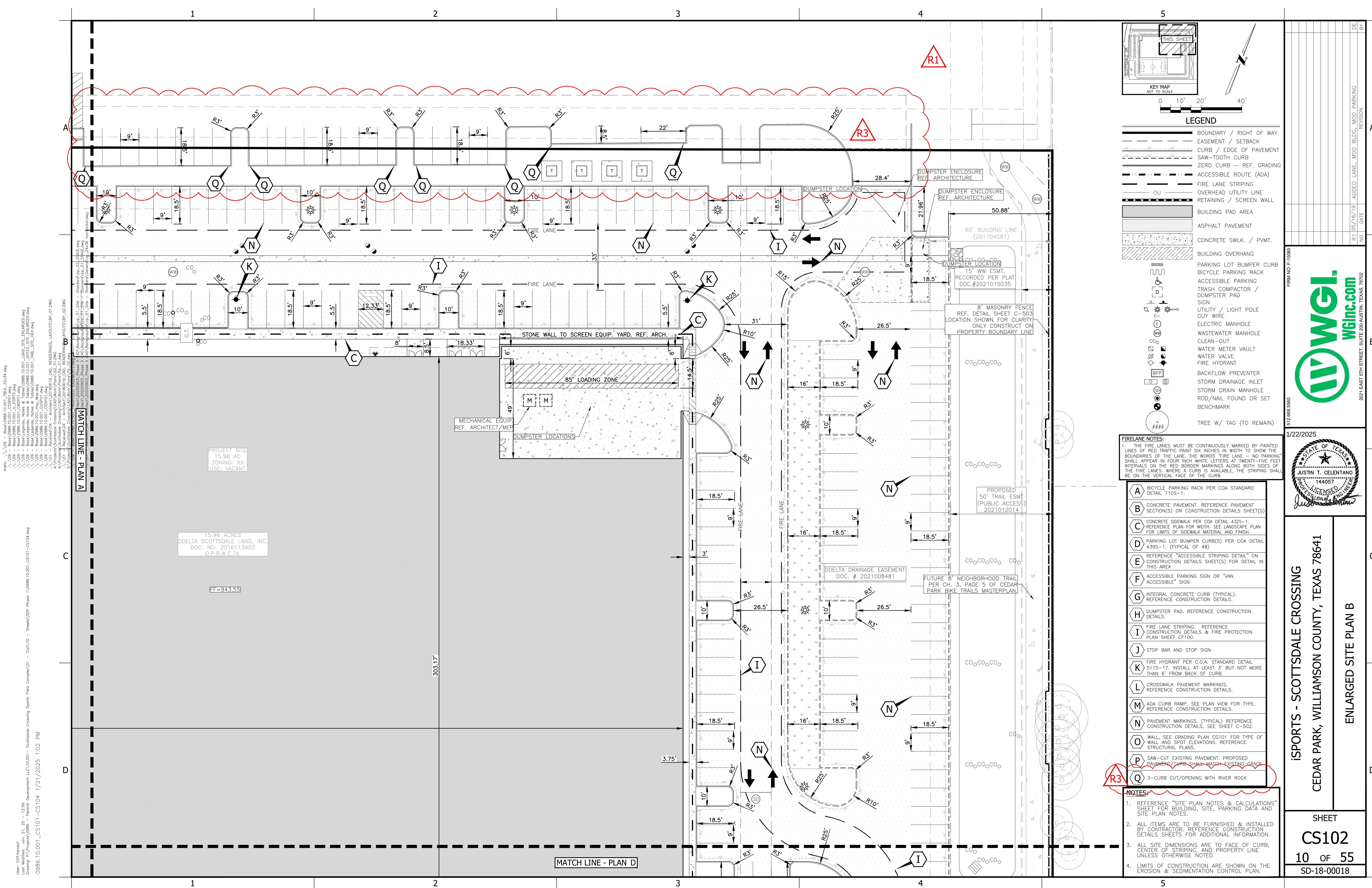
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BY

DE

MODIFIED DRAWING

MOD. BLDG. MOD. PARKING



0 10' 20' 40'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SAW-TOOTH CURB
- ZERO CURB - REF. GRADING
- ACCESSIBLE ROUTE (ADA)
- FIRE LANE STRIPING
- OVERHEAD UTILITY LINE
- RETAINING / SCREEN WALL
- BUILDING PAD AREA
- ASPHALT PAVEMENT
- CONCRETE SWLK. / PVMT.
- BUILDING OVERHANG
- PARKING LOT BUMPER CURB
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- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAINAGE INLET
- STORM DRAIN MANHOLE
- ROD/NAIL FOUND OR SET
- BENCHMARK
- TREE W/ TAG (TO REMAIN)

FIRELANE NOTES:

1. THE FIRE LANES MUST BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE - NO PARKING" SHALL APPEAR IN FOUR INCH WHITE LETTERS AT TWENTY-FIVE FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

- A** BICYCLE PARKING RACK PER COA STANDARD DETAIL 710S-1.
- B** CONCRETE PAVEMENT. REFERENCE PAVEMENT SECTION(S) ON CONSTRUCTION DETAILS SHEET(S).
- C** CONCRETE SIDEWALK PER COA DETAIL 432S-1. REFERENCE PLAN FOR WIDTH. SEE LANDSCAPE PLAN FOR LIMITS OF SIDEWALK MATERIAL AND FINISH.
- D** PARKING LOT BUMPER CURB(S) PER COA DETAIL 439S-1. (TYPICAL OF 4B)
- E** REFERENCE "ACCESSIBLE STRIPING DETAIL" ON CONSTRUCTION DETAILS SHEET(S) FOR DETAIL IN THIS AREA
- F** ACCESSIBLE PARKING SIGN OR "VAN ACCESSIBLE" SIGN
- G** INTEGRAL CONCRETE CURB (TYPICAL). REFERENCE CONSTRUCTION DETAILS.
- H** DUMPSTER PAD. REFERENCE CONSTRUCTION DETAILS.
- I** FIRE LANE STRIPING. REFERENCE CONSTRUCTION DETAILS & FIRE PROTECTION PLAN SHEET CF100.
- J** STOP BAR AND STOP SIGN
- K** FIRE HYDRANT PER C.O.A. STANDARD DETAIL 511S-17. INSTALL AT LEAST 3' BUT NOT MORE THAN 6' FROM BACK OF CURB.
- L** CROSSWALK PAVEMENT MARKINGS. REFERENCE CONSTRUCTION DETAILS.
- M** ADA CURB RAMP. SEE PLAN VIEW FOR TYPE. REFERENCE CONSTRUCTION DETAILS.
- N** PAVEMENT MARKINGS. (TYPICAL) REFERENCE CONSTRUCTION DETAILS, SEE SHEET C-502.
- O** WALL, SEE GRADING PLAN CG101 FOR TYPE OF WALL AND SPOT ELEVATIONS. REFERENCE STRUCTURAL PLANS.
- P** SAW-CUT EXISTING PAVEMENT. PROPOSED PAVEMENT/CURB SHALL MATCH EXISTING GRADE.
- Q** 3-CURB CUT/OPENING WITH RIVER ROCK

NOTES:

1. REFERENCE "SITE PLAN NOTES & CALCULATIONS" SHEET FOR BUILDING, SITE, PARKING DATA AND SITE PLAN NOTES.

2. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

3. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN.

FIRM NO: F-10885

WGL
WGInc.com

512.669.6560

1/22/2025

STATE OF TEXAS
JUSTIN T. CELENTANO
144057
LICENSED PROFESSIONAL ENGINEER

ISPORTS - SCOTTSDALE CROSSING
CEDAR PARK, WILLIAMSON COUNTY, TEXAS 78641

ENLARGED SITE PLAN B

SHEET
CS102
10 OF 55
SD-18-00018



Contributing Zone Plan Application (TCEQ - 10257)

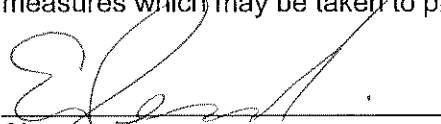
Attachment N

Inspection, Maintenance, Repair, and Retrofit Plan

Recommended maintenance guidelines include:

- **Inspections.** BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.
- **Sediment Removal.** Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least once a year.
- **Media Replacement.** Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.
- **Debris and Litter Removal.** Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.
- **Filter Underdrain.** Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- **Mowing.** Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Eric Perardi, President of ISports Cedar Park, LP, or their Authorized Agent, by signing this document, is certifying that ISports Cedar Park, LP will be responsible for ensuring that the water quality controls required to meet the standards of the Texas Commission on Environmental Quality (TCEQ) are inspected as necessary, given the appropriate maintenance, repaired as necessary and will be retrofit if any site revisions are proposed. The items above describe the measures which may be taken to provide these requirements.



Signature



Contributing Zone Plan Application (TCEQ - 10257)
Attachment O

Pilot-Scale Field Testing Plan

This attachment is not applicable to the subject site.



Contributing Zone Plan Application (TCEQ - 10257)
Attachment P

Measures for Minimizing Surface Stream Contamination

This attachment is not applicable to the subject site.



Temporary Stormwater Section (TCEQ-0602), **4.0**

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Cliff Kendall

Date: 03/14/2025

Signature of Customer/Agent:

 Cliff Kendall

Regulated Entity Name: ISPORTS SCOTTSDALE CROSSING

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

☐ The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: BRUSHY CREEK

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. ☒ **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☐ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

- 18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
- 19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

- 20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
- 21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
- 22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.



Temporary Stormwater Section (TCEQ - 0602)

Attachment A

Spill Response Actions

In the event of accidental spills of hazardous materials or hydrocarbons, the contractor will be required to maintain a stockpile of sand material in the construction staging area. This sand material will be used to provide a dike to contain large spills and to provide an absorbent material that can be disposed of off the Edwards Aquifer Recharge, Contributing and Transition Zones during the cleanup process. The contractor will be required to contact the owner, who will notify the Texas Commission on Environmental Quality (TCEQ) in the event of a spill. It is required that all contaminated soils be removed from the project site and disposed of in accordance with applicable regulations off of the Edwards Aquifer Recharge, Contributing and Transition Zones. Below are measure outlined by the TCEQ for spill prevention and response.

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spill must be reported to the TCEQ. Additional information is available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

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

watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

Vehicle and Equipment Maintenance

1. If maintenance must occur on-site, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of storm water and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

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



Temporary Stormwater Section (TCEQ - 0602)

Attachment B

Potential Sources of Contamination

Potential Sources of Pollutants during Construction

1. Soil erosion due to construction.
2. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
3. Miscellaneous trash and debris from construction and material wrappings.
4. Portable toilet spills.

Potential Sources of Pollutants after Construction

1. Traffic related pollutants from cars, roads and driveways.
2. Improper disposal of trash.
3. Pesticides, herbicides and fertilizers.

Please refer to Attachment A: Spill Response Actions of this report for more information and details for preventative and responsive actions to treat potential sources of contamination.



Temporary Stormwater Section (TCEQ - 0602)

Attachment C

Sequence of Major Activities

The construction activities for the iSports Scottsdale Crossing sports field complex project involves general site preparation, which consists of silt fencing, a construction staging area, a concrete truck washout pit, a temporary construction entrance, clearing and grubbing of vegetation, excavation and grading along the northern boundary of the project site. See the attached Site Plan for details of sequencing and installation of temporary measures. All disturbed soil areas shall be re-vegetated.

Major Construction Activities and Sequencing

The major construction activities for this project will include and be sequenced as follows:

1. Trees will be fertilized prior to any construction activity. (0.5 AC)
2. Install Best Management Practices which shall consist of the following: silt fencing, a construction staging area, a concrete truck washout pit, rock filter berms, and a temporary construction entrance. (14.68 AC)
3. Begin demolition, clearing and construction activities. (14.68 AC)
4. Initial grading operation to achieve water quality pond shape and sizing. (14.68 AC).
5. Begin rough cut for utilities, install proposed utilities, and dispose all demolished material to an approved off-site facility (14.68 AC).
6. Construction of street/driveway pavement including backfill behind curbs. (6.68 AC)
7. Final grading of pond and curb. (2.39 AC)
8. Temporary controls to be inspected and maintained weekly and prior to any anticipated rainfall event, and after rainfall events as needed. (14.68 AC)
9. The contractor is responsible for implementing and maintaining the storm water pollution prevention plan.
10. Complete permanent erosion control and restoration of site vegetation (14.68 AC)



Temporary Stormwater Section (TCEQ - 0602)

Attachment D

Temporary Best Management Practices and Measures

The following Temporary Best Management Practices (BMP) and measures will be utilized during construction and remain in place until final site stabilization:

1. Silt fencing, a construction staging area, a concrete truck washout pit, and a temporary construction entrance / exit will be used in accordance with the latest edition TCEQ Technical Guidance Manual details and criteria, to prevent pollution of surface water and groundwater that originates both up-gradient and on-site.
2. Silt fences, construction entrance / exit, and a concrete truck washout pit shall be in place before the first phase of construction for the commercial site is to begin. The temporary construction entrance / exit, construction staging area and concrete wash out pit will prevent sediments from flowing into public right-of-ways. The fencing will be installed downstream of cut/fill areas. The locations of the silt fence were based on the criteria to limit the drainage area of disturbed soil to $\frac{1}{4}$ acres per 100 linear feet of fencing.
3. Silt fences will intercept any pollutants from entering the surfaces waters of Brushy Creek. The locations of the silt fences were based on the criteria to limit the drainage area of disturbed soil to less than 5 acres. The placement of the temporary measures was based on the layout of streets and drains.
4. The BMP design for the site has been planned to prevent construction runoff and pollutants from directly entering surface streams, sensitive features or the aquifer.



Temporary Stormwater Section (TCEQ - 0602)

Attachment E

Suitability Letter from Authorized Agent

This attachment is not applicable to the subject site.



Temporary Stormwater Section (TCEQ - 0602)

Attachment F

Structural Practices

The following structural measures will be installed prior to construction of the project and in accordance with the latest edition of “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices” (TCEQ RG-348) and its details and criteria.

1. Installation of silt fences along the boundary of the road right-of-ways and limits of construction.
2. Installation of a stabilized construction entrance/ exit to minimize the tracking of mud and debris offsite by vehicles.
3. Installation of construction staging areas and concrete washout pit.



Temporary Stormwater Section (TCEQ - 0602)

Attachment G

Drainage Area Map

A copy of the “Existing Drainage Area Map” and “Proposed Drainage Area Map” has been included in the iSports Scottsdale Crossing plan set.



Temporary Stormwater Section (TCEQ - 0602)

Attachment H

Temporary Sediment Ponds(s) Plans and Calculations

During the initial development of the project site, the proposed soccer field, which also served as a detention pond, was rough cut during the initial grading of the site in order to provide sediment control. The detention pond remained as the temporary sediment pond until final grading of the pond was completed towards the end of construction.



Temporary Stormwater Section (TCEQ - 0602)

Attachment I

Inspection and Maintenance for BMPs

Inspection

Designated and qualified person(s) should inspect the Pollution Control Measures every seven (7) days and after each rainfall event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations and actions that will be taken as a result of the inspection should be kept with the TPDES data for the project. The general contractor will be responsible to review and reference sections 1.3 and 1.4 of “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices” (TCEQ RG-348) for erosion and sedimentation control and maintenance as applicable.

Construction Entrance / Exit and Construction Staging Area Maintenance

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or clean out of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked on to public right-of-ways should be removed immediately by the contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-ways.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
5. All sediment should be prevented from entering any storm drain, ditch or watercourse by using approved methods.

Silt Fence Maintenance

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

Curb Inlet Gravel Filter Structure Maintenance

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. Inspect and realign dikes as needed to prevent gaps between sections.
3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.
4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

SAMPLE INSPECTION REPORT

NAME & QUALIFICATION OF INSPECTOR: _____

Date of Inspection: _____

Inspectors shall observe the following items on each inspection:

- Disturbed areas that have not been fully stabilized
- Areas used for storage of materials that are exposed to precipitation
- Control measures outlined in the site plan
- Locations where vehicles enter/exit the site

Inspectors shall denote if any corrective actions are required and when the action was completed.

Major Observations:

Corrective Actions Required:

Corrective Actions Performed:

_____	_____
Signature	Date



2025-07-21



Temporary Stormwater Section (TCEQ - 0602)

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable. Below are guidelines from TCEQ for the installation of sod to stabilized exposed areas.

Materials:

Hydraulic Mulches:

Wood fiber mulch can be applied alone or as a component of hydraulic matrices. Wood fiber applied alone is typically applied at the rate of 2,000 to 4,000 lb/acre. Wood fiber mulch is manufactured from wood or wood waste from lumber mills or from urban sources.

Hydraulic Matrices:

Hydraulic matrices include a mixture of wood fiber and acrylic polymer or other tackifier as binder. Apply as a liquid slurry using a hydraulic application machine (i.e., hydro seeder) at the following minimum rates, or as specified by the manufacturer to achieve complete coverage of the target area: 2,000 to 4,000 lb/acre wood fiber mulch, and 5 to 10% (by weight) of tackifier (acrylic copolymer, guar, psyllium, etc.)

Bonded Fiber Matrix:

Bonded fiber matrix (BFM) is a hydraulically applied system of fibers and adhesives that upon drying forms an erosion resistant blanket that promotes vegetation, and prevents soil erosion. BFMs are typically applied at rates from 3,000 lb/acre to 4,000 lb/acre based on the manufacturer's recommendation. A biodegradable BFM is composed of materials that are 100% biodegradable. The binder in the BFM should also be biodegradable and should not dissolve or disperse upon re-wetting. Typically, biodegradable BFMs should not be applied immediately before, during or immediately after rainfall if the soil is saturated. Depending on the product, BFMs typically require 12 to 24 hours to dry and become effective.

Installation:

1. Prior to application, roughen embankment and fill areas by rolling with a crimping or punching type roller or by track walking. Track walking shall only be used where other methods are impractical.
2. To be effective, hydraulic matrices require 24 hours to dry before rainfall occurs.
3. Avoid mulch over spray onto roads, sidewalks, drainage channels, existing vegetation, etc.

Inspection and Maintenance Guidelines:

1. Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.
2. Areas damaged by storms or normal construction activities should be regarded and hydraulic mulch reapplied as soon as practical.



Copy of Notice of Intent (NOI), **5.0**



TCEQ Notice of Intent (NOI) for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) under the TPDES Phase II MS4 General Permit (TXR040000)

IMPORTANT:

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

APPLICATION FEE:

- You must pay the **\$100** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
 - Go to <https://www3.tceq.texas.gov/epay/index.cfm>
 - Select Fee Type: GENERAL PERMIT MS4 PHASE II STORM WATER DISCHARGE
NOI APPLICATION

- **Provide your payment information below, for verification of payment:**

Mailed	Check/Money Order No.: _____
	Name Printed on Check: _____
EPAY	Voucher No.: _____
	Is the Payment Voucher copy attached? Yes

One (1) copy of the NOI and Stormwater Management Program (SWMP) with the completed SWMP Cover Sheet MUST be submitted with the original NOI and SWMP.

Is the copy attached? Yes

RENEWAL: Is this NOI a Renewal of an existing Phase II MS4 General Permit Authorization?

(Note: An authorization cannot be renewed after June 11, 2014.)

Yes The existing authorization number is: TXR04_____

(If an authorization number is not provided, a new number will be assigned.)

No

1) OPERATOR (Applicant)

- a)** If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at:
<http://www.tceq.texas.gov/goto/cr-customer>
CN _____
- b)** What is the Legal Name of the entity (applicant) applying for this permit?

(The exact legal name must be provided.)
- c)** What is the contact information for the Operator (Applicant)? The mailing address must be recognized by the US Postal Service. You may verify the address at:
<https://tools.usps.com/go/ZipLookupAction!input.action>
Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____
Phone Number: _____ Ext: _____ Fax Number: _____
E-mail: _____
Mailing Address: _____
Internal Routing (Mail Code, Etc.): _____
City: _____ State: _____ ZIP Code: _____
If outside USA: Territory: _____ Country Code: _____ Postal Code: _____
- d)** Indicate the type of Customer (The instructions will help determine your customer type):
Federal Government State Government County Government
City Government Other Government
- e)** Number of Employees:
0-20; 21-100; 101-250; 251-500; or 501 or higher

2) ANNUAL BILLING CONTACT

The Operator is responsible for paying the annual fee. The annual fee will be assessed to authorizations active on September 1 of each year. TCEQ will send a bill to the address provided in this section. The Operator is responsible for terminating the permit when it is no longer needed.

Is the billing contact and contact information the same as the Operator identified in Section 1) above?

Yes, go to Section 3).

No, complete section below

Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____
Organization Name: _____
Phone Number: _____ Ext: _____ Fax Number: _____
E-mail: _____
Mailing Address: _____
Internal Routing (Mail Code, Etc.): _____
City: _____ State: _____ ZIP Code: _____

3) APPLICATION CONTACT

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

Is the application contact and contact information the same as the Operator identified in Section 1) above?

Yes, go to Section 4).

No, complete section below

Prefix (Mr. Ms. Miss): _____
First/Last Name: _____ Suffix: _____
Title: _____ Credential: _____
Organization Name: _____
Phone Number: _____ Ext: _____ Fax Number: _____
E-mail: _____
Mailing Address: _____
Internal Routing (Mail Code, Etc.): _____
City: _____ State: _____ ZIP Code: _____
Mailing Information if outside USA:
Territory: _____ Country Code: _____ Postal Code: _____

4) REGULATED ENTITY (RE) INFORMATION

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

<http://www.tceq.texas.gov/goto/cr-searchrn>

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

- a)** TCEQ issued RE Reference Number (RN): RN _____
- b)** Name that is used to identify the small MS4 (Example: City of XXX MS4)

- c)** Provide a brief description of the regulated MS4 boundaries: (Example: Area within the City of XXXX limits that is located within the xxx (e.g. Dallas) urbanized area):

- d)** City where the largest residential population exists within the regulated MS4 boundaries:

- e)** ZIP code where the largest residential population exists within the regulated MS4 boundaries:

f) County where the largest residential population exists within the regulated MS4 boundaries:

Is the MS4 located within additional counties?

Yes – If Yes, what county (or counties)?

No

g) Latitude: _____ Longitude: _____

5) GENERAL CHARACTERISTICS

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

Yes – If Yes, you must obtain authorization through EPA, Region 6.

No

b) What is applicant's Standard Industrial Classification (SIC) code?

SIC Code: _____

c) What is the category or level of the MS4 based on the population served?

Level 1: Operators of traditional small MS4s that serve a population of less than 10,000 within an urbanized area (UA).

Level 2: Operators of traditional small MS4s that serve a population of at least 10,000 but less than 40,000 within an UA.

This category also includes all non-traditional small MS4s such as counties, drainage districts, transpiration entities, military bases, universities, colleges, correctional institutions, municipal utility districts and other special districts regardless of population served within the UA, unless the non-traditional MS4 can demonstrate that it meets the criteria for a waiver from permit coverage based on the population served.

Level 3: Operators of traditional small MS4s that serve a population of at least 40,000 but less than 100,000 within an UA.

Level 4: Operators of traditional small MS4s that serve a population of 100,000 or more within an UA.

d) Has TCEQ "designated" the small MS4 as needing coverage under this general permit?

N/A

Yes

No - If No and no portion of the small MS4 is located within an UA as determined by the 2000 or 2010 Decennial Census by the U.S Bureau of Census requiring a NOI be submitted, the operator is not eligible for coverage under this general permit through the NOI.

e) What is your annual reporting year?

Calendar year

MS4 general permit year

Fiscal year – If Fiscal year, what is the last day of the fiscal year? _____

f) Stormwater Management Program (SWMP)

1. I certify that the SWMP submitted with this Notice of Intent has been developed according to the provisions of this general permit TXR040000.

Yes

No – If No, the application is considered incomplete and may be returned.

2. I certify that the SWMP Cover Sheet is completed and attached to the front of the SWMP.

Yes

No – If No, the application is considered incomplete and may be returned.

3. Who is the person responsible for implementing or coordinating implementation of the SWMP? (Note: All contact information requested below is required.)

First/Last Name: _____

Title: _____

Company: _____

Phone Number: _____ Ext: _____ Fax Number: _____

E-mail: _____

Mailing Address: _____

Internal Routing (Mail Code, Etc.): _____

City: _____ State: _____ ZIP Code: _____

g) 7th Minimum Control Measure (MCM) for Municipal Construction Activities

1. Is the MCM for authorization to discharge stormwater from municipal construction activities included with the attached SWMP?

Yes – If Yes, what are the boundaries within which those activities will occur? (Note: If the boundaries are located outside of the urbanized area, then the entire SWMP must also incorporate the additional areas.)

No

2. Is the discharge or potential discharge from regulated construction activities within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer?

Yes – If Yes, please note that a copy of the agency approved Water Pollution Abatement Plan (WPAP) required by the Edward Aquifer Rule (30 TAC Chapter 213) must be either included or referenced in the construction stormwater pollution prevention plan(s).

No

h) Discharge Information

1. What is the name of the water body (ies) receiving stormwater from the MS4?

2. What is the classified segment number(s) that receives discharges, directly or indirectly, from the small MS4?

Do you discharge directly or indirectly?

3. Are any of the surface water body (ies) receiving discharges from the small MS4 on the latest EPA-approved Clean Water Act (CWA) §303(d) list of impaired waters or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d)?

Yes – If Yes:

What is the name of the impaired water body (ies) receiving the discharge from the small MS4?

What is/are the pollutant(s) of concern?

No

4. Is the discharge into any other MS4 prior to discharge into surface water in the state?

Yes – If Yes, what is the name of the MS4 Operator?

No

i) Edwards Aquifer

Is the discharge or potential discharge from the MS4 within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer?

Yes - If Yes, complete certification below by checking "Yes".

No

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

Yes

j) Public Participation Process

The Office of Chief Clerk will send the operator or person responsible for publishing, the notice of the executive director's preliminary determination of the NOI and SWMP, in a newspaper of general circulation in the county where the small MS4 is located. If multiple counties, notice must be published at least once in the newspaper of general circulation in the county containing the largest resident population.

The applicant must file with the Chief Clerk a copy of an affidavit of the publication within 60 days of receiving the written instructions from the Office of Chief Clerk.

1. I will comply with the Public Participation requirements described in Part II.E.12 of the general permit.

Yes

No – If No, coverage under this general permit is not obtainable.

2. Who is the person responsible for publishing notice of the executive director's preliminary determination on the NOI and SWMP? (Note: All contact information requested below is required.)

First/Last Name: _____

Title: _____

Company: _____

Phone Number: _____ Ext: _____ Fax Number: _____

E-mail: _____

Mailing Address: _____

Internal Routing (Mail Code, Etc.): _____

City: _____ State: _____ ZIP Code: _____

3. What is the name and location of the public location where copies of the NOI and SWMP, as well as the executive director's general permit and fact sheet, may be reviewed?

Name of Public Place:

Address of Public Place:

County of Public Place:

6) CERTIFICATION

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

- | | |
|--|-----|
| a) I certify that I have obtained a copy and understand the terms and conditions of the Phase II (Small) MS4 General Permit TXR040000. | Yes |
| b) I certify that the small MS4 qualifies for coverage under the general permit TXR040000. | Yes |
| c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. | Yes |
| d) I understand that authorization active on September 1 st of each year will be accessed an Annual Water Quality Fee. | Yes |

Operator Certification:

I, _____
Typed or printed name *Title*

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

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

Signature: _____ Date: _____
(Use blue ink)

NOTICE OF INTENT CHECKLIST (TXR040000)

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

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

Application Fee:

If paying by Check:

Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

Check number and name on check is provided in this application.

If using ePay:

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

AUTHORIZATION NUMBER:

Authorization number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

Customer Number (CN) issued by TCEQ Central Registry

Legal name as filed to do business in Texas (Call TX SOS 512/463-5555)

Name and title of responsible authority signing the application

Mailing address is complete & verifiable with USPS. www.usps.com

Phone numbers/e-mail address

Type of operator (entity type)

Number of employees

Billing address is complete & verifiable with USPS. <http://www.usps.com>

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

MS4/Regulated Entity Name

Site description

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

County

Site/project physical address. Do not use a rural route or post office box.

Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

Indian Country Lands –the facility is not on Indian Country Lands

Standard Industrial Classification (SIC) Code www.osha.gov/oshstats/sicser.html

Level of MS4

Qualifying TCEQ “Designated” small MS4

Annual Reporting Year

7th Minimum Control Measurement (MCM) for Municipal Construction Activities

Discharge information

Edwards Aquifer rule

Public participation information

CERTIFICATION

Certification statements have been checked indicating “Yes”

Signature meets 30 Texas Administrative Code (TAC) 305.44 and is original.

Stormwater Management Program (SWMP), and completed SWMP Cover Sheet are attached to the NOI.

STORMWATER MANAGEMENT PROGRAM (SWMP) COVER SHEET
Confirm Each Minimum Control Measure (MCM) Below is Included in the SWMP

This cover sheet **MUST** be completed by indicating the page number where the requested item will be found in the SWMP. Provide the page number to the left of each item.

This cover sheet **MUST** be attached to the front of the SWMP.

Operator:

Operator name on NOI: _____

Assessment of program elements:

Program elements that were described in the previous permit have been assessed and modified as necessary. New elements have been developed and implemented as necessary.

N/A, If newly regulated MS4.

MCM 1: Public Education, Outreach, and Involvement

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. SWMP includes a stormwater education and outreach program to educate public employees, business, and the general public about hazards associated with the illegal discharges and improper disposal of waste and about the impacts stormwater can have on water quality, and steps they can take to reduce pollutants in stormwater.
2. Defines the goals and objectives of the program based on high-priority community-wide issues.
3. Identifies the target audiences.
4. Appropriate educational material is developed or used.
5. Education material is distributed.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM.
Examples of possible BMPs include, but are not limited to, the following:

- Classroom Education
- Use of media
- Education/Outreach for Commercial Activities
- Lawn and garden activities
- Promotional giveaways
- Water conservation practices for homeowners
- Outreach programs tailored to specific communities and children
- Stormwater educational materials
- Educational displays, pamphlets, booklets, and utility stuffers
- Webpage
- Storm drain stenciling
- Speakers to community groups
- Encouragement of proper lawn and garden care
- Encouragement of low impact development
- Support of pollution prevention for businesses

- Encouragement of water conservation practices
 - Encouragement of pet waste management
 - Stormwater hotlines
6. SWMP includes a program that complies with state and local public notice requirements.
 7. May include using public input in the implementation of the program.
 8. May include opportunities for citizen to participate in implementation of control measures.
 9. Ensure the public easily can find information about the SWMP.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM.
Examples of possible BMPs include, but are not limited to, the following:

- Stakeholder meetings
- Community hotline
- Coordination with school groups/scouting
- Listserver
- Stream cleanup and monitoring
- Adopt-A-Stream programs
- Incentives for businesses to participate, such as web links
- Volunteer monitoring
- Watershed Organization
- Storm drain stenciling programs
- Advisory/partner committees
- Mailing list development and use
- Reforestation programs
- Wetland plantings
- Coordinate volunteer programs.

SWMP includes measureable goals, and the method of measurement, for addressing stormwater quality

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 2: Illicit Discharge Detection and Elimination

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be used to detect, investigate and eliminate illicit discharges
2. MS4 map:
 - a. Location of all small MS4 outfalls operated by the MS4 and that discharge into waters of the U.S.
 - b. Location and name of all surface waters receiving discharge from the MS4s outfalls.
 - c. Priority areas, if applicable.
3. Methods for informing and training MS4 field staff.
4. Procedures for tracing the source of an illicit discharge.

5. Procedures for removing the source of the illicit discharge.
6. Facilitate public reporting of illicit discharges of water quality impacts associated with discharges into or from the small MS4.
7. Procedures for responding to illicit discharges and spills.
8. Inspections in response to complaints.

Additional Requirements for Level 2, 3, and 4 small MS4s:

For Level 2, 3, and 4 small MS4, procedures to prevent and correct leaking on-site sewage disposal systems.

Additional Requirements for Level 3 and 4 small MS4s:

Follow-up investigation after the illicit discharge has been eliminated.

Additional Requirements for Level 4 small MS4s:

1. Procedures for identifying and creating a list of priority areas within the small MS4s likely to have illicit discharges.
2. Implement a dry weather field screening program to assist in detecting and eliminating illicit discharges to the small MS4.

SWMP Lists Best Management Practices (BMPs) used to fulfill this MCM.

Examples of possible BMPs may include the following:

- List of non-stormwater discharges that will not be considered illicit
- Procedures to address illegal dumping
- Hazardous materials disposal opportunities
- Industrial/Business connections
- Addressing wastewater connections to MS4
- Addressing recreational sewage (boats/camping/etc.)
- System inspections
- Dye testing
- Recycling programs
- Informing public/employees/businesses of hazards associated with illicit discharges
- Identification of illicit discharges
- Used oil collection centers
- Public outreach and education programs regarding illicit discharges
- Publicize and facilitate public reporting

SWMP includes measureable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 3: Construction Site Stormwater Runoff Control

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be developed, implemented and enforced, to address stormwater runoff from construction once acre and greater (including larger common plan).
2. Ordinance or other regulatory mechanism to require erosion and sediment controls, as well as sanctions to ensure compliance, to the extent allowable under state and local law.
3. Program requires construction site operators to implement erosion and sediment control – BMPs to minimize the discharge of pollutants.
 - a. Program requires soil stabilization measures, and implementation of BMPs to control pollutants from equipment and vehicle washing and other wash waters.
 - b. Program requires operators to minimize exposure to stormwater of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials.
 - c. Minimize the discharge of pollutants from spills and leaks. As an alternative, ensure that the construction site has developed a stormwater pollution prevention plan in accordance with the TPDES Construction General Permit TXR150000.
4. Program prohibits illicit discharges such as wash out wastewater, fuels, oils, soaps, solvents, and dewatering activities.
5. Procedures for construction site plan review to consider water quality impacts.
6. Procedures for construction site inspections and enforcement of control measures, to the extent allowable under state and local law.
7. Procedures for receipt and consideration of information submitted by the public.
8. Procedures for MS4 staff training.

Additional Requirements for Level 3, and 4 small MS4s:

Includes an inventory of all permitted active construction sites greater than one acre or less than one acre if part of a larger common plan of development.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- Requirement to comply with TPDES CGP
- Notification to discharger of responsibilities under TPDES CGP
- Hire staff to review construction site plans
- Provide a web page for public input on construction activities
- Require overall construction site waste management
- Perform site inspections and enforcement
- Provide education and training for construction site operators
- Notify dischargers of requirement to obtain TPDES permit coverage
- Mechanism to prohibit discharges into MS4 where necessary

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 4: Post-Construction Stormwater Management in New Development and Redevelopment
--

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. Description of program that will be developed, implemented and enforced, to address stormwater runoff from new development and redeveloped sites that discharge into the small MS4 that disturb one acre or more, including projects that disturb less than one acre that are part of a larger common plan of development or sale.
2. Ordinance or other regulatory mechanism is in place or planned which will regulate discharges from new development and redevelopment projects.
3. Establish, implement, and enforce a requirement that owners or operators of new development and redeveloped sites design, install, implement, and maintain a combination of structural and non-structural BMPs appropriate for the community and that protects water quality.
4. Document and maintain records of enforcement actions.
5. Long-term operation and maintenance of post construction stormwater control measures is addressed.
6. Operation and maintenance is documented.

Additional Requirements for Level 4 small MS4s:

1. Develop and implement an inspection program to ensure that all post construction stormwater control measures are operating correctly and are being maintained.
2. Inspections are documented.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- Local ordinance in place or planned
- Guidance document for developers to utilize
- Specific BMPs established for particular watersheds
- List of appropriate BMPs provided to operators
- Elimination of curbs and gutters is encouraged
- Zoning takes into account stormwater issues
- Incentives for use of permeable choices, such as porous pavement
- Requirements for wet ponds or other BMPs for certain size sites
- Xeriscaping

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 5: Pollution Prevention and Good Housekeeping for Municipal Operations

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for all MS4s:

1. An operation and maintenance (O&M) program, including an employee training component, in place or scheduled, to reduce/prevent pollution from municipal activities and municipally owned areas included but not limited to park and open space maintenance; street, road, or highway maintenance; fleet and building maintenance; stormwater system maintenance; new construction and land disturbances; municipal parking lots; vehicle and equipment maintenance and storage yards; waste transfer stations; and salt/sand storage locations.
2. Develop and maintain an inventory of the MS4's facilities and stormwater controls.
3. Inform or train staff involved in good housekeeping practices.
4. Waste from the MS4 is removed and properly disposed.
5. Contractors hired by the MS4 must be required to comply with operating procedures.
 - a. MS4 develop contractor oversight procedures.
6. MS4 evaluates O&M activities for their potential to discharge pollutants in stormwater for road and parking lot maintenance, bridge maintenance, cold weather operations, and right-of-way maintenance etc.
 - a. MS4 identifies pollutants of concern that could be discharged from the O&M activities.
 - b. MS4s develop and implement pollution prevention measures that will reduce discharge of pollutants from O&M activities.
 - c. MS4s inspect pollution prevention measures at MS4 facilities.
7. MS4 maintains structural controls.

Additional requirements for Level 3 and 4 small MS4s:

1. Storm sewer system O&M.
 - a. MS4 develops and implements an O&M program to reduce the collection of pollutants in catch basins and other surface structures.
 - b. MS4 develops a list of potential problem areas for increased inspection (for example, areas with recurrent illegal dumping).
2. Implement an O&M program to reduce discharge of pollutants from roads that might include a street sweeping and cleaning program, or inlet protection. The program includes an implementation schedule and a waste disposal procedure.
3. MS4 map identify MS4 facilities and stormwater controls.
4. MS4 assess its facilities for their potential to discharge pollutants into stormwater.
 - a. The MS4 identifies high priority facilities that have a high potential to generate stormwater pollutants. At a minimum, facilities include the MS4s maintenance yards, hazardous waste facilities, fuel storage locations, and any other facilities at which chemicals or other materials have a high potential to be discharge in stormwater.
 - b. The MS4 documents the result of the assessments.
5. The MS4 develops stormwater management Standard Operation Procedures for high priority facilities.
6. The MS4 implements stormwater controls at high priority facilities that address:
 - a. Good housekeeping

- b. De-icing and anti-icing storage
 - c. Fueling operations and vehicle maintenance
 - d. Equipment and vehicle washing
7. The MS4 develops and implements an inspection program that includes high priority facilities.

Additional requirements for Level 4 small MS4s:

MS4 has an application and management program for pesticides, herbicides, and fertilizers that address:

- a. Evaluating materials and activities used at public open spaces.
- b. Implementing the following practices to minimize generating pollutants related to landscaping.
 - i. Education for applicators and distributors
 - ii. Encouragement of non-chemical solutions for pest management
- c. Development of schedules that minimizes discharge of pollutants.
- d. Ensuring collection and proper disposal of unused pesticides, herbicides, and fertilizers.

SWMP lists BMPs used to fulfill this MCM. Examples may include:

- BMPs which address fleet vehicle maintenance/washing
- BMPs which address parking lot and street cleaning
- Catch basin and storm drain system cleaning
- Landscaping and lawn care (e.g. xeriscaping)
- Waste materials management
- Road salt application and storage practices
- Used oil recycling
- Pest management practices
- Fire training facilities
- BMPs which address roadway and bridge maintenance
- Golf course maintenance/waste disposal
- Disposal of cigarette butts
- Park maintenance (e.g., providing trash bags)

SWMP includes measurable goals, and the method of measurement, for addressing stormwater quality.

SWMP has been fully implemented, or includes a schedule of implementation not to exceed five (5) years from permit issuance date.

MCM 6: Industrial Stormwater Sources

Page # (s) – Provide the page number (s) to the left of each item.

The SWMP includes the following required elements:

Requirements for Level 4 MS4 only:

Program to identify and control industrial stormwater sources that at least includes:

- a. MS4 landfills, other treatment, storage, or disposal facilities for municipal waste, hazardous waste treatment, storage, disposal and recovery facilities and facilities that are subject to Emergency Planning and Community Right-to-Know Act (EPCRA).
- b. Priorities and procedures for inspections and for implementing control measures for such discharges.

Optional 7 th MCM: Municipal Construction Activities (only available within the regulated area where the MS4 operator meets the definition of construction site operator)
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Page # (s) – Provide the page number (s) to the left of each item.

If this MCM is applicable, the SWMP includes the following information:

1. Description of how construction activities will generally be conducted so as to take into consideration local conditions of weather, soils, and other site specific considerations.
2. Description of the area that this MCM will address and where the MS4 operator's construction activities are covered (e.g. within the boundary of the urbanized area, the corporate boundary, a special district boundary, an extra territorial jurisdiction, or other similar jurisdictional boundary).
3. If the area included in this MCM includes areas outside of the UA, then all MCMs will be implemented over those additional areas as well.
4. Description provided for one of the following:
 - a. How contractor activities will be supervised or overseen to ensure that the Stormwater Pollution Prevention Plan (SWP3) requirements are properly implemented at the construction site(s); or
 - b. How the MS4 operator will make certain that contractors have a separate authorization for stormwater discharges if needed.
5. General description of how a construction SWP3 will be developed for each construction site.
6. Records of municipal construction activities authorized under this optional MCM.

Notice of Intent (NOI) for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems (MS4) under the TPDES Phase II MS4 General Permit (TXR040000)

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL:

Texas Commission on Environmental Quality
Applications Review and Processing Team
(MC-148)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL:

Texas Commission on Environmental Quality
Applications Review and Processing Team
(MC-148)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Small Business and Local Government Assistance	800/447-2827
Application – status and form questions:	512/239-4671
Technical questions:	512/239-4671
Environmental Law Division:	512/239-0600
Records Management - obtain copies of forms:	512/239-0900
Reports from databases (as available):	512/239-DATA (3282)
Cashier's office:	512/239-0357 or 512/239-0187

Notice of Intent Process:

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

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

An application will not be declared administratively complete or approved if delinquent fees and/or penalties of \$25 or more are owed to the TCEQ. All such fees must be paid prior to approval of the NOI.

- 2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- 3) **Technical Review of SWMP:** More information may be requested by phone or technical NOD letter mailed to the SWMP contact. The executive director's preliminary determination on the NOI and SWMP will be prepared and filed with the TCEQ Chief Clerk.
- 4) **Public Participation Process:** The TCEQ Chief Clerk will mail written instructions for publishing the executive director's preliminary determination on the NOI and SWMP at least once in the newspaper of general circulation in the county where the small MS4 is located. If applicable, a public meeting may be held.

- 5) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

-or-

Denial of Coverage: Coverage may be denied if the operator fails to respond to the NOD, the response is inadequate, or find the NOI and SWMP do not meet the requirements of this general permit. If coverage is denied, the operator will be notified.

General Permit

Coverage under the general permit begins upon approval of the NOI and the SWMP by TCEQ and after the public notice process has been completed. You should have a copy of the general permit when submitting your application. You may view and print the permit for which you are seeking coverage, on the TCEQ web site <http://www.tceq.texas.gov>. Search using key word TXR040000.

General Permit Forms

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

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted concurrently not more than ten (10) calendar days after the change occurs.

TCEQ Central Registry Core Data Form

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

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

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

Fees associated with a General Permit

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

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

Mailed Payments:

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

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

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

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

When making the payment you must select Water Quality, and then select the fee category "General Permit MS4 Phase II Stormwater Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

Annual Water Quality Fee: This fee is assessed to permittees with an active authorization under the general permit on September 1 of each year. The designated billing contact will receive an invoice for payment of the annual fee in December of each year. The payment will be due 30 days from the invoice date. A 5% penalty will be assessed if the payment is received by TCEQ after the due date. Annual fee assessments cannot be waived as long as the authorization under the general permit is active on September 1.

It's important for the permittees to submit a Notice of Termination (NOT) when coverage under the general permit is no longer required. A NOT is effective on the postmarked date of mailing the form to TCEQ. It is recommended that the NOT be mailed using a method that documents the date mailed and received by TCEQ.

Mailed Payments:

You must return your payment with the billing coupon provided with the billing statement.

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

You must enter your account number provided at the top portion of your billing statement.

Payment methods include American Express, MasterCard, Visa, and electronic check payment (ACH).

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

1) OPERATOR (Applicant)

a) Enter assigned Customer Number (CN)

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

If this customer has not been assigned a CN, leave the space for the CN blank. If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name

Provide the current legal name of the permittee.

c) Operator Contact Information

Provide the first and last name, and the title of the Operator (Applicant) Contact.

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

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

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

d) Type of Customer (Entity Type)

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

Government

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

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

Other Government

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

e) Number of Employees

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

2) ANNUAL BILLING CONTACT

An annual fee is assessed to each operator holding an active authorization under the general permit on September 1 of each year. Provide the complete mailing address where the annual fee invoice should be mailed. Verify the address with the USPS. It must be an address for delivery of regular mail, not overnight express mail. Also, provide a phone number of the operator's representative responsible for payment of the invoice.

3) APPLICATION CONTACT

Provide the name, title, and contact information of the person that TCEQ can contact for additional information regarding this application. This contact may be a consultant or entity other than the applicant.

4) REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE**a) Regulated Entity Reference Number (RN)**

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

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at:

<http://www.tceq.texas.gov/goto/cr-searchrn>

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

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

b) Site/Project Name/Regulated Entity

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

c) Describe the boundaries of the regulated portion of the small MS4.

In your own words, briefly describe the boundaries of the regulated portion of the small MS4. Do not repeat the SIC Code description.

d) Provide the city where the largest residential population exists within the regulated MS4 boundaries. If there is no city within the boundaries of the MS4, provide the name of the nearest city.

e) Provide the ZIP code where the largest residential population exists within the regulated MS4 boundaries.

f) County

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

g) Latitude and Longitude

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

<http://www.tceq.texas.gov/gis/sqmapview.html> or <http://nationalmap.gov/ustopo>

5) GENERAL CHARACTERISTICS

a) Indian Country Lands

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

Indian Country means (1) all land within the limits of any American Indian reservation under the jurisdiction of the U.S. government, notwithstanding the issuance of any patent, and including rights-of-way running throughout the reservation; (2) all dependent Indian communities within the borders of the United States whether within the original or subsequently acquired territory thereof, and whether within or outside the limits of a State; and (3) all Indian allotments, the Indian titles which have not been extinguished, including rights-of-way running through the same.

Indian Tribe means any Indian Tribe, band, nation, or community recognized by the Secretary of the Interior and exercising substantial governmental duties and powers.

b) Standard Industrial Classification (SIC) code

Provide the SIC code that best describes the operator's primary business. Common SIC Codes are provided below. For help with SIC codes, go to: www.osha.gov/oshstats/sicser.html

- 9111 - Executive offices (such as for a city, county, ect.)
- 8221 - Colleges, Universities, and Professional Schools
- 8222 - Junior Colleges and Technical Institutes
- 9621 - Regulation and Administration of Transportation Programs
- 4111 - Local and Suburban Transit
- 4952 - Sewerage Systems
- 4971 - Irrigation Systems
- 9223 - Correctional Institutions
- 9511 - Air and Water Resource and Solid Waste Management (including flood control, drainage development, etc.)

c) Category or level of the MS4

The general permit defines MS4s by four different categories or levels, based on the population served within the 2010 UA. "Population served" means the residential population within the regulated portion of the small MS4 based on the 2010 Census, except for non-traditional small MS4s.

A reference map identifying the 2010 Census UAs can be found at www.epa.gov/npdes/stormwater/urbanmaps

d) TCEQ "Designated" small MS4

A small MS4 that is outside of urbanized area that is "designated" by TCEQ is eligible for coverage under this general permit. The small MS4 Operator must obtain authorization under this general permit or apply for coverage under an individual TPDES stormwater permit within 180 days of notification of their designation.

Information about urbanized areas (UAs) and a link to the UA maps are found on the EPAs website at: <http://cfpub1.epa.gov/npdes/stormwater/urbanmaps.cfm>

e) Annual Reporting Year

The annual report must address the previous reporting year. The selected reporting year cannot be changed during the permit year.

1. The first reporting year begins on the permit effective date (December 13, 2013) and lasts for a period of one (1) year.
2. If the MS4 selects the fiscal year, the first reporting year will last until the end of the fiscal year following the end of the first permit year.
3. If the MS4 selects the calendar year then the first reporting year will last until December 31, 2014.

f) SWMP

1. The NOI must include the SWMP when submitted to TCEQ for processing, and the Operator is required to certify the SWMP has been developed according to the general permit. Also, the SWMP Cover Sheet must be completed and placed to the front of the

SWMP. When completing the SWMP Cover Sheet, be sure to enter the page number and/or page range for each item under an MCM.

2. The general permit requires the name, address, phone number and fax number of the designated person responsible for implementing and coordinating implementation of the SWMP. All information is required with an exception of email, however, this information is desired.

Changes to the SWMP may require TCEQ approval. Changes must be submitted by Notice of Change to the same address as the NOI. Notice of Change will either be automatically approved or additional information may be request before approval.

g) 7th Minimum Control Measure (MCM)

1. Indicate if the municipality is seeking coverage under this general permit for municipal construction activities where the municipality meets the definition of “construction site operator”.
2. If authorization for municipal construction activities is proposed in this NOI the developed MCM must be included with the SWMP and the NOI must include a description of the boundaries covered in the MCM. The area included for this MCM must include only the regulated MS4 area; or it may include additional areas of the MS4 if all other MCMs are implemented over the additional area as well.

This coverage may be obtained after the original NOI is approved. This may be accomplished by submitting a Notice of Change that includes the developed MCM and a description of the proposed municipal construction activity boundaries addressed in the MCM. If the MS4 operator proposes to include additional areas outside of the regulated MS4, then the Notice of Change must also indicate that the MS4 operator will implement the entire SWMP over the additional areas.

3. If the discharge or potential discharge from regulated construction activities is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, then additional requirements may exist under the Edwards Aquifer Protection Program (30 TAC Chapter 213). For construction activities that will be regulated under TXR040000, the approved Contributing Zone Plan or Water Pollution Abatement Plan must be included or referenced as part of the construction site stormwater pollution prevention plan. For other activities regulated under 30 TAC Chapter 213, information must be included in the SWMP. Compliance with any Edwards Aquifer requirements is required in addition to the requirements of this general permit.

h) Discharge Information

1. The stormwater may be discharged directly to a receiving stream or through another **MS4*** from your MS4. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the surface water body that receives the discharge from the site (a local stream or lake). Please note that this general permit does not grant permission to use another MS4 as a conveyance of stormwater and certain non-storm water discharges along the discharge route.
2. Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the link below to find the segment number of the classified water body where wastewater would flow: www.tceq.texas.gov/publications/gi/gi-316

3. Identify any surface water bodies receiving discharges from the small MS4 that are on the latest EPA-approved CWA § 303(d) list of impaired waters or the Texas Integrated Report of Surface Water Quality for CWA Sections 305(b) and 303(d).

The EPA approved CWA 303(d) list of impaired waters and Texas Integrated Report of Surface Water Quality for CWA Section 305(b) and 303(d) can be found at:

http://www.tceq.texas.gov/waterquality/assessment/305_303.html

4. Identify the **MS4*** Operator name if the stormwater discharge is into an MS4.

***MS4 is an acronym for Municipal separate storm sewer system. MS4 is defined as** a separate storm sewer system owned or operated by a state, city, town, county, district, association, or other public body (created by or pursuant to state law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under state law such as a sewer district, flood control or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, that discharges to water in the state.

For assistance, you may call the technical staff of the Water Quality Assessment & Standards Section at 512/239-4671.

i) Edwards Aquifer Rule

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

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, then additional requirements may exist under the Edwards Aquifer Protection Program (30 TAC Chapter 213). For activities regulated under 30 TAC Chapter 213, any required plans must be included in the SWMP. Compliance with any Edwards Aquifer requirements is required in addition to the requirements of this general permit.

j) Public Participation

The applicant must indicate on the NOI that it will comply with the public participation requirements described in Part II.D.12 of the general permit. The person responsible for receiving the information from the TCEQ Chief Clerk for publishing in the newspaper must be identified and all contact information must be provided.

After review of the NOI and SWMP is completed, the Office of Chief Clerk will mail the Executive Director's preliminary determination to the contact provided in the NOI for publishing in the newspaper of largest circulation in the county of the small MS4.

The comment period begins on the first date the notice is published and ends 30 days later, unless a public meeting is held. If a public meeting is held it will end at the closing of the public meeting.

The applicant must file with the Chief Clerk a copy and an affidavit of the publication of notice(s) within 60 days of receiving the written instructions from the Office of Chief Clerk.

If significant public interest exists, the executive director will direct the applicant to publish notice of the meeting and to hold the public meeting. The applicant must publish the notice of

public meeting at least 30 days prior to the public meeting and hold the meeting in the county where the MS4 is located.

6) CERTIFICATIONS

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

Operator Certification:

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

IF YOU ARE A CORPORATION:

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

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

Texas Commission on Environmental Quality General Permit Payment Submittal Form

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

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

Mail this form and your check to:

BY REGULAR U.S. MAIL

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

BY OVERNIGHT/EXPRESS MAIL

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

Fee Code: GPA

General Permit:

TXR040000

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

If the check is for more than one NOI, list each Project/Site (RE) Name and Physical Address exactly as provided on the NOI. DO NOT SUBMIT A COPY OF THE NOI WITH THIS FORM AS IT COULD CAUSE DUPLICATE PERMIT ENTRIES.

See Attached List of Sites (If more space is needed, you may attach a list.)

Project/Site (RE) Name: _____

Project/Site (RE) Physical Address: _____

Staple Check in This Space



Agent Authorization Form (TCEQ-0599), **6.0**

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

ERIC PERARDI

Print Name

PRESIDENT

Title - Owner/President/Other

ISPORTS CEDAR PARK LP

of _____
Corporation/Partnership/Entity Name

have authorized **JUSTIN CELENTANO**

Print Name of Agent/Engineer

WGI

of _____
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:

[Signature]
Applicant's Signature

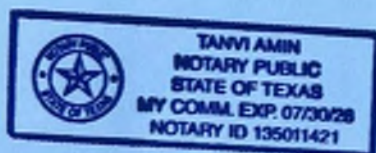
3/11/2025
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared ERIC J PERAROT 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 11 day of March, 2025.



[Signature]
NOTARY PUBLIC

Tanvi Amin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07/30/2028



Application Fee Form (TCEQ-0574), **7.0**

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: ISPORTS SCOTTSDALE CROSSING

Regulated Entity Location: CEDAR PARK, TEXAS

Name of Customer: ISPORTS CEDAR PARK LP

Contact Person: ERIC PERARDI

Phone: 512.799.7016

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN RN110435856

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	14.73 Acres	\$ 6,500
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: _____  _____

Date: 03/12/2025

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



Core Data Form (TCEQ-10400), **8.0**



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
☒ New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
☐ Renewal (Core Data Form should be submitted with the renewal form)		☐ Other
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN 110435856

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)							
☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership ☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)									
<i>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).</i>									
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>					
ISPORTS CEDAR PARK LP									
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)				
0803201308		32069336900							
11. Type of Customer:		☒ Corporation		☐ Individual	Partnership: ☐ General ☐ Limited				
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship		☐ Other:					
12. Number of Employees				13. Independently Owned and Operated?					
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher				☐ Yes ☐ No					
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following									
☒ Owner ☐ Operator ☐ Owner & Operator ☐ Other: ☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant									
15. Mailing Address:		809 N CUERNAVACA DR							
City		AUSTIN		State	TX	ZIP	78733	ZIP + 4	
16. Country Mailing Information (if outside USA)						17. E-Mail Address (if applicable)			

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

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
☐ New Regulated Entity ☐ Update to Regulated Entity Name ☒ Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
ISPORTS SCOTTSDALE CROSSING								
23. Street Address of the Regulated Entity: (No PO Boxes)	1717 SCOTTSDALE DR							
	City	CEDAR PARK	State	TX	ZIP	78641	ZIP + 4	
24. County	WILLIAMSON							

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

25. Description to Physical Location:								
26. Nearest City						State	Nearest ZIP Code	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:						28. Longitude (W) In Decimal:		
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)			32. Secondary NAICS Code (5 or 6 digits)		
7997			713940					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
INDOOR COMM. SPACE/OUTDOOR SPORTS FIELD								
34. Mailing Address:	809 N CUERNAVACA DR							
	City	AUSTIN	State	TX	ZIP	78733	ZIP + 4	
35. E-Mail Address:								
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
() -						() -		

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

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

SECTION IV: Preparer Information

40. Name:	JUSTIN CELENTANO		41. Title:	PROJECT MANAGER
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(469) 607-6723		() -	Justin.Celentano@WGInc.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:	WGI		Job Title:	Project Manager	
Name (In Print):	Justin Celentano			Phone:	(469) 607- 6723
Signature:				Date:	03/10/2025

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

I ERIC PERARDI,
Print Name
PRESIDENT,
Title - Owner/President/Other
of ISPORTS CEDAR PARK LP,
Corporation/Partnership/Entity Name
have authorized JUSTIN CELENTANO,
Print Name of Agent/Engineer
of WGI,
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.
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SIGNATURE PAGE:

[Signature]
Applicant's Signature

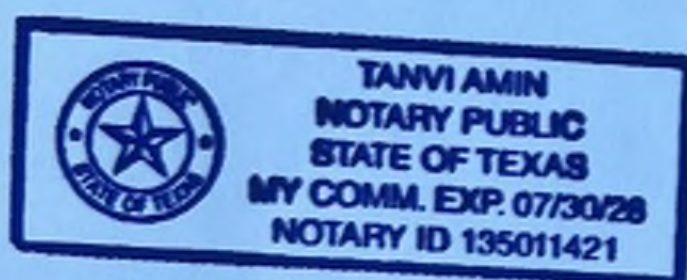
3/11/2025
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared ERIC J PERARDI 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 11 day of March, 2025.



[Signature]
NOTARY PUBLIC

Tanvi. Amin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07/30/2028



JOINT USE ACCESS EASEMENT

Date: 01/13/2021

Owner 1: Sports Cedar Park, LTD, a Texas limited company

Owner 1's

Mailing Address: 809 N. Cuernavaca Drive, Austin, Texas 78733

Owner 2: Desarrollos Delta USA, Inc.

Owner 2's

Mailing Address: 1701 Directors Blvd, Suite 810, Austin, Texas 78744

Property: (All of the following tracts)

Tract 1: Lot 1, Block A of the final plat of Scottsdale Crossing Lot 1 Block A

Tract 2: Lot 4C, Block A of the Scottsdale Crossing East Resubdivision of Block A, Lot 4

Each owner declares that the Property must be held, sold, and conveyed subject to the following easements and restrictions to assure access to and from the Property for pedestrian and vehicular traffic.

DEFINITIONS

- 1.01 "Owner" or "Owners" means the record owner, whether one or more persons or entities, his, her or its heirs, successors and assigns, of any right, title, or interest in or to the Property or any part thereof.
- 1.02 "Tract" or "Tracts" means the real property, or a part of the real property, defined above as "Property."
- 1.03 "Access Tract" means the 23,710 square feet of land located on Tract 2 and described in metes and bounds and accompanying sketch attached and incorporated as Exhibits A.
- 1.04 "Improvements" means all driveway; curb and gutter, if any; drainage, if any; and all other access related improvements installed within the Access Tract.

RESERVATION OF EASEMENTS

2.01 The Access Tract is reserved for the nonexclusive right for vehicular and pedestrian ingress and egress for all of the Owners of Tracts 1 & 2 and their respective heirs, successors, assigns, tenants, employees, and invitees:

- (1) to and from the adjacent right-of-way Scottsdale Drive;
- (2) across common boundaries across, between, and among the Tracts.

EACH OWNER MAINTAINS

2.02

Each Owner must maintain its Tract, and that portion of the Access Tract located on its Tract if any, and all Improvements, to allow continuous free vehicular and pedestrian ingress and egress as set out in Section 2.01.

ENFORCEMENT

3.01 Any Owner may enforce, by any proceeding at law or in equity, including specific performance, the easements and restrictions imposed by this Joint Use Access Easement. Failure to enforce any easement or restriction created in this Declaration does not waive the future right to do so.

MODIFICATION OR TERMINATION

- 4.01 This Joint Use Access Easement may be modified, amended, or terminated only by the joint action of (a) all of the Owners of the Property at the time of such modification, amendment, or termination and (b) any mortgagees holding first lien security interests on any portion of the Property, and (c) acceptance by the City of Cedar Park. Such joint action only becomes effective after it is reduced to writing, signed by all Owners of the Property and their respective mortgagees, if any, and accepted by the City of Cedar Park and filed in the Real Property Records of Williamson County.

CONFORMITY WITH ALL APPLICABLE LAWS

- 5.01 Nothing in this Joint Use Access Easement will be construed as requiring or permitting any person or entity to perform any act or omission that violates any local, state or federal law, regulation or requirement in effect at the time the act or omission would occur. Provisions in this agreement which may require or permit such a violation will yield to the law, regulation or requirement.

OBLIGATIONS TO RUN WITH THE LAND

- 6.01 The obligations of each Owner created in this Joint Use Access Easement run with the land defined as the Property.

SEVERABILITY

- 7.01 If any part, or the application of, this Joint Use Access Easement is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this Joint Use Access Easement are not affected thereby. All provisions of this Joint Use Access Easement are severable to maintain in full force and effect the remaining provisions of this Joint Use Access Easement.

Executed by Owner 1, this 13 day of January, 2020.

OWNER 1

Sports Cedar Park, LTD, a Texas limited company

By: iSports Cedar Park GP, LLC
A Texas limited liability company,
its general partner

By: Perardi Development Company, LLC
A Texas limited liability company
Its manager

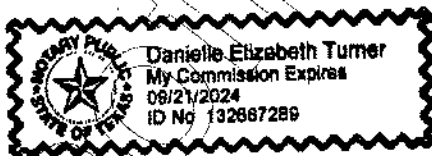
By: [Signature]
Name: Eric Perardi, Manager

STATE OF Texas §

COUNTY OF Travis §

Before me Danielle Turner, Notary Public, on this day personally appeared Eric Perardi, Manager of Perardi Development Company, LLC, a Texas limited liability company, iSports Cedar Park GP, LCC, a Texas limited liability company, general partner to **Sports Cedar Park, LTD**, a Texas limited company, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on January 13th, 2020.



Danielle Turner
Notary Public, State of Texas

Executed by Owner 2, this 12th day of January, 2021.

OWNER 2

Desarrollos Delta USA, Inc., a Texas Corporation

By: [Signature]
Name: Gerardo Gutierrez, Vice President

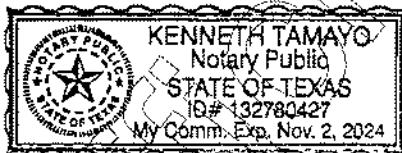
STATE OF Texas §

COUNTY OF Travis §

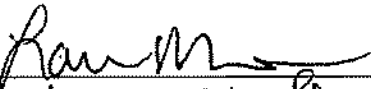
Before me Kenneth Tamayo, Notary Public, on this day personally appeared Gerardo Gutierrez, Vice President of Desarrollos Delta USA, Inc., a Texas Corporation, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on The 12th of JAN, 2021.

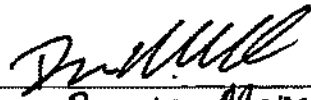
[Signature]
Notary Public, State of Texas



APPROVED AS TO FORM:
CITY OF CEDAR PARK, TEXAS
LAW DEPARTMENT

By: 
Name: Lauren Newton
Title: Assistant City Attorney

REVIEWED:
CITY OF CEDAR PARK, TEXAS
ENGINEERING DEPARTMENT

By: 
Name: Darwin Marchell
Title: Director of Engineering

AFTER RECORDING, RETURN TO:

City of Cedar Park
450 Cypress Creek Road
Cedar Park, Texas 78613
Engineering Department
Attn: TOM GDALA

AFFIDAVIT OF NO LIENS

[OWNERSHIP TYPE - ENTITY]

Date: January 12, 2021

Affiant: Gerardo Gutierrez

Affiant Title: Vice President of Desarrollos Delta USA, Inc.

Owner: The person or entity in the Grant Document that is the holder of title to the Property.

Grant Document: The document to which this Affidavit of No Liens is attached and referred to.

Property: The property identified in the Grant Document that is the subject of the Grant Document.

Affiant on oath swears or affirms that the following statements are true and are within the personal knowledge of Affiant:

My name is set forth above as Affiant. In my capacity listed above as Affiant Title, I am authorized by the Owner to make this affidavit. I am above the age of eighteen years, have never been convicted of a felony or a crime of moral turpitude, am of sound mind and am fully qualified to make this affidavit. I have personal knowledge of the facts contained in this affidavit in my capacity with the Owner that holds title to the Property, I have recently reviewed the Owner's records of ownership concerning the Property, and on the basis of this personal knowledge, after diligent inquiry, as of the date of this affidavit, I attest that:

1. Owner holds title to the Property;
2. there is no lien not subordinated to the Grant Document held by any person, including any bank or similar financial institution, against the Property;
3. there is no lease not subordinated to the Grant Document entered into with any person with respect to the Property;
4. all labor, services, and materials (the "**Labor and Materials**") provided to the Property for improvements, fixtures, and furnishings, or otherwise, at the instance and request of Owner, have been paid in full and no liens with respect to the Labor and Materials have been filed or exist with respect to the Property;

5. there are no actions, proceedings, judgments, bankruptcies, liens not subordinated to the Grant Document, or executions filed or pending against the Owner that would affect the Property; and
6. the Owner is not a debtor in bankruptcy.

Executed effective the Date first above stated.

DESARROLLOS DELTA USA, INC.,
A TEXAS CORPORATION

By: 

Name: Gerardo Gutierrez

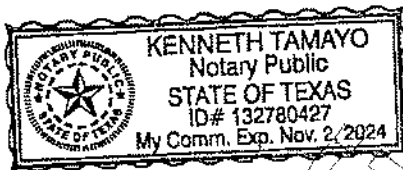
Title: Vice President

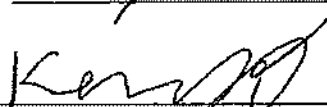
STATE OF Texas §
COUNTY OF TARRANT §

Before me, the undersigned notary, on this day personally appeared Gerardo Gutierrez, Vice President of Desarrollos Delta USA, Inc., a Texas Corporation, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on 12 Day of Jan 2021

[Seal]




Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

City of Cedar Park
Planning Department
450 Cypress Creek Road, Building 1
Cedar Park, Texas 78613

Project Name: iSports – Scottsdale Crossing

Attn: ASALEY AVSTIN

Case No. SD-18-00018

Unofficial Document

EAGLE EYE
CONSTRUCTION LAYOUT



Eagle Eye Construction Layout
1807 S. US Highway 183
Leander, Texas 78641
(512) 528-5308
T.B.P.L.S. FIRM # 10194139

**0.5443 ACRE, (± 23,710 Sq. Ft.)
JOINT ACCESS EASEMENT
METES AND BOUNDS DESCRIPTION**

A DESCRIPTION TO ACCOMPANY A SKETCH OF A 0.5443 ACRE (APPROX. 23,710 Sq. Ft.) OF LAND SITUATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT No. 3, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 4C, BLOCK A, SCOTTSDALE CROSSING EAST, RESUBDIVISION OF BLOCK A, LOT 4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. 2018005030 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO DDELTA SCOTTSDALE LAND, INC., DATED APRIL 13, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016032853 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.5543 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING at a calculated point for the southwesterly (westerly most) corner of the hereon, described 0.5443 Acre tract of land, same being a point along the southwesterly lot line of the aforementioned Lot 4C, Block A, same being a point along the northeasterly right-of-way line of Scottsdale Drive, having a 70-foot right-of-way width according to that certain map or plat being described as Scottsdale Crossing East, a subdivision appearing of record under Document No. 2017096250 of the Official Public Records of Williamson County, Texas, and from which a found iron rod with plastic cap, stamped "Delta" bears South 06° 48' 43" East, a distance of 64.15 feet for the point of curvature along the common dividing line of said Lot 4C, Block A and said Scottsdale Drive;

THENCE North 06° 48' 43" West, along the common dividing line of the aforementioned Lot 4C, Block A, and the aforesaid Scottsdale Drive, a distance of 49.42 feet to a calculated point for the northwesterly corner of the hereon, described 0.5443 Acre tract of land;

THENCE over and across the aforementioned Lot 4C, Block A, traversing along the northwesterly line of the hereon, described 0.5443 Acre tract of land with the following Seven (7) courses and distances:

- 1). With a curve to the left, having an Arc Length of 14.46 feet, a Radius of 24.50 feet, a Delta Angle of 33° 49' 24" and a Chord which bears South 80° 07' 11" East, a Distance of 14.25 feet to a calculated point;
- 2). North 82° 58' 08" East, a distance of 13.55 feet to a calculated point;

3). With a curve to the right, having an Arc Length of 80.21 feet, a Radius of 60.50 feet, a Delta Angle of $75^{\circ} 57' 40''$ and a Chord which bears South $59^{\circ} 03' 02''$ East, a Distance of 74.46 feet to a calculated point;

4). South $21^{\circ} 04' 12''$ East, a distance of 1.95 feet to a calculated point;

5). With a curve to the left, having an Arc Length of 46.34 feet, a Radius of 29.50 feet, a Delta Angle of $90^{\circ} 00' 00''$ and a Chord which bears South $66^{\circ} 04' 12''$ East, a Distance of 41.72 feet to a calculated point;

6). North $68^{\circ} 55' 48''$ East, a distance of 684.00 feet to a calculated point for the northeasterly corner of the hereon, described 0.5443 Acre tract of land;

7). South $20^{\circ} 53' 21''$ East, a distance of 27.18 feet to a calculated point for the southeasterly (easterly most) corner of the hereon, described 0.5443 Acre tract of land, same being a point along the southeasterly lot line of said Lot 4C, Block A, same being a point along the northwesterly lot line of Lot 1, Block A, of the Final Plat of Scottsdale Crossing Lot 1, Block A, Cedar Park, Williamson County, Texas, according to the map or plat thereof, recorded under Document No. 2018094714 of the Official Public Records of Williamson County, Texas;

THENCE South $69^{\circ} 06' 39''$ West, along the common dividing line of the aforementioned Lot 4C, Block A and the aforesaid Lot 1, Block A, a distance of 743.42 feet to a calculated point for the southerly most corner of the hereon, described 0.5443 Acre tract of land;

THENCE over and across the aforementioned Lot 4C, Block A, traversing along the southwesterly line of the hereon, described 0.5443 Acre tract of land with the following Four (4) courses and distances:

1). North $21^{\circ} 04' 12''$ West, a distance of 45.75 feet to a calculated point;

2). With a curve to the left, having an Arc Length of 39.11 feet, a Radius of 29.50 feet, a Delta Angle of $75^{\circ} 57' 40''$ and a Chord which bears North $59^{\circ} 03' 02''$ West, a Distance of 36.61 feet to a calculated point;

3). South $82^{\circ} 58' 08''$ West, a distance of 17.08 feet to a calculated point;

4). With a curve to the left, having an Arc Length of 14.69 feet a Radius of 24.50 feet, a Delta Angle of $34^{\circ} 21' 26''$ and a Chord which bears South $65^{\circ} 47' 25''$ West, a Distance of 14.47 feet to the **POINT OF BEGINNING**, containing the hereon, described 0.5443 Acre (Approx. 23,710 Sq. Ft.) tract of land, more or less.

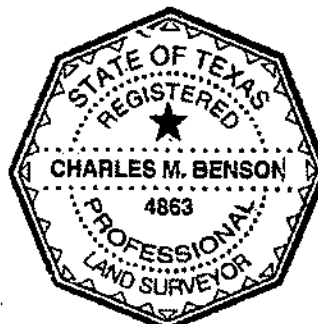
Survey on the ground February 11, 2019.

Attachment: A sketch accompanies this metes and bounds description.

Bearings are based on the Texas Coordinate System, North American Datum of 1983, Central Zone (4203), utilizing the local VRS Network Base No. PRS370780058369.

Charles M. Benson
Registered Professional Land Surveyor
State of Texas No. 4863

July 29, 2019



A SKETCH TO ACCOMPANY A DESCRIPTION OF A 0.5443 ACRE (APPROX. 23,710 Sq. Ft.) TRACT OF LAND, SITUATED IN THE WALTER CAMPBELL SURVEY, ABSTRACT No. 3, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF LOT 4C, BLOCK A, SCOTTS DALE CROSSING EAST, RESUBDIVISION OF BLOCK A, LOT 4, CEDAR PARK, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER DOCUMENT No. 201808530 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF THE CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED, CONVEYED TO DELTA SCOTTS DALE LAND, INC., DATED APRIL 13, 2016 AND APPEARING OF RECORD UNDER DOCUMENT No. 2016032853 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SCALE: 1" = 150'

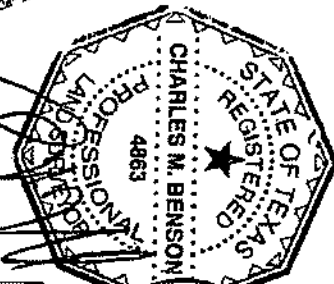
LEGEND

- BOUNDARY POINT (NOTED)
- CALCULATED POINT
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Line #	Length	Direction
L1	48.42'	N08° 48' 43"W
L2	13.55'	N02° 58' 08"E
L3	1.95'	S21° 04' 12"E
L4	27.18'	S20° 53' 27"E
L5	45.75'	N21° 04' 12"W
L6	17.08'	S02° 58' 08"W

Easement Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	14.46'	24.50'	33° 48' 24"	S80° 07' 11"E	14.25'
C5	60.21'	60.50'	75° 57' 40"	S59° 03' 02"E	74.46'
C6	48.24'	28.50'	90° 00' 00"	S80° 04' 12"E	41.72'
C7	38.11'	28.50'	75° 57' 40"	N59° 03' 02"W	36.33'
C8	14.68'	24.50'	34° 21' 25"	S65° 47' 25"W	14.47'



Boundary Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	175.38'	789.24'	13° 04' 48"	N14° 27' 31"W	175.30'
(C1)	(175.34')	(789.24')	(13° 05' 04")	(N14° 27' 31"W)	(175.08')
C2	15.72'	789.24'	01° 10' 20"	N07° 36' 41"W	15.72'
(C2)	(15.74')	(789.24')	(01° 10' 20")	(N07° 36' 41"W)	(15.74')
C3	77.21'	838.07'	05° 17' 37"	N08° 41' 37"W	77.18'
(C3)	(77.23')	(838.07')	(05° 17' 37")	(S08° 58' 45"E)	(77.20')

NOTES:

1. POINTS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE (FIPS 4203) VERS LOCAL NETWORK BASE (PR537076056369).
2. GRID DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
3. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR ABSTRACT OF TITLE, THERE MAY BE EASEMENTS, OR OTHER MATTERS AFFECTING THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.
4. THIS SKETCH IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
5. ADDRESS OF SUBJECT TRACT: CEDAR PARK, TEXAS 78641



1807 S. US HIGHWAY 183
LEANDER, TEXAS 78641
(512) 528-5508
DATE: 07/29/19
SCALE: 1" = 150'
BY: JMB/MLB
CHECKED: JMB/MLB
SHEET 04 OF 01

LIENHOLDER CONSENT

STATE OF Texas §

COUNTY OF Travis §

Recitals:

iSports Cedar Park, LTD, is the Owner (called "Owner", whether one or more) of the following property:

Lot 1, Block A of the final Plat of Scottsdale Crossing Lot 1 Block A situated in Williamson County, Texas recorded under in Document Number 2018094714, of the Official Public Records of Williamson County, Texas.

Washington Federal, National Association ("Lienholder") holds a lien against the Property under the following described documents:

Deed of Trust dated **April 17, 2019**, from **iSports Cedar Park, LTD.** to **Tony Barnard**, Trustee, securing the payment of one promissory note of even date in the original principal amount of \$21,175,000.00, payable to **Lienholder, Washington Federal, National Association** of record in Document Number 2019032621, of the Official Public Records of Williamson County, Texas.

Owner has granted to the City of Cedar Park ("City") a Joint Use Access Easement against and running with the Property.

Agreement

In consideration of \$10, and other good and valuable consideration, the receipt of which is acknowledged, the Lienholder agrees as follows:

1. **Washington Federal, National Association** consents to the grant of Joint Access against and running with the Property, which is executed contemporaneously herewith.

2. **Lienholder** subordinates all of its liens on this Property to the rights and interests of the City, its successors and assigns, and any foreclosure of its liens will not extinguish City's rights and interests in the Joint Access or the Property.

3. **Lienholder** affirms that the undersigned has the authority to bind the Lienholder, and that all corporate acts necessary to bind the Lienholder have been taken.

Executed on January 14, 2021.

Washington Federal, National Association

By: _____

Name: _____

Title: _____

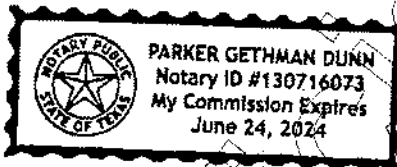
ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Trans §

Before me Parker Dunn (Notary name), Notary Public, on this day personally appeared Rafa Valverde (signer's name), Vice President (title) of **Washington Federal, National Association**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 14 day of January, 2021.

Notary Public, State of Texas



OWNERSHIP AND LIEN CERTIFICATE**File No. CS20190188a(u)****Issued: February 07, 2020**

This is to certify that we have searched the records of Williamson County in the Office of Heritage Title Company of Austin, Inc., through January 30, 2020 at 8:00 a.m. as to the following described property, to-wit:

LEGAL DESCRIPTION

Lot(s) 1, Block A, Final Plat of Scottsdale Crossing, Lot 1, Block A, Cedar Park, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Document No. 2018094714, Official Public Records of Williamson County, Texas.

RECORD TITLE APPEARS TO BE VESTED IN: *Sports Cedar Park, Ltd., by deed recorded under Document No. 2019032620 and corrected under Document No. 2019036245, Official Public Records of Williamson County, Texas.*

LIENS:

Deed of Trust (Security Agreement and Fixture Filing) dated April 17, 2019, recorded under Document No. 2019032621, Official Public Records of Williamson County, Texas, executed by iSports Cedar Park, Ltd., to Tony Barnard, Trustee, securing the payment of one note of even date therewith in the sum of \$21,175,000.00, payable to Washington Federal, National Association.

Assignment of Rent, Income and Receipts dated April 17, 2019, recorded under Document No. 2019032622, Official Public Records of Williamson County, Texas, executed by iSports Cedar Park, Ltd. to Washington Federal, National Association.

The following information is based on a general search, from January 30, 2000 through January 30, 2020 as to the following person(s) and/or entity(ies):

Sports Cedar Park, Ltd.

(None of Record)

This certificate is for the use of and shall inure to the benefit of Big Red Dog and is issued in consideration of \$0.00 paid to Heritage Title Company of Austin, Inc., (The Company) by same to whom said sum shall be returned as liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages

against the Company. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, the Company shall not be liable by reason of furnishing this certificate or for any verbal statements related thereto. The Company shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.

HERITAGE TITLE COMPANY OF AUSTIN, INC.



Rosie Albritton

Customer Service/Examiner

OWNERSHIP AND LIEN CERTIFICATE**File No. CS20190188(u)****Issued: February 07, 2020**

This is to certify that we have searched the records of Williamson County in the Office of Heritage Title Company of Austin, Inc., through January 30, 2020 at 8:00 a.m. as to the following described property, to-wit:

LEGAL DESCRIPTION

Lot(s) 4C-2, Block A, Resubdivision of Lot 4B and Lot 4C, Block A, Scottsdale Crossing East-Resubdivision of Block A, Lot 4, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded under Document No. 2019099404, Official Public Records of Williamson County, Texas.

RECORD TITLE APPEARS TO BE VESTED IN: *DDelta Scottsdale Land, Inc., by deeds recorded under Document Nos. 2016032853 and 2016113403, Official Public Records of Travis County, Texas.*

LIENS:

Warranty Deed with Vendor's Lien dated April 13, 2016, recorded under Document No. 2016032853, Official Public Records of Williamson County, Texas, executed by Pecan Grove-SPVEF, L. P., to DDelta Scottsdale Land, Inc., securing the payment of one promissory note of even date in the principal amount of \$5,500,000.00, payable to Horizon Bank, SSB, additionally secured by Deed of Trust, of even date, to James E. Dyess, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, recorded under Document No. 2016032854, Official Public Records of Williamson County, Texas.

Warranty Deed with Vendor's Lien dated April 13, 2016, recorded under Document No. 2016113403, Official Public Records of Williamson County, Texas, executed by Pecan Grove-SPVEF, L. P., to DDelta Scottsdale Land, Inc., securing the payment of one promissory note of even date in the principal amount of \$5,500,000.00, payable to Horizon Bank, SSB, additionally secured by Deed of Trust, of even date, to James E. Dyess, Trustee, and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, recorded under Document No. 2016113404, Official Public Records of Williamson County, Texas.

The following information is based on a general search, from January 30, 2000 through January 30, 2020 as to the following person(s) and/or entity(ies):

DDelta Scottsdale Land Inc.

(None of Record)

This certificate is for the use of and shall inure to the benefit of **Big Red Dog** and is issued in consideration of \$0.00 paid to **Heritage Title Company of Austin, Inc., (The Company)** by same to whom said sum shall be returned as liquidated damages in the event of any mistake, error and or omissions herein, and by accepting this certificate, same agrees that said sum and no more shall constitute the full measure of damages against the **Company**. None of the information contained herein, or the absence of other information constitutes a representation to any party as to the status of the title to the subject property. If a title defect and/or encumbrance should exist which is not disclosed herein, the **Company** shall not be liable by reason of furnishing this certificate or for any verbal statements related thereto. The **Company** shall not be liable for any title defect unless a title policy is hereafter issued by its insuring against such title defect, and the applicable title policy premium paid. The company's liability shall then exist only under the terms of its policy as prescribed by the Department of Insurance and as measured and limited thereby.

HERITAGE TITLE COMPANY OF AUSTIN, INC.

R. Albritton

Rosie Albritton

Customer Service/Examiner

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021008480

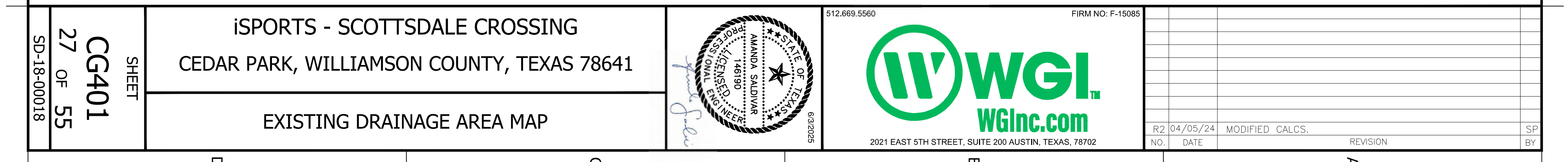
ESMT Fee: \$89.00
01/19/2021 02:08 PM

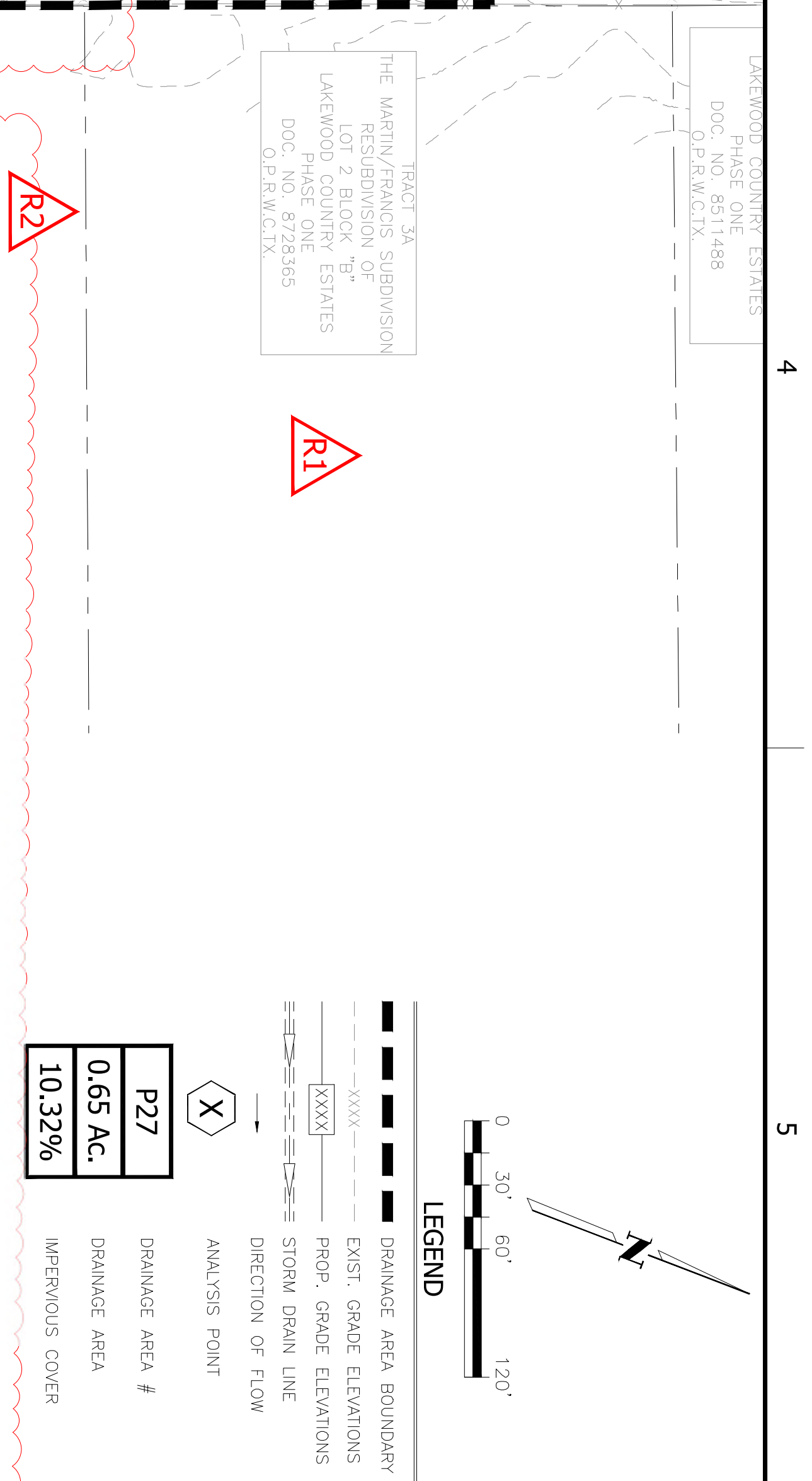
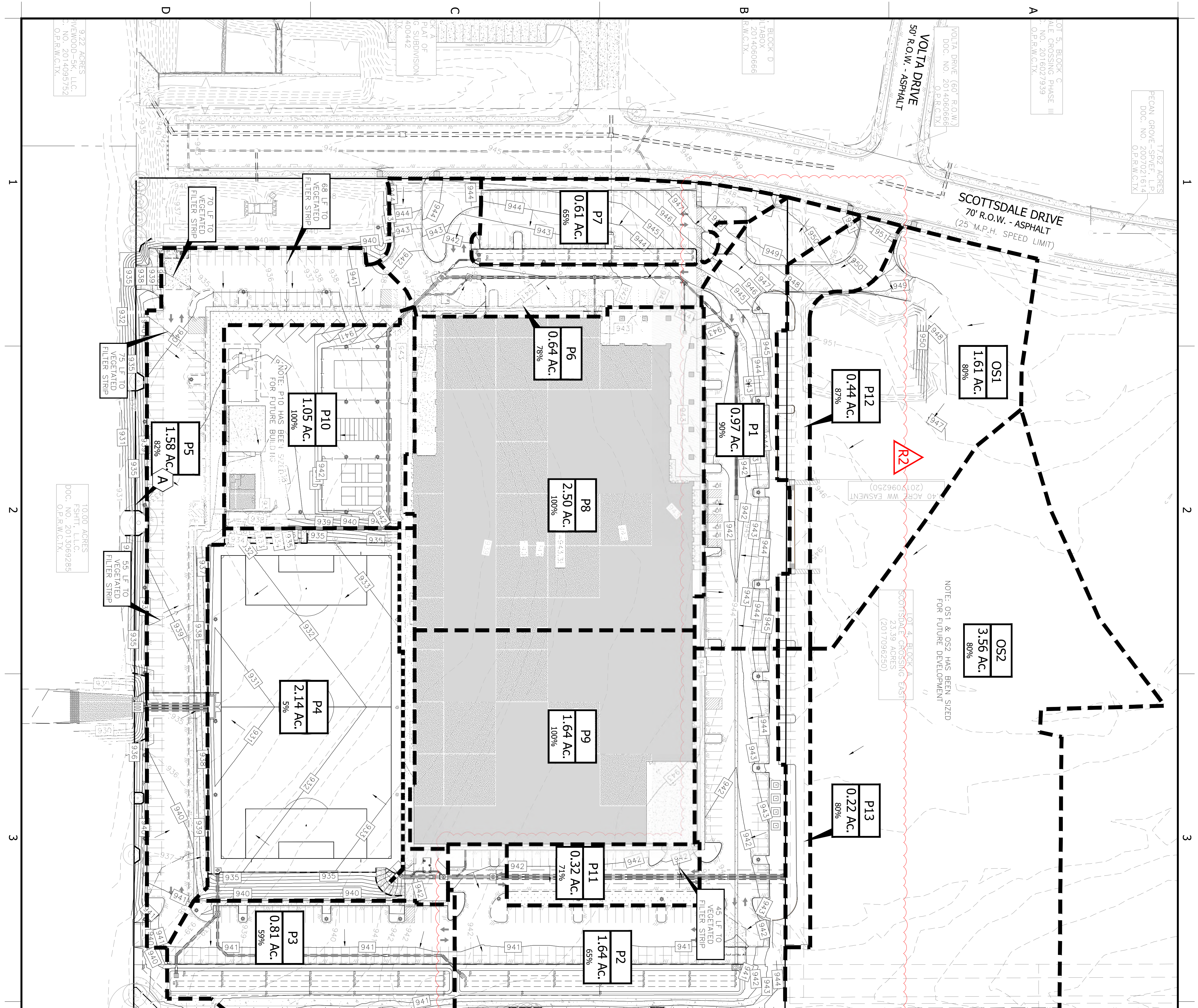
OSALINAS

WGI
2021 East 5th St, Ste 200
Austin, TX 78702



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas





Justin Celentano

From: EAdmin <EAdmin@tceq.texas.gov>
Sent: Wednesday, April 9, 2025 12:40 PM
To: Justin Celentano
Subject: [EXTERNAL] RE: iSports Scottsdale Crossing CZPMOD - Administrative NOD
Attachments: 1 - Owner Authorization Form.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon,

During the administrative review of the **iSports Scottsdale Crossing – CZPMOD** the following deficiencies were noted:

1. Based on the information provided in the application, it appears that regulated activity will occur on a parcel not owned by the applicant. Please include the attached Owner Authorization Form from the parcel owner.

PARKING IS ON THE PROPERTY OWNED BY THE CROSSOVER, WITH AN ACCESS EASEMENT THAT GIVES ACCESS TO THE SPACES. EASEMENT SUBMITTED WITH UPDATE.

Contributing Zone Plan Application (TCEQ-10257)

2. Line 4. Please provide the Customer/Applicant's phone number or email address. PROVIDED AS REQUESTED.
3. Line 15. Please provide information in Table 1 – Impervious Cover. PROVIDED AS REQUESTED.
4. Attachment K - BMPs for On-site Stormwater. Please P.E. seal, sign, and date TSS Removal Calculations. PROVIDED AS REQUESTED.
5. Attachment N - Inspection, Maintenance, Repair and Retrofit Plan. Must be signed by the Owner/Responsible Party. PROVIDED AS REQUESTED.

Please ensure all documents and attachments are in order according to checklists found here

<https://www.tceq.texas.gov/permitting/eapp/material.html> and upload the complete revised application as one combined/flattened PDF to the TCEQ ftp site and share with EAdmin@tceq.texas.gov. Please keep in mind [TAC §213.4\(e\)](#) and [TAC §1.7](#), EAPP staff will review the revisions within two weeks and notify you of any deficiencies not addressed or to request payment. We appreciate your patience.

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
Office: 512-239-7017

Edwards Aquifer Protection Program Useful Links

[Edwards Aquifer Map](#)
[Application Review Process](#)
[What Plans You May Need](#)
[Forms, Instructions, and Checklists](#)

From: EAdmin
Sent: Thursday, March 27, 2025 7:42 AM
To: Justin Celentano <Justin.Celentano@wginc.com>
Subject: RE: iSports Scottsdale Crossing CZPMOD

Good Morning,

The application has been received.

We will review the application for administrative completeness within two weeks and will reach out with any comments after our administrative review. Please keep in mind [TAC §213.4\(e\)](#) and [TAC §1.7](#). We appreciate your patience.

A summary of the application review process is included below for your reference.

Once you have put together a complete application and are ready to submit for administrative and technical review, please follow the steps listed below.

1. Email EAdmin@tceq.texas.gov and state you have an application ready for submittal and have uploaded the application to the ftp site and shared.
2. Go to <https://ftps.tceq.texas.gov/> and upload your **one (1)** electronic file of your application and share the file to EAdmin@tceq.texas.gov Please name your file accordingly.
3. The administrative staff should acknowledge your correspondence and will relay an administrative review will take place within 2 weeks.
4. Once the administrative review has been completed you will either receive a set of deficiencies to address or an acknowledgement your application is ready to be accepted.
5. Payment will be requested once an application is deemed admin complete. Payment can be made through <https://www3.tceq.texas.gov/epay/> additional instructions will be provided

Application accepted for Technical Review

1. The application will be uploaded to the TCEQ Webpage for the 30-day public comment period at <https://www.tceq.texas.gov/permitting/eapp/eapp-applications-review>
2. The application will also be assigned to a technical reviewer. You are welcome to email EAdmin@tceq.texas.gov for any status update of your application. At that point, your email will be forwarded to your assigned technical reviewer to respond.
3. Technical review can include up to, two (2) deficiency comment periods and responses.
4. The program has 90-calendar days to determine if the application is approved or denied. A good quality application can usually be approved within 60 days.

Things to consider

1. Again, a poor-quality application will cause delays in technical review. Please make sure all attachments are provided and information describing the project is accurate. In addition, do not provide more information than what is requested resulting in a significantly large file.
2. Authorization issues (applicants are leases), permanent best management practices not sized accordingly, and proper authorization for construction activity outside the legal boundaries can all cause significant delays and possible denials of applications.
3. If during technical review a significant change takes place to the design, for example a new PBMP, changes to the layout resulting in revised drainage, or the type of activity proposed is altered (bank to gas station) can result in a mid-review modification and the application will be asked to be withdrawn.

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
Office: 512-239-7017

Edwards Aquifer Protection Program Useful Links

[Edwards Aquifer Map](#)

[Application Review Process](#)

[What Plans You May Need](#)

[Forms, Instructions, and Checklists](#)

From: Justin Celentano <Justin.Celentano@wginc.com>

Sent: Wednesday, March 26, 2025 10:39 AM

To: EAAdmin <EAAdmin@tceq.texas.gov>

Subject: iSports Crossover - CZP

Good Morning,

I have submitted online a new application for a Modification of a Previously Approved Contributing Zone Plan for the iSports Crossover project. I am the engineer for this project if you have any questions or concerns.

Thanks,



Justin Celentano, P.E.
Project Manager

8144 Walnut Hill Lane Suite 340
Dallas, Texas 75231

214.307.4767 (office)

