



# Administrative Package Cover Page

**This file contains the following documents:**

1. Summary of application (in plain language)
  - English
  - Alternative Language (Spanish)
2. First Notice (NORI-Notice of Receipt of Application and Intent to Obtain a Permit)
  - English
  - Alternative Language (Spanish)
3. Application materials



# Portada de Paquete Administrativo

**Este archivo contiene los siguientes documentos:**

1. Resumen de la solicitud (en lenguaje sencillo)
  - Inglés
  - Idioma alternativo (español)
2. Primer aviso (NORI- Aviso de Recepción de Solicitud e Intención de Obtener un Permiso)
  - Inglés
  - Idioma alternativo (español)
3. Materiales de la solicitud

## Section 15. Plain Language Summary (Instructions Page 40)

If you are subject to the alternative language notice requirements in [30 Texas Administrative Code §39.426](#), **you must provide a translated copy of the completed plain language summary in the appropriate alternative language as part of your application package.** For your convenience, a Spanish template has been provided below.

### **ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS**

#### **DOMESTIC WASTEWATER**

*The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 Texas Administrative Code Chapter 39. The information provided in this summary may change during the technical review of the application and are not federal enforceable representations of the permit application.*

Clear Utilities, LLC (CN606086437 ) proposes to operate Sandalwood Wastewater Treatment Plant (RN#####) with an average flow of 125,000 gallons per day. The facility will be located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314, in Conroe, Montgomery County, Texas 77302.

Discharges from the facility are expected to contain five-day biochemical oxygen demand (BOD<sub>5</sub>), total suspended solids, ammonia nitrogen, and dissolved oxygen at or below the limits established by the TCEQ to maintain natural water quality. Domestic wastewater will be treated by an aeration/digester basin, a clarifier, and a chlorine contact chamber.

## **PLANTILLA EN ESPAÑOL PARA SOLICITUDES NUEVAS/RENOVACIONES/ENMIENDAS TPDES o TLAP**

### **AGUAS RESIDUALES DOMÉSTICAS**

*El siguiente resumen se proporciona para esta solicitud de permiso de calidad del agua pendiente que está siendo revisada por la Comisión de Calidad Ambiental de Texas según lo requerido por el Capítulo 39 del Código Administrativo de Texas 30. La información proporcionada en este resumen puede cambiar durante la revisión técnica de la solicitud y no son representaciones federales exigibles de la solicitud de permiso.*

Clear Utilities, LLC (CN606086437) propone operar la Planta de Tratamiento de Aguas Residuales Sandalwood (RN#####) con un caudal promedio de 125.000 galones por día. La instalación estará ubicada aproximadamente a 0,42 millas al suroeste de la intersección de Strausie Ln y FM 1314, en Conroe, condado de Montgomery, Texas 77302.

Se espera que las descargas de la instalación contengan la demanda bioquímica de oxígeno (DBO5) de cinco días, sólidos suspendidos totales, nitrógeno amoniacal y oxígeno disuelto en o por debajo de los límites establecidos por la TCEQ para mantener la calidad natural del agua. Las aguas residuales domésticas serán tratadas mediante una balsa de aireación/digestor, un clarificador y una cámara de contacto de cloro.

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## NOTICE OF RECEIPT OF APPLICATION AND INTENT TO OBTAIN WATER QUALITY PERMIT

### PROPOSED PERMIT NO. WQ0016505001

**APPLICATION.** Clear Utilities, LLC, 5451 Farm-to-Market 1488 Road, Magnolia, Texas 77354, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016505001 (EPA I.D. No. TX0145939) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 125,000 gallons per day. The domestic wastewater treatment facility will be located approximately 0.42 miles southwest of the intersection of Farm-to-Market Road 1314 and Strausie Lane, in Montgomery County, Texas 75125. The discharge route will be from the plant site to unnamed ditch; thence to West Fork San Jacinto River. TCEQ received this application on April 22, 2024. The permit application will be available for viewing and copying at Montgomery County Public Library, 2101 Lake Robbins Drive, The Woodlands, in Montgomery County, Texas prior to the date this notice is published in the newspaper. The application, including any updates, and associated notices are available electronically at the following webpage: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>. This link to an electronic map of the site or facility's general location is provided as a public courtesy and not part of the application or notice. For the exact location, refer to the application.

<https://gisweb.tceq.texas.gov/LocationMapper/?marker=-95.362777,30.203333&level=18>

**ALTERNATIVE LANGUAGE NOTICE.** Alternative language notice in Spanish is available at: <https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

El aviso de idioma alternativo en español está disponible en

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>.

**ADDITIONAL NOTICE.** TCEQ's Executive Director has determined the application is administratively complete and will conduct a technical review of the application. After technical review of the application is complete, the Executive Director may prepare a draft permit and will issue a preliminary decision on the application. **Notice of the Application and Preliminary Decision will be published and mailed to those who are on the county-wide mailing list and to those who are on the mailing list for this application. That notice will contain the deadline for submitting public comments.**

**PUBLIC COMMENT / PUBLIC MEETING.** You may submit public comments or request a public meeting on this application. The purpose of a public meeting is to provide the opportunity to submit comments or to ask questions about the application. TCEQ will hold a public meeting if the Executive Director determines that there is a significant degree of public interest in the application or if requested by a local legislator. A public meeting is not a contested case hearing.

**OPPORTUNITY FOR A CONTESTED CASE HEARING.** After the deadline for submitting public comments, the Executive Director will consider all timely comments and prepare a response to all relevant and material, or significant public comments. **Unless the application is directly referred for a contested case hearing, the response to comments, and the Executive Director's decision on the application, will be mailed to everyone who submitted public comments and to those persons who are on the mailing list for this application. If comments are received, the mailing will also provide instructions for requesting reconsideration of the Executive Director's decision and for requesting a contested case hearing.** A contested case hearing is a legal proceeding similar to a civil trial in state district court.

**TO REQUEST A CONTESTED CASE HEARING, YOU MUST INCLUDE THE FOLLOWING ITEMS IN YOUR REQUEST:** your name, address, phone number; applicant's name and proposed permit number; the location and distance of your property/activities relative to the proposed facility; a specific description of how you would be adversely affected by the facility in a way not common to the general public; a list of all disputed issues of fact that you submit during the comment period and, the statement "[I/we] request a contested case hearing." If the request for contested case hearing is filed on behalf of a group or association, the request must designate the group's representative for receiving future correspondence; identify by name and physical address an individual member of the group who would be adversely affected by the proposed facility or activity; provide the information discussed above regarding the affected member's location and distance from the facility or activity; explain how and why the member would be affected; and explain how the interests the group seeks to protect are relevant to the group's purpose.

Following the close of all applicable comment and request periods, the Executive Director will forward the application and any requests for reconsideration or for a contested case hearing to the TCEQ Commissioners for their consideration at a scheduled Commission meeting.

The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn. **If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material water quality concerns submitted during the comment period.**

**TCEQ may act on an application to renew a permit for discharge of wastewater without providing an opportunity for a contested case hearing if certain criteria are met.**

**MAILING LIST.** If you submit public comments, a request for a contested case hearing or a reconsideration of the Executive Director's decision, you will be added to the mailing list for this specific application to receive future public notices mailed by the Office of the Chief Clerk. In addition, you may request to be placed on: (1) the permanent mailing list for a specific applicant name and permit number; and/or (2) the mailing list for a specific county. If you wish to be placed on the permanent and/or the county mailing list, clearly specify which list(s) and send your request to TCEQ Office of the Chief Clerk at the address below.

**INFORMATION AVAILABLE ONLINE.** For details about the status of the application, visit the Commissioners' Integrated Database at [www.tceq.texas.gov/goto/cid](http://www.tceq.texas.gov/goto/cid). Search the database using the permit number for this application, which is provided at the top of this notice.

**AGENCY CONTACTS AND INFORMATION.** All public comments and requests must be submitted either electronically at <https://www14.tceq.texas.gov/epic/eComment/>, or in writing to the Texas Commission on Environmental Quality, Office of the Chief Clerk, MC-105,

P.O. Box 13087, Austin, Texas 78711-3087. Please be aware that any contact information you provide, including your name, phone number, email address and physical address will become part of the agency's public record. For more information about this permit application or the permitting process, please call the TCEQ Public Education Program, Toll Free, at 1-800-687-4040 or visit their website at [www.tceq.texas.gov/goto/pep](http://www.tceq.texas.gov/goto/pep). Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from Clear Utilities, LLC at the address stated above or by calling Mrs. Lesley Reel, P.E., L Squared Engineering, at 936-647-0420.

Issuance Date: June 21, 2024

# Comisión de Calidad Ambiental del Estado de Texas



## AVISO DE RECIBO DE LA SOLICITUD Y EL INTENTO DE OBTENER PERMISO PARA LA CALIDAD DEL AGUA

### PERMISO PROPUESTO NO. WQ0016505001

**SOLICITUD.** Clear Utilities, LLC, 5451 Farm-to-Market 1488 Road, Magnolia, Texas 77354, ha solicitado a la Comisión de Calidad Ambiental del Estado de Texas (TCEQ) para el propuesto Permiso No. WQ0016505001 (EPA I.D. No. TX0145939) del Sistema de Eliminación de Descargas de Contaminantes de Texas (TPDES) para autorizar la descarga de aguas residuales tratadas en un volumen que no sobrepasa un flujo promedio diario de 125,000 galones por día. La planta está ubicada aproximadamente 0.42 millas al suroeste de la intersección de Farm-to-Market Road 1314 y Strausie Lane, en el Condado de Montgomery, Texas 75125. La ruta de descarga es del sitio de la planta a una zanja sin nombre; desde allí hasta West Fork San Jacinto River. La TCEQ recibió esta solicitud el 22 de abril de 2024. La solicitud para el permiso estará disponible para leerla y copiarla en Montgomery County Public Library, 2101 Lake Robbins Drive, The Woodlands, in Montgomery County, Texas. La solicitud (cualquier actualización y aviso inclusive) está disponible electrónicamente en la siguiente página web:

<https://www.tceq.texas.gov/permitting/wastewater/pending-permits/tpdes-applications>. Este enlace a un mapa electrónico de la ubicación general del sitio o de la instalación es proporcionado como una cortesía y no es parte de la solicitud o del aviso. Para la ubicación exacta, consulte la solicitud.

**AVISO ADICIONAL.** El Director Ejecutivo de la TCEQ ha determinado que la solicitud es administrativamente completa y conducirá una revisión técnica de la solicitud. Después de completar la revisión técnica, el Director Ejecutivo puede preparar un borrador del permiso y emitirá una Decisión Preliminar sobre la solicitud. **El aviso de la solicitud y la decisión preliminar serán publicados y enviado a los que están en la lista de correo de las personas a lo largo del condado que desean recibir los avisos y los que están en la lista de correo que desean recibir avisos de esta solicitud. El aviso dará la fecha límite para someter comentarios públicos.**

**COMENTARIO PUBLICO / REUNION PUBLICA.** Usted puede presentar **comentarios públicos o pedir una reunión pública sobre esta solicitud.** El propósito de una reunión pública es dar la oportunidad de presentar comentarios o hacer preguntas acerca de la solicitud. La TCEQ realiza una reunión pública si el Director Ejecutivo determina que hay un grado de interés público suficiente en la solicitud o si un legislador local lo pide. Una reunión pública no es una audiencia administrativa de lo contencioso.

**OPORTUNIDAD DE UNA AUDIENCIA ADMINISTRATIVA DE LO CONTENCIOSO.** Después del plazo para presentar comentarios públicos, el Director Ejecutivo considerará todos

los comentarios apropiados y preparará una respuesta a todo los comentarios públicos esenciales, pertinentes, o significativos. **A menos que la solicitud haya sido referida directamente a una audiencia administrativa de lo contencioso, la respuesta a los comentarios y la decisión del Director Ejecutivo sobre la solicitud serán enviados por correo a todos los que presentaron un comentario público y a las personas que están en la lista para recibir avisos sobre esta solicitud. Si se reciben comentarios, el aviso también proveerá instrucciones para pedir una reconsideración de la decisión del Director Ejecutivo y para pedir una audiencia administrativa de lo contencioso.** Una audiencia administrativa de lo contencioso es un procedimiento legal similar a un procedimiento legal civil en un tribunal de distrito del estado.

**PARA SOLICITAR UNA AUDIENCIA DE CASO IMPUGNADO, USTED DEBE INCLUIR EN SU SOLICITUD LOS SIGUIENTES DATOS:** su nombre, dirección, y número de teléfono; el nombre del solicitante y número del permiso; la ubicación y distancia de su propiedad/actividad con respecto a la instalación; una descripción específica de la forma cómo usted sería afectado adversamente por el sitio de una manera no común al público en general; una lista de todas las cuestiones de hecho en disputa que usted presente durante el período de comentarios; y la declaración "[Yo/nosotros] solicito/solicitamos una audiencia de caso impugnado". Si presenta la petición para una audiencia de caso impugnado de parte de un grupo o asociación, debe identificar una persona que representa al grupo para recibir correspondencia en el futuro; identificar el nombre y la dirección de un miembro del grupo que sería afectado adversamente por la planta o la actividad propuesta; proveer la información indicada anteriormente con respecto a la ubicación del miembro afectado y su distancia de la planta o actividad propuesta; explicar cómo y porqué el miembro sería afectado; y explicar cómo los intereses que el grupo desea proteger son pertinentes al propósito del grupo.

Después del cierre de todos los períodos de comentarios y de petición que aplican, el Director Ejecutivo enviará la solicitud y cualquier petición para reconsideración o para una audiencia de caso impugnado a los Comisionados de la TCEQ para su consideración durante una reunión programada de la Comisión. La Comisión sólo puede conceder una solicitud de una audiencia de caso impugnado sobre los temas que el solicitante haya presentado en sus comentarios oportunos que no fueron retirados posteriormente. Si se concede una audiencia, el tema de la audiencia estará limitado a cuestiones de hecho en disputa o cuestiones mixtas de hecho y de derecho relacionadas a intereses pertinentes y materiales de calidad del agua que se hayan presentado durante el período de comentarios.

**LISTA DE CORREO.** Si somete comentarios públicos, un pedido para una audiencia administrativa de lo contencioso o una reconsideración de la decisión del Director Ejecutivo, la Oficina del Secretario Principal enviará por correo los avisos públicos en relación con la solicitud. Además, puede pedir que la TCEQ ponga su nombre en una o más de las listas de correos siguientes (1) la lista de correo permanente para recibir los avisos de el solicitante indicado por nombre y número del permiso específico y/o (2) la lista de correo de todas las solicitudes en un condado específico. Si desea que se agregue su nombre en una de las listas designe cual lista(s) y envía por correo su pedido a la Oficina del Secretario Principal de la TCEQ.

**CONTACTOS E INFORMACIÓN DE LA TCEQ.** Todos los comentarios escritos del público y los para pedidos una reunión deben ser presentados a la Oficina del

**Secretario Principal, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087 o por el internet at [www.tceq.texas.gov/about/comments.html](http://www.tceq.texas.gov/about/comments.html).** Tenga en cuenta que cualquier información personal que usted proporcione, incluyendo su nombre, número de teléfono, dirección de correo electrónico y dirección física pasarán a formar parte del registro público de la Agencia. Si necesita más información en Español sobre esta solicitud para un permiso o el proceso del permiso, por favor llame a El Programa de Educación Pública de la TCEQ, sin cobro, al 1-800-687-4040. La información general sobre la TCEQ puede ser encontrada en nuestro sitio de la red: [www.tceq.texas.gov](http://www.tceq.texas.gov).

También se puede obtener información adicional del Clear Utilities, LLC a la dirección indicada arriba o llamando a Mrs. Lesley Reel, P.E., L Squared Engineering, al 936-647-0420.

Fecha de emisión: 21 de junio de 2024

## Erwin Madrid

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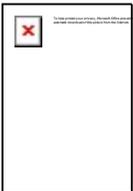
**From:** Christopher Hogan <chogan@l2engineering.com>  
**Sent:** Thursday, June 20, 2024 4:48 PM  
**To:** Erwin Madrid  
**Cc:** Harry Winslow; Levi Love, PE; Brittanie Martin  
**Subject:** Re: FW: Application for Permit No. WQ0016505001 - Notice of Deficiency Letter  
**Attachments:** dom-tpdes-new-nori-munechno.docx

Erwin,

I have reviewed the English version and did not find any errors or omissions. I have also translated this to Spanish, see attached. Let me know if you need anything further to declare the application administratively complete.

Thank you,

Christopher Hogan, EIT  
O: 936.647.0420  
C: 832.458.6902  
[L Squared Engineering](#)  
3307 West Davis, Suite 100  
Conroe, TX 77304



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On Thu, Jun 20, 2024 at 4:34 PM Erwin Madrid <[Erwin.Madrid@tceq.texas.gov](mailto:Erwin.Madrid@tceq.texas.gov)> wrote:

Thank you, it looks like all I need is the NORI translated into Spanish and I can declare the application administratively complete asap.

Regards,

Erwin Madrid

Team Lead

ARP Team | Water Quality Division

512-239-2191

Texas Commission on Environmental Quality



Please consider whether it is necessary to print this e-mail.

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**From:** Christopher Hogan <[chogan@l2engineering.com](mailto:chogan@l2engineering.com)>

**Sent:** Thursday, June 20, 2024 4:32 PM

**To:** Erwin Madrid <[Erwin.Madrid@tceq.texas.gov](mailto:Erwin.Madrid@tceq.texas.gov)>

**Subject:** Re: FW: Application for Permit No. WQ0016505001 - Notice of Deficiency Letter

Erwin,

Received, I will get this updated and returned to you as soon as possible.

Thank you,

Christopher Hogan, EIT

O: 936.647.0420

C: 832.458.6902

[L Squared Engineering](#)

3307 West Davis, Suite 100

Conroe, TX 77304



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On Thu, Jun 20, 2024 at 4:26 PM Erwin Madrid <[Erwin.Madrid@tceq.texas.gov](mailto:Erwin.Madrid@tceq.texas.gov)> wrote:

FYI

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**From:** Erwin Madrid  
**Sent:** Thursday, June 20, 2024 4:20 PM  
**To:** [hwinslow@affinalre.com](mailto:hwinslow@affinalre.com)  
**Cc:** Lesley Reel, PE <[lreel@l2engineering.com](mailto:lreel@l2engineering.com)>  
**Subject:** Application for Permit No. WQ0016505001 - Notice of Deficiency Letter  
**Importance:** High

Dear applicant,

The attached Notice of Deficiency letter sent on **June 20, 2024**, requests additional information needed to declare the application administratively complete. Please send the complete response to my attention by **July 4, 2024**.

Regards,

Erwin Madrid

Team Lead

ARP Team | Water Quality Division

512-239-2191

Texas Commission on Environmental Quality



Please consider whether it is necessary to print this e-mail.

**Sandalwood Development**  
**TCEQ Wastewater Permit Application**  
**Copy**  
**L Squared Project Number: 10839-007**



**L SQUARED ENGINEERING**  

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**MUNICIPAL COMMERCIAL RESIDENTIAL**



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
**DOMESTIC WASTEWATER PERMIT APPLICATION  
 CHECKLIST**



Complete and submit this checklist with the application.

APPLICANT: Clear Utilities, LLC

PERMIT NUMBER:  

Indicate if each of the following items is included in your application.

	Y	N		Y	N
Administrative Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original USGS Map <a href="#">Attachment C</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrative Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affected Landowners Map <a href="#">Att K</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SPIF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner Disk or Labels <a href="#">Att K</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Core Data Form <a href="#">Attachment A</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Zone Map <a href="#">Attachment E</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Involvement Plan Form <a href="#">B</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flow Diagram <a href="#">Attachment G</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Drawing <a href="#">Attachment D</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Photographs <a href="#">Att O</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Calculations <a href="#">Att H</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solids Management Plan <a href="#">Att I</a>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 3.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Balance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Worksheet 3.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 3.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 4.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 5.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 6.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Worksheet 7.0	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

**For TCEQ Use Only**

Segment Number \_\_\_\_\_ County \_\_\_\_\_  
 Expiration Date \_\_\_\_\_ Region \_\_\_\_\_  
 Permit Number \_\_\_\_\_



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
**APPLICATION FOR A DOMESTIC WASTEWATER PERMIT  
 ADMINISTRATIVE REPORT 1.0**

If you have questions about completing this form please contact the Applications Review and Processing Team at 512-239-4671.

**Section 1. Application Fees (Instructions Page 29)**

Indicate the amount submitted for the application fee (check only one).

Flow	New/Major Amendment	Renewal
<0.05 MGD	\$350.00 <input type="checkbox"/>	\$315.00 <input type="checkbox"/>
≥0.05 but <0.10 MGD	\$550.00 <input type="checkbox"/>	\$515.00 <input type="checkbox"/>
≥0.10 but <0.25 MGD	\$850.00 <input checked="" type="checkbox"/>	\$815.00 <input type="checkbox"/>
≥0.25 but <0.50 MGD	\$1,250.00 <input type="checkbox"/>	\$1,215.00 <input type="checkbox"/>
≥0.50 but <1.0 MGD	\$1,650.00 <input type="checkbox"/>	\$1,615.00 <input type="checkbox"/>
≥1.0 MGD	\$2,050.00 <input type="checkbox"/>	\$2,015.00 <input type="checkbox"/>

Minor Amendment (for any flow) \$150.00

**Payment Information:**

Mailed      Check/Money Order Number:

Check/Money Order Amount:

Name Printed on Check:

EPAY      Voucher Number: 694790 and 694791

Copy of Payment Voucher enclosed?      Yes

**Section 2. Type of Application (Instructions Page 29)**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> New TPDES                   | <input type="checkbox"/> New TLAP                               |
| <input type="checkbox"/> Major Amendment <u>with</u> Renewal    | <input type="checkbox"/> Minor Amendment <u>with</u> Renewal    |
| <input type="checkbox"/> Major Amendment <u>without</u> Renewal | <input type="checkbox"/> Minor Amendment <u>without</u> Renewal |
| <input type="checkbox"/> Renewal without changes                | <input type="checkbox"/> Minor Modification of permit           |

For amendments or modifications, describe the proposed changes:

**For existing permits:**

Permit Number: WQ00

EPA I.D. (TPDES only): TX

Expiration Date:

## Section 3. Facility Owner (Applicant) and Co-Applicant Information (Instructions Page 29)

### A. The owner of the facility must apply for the permit.

What is the Legal Name of the entity (applicant) applying for this permit?

Clear Utilities, LLC

*(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal documents forming the entity.)*

If the applicant is currently a customer with the TCEQ, what is the Customer Number (CN)? You may search for your CN on the TCEQ website at <http://www15.tceq.texas.gov/crpub/>

CN: 606086437

What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in 30 TAC § 305.44.

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: E. Levi Love, Jr.

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: Member

### B. Co-applicant information. Complete this section only if another person or entity is required to apply as a co-permittee.

What is the Legal Name of the co-applicant applying for this permit?

[REDACTED]

*(The legal name must be spelled exactly as filed with the TX SOS, with the County, or in the legal documents forming the entity.)*

If the co-applicant is currently a customer with the TCEQ, what is the Customer Number (CN)? You may search for your CN on the TCEQ website at:

<http://www15.tceq.texas.gov/crpub/>

CN: [REDACTED]

What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in 30 TAC § 305.44.

Prefix (Mr., Ms., Miss): [REDACTED]

First and Last Name: [REDACTED]

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: [REDACTED]

Provide a brief description of the need for a co-permittee: [REDACTED]

**C. Core Data Form**

Complete the Core Data Form for each customer and include as an attachment. If the customer type selected on the Core Data Form is **Individual**, complete **Attachment 1** of Administrative Report 1.0.

**Attachment:** Attachment A

**Section 4. Application Contact Information (Instructions Page 30)**

This is the person(s) TCEQ will contact if additional information is needed about this application. Provide a contact for administrative questions and technical questions.

A. Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Steven Winslow

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: Owner

Organization Name: Clear Utilities, LLC

Mailing Address: 5451 FM 1488

City, State, Zip Code: Magnolia, TX 77354

Phone No.: (936)217-9300 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: Hwinslow@affinalre.com

Check one or both:  Administrative Contact  Technical Contact

B. Prefix (Mr., Ms., Miss): Mrs.

First and Last Name: Lesley Reel

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Professional Engineer

Organization Name: L Squared Engineering

Mailing Address: 3307 W Davis St, Suite 100

City, State, Zip Code: Conroe, TX 77304

Phone No.: (936)647-0420 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: Lreel@L2engineering.com

Check one or both:  Administrative Contact  Technical Contact

**Section 5. Permit Contact Information (Instructions Page 30)**

Provide two names of individuals that can be contacted throughout the permit term.

A. Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Steven Winslow

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: Owner

Organization Name: Clear Utilities, LLC

Mailing Address: 5451 FM 1488

City, State, Zip Code: Magnolia, TX 77354

Phone No.: (936)217-9300 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: HWinslow@affinalre.com

**B.** Prefix (Mr., Ms., Miss): Mrs.

First and Last Name: Lesley Reel

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Professional Engineer

Organization Name: L Squared Engineering

Mailing Address: 3307 W Davis St, Suite 100

City, State, Zip Code: Conroe, TX 77304

Phone No.: (936)647-0420 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: Lreel@L2Engineering.com

## Section 6. Billing Information (Instructions Page 30)

The permittee is responsible for paying the annual fee. The annual fee will be assessed to permits *in effect on September 1 of each year*. The TCEQ will send a bill to the address provided in this section. The permittee is responsible for terminating the permit when it is no longer needed (using form TCEQ-20029).

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Steven Winslow

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: Owner

Organization Name: Clear Utilities, LLC

Mailing Address: 5451 FM 1488

City, State, Zip Code: Magnolia, TX 77354

Phone No.: (936)217-9300 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: HWinslow@affinalre.com

## Section 7. DMR/MER Contact Information (Instructions Page 31)

Provide the name and complete mailing address of the person delegated to receive and submit Discharge Monitoring Reports (EPA 3320-1) or maintain Monthly Effluent Reports.

Prefix (Mr., Ms., Miss): Mr.

First and Last Name: Steven Winslow

Credential (P.E, P.G., Ph.D., etc.): [REDACTED]

Title: Owner

Organization Name: Clear Utilities, LLC

Mailing Address: 5451 FM 1488

City, State, Zip Code: Magnolia, TX 77354

Phone No.: (936)217-9300 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: Hwinslow@affinalre.com

DMR data is required to be submitted electronically. Create an account at:

<https://www.tceq.texas.gov/permitting/netdmr/netdmr.html>.

## Section 8. Public Notice Information (Instructions Page 31)

### A. Individual Publishing the Notices

Prefix (Mr., Ms., Miss): Mrs.

First and Last Name: Lesley Reel

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Professional Engineer

Organization Name: L Squared Engineering

Mailing Address: 3307 W Davis St, Suite 100

City, State, Zip Code: Conroe, TX 77304

Phone No.: (936)647-0420 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: LReel@L2engineering.com

### B. Method for Receiving Notice of Receipt and Intent to Obtain a Water Quality Permit Package

Indicate by a check mark the preferred method for receiving the first notice and instructions:

E-mail Address

Fax

Regular Mail

### C. Contact person to be listed in the Notices

Prefix (Mr., Ms., Miss): Mrs.

First and Last Name: Lesley Reel

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Professional Engineer

Organization Name: L Squared Engineering

Phone No.: (936)647-0420 Ext.: [REDACTED]

E-mail: LReel@L2engineering.com

**D. Public Viewing Information**

*If the facility or outfall is located in more than one county, a public viewing place for each county must be provided.*

Public building name: Montgomery County Public Library

Location within the building: [REDACTED]

Physical Address of Building: 2101 Lake Robbins Dr, The Woodlands, TX 77380

City: The Woodlands, TX County: Montgomery

Contact Name: [REDACTED]

Phone No.: (936)442-7727 Ext.: [REDACTED]

**E. Bilingual Notice Requirements:**

This information **is required** for **new, major amendment, minor amendment or minor modification, and renewal applications.**

This section of the application is only used to determine if alternative language notices will be needed. Complete instructions on publishing the alternative language notices will be in your public notice package.

Please call the bilingual/ESL coordinator at the nearest elementary and middle schools and obtain the following information to determine whether an alternative language notices are required.

1. Is a bilingual education program required by the Texas Education Code at the elementary or middle school nearest to the facility or proposed facility?

Yes       No

If **no**, publication of an alternative language notice is not required; **skip to** Section 9 below.

2. Are the students who attend either the elementary school or the middle school enrolled in a bilingual education program at that school?

Yes       No

3. Do the students at these schools attend a bilingual education program at another location?

Yes       No





Yes       No

If **yes**, indicate by a check mark if:

Authorization granted       Authorization pending

For **new and amendment** applications, provide copies of letters that show proof of contact and the approval letter upon receipt.

**Attachment:** N/A

D. For all applications involving an average daily discharge of 5 MGD or more, provide the names of all counties located within 100 statute miles downstream of the point(s) of discharge.

N/A

**Section 11. TLAP Disposal Information (Instructions Page 36)**

A. For TLAPs, is the location of the effluent disposal site in the existing permit accurate?

Yes       No

If **no, or a new or amendment permit application**, provide an accurate description of the disposal site location:

Not a TLAP

B. City nearest the disposal site: [REDACTED]

C. County in which the disposal site is located: [REDACTED]

D. Disposal Site Latitude: [REDACTED]      Longitude: [REDACTED]

E. For **TLAPs**, describe the routing of effluent from the treatment facility to the disposal site:

Not a TLAP

F. For **TLAPs**, please identify the nearest watercourse to the disposal site to which rainfall runoff might flow if not contained:

Not a TLAP

**Section 12. Miscellaneous Information (Instructions Page 37)**

A. Is the facility located on or does the treated effluent cross American Indian Land?

Yes     No

B. If the existing permit contains an onsite sludge disposal authorization, is the location of the sewage sludge disposal site in the existing permit accurate?

Yes     No     Not Applicable

If No, or if a new onsite sludge disposal authorization is being requested in this permit application, provide an accurate location description of the sewage sludge disposal site.

Sludge will be hauled off TBD.

C. Did any person formerly employed by the TCEQ represent your company and get paid for service regarding this application?

Yes     No

If yes, list each person formerly employed by the TCEQ who represented your company and was paid for service regarding the application:

N/A

D. Do you owe any fees to the TCEQ?

Yes     No

If **yes**, provide the following information:

Account number: [REDACTED]

Amount past due: [REDACTED]

E. Do you owe any penalties to the TCEQ?

Yes     No

If **yes**, please provide the following information:

Enforcement order number: [REDACTED]

Amount past due: [REDACTED]

### Section 13. Attachments (Instructions Page 38)

Indicate which attachments are included with the Administrative Report. Check all that apply:

- Lease agreement or deed recorded easement, if the land where the treatment facility is located or the effluent disposal site are not owned by the applicant or co-applicant.
- Original full-size USGS Topographic Map with the following information:
  - Applicant's property boundary

- Treatment facility boundary
  - Labeled point of discharge for each discharge point (TPDES only)
  - Highlighted discharge route for each discharge point (TPDES only)
  - Onsite sewage sludge disposal site (if applicable)
  - Effluent disposal site boundaries (TLAP only)
  - New and future construction (if applicable)
  - 1 mile radius information
  - 3 miles downstream information (TPDES only)
  - All ponds.
- Attachment 1 for Individuals as co-applicants
- Other Attachments. Please specify: [REDACTED]

**Section 14. Signature Page (Instructions Page 39)**

*If co-applicants are necessary, each entity must submit an original, separate signature page.*

Permit Number: [REDACTED]

Applicant: Clear Utilities, LLC

Certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly 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.

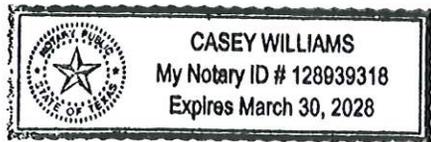
Signatory name (typed or printed): Earl Levi Love, Jr.

Signatory title: Member

Signature: [Handwritten Signature] Date: 4/10/24  
(Use blue ink)

Subscribed and Sworn to before me by the said Earl Levi Love  
on this 10 day of April, 2024.  
My commission expires on the 30 day of March, 2028.

[Handwritten Signature]  
Notary Public



[SEAL]

Montgomery  
County, Texas

## Section 15. Plain Language Summary (Instructions Page 40)

If you are subject to the alternative language notice requirements in [30 Texas Administrative Code §39.426](#), **you must provide a translated copy of the completed plain language summary in the appropriate alternative language as part of your application package.** For your convenience, a Spanish template has been provided below.

### **ENGLISH TEMPLATE FOR TPDES or TLAP NEW/RENEWAL/AMENDMENT APPLICATIONS**

#### **DOMESTIC WASTEWATER**

*The following summary is provided for this pending water quality permit application being reviewed by the Texas Commission on Environmental Quality as required by 30 Texas Administrative Code Chapter 39. The information provided in this summary may change during the technical review of the application and are not federal enforceable representations of the permit application.*

Clear Utilities, LLC (CN606086437 ) proposes to operate Sandalwood Wastewater Treatment Plant (RN#####) with an average flow of 125,000 gallons per day. The facility will be located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314, in Conroe, Montgomery County, Texas 77302.

Discharges from the facility are expected to contain five-day biochemical oxygen demand (BOD<sub>5</sub>), total suspended solids, ammonia nitrogen, and dissolved oxygen at or below the limits established by the TCEQ to maintain natural water quality. Domestic wastewater will be treated by an aeration/digester basin, a clarifier, and a chlorine contact chamber.

**PLANTILLA EN ESPAÑOL PARA SOLICITUDES NUEVAS/RENOVACIONES/ENMIENDAS  
TPDES o TLAP**

**AGUAS RESIDUALES DOMÉSTICAS**

*El siguiente resumen se proporciona para esta solicitud de permiso de calidad del agua pendiente que está siendo revisada por la Comisión de Calidad Ambiental de Texas según lo requerido por el Capítulo 39 del Código Administrativo de Texas 30. La información proporcionada en este resumen puede cambiar durante la revisión técnica de la solicitud y no son representaciones federales exigibles de la solicitud de permiso.*

Clear Utilities, LLC (CN606086437) propone operar la Planta de Tratamiento de Aguas Residuales Sandalwood (RN#####) con un caudal promedio de 125.000 galones por día. La instalación estará ubicada aproximadamente a 0,42 millas al suroeste de la intersección de Strausie Ln y FM 1314, en Conroe, condado de Montgomery, Texas 77302.

Se espera que las descargas de la instalación contengan la demanda bioquímica de oxígeno (DBO5) de cinco días, sólidos suspendidos totales, nitrógeno amoniacal y oxígeno disuelto en o por debajo de los límites establecidos por la TCEQ para mantener la calidad natural del agua. Las aguas residuales domésticas serán tratadas mediante una balsa de aireación/digestor, un clarificador y una cámara de contacto de cloro.

## DOMESTIC ADMINISTRATIVE REPORT 1.1

The following information is required for new and amendment applications.

### Section 1. Affected Landowner Information (Instructions Page 41)

- A. Indicate by a check mark that the landowners map or drawing, with scale, includes the following information, as applicable:
- The applicant's property boundaries
  - The facility site boundaries within the applicant's property boundaries
  - The distance the buffer zone falls into adjacent properties and the property boundaries of the landowners located within the buffer zone
  - The property boundaries of all landowners surrounding the applicant's property (Note: if the application is a major amendment for a lignite mine, the map must include the property boundaries of all landowners adjacent to the new facility (ponds).)
  - The point(s) of discharge and highlighted discharge route(s) clearly shown for one mile downstream
  - The property boundaries of the landowners located on both sides of the discharge route for one full stream mile downstream of the point of discharge
  - The property boundaries of the landowners along the watercourse for a one-half mile radius from the point of discharge if the point of discharge is into a lake, bay, estuary, or affected by tides
  - The boundaries of the effluent disposal site (for example, irrigation area or subsurface drainfield site) and all evaporation/holding ponds within the applicant's property
  - The property boundaries of all landowners surrounding the effluent disposal site
  - The boundaries of the sludge land application site (for land application of sewage sludge for beneficial use) and the property boundaries of landowners surrounding the applicant's property boundaries where the sewage sludge land application site is located
  - The property boundaries of landowners within one-half mile in all directions from the applicant's property boundaries where the sewage sludge disposal site (for example, sludge surface disposal site or sludge monofill) is located
- B.  Indicate by a check mark that a separate list with the landowners' names and mailing addresses cross-referenced to the landowner's map has been provided.
- C. Indicate by a check mark in which format the landowners list is submitted:
- USB Drive
  - Four sets of labels
- D. Provide the source of the landowners' names and mailing addresses: Montgomery County Appraisal District
- E. As required by *Texas Water Code § 5.115*, is any permanent school fund land affected by this application?
- Yes
  - No

If **yes**, provide the location and foreseeable impacts and effects this application has on the land(s):

## Section 2. Original Photographs (Instructions Page 44)

Provide original ground level photographs. Indicate with checkmarks that the following information is provided.

- At least one original photograph of the new or expanded treatment unit location
- At least two photographs of the existing/proposed point of discharge and as much area downstream (photo 1) and upstream (photo 2) as can be captured. If the discharge is to an open water body (e.g., lake, bay), the point of discharge should be in the right or left edge of each photograph showing the open water and with as much area on each respective side of the discharge as can be captured.
- At least one photograph of the existing/proposed effluent disposal site
- A plot plan or map showing the location and direction of each photograph

## Section 3. Buffer Zone Map (Instructions Page 44)

A. Buffer zone map. Provide a buffer zone map on 8.5 x 11-inch paper with all of the following information. The applicant's property line and the buffer zone line may be distinguished by using dashes or symbols and appropriate labels.

- The applicant's property boundary;
- The required buffer zone; and
- Each treatment unit; and
- The distance from each treatment unit to the property boundaries.

B. Buffer zone compliance method. Indicate how the buffer zone requirements will be met. Check all that apply.

- Ownership
- Restrictive easement
- Nuisance odor control
- Variance

C. Unsuitable site characteristics. Does the facility comply with the requirements regarding unsuitable site characteristic found in 30 TAC § 309.13(a) through (d)?

- Yes       No

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY SUPPLEMENTAL PERMIT INFORMATION FORM (SPIF)

## FOR AGENCIES REVIEWING DOMESTIC TPDES WASTEWATER PERMIT APPLICATIONS

**TCEQ USE ONLY:**

Application type: \_\_\_Renewal \_\_\_Major Amendment \_\_\_Minor Amendment \_\_\_New

County: \_\_\_\_\_ Segment Number: \_\_\_\_\_

Admin Complete Date: \_\_\_\_\_

Agency Receiving SPIF:

\_\_\_ Texas Historical Commission

\_\_\_ U.S. Fish and Wildlife

\_\_\_ Texas Parks and Wildlife Department

\_\_\_ U.S. Army Corps of Engineers

**This form applies to TPDES permit applications only.** (Instructions, Page 53)

The SPIF must be completed as a separate document. The TCEQ will mail a copy of the SPIF to each agency as required by the TCEQ agreement with EPA. If any of the items are not completely addressed or further information is needed, you will be contacted to provide the information before the permit is issued. Each item must be completely addressed.

**Do not refer to a response of any item in the permit application form.** Each attachment must be provided with this form separately from the administrative report of the application. The application will not be declared administratively complete without this form being completed in its entirety including all attachments.

The following applies to all applications:

1. Permittee: Clear Utilities, LLC

Permit No. WQ00 \_\_\_\_\_

EPA ID No. TX \_\_\_\_\_

Address of the project (or a location description that includes street/highway, city/vicinity, and county):

Approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe, TX 77302 in Montgomery County

Provide the name, address, phone and fax number of an individual that can be contacted to answer specific questions about the property.

Prefix (Mr., Ms., Miss): Mrs.

First and Last Name: Lesley Reel

Credential (P.E, P.G., Ph.D., etc.): P.E.

Title: Professional Engineer

Mailing Address: 3307 W Davis St, Suite 100

City, State, Zip Code: Conroe, TX 77304

Phone No.: (936)647-0420 Ext.:  Fax No.:

E-mail Address: LReel@L2engineering.com

2. List the county in which the facility is located: Montgomery
3. If the property is publicly owned and the owner is different than the permittee/applicant, please list the owner of the property.

N/A

4. Provide a description of the effluent discharge route. The discharge route must follow the flow of effluent from the point of discharge to the nearest major watercourse (from the point of discharge to a classified segment as defined in 30 TAC Chapter 307). If known, please identify the classified segment number.

The wastewater treatment plant discharges directly to the West Fork San Jacinto River (Segment number 1004) which then outfalls to Lake Houston.

5. Please provide a separate 7.5-minute USGS quadrangle map with the project boundaries plotted and a general location map showing the project area. Please highlight the discharge route from the point of discharge for a distance of one mile downstream. (This map is required in addition to the map in the administrative report).

Provide original photographs of any structures 50 years or older on the property.

Does your project involve any of the following? Check all that apply.

- Proposed access roads, utility lines, construction easements
- Visual effects that could damage or detract from a historic property's integrity
- Vibration effects during construction or as a result of project design
- Additional phases of development that are planned for the future
- Sealing caves, fractures, sinkholes, other karst features

- Disturbance of vegetation or wetlands

6. List proposed construction impact (surface acres to be impacted, depth of excavation, sealing of caves, or other karst features):

N/A

7. Describe existing disturbances, vegetation, and land use:

N/A

THE FOLLOWING ITEMS APPLY ONLY TO APPLICATIONS FOR NEW TPDES PERMITS AND MAJOR AMENDMENTS TO TPDES PERMITS

8. List construction dates of all buildings and structures on the property:

N/A

9. Provide a brief history of the property, and name of the architect/builder, if known.

N/A

## TCEQ ePay Voucher Receipt

### Transaction Information

**Voucher Number:** 694791  
**Trace Number:** 582EA000600184  
**Date:** 03/04/2024 04:47 PM  
**Payment Method:** CC - Authorization 000001127G  
**Voucher Amount:** \$50.00  
**Fee Type:** 30 TAC 305.53B WQ NOTIFICATION FEE  
**ePay Actor:** CHRISTOPHER HOGAN

### Payment Contact Information

**Name:** LESLEY REEL  
**Company:** L SQUARED ENGINEERING  
**Address:** 3307 W DAVIS ST SUITE 100, CONROE, TX 77304  
**Phone:** 936-647-0420

## TCEQ ePay Voucher Receipt

### Transaction Information

**Voucher Number:** 694790  
**Trace Number:** 582EA000600184  
**Date:** 03/04/2024 04:47 PM  
**Payment Method:** CC - Authorization 000001127G  
**Voucher Amount:** \$800.00  
**Fee Type:** WW PERMIT - FACILITY WITH FLOW  $\geq$  .10 &  $<$  .25 MGD - NEW AND MAJOR AMENDMENTS  
**ePay Actor:** CHRISTOPHER HOGAN

### Payment Contact Information

**Name:** LESLEY REEL  
**Company:** L SQUARED ENGINEERING  
**Address:** 3307 W DAVIS ST SUITE 100, CONROE, TX 77304  
**Phone:** 936-647-0420

### Site Information

**Site Name:** SANDALWOOD WWTP  
**Site Location:** APPROX 0.42 MILES SW OF THE INTERSECTION OF STRAUSIE LN AND FM 1314 CONROE TX

### Customer Information

**Customer Name:** SANDALWOOD RANCH LP  
**Customer Address:** 5451 FM 1488, MAGNOLIA, TX 77354

# WATER QUALITY PERMIT

## PAYMENT SUBMITTAL FORM

Use this form to submit the Application Fee, if the mailing the payment.

- Complete items 1 through 5 below.
- Staple the check or money order in the space provided at the bottom of this document.
- **Do not mail this form with the application form.**
- Do not mail this form to the same address as the application.
- Do not submit a copy of the application with this form as it could cause duplicate permit entries.

**Mail this form and the check or money order to:**

*BY REGULAR U.S. MAIL*

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

*BY OVERNIGHT/EXPRESS MAIL*

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

**Fee Code: WQP      Waste Permit No:**

1. Check or Money Order Number:
2. Check or Money Order Amount:
3. Date of Check or Money Order:
4. Name on Check or Money Order:

5. APPLICATION INFORMATION

Name of Project or Site: Sandalwood WWTP

Physical Address of Project or Site: Approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County

If the check is for more than one application, attach a list which includes the name of each Project or Site (RE) and Physical Address, exactly as provided on the application.

**Staple Check or Money Order in This Space**

THIS PAGE INTENTIONALLY LEFT BLANK

## CHECKLIST OF COMMON DEFICIENCIES

Below is a list of common deficiencies found during the administrative review of domestic wastewater permit applications. To ensure the timely processing of this application, please review the items below and indicate by checking Yes that each item is complete and in accordance applicable rules at 30 TAC Chapters 21, 281, and 305. If an item is not required this application, indicate by checking N/A where appropriate. Please do not submit the application until the items below have been addressed.

Core Data Form (TCEQ Form No. 10400) <i>(Required for all applications types. Must be completed in its entirety and signed. Note: Form may be signed by applicant representative.)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Yes
Correct and Current Industrial Wastewater Permit Application Forms <i>(TCEQ Form Nos. 10053 and 10054. Version dated 6/25/2018 or later.)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Yes
Water Quality Permit Payment Submittal Form (Page 19) <i>(Original payment sent to TCEQ Revenue Section. See instructions for mailing address.)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Yes
7.5 Minute USGS Quadrangle Topographic Map Attached <i>(Full-size map if seeking "New" permit. 8 ½ x 11 acceptable for Renewals and Amendments)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Yes
Current/Non-Expired, Executed Lease Agreement or Easement Attached	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Yes
Landowners Map <i>(See instructions for landowner requirements)</i>	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Yes

**Things to Know:**

- All the items shown on the map must be labeled.
- The applicant's complete property boundaries must be delineated which includes boundaries of contiguous property owned by the applicant.
- The applicant cannot be its own adjacent landowner. You must identify the landowners immediately adjacent to their property, regardless of how far they are from the actual facility.
- If the applicant's property is adjacent to a road, creek, or stream, the landowners on the opposite side must be identified. Although the properties are not adjacent to applicant's property boundary, they are considered potentially affected landowners. If the adjacent road is a divided highway as identified on the USGS topographic map, the applicant does not have to identify the landowners on the opposite side of the highway.

Landowners Cross Reference List <i>(See instructions for landowner requirements)</i>	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Yes
Landowners Labels or USB Drive attached <i>(See instructions for landowner requirements)</i>	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Yes
Original signature per 30 TAC § 305.44 - Blue Ink Preferred <i>(If signature page is not signed by an elected official or principle executive officer, a copy of signature authority/delegation letter must be attached)</i>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Yes



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY  
DOMESTIC WASTEWATER PERMIT APPLICATION

**DOMESTIC TECHNICAL REPORT 1.0**

The Following Is Required For All Applications  
Renewal, New, And Amendment

**Section 1. Permitted or Proposed Flows (Instructions Page 51)**

**A. Existing/Interim I Phase**

Design Flow (MGD): 0.0625

2-Hr Peak Flow (MGD): 0.25

Estimated construction start date: March 2025

Estimated waste disposal start date: September 2025

**B. Interim II Phase**

Design Flow (MGD): N/A

2-Hr Peak Flow (MGD): N/A

Estimated construction start date: N/A

Estimated waste disposal start date: N/A

**C. Final Phase**

Design Flow (MGD): 0.125

2-Hr Peak Flow (MGD): 0.5

Estimated construction start date: March 2027

Estimated waste disposal start date: September 2027

**D. Current operating phase: N/A**

Provide the startup date of the facility: N/A

**Section 2. Treatment Process (Instructions Page 51)**

**A. Treatment process description**

Provide a detailed description of the treatment process. **Include the type of**

**treatment plant, mode of operation, and all treatment units.** Start with the plant's head works and finish with the point of discharge. Include all sludge processing and drying units. **If more than one phase exists or is proposed in the permit, a description of *each phase* must be provided.** Process description:

<p><u>See Attachment G</u></p>
--------------------------------

Port or pipe diameter at the discharge point, in inches: 18

**B. Treatment Units**

In Table 1.0(1), provide the treatment unit type, the number of units, and dimensions (length, width, depth) of each treatment unit, accounting for *all* phases of operation.

*Table 1.0(1) - Treatment Units*

Treatment Unit Type	Number of Units	Dimensions (L x W x D)
See Attachment F		

**C. Process flow diagrams**

Provide flow diagrams for the existing facilities and **each** proposed phase of construction.

**Attachment:** See Attachment G

### Section 3. Site Drawing (Instructions Page 52)

Provide a site drawing for the facility that shows the following:

- The boundaries of the treatment facility;
- The boundaries of the area served by the treatment facility;
- If land disposal of effluent, the boundaries of the disposal site and all storage/holding ponds; and
- If sludge disposal is authorized in the permit, the boundaries of the land application or disposal site.

**Attachment:** See Attachment D

Provide the name and a description of the area served by the treatment facility.

Sandalwood Development

### Section 4. Unbuilt Phases (Instructions Page 52)

Is the application for a renewal of a permit that contains an unbuilt phase or phases?

Yes

No

**If yes**, does the existing permit contain a phase that has not been constructed within five years of being authorized by the TCEQ?

Yes

No

**If yes**, provide a detailed discussion regarding the continued need for the unbuilt phase. Failure to provide sufficient justification may result in the Executive Director recommending denial of the unbuilt phase or phases.

N/A

## Section 5. Closure Plans (Instructions Page 53)

Have any treatment units been taken out of service permanently, or will any units be taken out of service in the next five years?

Yes  No

If yes, was a closure plan submitted to the TCEQ?

Yes  No

If yes, provide a brief description of the closure and the date of plan approval.

N/A

## Section 6. Permit Specific Requirements (Instructions Page 53)

For applicants with an existing permit, check the *Other Requirements* or *Special Provisions* of the permit.

### A. Summary transmittal

Have plans and specifications been approved for the existing facilities and each proposed phase?

Yes  No

If yes, provide the date(s) of approval for each phase: N/A

Provide information, including dates, on any actions taken to meet a requirement or provision pertaining to the submission of a summary transmittal letter. Provide a copy of an approval letter from the TCEQ, if applicable.

N/A

### B. Buffer zones

Have the buffer zone requirements been met?

Yes  No

Provide information below, including dates, on any actions taken to meet the conditions of the buffer zone. If available, provide any new documentation relevant to maintaining the buffer zones.

Buffer zone is provided by restrictive easement to all sides of the plant on the adjacent owner's property.

**C. Other actions required by the current permit**

Does the *Other Requirements* or *Special Provisions* section in the existing permit require submission of any other information or other required actions? Examples include Notification of Completion, progress reports, soil monitoring data, etc.

Yes  No

If yes, provide information below on the status of any actions taken to meet the conditions of an *Other Requirement* or *Special Provision*.

N/A

**D. Grit and grease treatment**

***1. Acceptance of grit and grease waste***

Does the facility have a grit and/or grease processing facility onsite that treats and decants or accepts transported loads of grit and grease waste that are discharged directly to the wastewater treatment plant prior to any treatment?

Yes  No

If No, stop here and continue with Subsection E. Stormwater Management.

***2. Grit and grease processing***

Describe below how the grit and grease waste is treated at the facility. In your description, include how and where the grit and grease is introduced to the treatment works and how it is separated or processed. Provide a flow diagram showing how grit and grease is processed at the facility.

N/A

**3. Grit disposal**

Does the facility have a Municipal Solid Waste (MSW) registration or permit for grit disposal?

Yes  No

**If No**, contact the TCEQ Municipal Solid Waste team at 512-239-0000. Note: A registration or permit is required for grit disposal. Grit shall not be combined with treatment plant sludge. See the instruction booklet for additional information on grit disposal requirements and restrictions.

Describe the method of grit disposal.

N/A

**4. Grease and decanted liquid disposal**

Note: A registration or permit is required for grease disposal. Grease shall not be combined with treatment plant sludge. For more information, contact the TCEQ Municipal Solid Waste team at 512-239-0000.

Describe how the decant and grease are treated and disposed of after grit separation.

N/A

**E. Stormwater management**

**1. Applicability**

Does the facility have a design flow of 1.0 MGD or greater in any phase?

Yes  No

Does the facility have an approved pretreatment program, under 40 CFR Part 403?

Yes  No

If no to both of the above, then skip to Subsection F, Other Wastes Received.

## 2. MSGP coverage

Is the stormwater runoff from the WWTP and dedicated lands for sewage disposal currently permitted under the TPDES Multi-Sector General Permit (MSGP), TXR050000?

Yes  No

If yes, please provide MSGP Authorization Number and skip to Subsection F, Other Wastes Received:

TXR05 N/A or TXRNE N/A

If no, do you intend to seek coverage under TXR050000?

Yes  No

## 3. Conditional exclusion

Alternatively, do you intend to apply for a conditional exclusion from permitting based TXR050000 (Multi Sector General Permit) Part II B.2 or TXR050000 (Multi Sector General Permit) Part V, Sector T 3(b)?

Yes  No

If yes, please explain below then proceed to Subsection F, Other Wastes Received:

## 4. Existing coverage in individual permit

Is your stormwater discharge currently permitted through this individual TPDES or TLAP permit?

Yes  No

If yes, provide a description of stormwater runoff management practices at the site that are authorized in the wastewater permit then skip to Subsection F, Other Wastes Received.

N/A

**5. Zero stormwater discharge**

Do you intend to have no discharge of stormwater via use of evaporation or other means?

Yes  No

**If yes, explain below then skip to Subsection F. Other Wastes Received.**

N/A

Note: If there is a potential to discharge any stormwater to surface water in the state as the result of any storm event, then permit coverage is required under the MSGP or an individual discharge permit. This requirement applies to all areas of facilities with treatment plants or systems that treat, store, recycle, or reclaim domestic sewage, wastewater or sewage sludge (including dedicated lands for sewage sludge disposal located within the onsite property boundaries) that meet the applicability criteria of above. You have the option of obtaining coverage under the MSGP for direct discharges, (recommended), or obtaining coverage under this individual permit.

**6. Request for coverage in individual permit**

Are you requesting coverage of stormwater discharges associated with your treatment plant under this individual permit?

Yes  No

**If yes, provide a description of stormwater runoff management practices at the site for which you are requesting authorization in this individual wastewater permit and describe whether you intend to comingle this discharge with your treated effluent or discharge it via a separate dedicated stormwater outfall. Please also indicate if you intend to divert stormwater to the treatment plant headworks and indirectly discharge it to water in the state.**

N/A

Note: Direct stormwater discharges to waters in the state authorized through this individual permit will require the development and implementation of a stormwater pollution prevention plan (SWPPP) and will be subject to additional monitoring and reporting requirements. Indirect discharges of stormwater via headworks recycling will require compliance with all individual permit requirements including 2-hour peak flow limitations. All stormwater discharge authorization requests will require additional information during the technical review of your application.

**F. Discharges to the Lake Houston Watershed**

Does the facility discharge in the Lake Houston watershed?

Yes  No

If yes, a Sewage Sludge Solids Management Plan is required. See Example 5 in the instructions.

**G. Other wastes received including sludge from other WWTPs and septic waste**

***1. Acceptance of sludge from other WWTPs***

Does the facility accept or will it accept sludge from other treatment plants at the facility site?

Yes  No

**If yes, attach sewage sludge solids management plan. See Example 5 of the instructions.**

In addition, provide the date that the plant started accepting sludge or is anticipated to start accepting sludge, an estimate of monthly sludge acceptance (gallons or millions of gallons), an estimate of the BOD<sub>5</sub> concentration of the sludge, and the design BOD<sub>5</sub> concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

N/A

Note: Permits that accept sludge from other wastewater treatment plants may be required to have influent flow and organic loading monitoring.

## **2. Acceptance of septic waste**

Is the facility accepting or will it accept septic waste?

Yes  No

If yes, does the facility have a Type V processing unit?

Yes  No

If yes, does the unit have a Municipal Solid Waste permit?

Yes  No

If yes to any of the above, provide a the date that the plant started accepting septic waste, or is anticipated to start accepting septic waste, an estimate of monthly septic waste acceptance (gallons or millions of gallons), an estimate of the BOD<sub>5</sub> concentration of the septic waste, and the design BOD<sub>5</sub> concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

N/A

Note: Permits that accept sludge from other wastewater treatment plants may be required to have influent flow and organic loading monitoring.

## **3. Acceptance of other wastes (not including septic, grease, grit, or RCRA, CERCLA or as discharged by IUs listed in Worksheet 6)**

Is the facility accepting or will it accept wastes that are not domestic in nature excluding the categories listed above?

Yes  No

If yes, provide the date that the plant started accepting the waste, an estimate how much waste is accepted on a monthly basis (gallons or millions of gallons), a description of the entities generating the waste, and any distinguishing chemical or other physical characteristic of the waste. Also note if this information has or has not changed since the last permit action.

N/A

**Section 7. Pollutant Analysis of Treated Effluent (Instructions Page 58)**

Is the facility in operation?

Yes  No

If no, this section is not applicable. Proceed to Section 8.

If yes, provide effluent analysis data for the listed pollutants. *Wastewater treatment facilities* complete Table 1.0(2). *Water treatment facilities* discharging filter backwash water, complete Table 1.0(3).

Note: The sample date must be within 1 year of application submission.

**Table 1.0(2) - Pollutant Analysis for Wastewater Treatment Facilities**

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
CBOD <sub>5</sub> , mg/l					
Total Suspended Solids, mg/l					
Ammonia Nitrogen, mg/l					
Nitrate Nitrogen, mg/l					
Total Kjeldahl Nitrogen, mg/l					
Sulfate, mg/l					
Chloride, mg/l					
Total Phosphorus, mg/l					
pH, standard units					
Dissolved Oxygen*, mg/l					
Chlorine Residual, mg/l					
<i>E.coli</i> (CFU/100ml) freshwater					
Enterococci (CFU/100ml)					

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
saltwater					
Total Dissolved Solids, mg/l					
Electrical Conductivity, $\mu$ mohs/cm, †					
Oil & Grease, mg/l					
Alkalinity (CaCO <sub>3</sub> )*, mg/l					

\*TPDES permits only

†TLAP permits only

**Table 1.0(3) - Pollutant Analysis for Water Treatment Facilities**

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/Time
Total Suspended Solids, mg/l					
Total Dissolved Solids, mg/l					
pH, standard units					
Fluoride, mg/l					
Aluminum, mg/l					
Alkalinity (CaCO <sub>3</sub> ), mg/l					

## **Section 8. Facility Operator (Instructions Page 60)**

Facility Operator Name: Precision Utility LLC

Facility Operator's License Classification and Level: Wastewater Treatment Operator C

Facility Operator's License Number: OC0000250

## **Section 9. Sewage Sludge Management and Disposal (Instructions**

**A. Sludge disposal method**

Identify the current or anticipated sludge disposal method or methods from the following list. Check all that apply.

- Permitted landfill
- Permitted or Registered land application site for beneficial use
- Land application for beneficial use authorized in the wastewater permit
- Permitted sludge processing facility
- Marketing and distribution as authorized in the wastewater permit
- Composting as authorized in the wastewater permit
- Permitted surface disposal site (sludge monofill)
- Surface disposal site (sludge monofill) authorized in the wastewater permit
- Transported to another permitted wastewater treatment plant or permitted sludge processing facility. If you selected this method, a written statement or contractual agreement from the wastewater treatment plant or permitted sludge processing facility accepting the sludge must be included with this application.
- Other:

**B. Sludge disposal site**

Disposal site name: TBD

TCEQ permit or registration number: TBD

County where disposal site is located: TBD

**C. Sludge transportation method**

Method of transportation (truck, train, pipe, other): Truck

Name of the hauler: Magna Flow Environmental

Hauler registration number: TBD



**A. Location information**

The following maps are required to be submitted as part of the application. For each map, provide the Attachment Number.

- Original General Highway (County) Map:

**Attachment:** [REDACTED]

- USDA Natural Resources Conservation Service Soil Map:

**Attachment:** [REDACTED]

- Federal Emergency Management Map:

**Attachment:** [REDACTED]

- Site map:

**Attachment:** [REDACTED]

Discuss in a description if any of the following exist within the lagoon area.

Check all that apply.

- Overlap a designated 100-year frequency flood plain
- Soils with flooding classification
- Overlap an unstable area
- Wetlands
- Located less than 60 meters from a fault
- None of the above

**Attachment:** N/A

If a portion of the lagoon(s) is located within the 100-year frequency flood plain, provide the protective measures to be utilized including type and size of protective structures:

<u>N/A</u>
------------

**B. Temporary storage information**

Provide the results for the pollutant screening of sludge lagoons. These results are in addition to pollutant results in Section 7 of Technical Report 1.0.

Nitrate Nitrogen, mg/kg: [REDACTED]

Total Kjeldahl Nitrogen, mg/kg:

Total Nitrogen (=nitrate nitrogen + TKN), mg/kg:

Phosphorus, mg/kg:

Potassium, mg/kg:

pH, standard units:

Ammonia Nitrogen mg/kg:

Arsenic:

Cadmium:

Chromium:

Copper:

Lead:

Mercury:

Molybdenum:

Nickel:

Selenium:

Zinc:

Total PCBs:

Provide the following information:

Volume and frequency of sludge to the lagoon(s):

Total dry tons stored in the lagoons(s) per 365-day period:

Total dry tons stored in the lagoons(s) over the life of the unit:

### C. Liner information

Does the active/proposed sludge lagoon(s) have a liner with a maximum hydraulic conductivity of  $1 \times 10^{-7}$  cm/sec?

Yes  No

If yes, describe the liner below. Please note that a liner is required.

N/A

#### **D. Site development plan**

Provide a detailed description of the methods used to deposit sludge in the lagoon(s):

N/A

Attach the following documents to the application.

- Plan view and cross-section of the sludge lagoon(s)  
**Attachment:** [REDACTED]
- Copy of the closure plan  
**Attachment:** [REDACTED]
- Copy of deed recordation for the site  
**Attachment:** [REDACTED]
- Size of the sludge lagoon(s) in surface acres and capacity in cubic feet and gallons  
**Attachment:** [REDACTED]
- Description of the method of controlling infiltration of groundwater and surface water from entering the site  
**Attachment:** [REDACTED]
- Procedures to prevent the occurrence of nuisance conditions  
**Attachment:** [REDACTED]

#### **E. Groundwater monitoring**

Is groundwater monitoring currently conducted at this site, or are any wells available for groundwater monitoring, or are groundwater monitoring data otherwise available for the sludge lagoon(s)?

Yes  No

If groundwater monitoring data are available, provide a copy. Provide a profile of soil types encountered down to the groundwater table and the depth to the shallowest groundwater as a separate attachment.

Attachment: [link here to enter text](#)

## Section 12. Authorizations/Compliance/Enforcement (Instructions Page 63)

### A. Additional authorizations

Does the permittee have additional authorizations for this facility, such as reuse authorization, sludge permit, etc?

Yes  No

If yes, provide the TCEQ authorization number and description of the authorization:

N/A

### B. Permittee enforcement status

Is the permittee currently under enforcement for this facility?

Yes  No

Is the permittee required to meet an implementation schedule for compliance or enforcement?

Yes  No

If yes to either question, provide a brief summary of the enforcement, the implementation schedule, and the current status:

N/A

## Section 13. RCRA/CERCLA Wastes (Instructions Page 63)

### A. RCRA hazardous wastes

Has the facility received in the past three years, does it currently receive, or will it receive RCRA hazardous waste?

Yes  No

### B. Remediation activity wastewater

Has the facility received in the past three years, does it currently receive, or will

it receive CERCLA wastewater, RCRA remediation/corrective action wastewater or other remediation activity wastewater?

Yes  No

**C. Details about wastes received**

**If yes** to either Subsection A or B above, provide detailed information concerning these wastes with the application.

Attachment: N/A

## Section 14. Laboratory Accreditation (Instructions Page 64)

All laboratory tests performed must meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*, which includes the following general exemptions from National Environmental Laboratory Accreditation Program (NELAP) certification requirements:

- The laboratory is an in-house laboratory and is:
  - periodically inspected by the TCEQ; or
  - located in another state and is accredited or inspected by that state; or
  - performing work for another company with a unit located in the same site; or
  - performing pro bono work for a governmental agency or charitable organization.
- The laboratory is accredited under federal law.
- The data are needed for emergency-response activities, and a laboratory accredited under the Texas Laboratory Accreditation Program is not available.
- The laboratory supplies data for which the TCEQ does not offer accreditation.

The applicant should review *30 TAC Chapter 25* for specific requirements.

The following certification statement shall be signed and submitted with every application. See the *Signature Page* section in the Instructions, for a list of designated representatives who may sign the certification.

### CERTIFICATION:

I certify that all laboratory tests submitted with this application meet the requirements of *30 TAC Chapter 25, Environmental Testing Laboratory Accreditation and Certification*.

Printed Name: N/A

Title: N/A

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# DOMESTIC TECHNICAL REPORT 1.1

The following is required for new and amendment applications

## Section 1. Justification for Permit (Instructions Page 66)

### A. Justification of permit need

Provide a detailed discussion regarding the need for any phase(s) not currently permitted. Failure to provide sufficient justification may result in the Executive Director recommending denial of the proposed phase(s) or permit.

Due to the overall phasing and growth planned for Sandalwood, both phases will need to be completed according to Attachment L. The completion dates for each phase can be found on page 1 of Domestic Technical Report 1.0.

### B. Regionalization of facilities

Provide the following information concerning the potential for regionalization of domestic wastewater treatment facilities:

#### 1. Municipally incorporated areas

If the applicant is a city, then Item 1 is not applicable. Proceed to Item 2 Utility CCN areas.

Is any portion of the proposed service area located in an incorporated city?

Yes  No  Not Applicable

If yes, within the city limits of: \_\_\_\_\_

If yes, attach correspondence from the city.

Attachment: \_\_\_\_\_

If consent to provide service is available from the city, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the city versus the cost of the proposed facility or expansion attached.

Attachment: \_\_\_\_\_

#### 2. Utility CCN areas

Is any portion of the proposed service area located inside another utility's CCN area?

Yes  No

**If yes**, attach a justification for the proposed facility and a cost analysis of expenditures that includes the cost of connecting to the CCN facilities versus the cost of the proposed facility or expansion.

**Attachment:** [REDACTED]

### ***3. Nearby WWTPs or collection systems***

Are there any domestic permitted wastewater treatment facilities or collection systems located within a three-mile radius of the proposed facility?

Yes  No

**If yes**, attach a list of these facilities that includes the permittee's name and permit number, and an area map showing the location of these facilities.

**Attachment:** Attachment P

**If yes**, attach copies of your certified letters to these facilities **and** their response letters concerning connection with their system.

**Attachment:** Attachment P

Does a permitted domestic wastewater treatment facility or a collection system located within three (3) miles of the proposed facility currently have the capacity to accept or is willing to expand to accept the volume of wastewater proposed in this application?

Yes  No

**If yes**, attach an analysis of expenditures required to connect to a permitted wastewater treatment facility or collection system located within 3 miles versus the cost of the proposed facility or expansion.

**Attachment:** [REDACTED]

## **Section 2. Organic Loading (Instructions Page 67)**

Is this facility in operation?

Yes  No

**If no**, proceed to Item B, Proposed Organic Loading.

If yes, provide organic loading information in Item A, Current Organic Loading

**A. Current organic loading**

Facility Design Flow (flow being requested in application): [redacted]  
[redacted]

Average Influent Organic Strength or BOD<sub>5</sub> Concentration in mg/l: [redacted]  
[redacted]

Average Influent Loading (lbs/day = total average flow X average BOD<sub>5</sub> conc. X 8.34): [redacted]

Provide the source of the average organic strength or BOD<sub>5</sub> concentration.

**B. Proposed organic loading**

This table must be completed if this application is for a facility that is not in operation or if this application is to request an increased flow that will impact organic loading.

*Table 1.1(1) - Design Organic Loading*

Source	Total Average Flow (MGD)	Influent BOD <sub>5</sub> Concentration (mg/l)
Municipality		
Subdivision		
Trailer park - transient		
Mobile home park	0.125	200
School with cafeteria and showers		
School with cafeteria,		

Source	Total Average Flow (MGD)	Influent BOD <sub>5</sub> Concentration (mg/l)
no showers		
Recreational park, overnight use		
Recreational park, day use		
Office building or factory		
Motel		
Restaurant		
Hospital		
Nursing home		
Other		
TOTAL FLOW from all sources	0.125	
AVERAGE BOD <sub>5</sub> from all sources		200

### Section 3. Proposed Effluent Quality and Disinfection (Instructions Page 68)

#### A. Existing/Interim I Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: 4

Other: N/A

**B. Interim II Phase Design Effluent Quality**

Biochemical Oxygen Demand (5-day), mg/l: N/A

Total Suspended Solids, mg/l: N/A

Ammonia Nitrogen, mg/l: N/A

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: N/A

Other: N/A

**C. Final Phase Design Effluent Quality**

Biochemical Oxygen Demand (5-day), mg/l: 10

Total Suspended Solids, mg/l: 15

Ammonia Nitrogen, mg/l: 3

Total Phosphorus, mg/l: N/A

Dissolved Oxygen, mg/l: 4

Other: N/A

**D. Disinfection Method**

Identify the proposed method of disinfection.

- Chlorine: 2 mg/l after 20 minutes detention time at peak flow  
Dechlorination process:
- Ultraviolet Light:  seconds contact time at peak flow
- Other:

**Section 4. Design Calculations (Instructions Page 68)**

Attach design calculations and plant features for each proposed phase. Example 4 of the instructions includes sample design calculations and plant features.

**Attachment:** See Attachment H

## Section 5. Facility Site (Instructions Page 68)

### A. 100-year floodplain

Will the proposed facilities be located above the 100-year frequency flood level?

Yes  No

If **no**, describe measures used to protect the facility during a flood event. Include a site map showing the location of the treatment plant within the 100-year frequency flood level. If applicable, provide the size and types of protective structures.

N/A

Provide the source(s) used to determine 100-year frequency flood plain.

FEMA Firm Panel 0575G, Map Number 48339C0575G, Effective Date 8/18/2014

For a new or expansion of a facility, will a wetland or part of a wetland be filled?

Yes  No

If **yes**, has the applicant applied for a US Corps of Engineers 404 Dredge and Fill Permit?

Yes  No

If **yes**, provide the permit number: [REDACTED]

If **no**, provide the approximate date you anticipate submitting your application to the Corps: [REDACTED]

### B. Wind rose

Attach a wind rose. **Attachment:** Attachment J

## Section 6. Permit Authorization for Sewage Sludge Disposal (Instructions Page 69)

### A. Beneficial use authorization

Are you requesting to include authorization to land apply sewage sludge for beneficial use on property located adjacent to the wastewater treatment facility under the wastewater permit?

Yes  No

If **yes**, attach the completed Application for Permit for Beneficial Land Use of Sewage Sludge (TCEQ Form No. 10451)

**Attachment:** [REDACTED]

### **B. Sludge processing authorization**

Identify the sludge processing, storage or disposal options that will be conducted at the wastewater treatment facility:

- Sludge Composting
- Marketing and Distribution of sludge
- Sludge Surface Disposal or Sludge Monofill

If **any of the above** sludge options are selected, attach a completed DOMESTIC WASTEWATER PERMIT APPLICATION: SEWAGE SLUDGE TECHNICAL REPORT (TCEQ Form No. 10056).

**Attachment:** [REDACTED]

## **Section 7. Sewage Sludge Solids Management Plan (Instructions Page 69)**

Attach a solids management plan to the application.

Attachment: Attachment I

The sewage sludge solids management plan must contain the following information:

- Treatment units and processes dimensions and capacities
- Solids generated at 100, 75, 50, and 25 percent of design flow
- Mixed liquor suspended solids operating range at design and projected actual flow
- Quantity of solids to be removed and a schedule for solids removal
- Identification and ownership of the ultimate sludge disposal site
- For facultative lagoons, design life calculations, monitoring well locations and depths, and the ultimate disposal method for the sludge from the facultative lagoon

An example of a sewage sludge solids management plan has been included as Example 5 of the instructions.

# DOMESTIC TECHNICAL REPORT WORKSHEET 2.0

## RECEIVING WATERS

The following is required for all TPDES permit applications

### Section 1. Domestic Drinking Water Supply (Instructions Page 73)

Is there a surface water intake for domestic drinking water supply located within 5 miles downstream from the point or proposed point of discharge?

Yes  No

If yes, provide the following:

Owner of the drinking water supply: \_\_\_\_\_

Distance and direction to the intake: \_\_\_\_\_

Attach a USGS map that identifies the location of the intake.

Attachment: \_\_\_\_\_

### Section 2. Discharge into Tidally Affected Waters (Instructions Page 73)

Does the facility discharge into tidally affected waters?

Yes  No

If yes, complete the remainder of this section. If no, proceed to Section 3.

#### A. Receiving water outfall

Width of the receiving water at the outfall, in feet: \_\_\_\_\_

#### B. Oyster waters

Are there oyster waters in the vicinity of the discharge?

Yes  No

If yes, provide the distance and direction from outfall(s).

N/A
-----

**C. Sea grasses**

Are there any sea grasses within the vicinity of the point of discharge?

Yes  No

If yes, provide the distance and direction from the outfall(s).

N/A

**Section 3. Classified Segments (Instructions Page 73)**

Is the discharge directly into (or within 300 feet of) a classified segment?

Yes  No

If yes, this Worksheet is complete.

If no, complete Sections 4 and 5 of this Worksheet.

**Section 4. Description of Immediate Receiving Waters (Instructions Page 75)**

Name of the immediate receiving waters:

**A. Receiving water type**

Identify the appropriate description of the receiving waters.

- Stream
- Freshwater Swamp or Marsh
- Lake or Pond

Surface area, in acres:

Average depth of the entire water body, in feet:

Average depth of water body within a 500-foot radius of discharge point, in feet:

- Man-made Channel or Ditch

- Open Bay
- Tidal Stream, Bayou, or Marsh
- Other, specify:

**B. Flow characteristics**

If a stream, man-made channel or ditch was checked above, provide the following. For existing discharges, check one of the following that best characterizes the area *upstream* of the discharge. For new discharges, characterize the area *downstream* of the discharge (check one).

- Intermittent - dry for at least one week during most years
- Intermittent with Perennial Pools - enduring pools with sufficient habitat to maintain significant aquatic life uses
- Perennial - normally flowing

Check the method used to characterize the area upstream (or downstream for new dischargers).

- USGS flow records
- Historical observation by adjacent landowners
- Personal observation
- Other, specify:

**C. Downstream perennial confluences**

List the names of all perennial streams that join the receiving water within three miles downstream of the discharge point.

**D. Downstream characteristics**

Do the receiving water characteristics change within three miles downstream of the discharge (e.g., natural or man-made dams, ponds, reservoirs, etc.)?

- Yes  No

**If yes, discuss how.**

**E. Normal dry weather characteristics**

Provide general observations of the water body during normal dry weather conditions.

Date and time of observation:

Was the water body influenced by stormwater runoff during observations?

Yes  No

**Section 5. General Characteristics of the Waterbody (Instructions Page 74)**

**A. Upstream influences**

Is the immediate receiving water upstream of the discharge or proposed discharge site influenced by any of the following? Check all that apply.

- |   |  |
|---|--|
| <input type="checkbox"/> Oil field activities | <input type="checkbox"/> Urban runoff  |
| <input type="checkbox"/> Upstream discharges  | <input type="checkbox"/> Agricultural runoff   |
| <input type="checkbox"/> Septic tanks         | <input type="checkbox"/> Other(s), specify <span style="background-color: #cccccc; display: inline-block; width: 100px; height: 15px;"></span> |
- 

**B. Waterbody uses**

Observed or evidences of the following uses. Check all that apply.

- |  |   |
|--|---|
| <input type="checkbox"/> Livestock watering    | <input type="checkbox"/> Contact recreation     |
| <input type="checkbox"/> Irrigation withdrawal | <input type="checkbox"/> Non-contact recreation |
| <input type="checkbox"/> Fishing               | <input type="checkbox"/> Navigation             |

Domestic water supply

Industrial water supply

Park activities

Other(s), specify

[Click here to enter](#)

### C. Waterbody aesthetics

Check one of the following that best describes the aesthetics of the receiving water and the surrounding area.

- Wilderness: outstanding natural beauty; usually wooded or unpastured area; water clarity exceptional
- Natural Area: trees and/or native vegetation; some development evident (from fields, pastures, dwellings); water clarity discolored
- Common Setting: not offensive; developed but uncluttered; water may be colored or turbid
- Offensive: stream does not enhance aesthetics; cluttered; highly developed; dumping areas; water discolored

# Attachment A – Core Data Form



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

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

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<b>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).</b>			
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Clear Utilities, LLC			
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)
804688773	32085922808		
<b>11. Type of Customer:</b>	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
<b>15. Mailing Address:</b>	5451 FM 1488		
	City	Magnolia	State TX ZIP 77354 ZIP + 4 2402
<b>16. Country Mailing Information</b> (if outside USA)		<b>17. E-Mail Address</b> (if applicable)	
		Hwinslow@affinalre.com	
<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number</b> (if applicable)	
( 936 ) 217-9300		( ) -	

## SECTION III: Regulated Entity Information

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

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>							
	City		State		ZIP		ZIP + 4
24. County	Montgomery						

**Enter Physical Location Description if no street address is provided.**

25. Description to Physical Location:	Approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314						
26. Nearest City					State	Nearest ZIP Code	
Porter Heights					TX	75125	
27. Latitude (N) In Decimal:	30.203409 N			28. Longitude (W) In Decimal:	95.362828 W		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	12	12.27	95	21	46.18		
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)		
6514			531311				
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Multifamily Development							
34. Mailing Address:	5451 FM 1488						
	City	Magnolia	State	TX	ZIP	77354	ZIP + 4 2402
35. E-Mail Address:	Hwinslow@affinalre.com						
36. Telephone Number	37. Extension or Code			38. Fax Number <i>(if applicable)</i>			
( 936 ) 217-9300				( ) -			

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

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

**SECTION IV: Preparer Information**

40. Name:	Lesley Reel	41. Title:	Professional Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( 936 ) 647-0420		( ) -	Lreel@L2Engineering.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:	Clear Utilities, LLC	Job Title:	Owner
Name <i>(In Print)</i> :	E. Levi Love, Jr.	Phone:	( 936 ) 217- 9300
Signature:		Date:	

# Attachment B – Public Involvement Plan



Texas Commission on Environmental Quality

## Public Involvement Plan Form for Permit and Registration Applications

The Public Involvement Plan is intended to provide applicants and the agency with information about how public outreach will be accomplished for certain types of applications in certain geographical areas of the state. It is intended to apply to new activities; major changes at existing plants, facilities, and processes; and to activities which are likely to have significant interest from the public. This preliminary screening is designed to identify applications that will benefit from an initial assessment of the need for enhanced public outreach.

All applicable sections of this form should be completed and submitted with the permit or registration application. For instructions on how to complete this form, see TCEQ-20960-inst.

### Section 1. Preliminary Screening

New Permit or Registration Application

New Activity - modification, registration, amendment, facility, etc. (see instructions)

**If neither of the above boxes are checked, completion of the form is not required and does not need to be submitted.**

### Section 2. Secondary Screening

Requires public notice,

Considered to have significant public interest, **and**

Located within any of the following geographical locations:

- Austin
- Dallas
- Fort Worth
- Houston
- San Antonio
- West Texas
- Texas Panhandle
- Along the Texas/Mexico Border
- Other geographical locations should be decided on a case-by-case basis

**If all the above boxes are not checked, a Public Involvement Plan is not necessary.  
Stop after Section 2 and submit the form.**

Public Involvement Plan not applicable to this application. Provide **brief** explanation.



## Section 5. Community and Demographic Information

Community information can be found using EPA's EJ Screen, U.S. Census Bureau information, or generally available demographic tools.

**Information gathered in this section can assist with the determination of whether alternative language notice is necessary. Please provide the following information.**

(City)

(County)

(Census Tract)

Please indicate which of these three is the level used for gathering the following information.

City

County

Census Tract

- (a) Percent of people over 25 years of age who at least graduated from high school
  
- (b) Per capita income for population near the specified location
  
- (c) Percent of minority population and percent of population by race within the specified location
  
- (d) Percent of Linguistically Isolated Households by language within the specified location
  
- (e) Languages commonly spoken in area by percentage
  
- (f) Community and/or Stakeholder Groups
  
- (g) Historic public interest or involvement

**Section 6. Planned Public Outreach Activities**

(a) Is this application subject to the public participation requirements of Title 30 Texas Administrative Code (30 TAC) Chapter 39?

Yes      No

(b) If yes, do you intend at this time to provide public outreach other than what is required by rule?

Yes      No

If Yes, please describe.

**If you answered “yes” that this application is subject to 30 TAC Chapter 39, answering the remaining questions in Section 6 is not required.**

(c) Will you provide notice of this application in alternative languages?

Yes      No

**Please refer to Section 5. If more than 5% of the population potentially affected by your application is Limited English Proficient, then you are required to provide notice in the alternative language.**

If yes, how will you provide notice in alternative languages?

- Publish in alternative language newspaper
- Posted on Commissioner’s Integrated Database Website
- Mailed by TCEQ’s Office of the Chief Clerk
- Other (specify)

(d) Is there an opportunity for some type of public meeting, including after notice?

Yes      No

(e) If a public meeting is held, will a translator be provided if requested?

Yes      No

(f) Hard copies of the application will be available at the following (check all that apply):

- TCEQ Regional Office              TCEQ Central Office
- Public Place (specify)

**Section 7. Voluntary Submittal**

For applicants voluntarily providing this Public Involvement Plan, who are not subject to formal public participation requirements.

Will you provide notice of this application, including notice in alternative languages?

Yes      No

What types of notice will be provided?

- Publish in alternative language newspaper
- Posted on Commissioner’s Integrated Database Website
- Mailed by TCEQ’s Office of the Chief Clerk
- Other (specify)

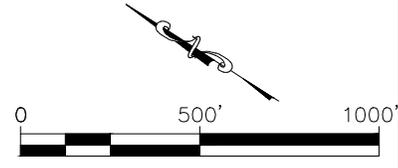
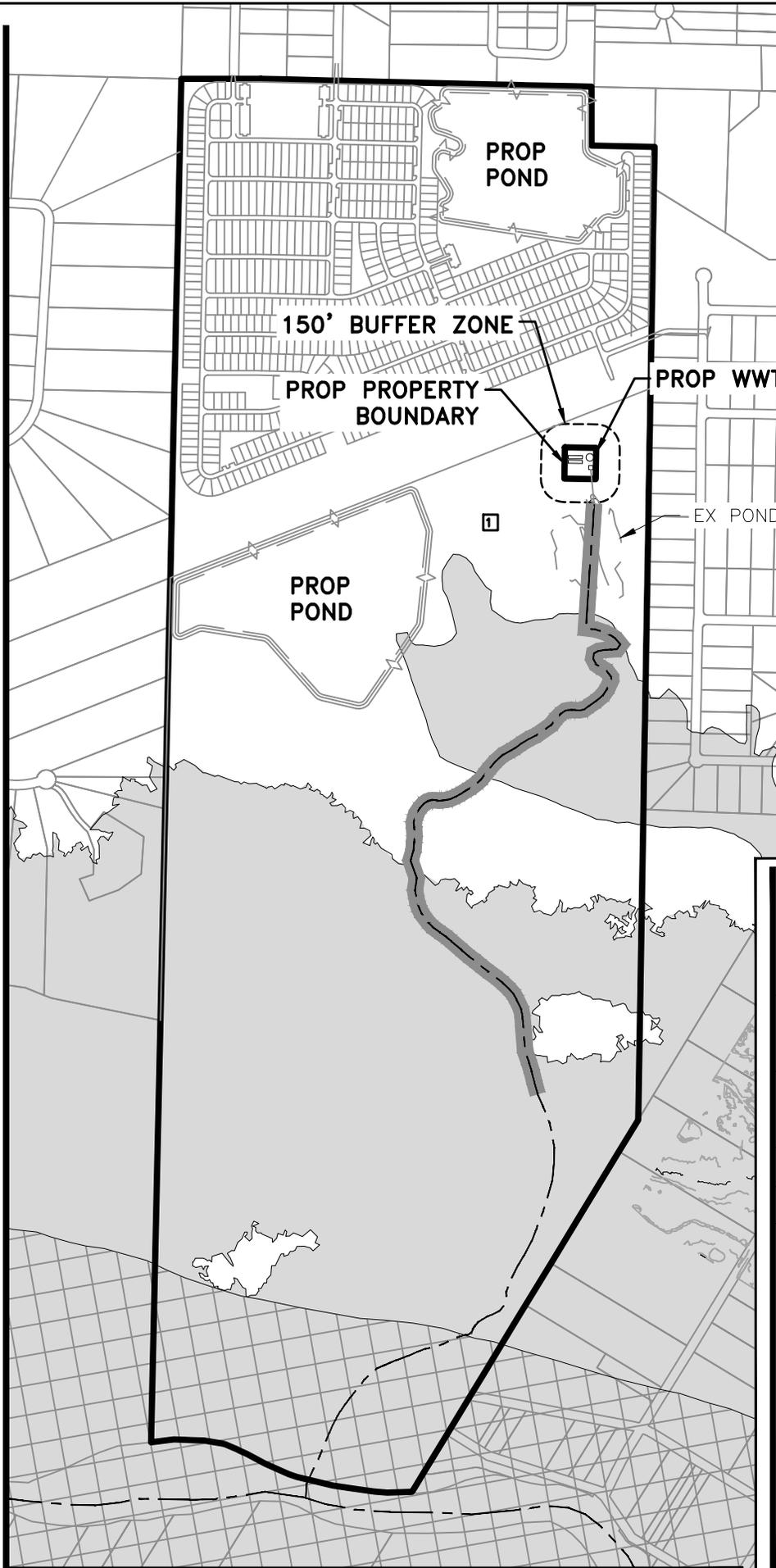
## Attachment C – USGS Maps





# Attachment D – Site Drawings

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#	OWNERS NAME	PROPERTY ID
1	SANDALWOOD RANCH LP	R42587

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FIRM REGISTRATION NUMBER 11235  
3307 W. DAVIS ST.  
CONROE, TEXAS 77304  
OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
WASTEWATER TREATMENT PLANT  
OVERALL SITE PLAN EXHIBIT**

CLIENT INFORMATION	PROJECT ADDRESS
K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	E River Rd Conroe, TX 77301

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 1000'	SHEET EXHIBIT D

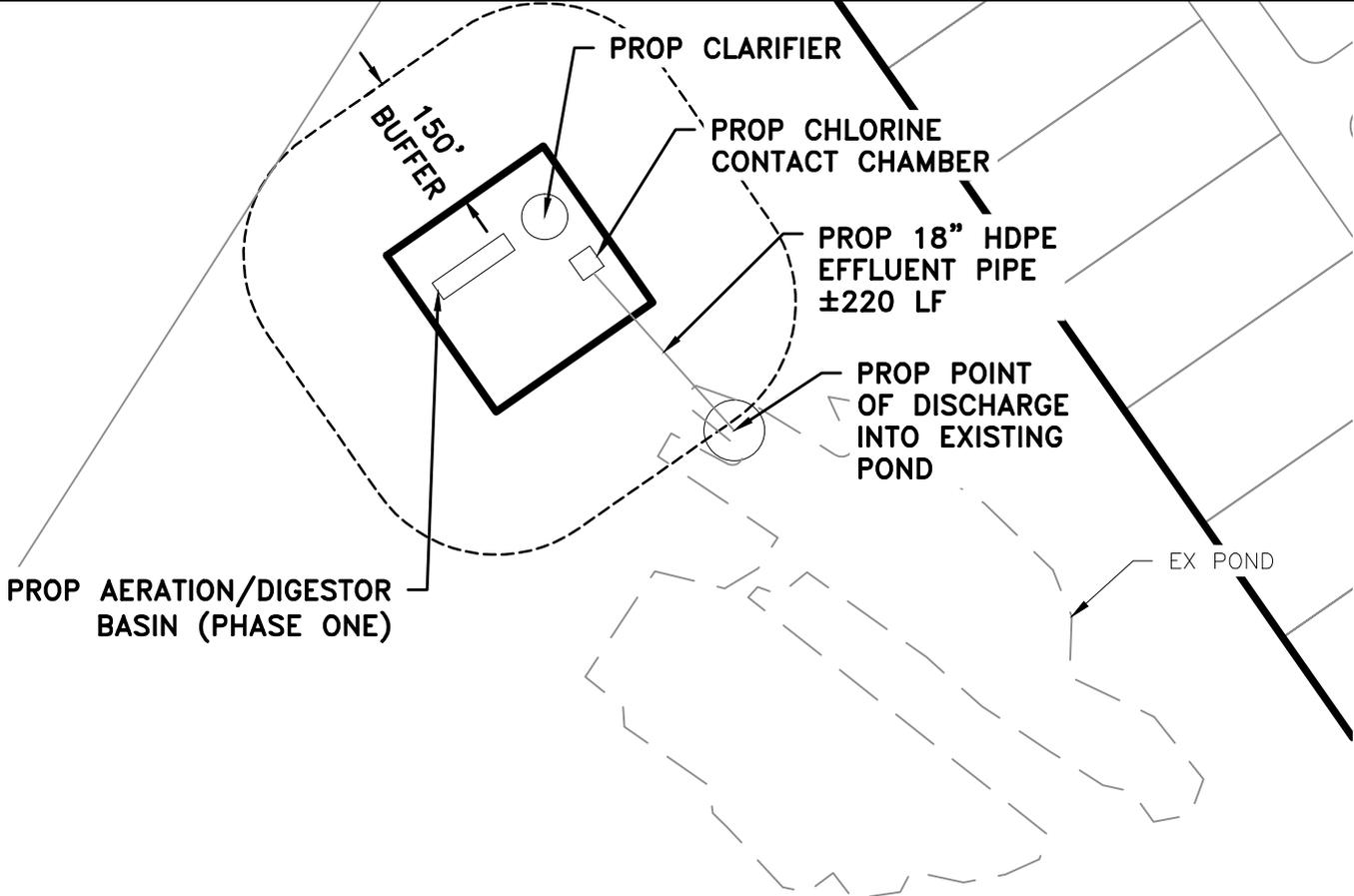
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OR  
JONATHAN WHITE, PE #127058

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PROP AERATION/DIGESTOR BASIN (PHASE ONE)

PROP POND

FLOODWAY

EX POND



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 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 SITE PLAN EXHIBIT - PHASE 1**

<b>CLIENT INFORMATION</b> K8H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<b>PROJECT ADDRESS</b> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 200'	SHEET EXHIBIT D.1

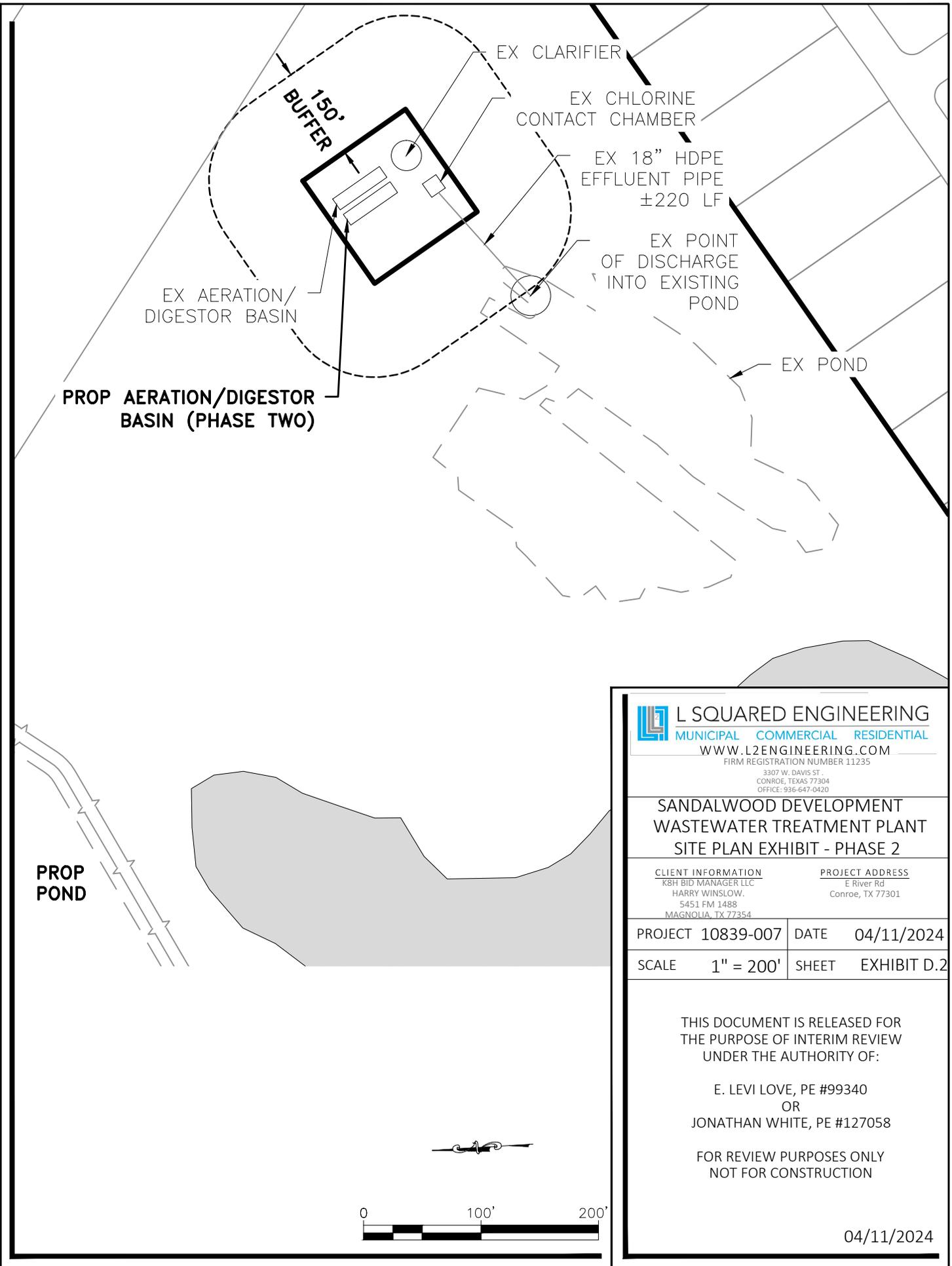
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CONROE, TEXAS 77304  
OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
WASTEWATER TREATMENT PLANT  
SITE PLAN EXHIBIT - PHASE 2**

CLIENT INFORMATION  
KBH BID MANAGER LLC  
HARRY WINSLOW,  
5451 FM 1488  
MAGNOLIA, TX 77354

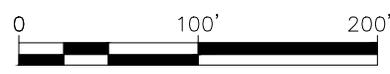
PROJECT ADDRESS  
E River Rd  
Conroe, TX 77301

PROJECT	10839-007	DATE	04/11/2024
SCALE	1" = 200'	SHEET	EXHIBIT D.2

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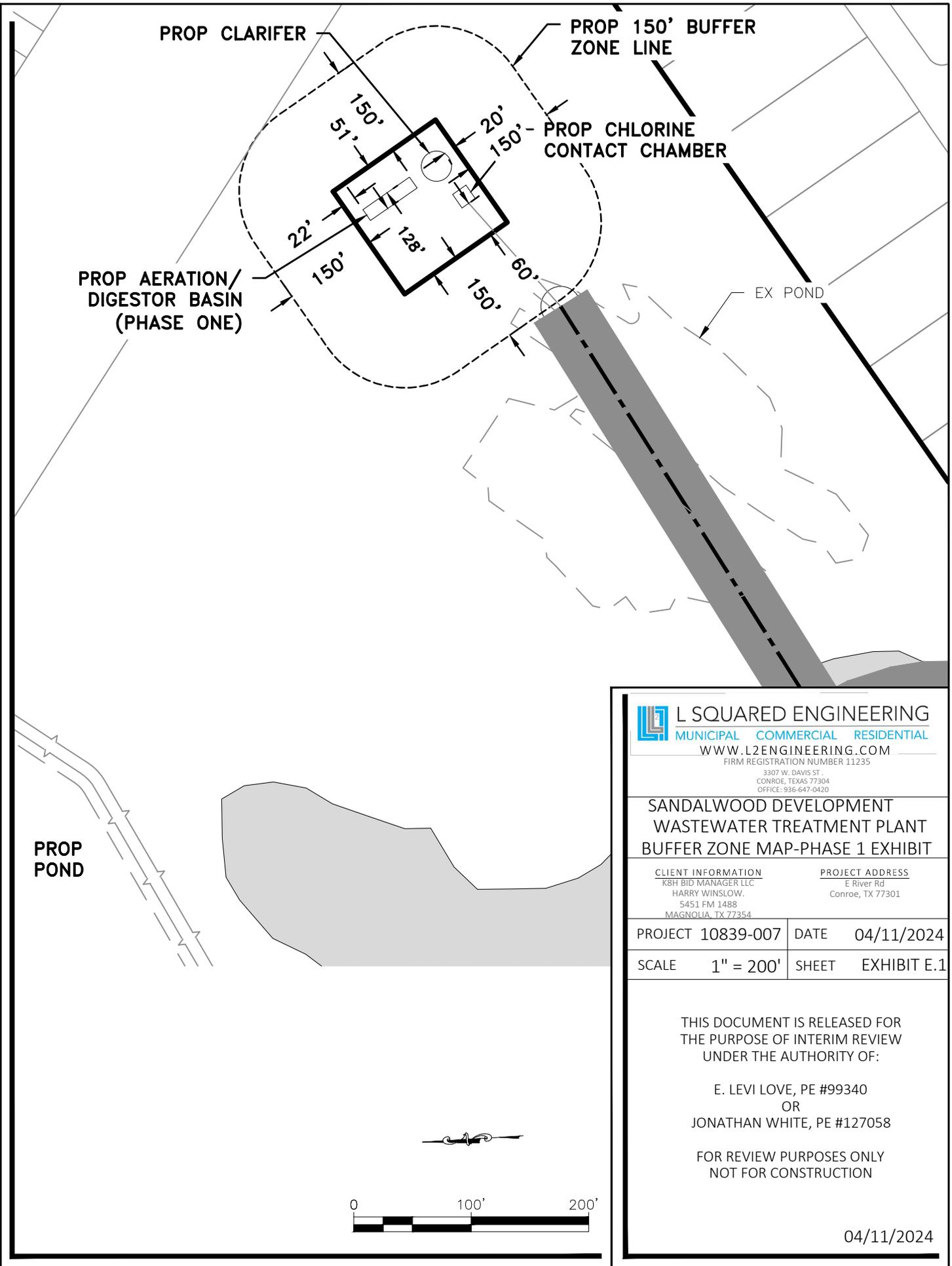
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# Attachment E – Buffer Zone Maps

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**SANDALWOOD DEVELOPMENT  
WASTEWATER TREATMENT PLANT  
BUFFER ZONE MAP-PHASE 1 EXHIBIT**

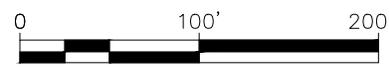
<b>CLIENT INFORMATION</b> K8H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<b>PROJECT ADDRESS</b> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 200'	SHEET EXHIBIT E.1

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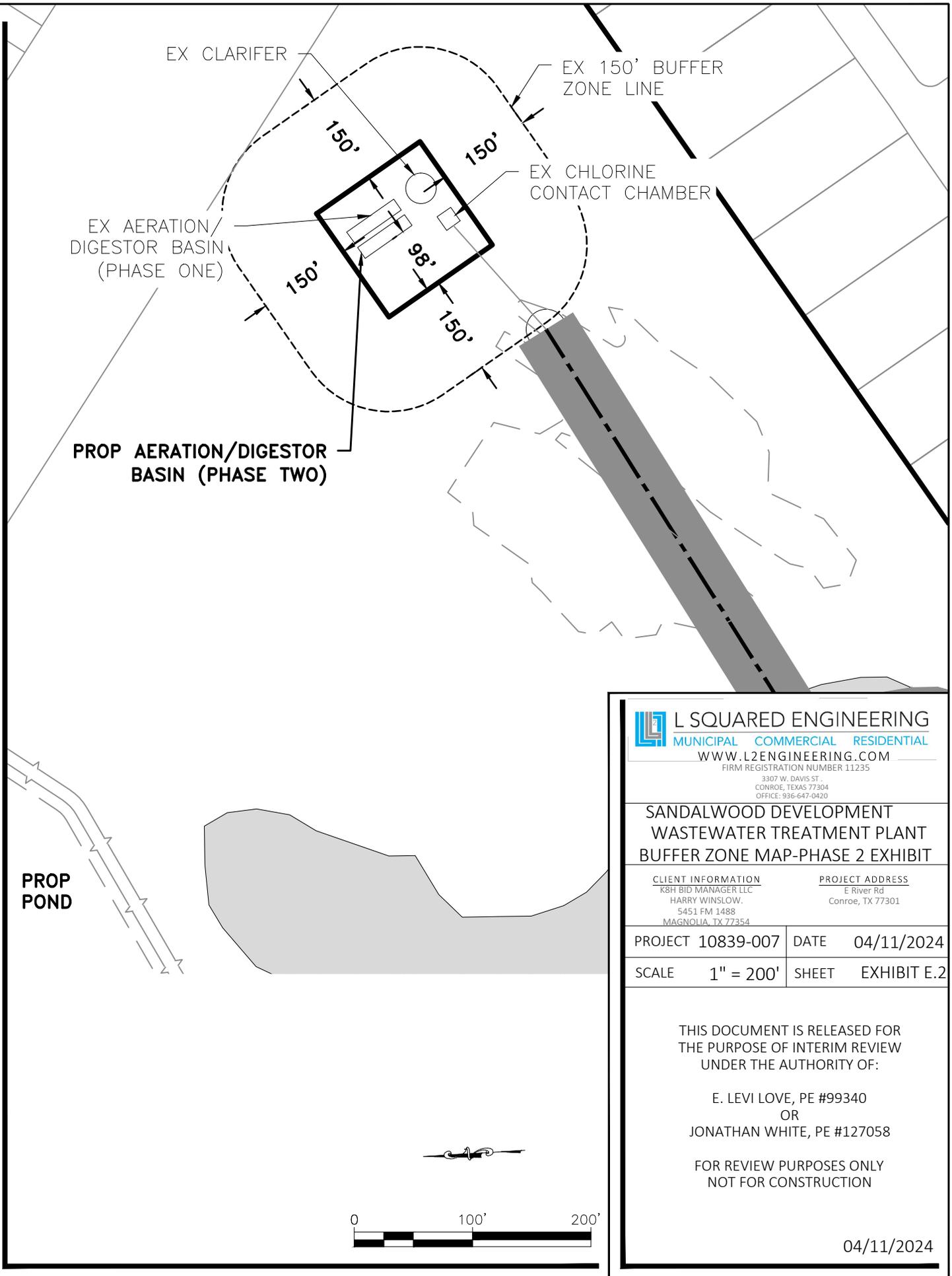
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OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
WASTEWATER TREATMENT PLANT  
BUFFER ZONE MAP-PHASE 2 EXHIBIT**

<u>CLIENT INFORMATION</u> K8H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 200'	SHEET EXHIBIT E.2

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# Attachment F – Facility Dimensions & Facility Features

# Facility Dimensions & Facility Features

---

The facility will employ the complete mix variation of the activated sludge process designed for single stage nitrification - From the lift station the wastewater will travel through a coarse barscreen then to the complete mix basin; from the basin the mix-liquor will be transferred to the clarifier where solids will be settled out and clear water will flow over the weirs then into the chlorine contact basin. The settled solids will either be transferred to the digester or returned to the headworks.

## Phase I – 0.0625MGD

---

<u>Unit</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>
Clarifier		24' Dia.	12'
Chlorine Contact	1,000CUFT		
Aeration	32'	12'	12'
Digester	20'	12'	12'

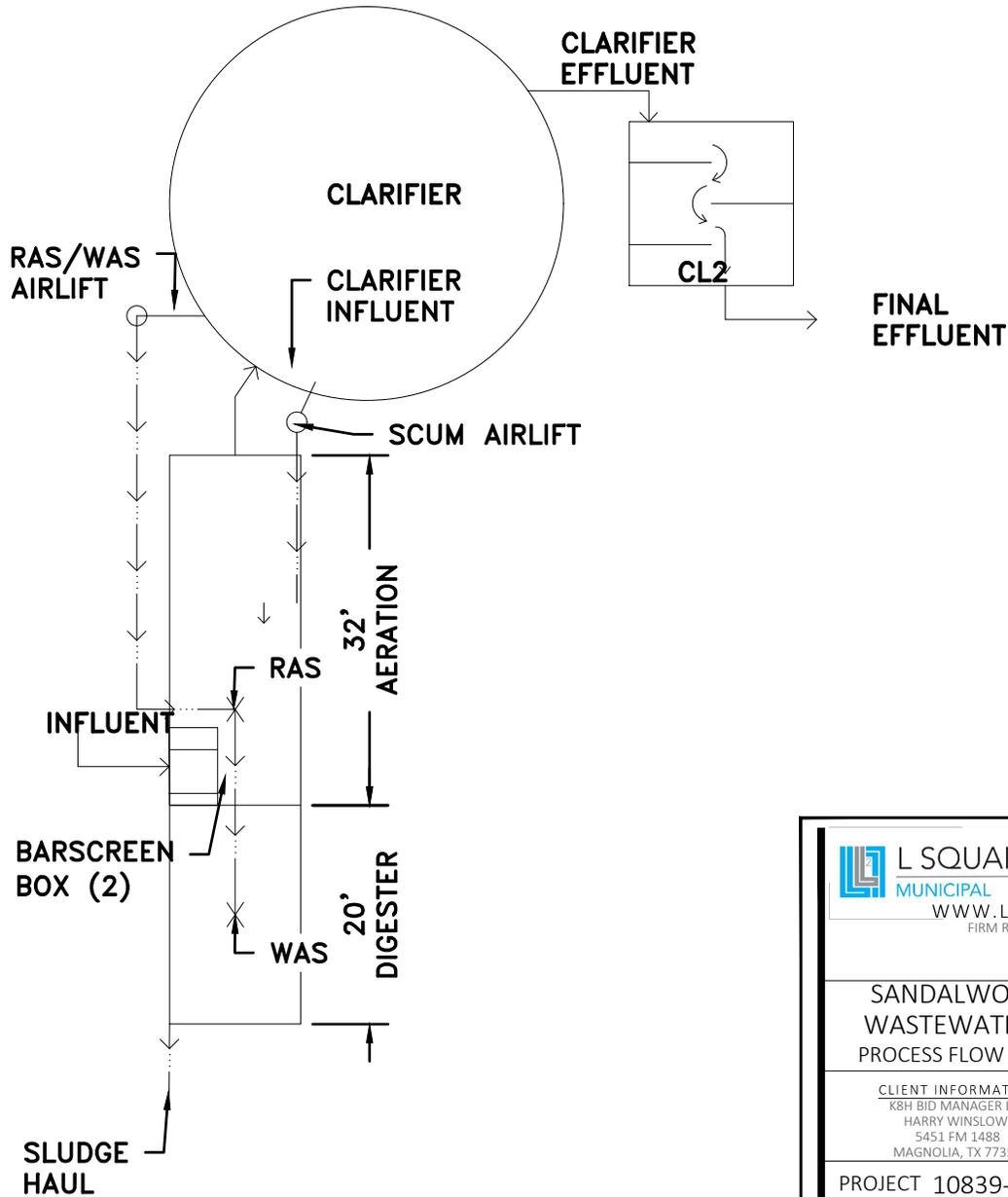
## Phase II – 0.125MGD

---

<u>Unit</u>	<u>Length</u>	<u>Width</u>	<u>Height</u>
Clarifier		24' Dia.	12'
Chlorine Contact	1,000CUFT		
Aeration 2@	32'	12'	12'
Digester 2@	20'	12'	12'

- For short power outages the sewage will be contained in the collection system. The plant features digesters, chlorinator, and stand-by blowers. The plant is to be maintained and operated by personnel licensed by the State of Texas.
- The plant is designed to be maintained without bypassing. Replacement or repair of the interior coating system is the only maintenance item that would necessitate bypassing and the epoxy system should last 25-30 years.
- An intruder resistant fence will be placed around the facility.

# Attachment G – Process Flow Diagram



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 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PROCESS FLOW DIAGRAM DETAIL PHASE -1**

CLIENT INFORMATION  
 K8H BID MANAGER LLC  
 HARRY WINSLOW,  
 5451 FM 1488  
 MAGNOLIA, TX 77354

PROJECT ADDRESS  
 E River Rd  
 Conroe, TX 77301

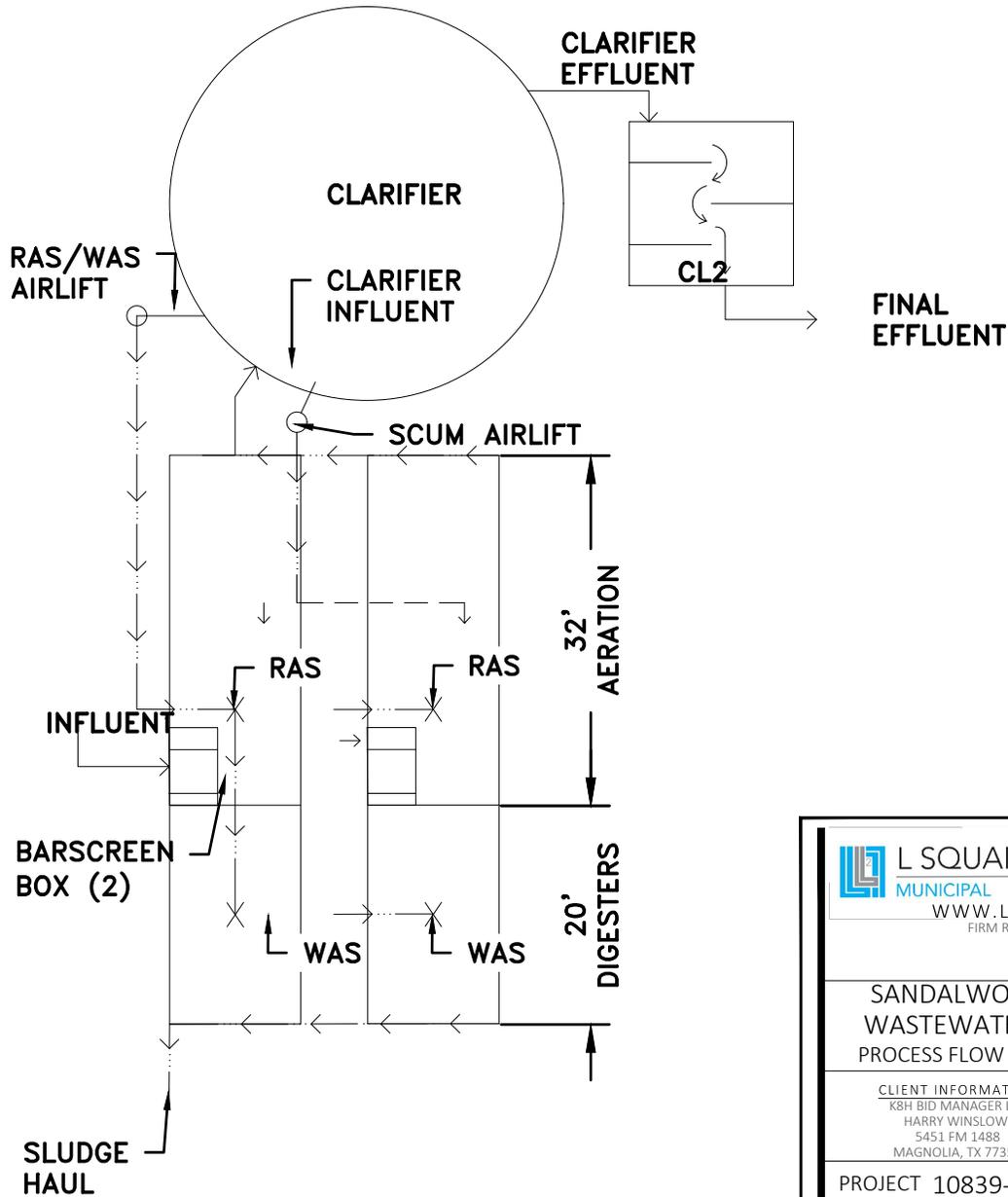
PROJECT	10839-007	DATE	04/11/2024
SCALE	N.T.S	SHEET	EXHIBIT G.1

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 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PROCESS FLOW DIAGRAM DETAIL PHASE -2**

CLIENT INFORMATION  
 K8H BID MANAGER LLC  
 HARRY WINSLOW,  
 5451 FM 1488  
 MAGNOLIA, TX 77354

PROJECT ADDRESS  
 E River Rd  
 Conroe, TX 77301

PROJECT	10839-007	DATE	04/11/2024
SCALE	N.T.S	SHEET	EXHIBIT G.2

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# Attachment H – Design Calculations

**TECHNICAL DESIGN REPORT  
FOR  
Creek Bend**

1. **PURPOSE** The purpose of this report is to present the basis of design and summary of unit sizing and hydraulic calculations for the Sewage Treatment Plant.
2. **DESCRIPTION OF PROPERTY** The project under development is a residential community
3. **POPULATION SERVED** The location of the proposed facility is shown on Sheet One of the Plans. The population flow is based on 100 gallons per capita per day.
4. **INFLUENT QUALITY CHARACTERISTICS** The raw sewage quality characteristics used for design are estimates based on past experience and on State Design Criteria and are as follows:

<u>PARAMETER</u>	<u>CONCENTRATION - MG/L</u>	<u>PER CAPITA CONTRIBUTION - LB/DAY</u>
<b>BOD5</b>	<b>200</b>	<b>313</b>
<b>TSS</b>	<b>200</b>	<b>313</b>

5. **INFLUENT FLOW CHARACTERISTICS** The hydraulic design of the plant must be conservative to insure that the plant will operate under the most extreme conditions anticipated. Future enlargement to the plant will be based on actual influent flow data. The plant process and hydraulic design for this phase are based on the following flows:

	<b>First Phase</b>	
<b>Average Daily Flow (Qav)</b>	<b>62,500 GPD</b>	<b>44 GPM</b>
<b>Peak 2-Hr. Flow (Qpk) 4</b>	<b>250,000 GPD</b>	<b>174 GPM</b>
	<b>Second Phase</b>	
<b>Average Daily Flow (Qav)</b>	<b>125,000 GPD</b>	<b>87 GPM</b>
<b>Peak 2-Hr. Flow (Qpk) 4</b>	<b>500,000 GPD</b>	<b>347 GPM</b>

Refer to Attachment "A" - Process Design Calculations, Hydraulic Profile Calculations, Process Flow Diagrams, and Plant Discharge relationship for the 100 year flood.

6. **PROCESS DESIGN** The Sewage Treatment Plant has been designed to produce an effluent in compliance with permitted parameters of: BOD5 = 10 mg/l, TSS = 15 mg/l, and Chlorine Residual = 2mg/l after 20 minutes contact

Compressed air will be supplied to the process units by multiple blowers.

7. **FLOOD HAZARD ANALYSIS** The 100 Year Flood Elevation is \_\_\_\_ feet and is confined to the flood control and drainage, which has a bank elevation of \_\_\_\_ feet. The plant is capable of discharging at peak flow against the 100 year flood elevation.

8. **SLUDGE DISPOSAL**

Digester..... Aerobic  
Transportation.. Contract Hauler  
Final Dispositior ..... To be Determined by Contract Hauler

**Sandalwood WWTP Phase I Design Calculations**

The design calculations are based on the following influent raw sewage characteristics"

<u>Parameter</u>	<u>Concentration</u>		
BOD <sub>5</sub>	300	mg/L	
TSS	200	mg/L	
<u>Flow</u>	<u>MGD</u>	<u>Gallons Per Day</u>	<u>Gallons Per Min</u>
ADF (Q <sub>ave</sub> )	0.0625	62500	44
Peak 2-hr Flow (Q <sub>pk</sub> )	0.25	250000	174
<u>Loading</u>	<u>Pounds Per Day (lb/day)</u>		
BOD <sub>5</sub>	157		
TSS	105		
NH <sub>3</sub> -N =	45		

The facility will be designed to produce an effluent quality in compliance with the limits mentioned in the TPDES Permit:

CBOD <sub>5</sub> =	10	mg/L
TSS =	15	mg/L
NH <sub>3</sub> -N =	3	mg/L
DO =	4	mg/L
CL <sub>2</sub> =	2	to 4 mg/L after 20 minutes detention time at peak flow

To meet the TPDES permit limits, the conventional activated sludge process with nitrification will be used. The lowest seven day mean reactor temperature as assumed to be between > than 15°C. Hence, a maximum organic loading rate of 35 lbs BOD/day/1000ft<sup>3</sup> was chosen for the activated sludge system design.

**Aeration Basin**

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Max. Organic Loading rate (lbs/day/1000ft <sup>3</sup> )	35	34
Total Aeration Volume (ft <sup>3</sup> )	4,486	4,608
<u>Proposed 0.0625 MGD Train:</u>		
Aeration Basin Volume =	4608 ft <sup>3</sup>	

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Oxygen Required (lb O <sub>2</sub> /lb BOD <sub>5</sub> )	2.2	2.2
Oxygen Required (lb/day)	345	345
Air Provided (SCFM)	473	473

Per Chapter 217.155 "Aeration Equipment Sizing" Equation F.4

$$RAF = \frac{(PPD BOD_5) \times (O_2/lb BOD_5)}{WOTE \times 0.23 \times 0.075 \times 1440}$$

Where:  
 RAF = Required Airflowrate (standard cubic feet per minute (SCFM))  
 PPD BOD<sub>5</sub> = Influent Organic Load in Pounds per Day  
 0.23 = lb O<sub>2</sub>/lb air @ 20° C  
 1440 = minutes/day  
 0.075 = lb air/cubic foot (cf)  
 WOTE = Wastewater Oxygen Transfer Efficiency (decimal)  
 If the design inlet temperature is above 24° C, the specific weight of air must be adjusted to the specific weight at the intake temperature.

Clean water oxygen transfer efficiency =	0.85	% per ft of submergence
Correction factor for coarse bubble diffusers =	0.65	
Diffuser submergence (ft) =	9.00	
Therefore, WOTE =	0.0497	
Required air flow rate (RAF) =	279.64	SCFM
RAF Correction Factor for 9 feet of submergence =	1.69	
Corrected Required Airflow Rate =	473	SCFM

**Clarifier**

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Max. Surface Loading Rate ( $Q_{pk}$ ) (gallons/day/ft <sup>2</sup> )	1200	553
Surface Area (ft <sup>2</sup> )	208	452.4
Diameter (ft)	16.3	24

**Proposed .0625 MGD Train:**

Clarifier dia = 24

Detention Time (hr)	1.8	1.8
Volume (ft <sup>3</sup> )	2506.7	5428.7
Min. Side Water Depth (ft)	10	12

**Chlorine Contact Basin**

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Detention Time ( $Q_{pk}$ ) (minutes)	20	22
Volume (ft <sup>3</sup> )	464.2	500

**Proposed .0625 MGD Train**Chlorine Contact Basin Volume = 500 ft<sup>3</sup>**Aerobic Digester**

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
MCRT at 20°C (days)	40	41
WAS Solids Production (lb/day)	Not Specified	125.6
Digester Sludge Solids Production (lb/day)	Not Specified	69.08
Required Solids Digesters (lbs)	Not Specified	2832.28
Digester Influent VSS Loading Rate (lbs/CF*d)	Not Specified	0.025
Reduction in VSS (%)	Not Specified	50%
Digester Volume (ft <sup>3</sup> )	Not Specified	3140
Aeration Requirements (SCFM/1,000CF)	30	30
Air Flow Rate (SCFM)	325.8	279.64

**Sandalwood WWTP Phase II Design Calculations**

The design calculations are based on the following influent raw sewage characteristics"

<u>Parameter</u>	<u>Concentration</u>		
BOD <sub>5</sub>	200	mg/L	
TSS	200	mg/L	
<u>Flow</u>	<u>MGD</u>	<u>Gallons Per Day</u>	<u>Gallons Per Min</u>
ADF (Q <sub>ave</sub> )	0.125	125000	87
Peak 2-hr Flow (Q <sub>pk</sub> )	0.5	500000	348
<u>Loading</u>	<u>Pounds Per Day (lb/day)</u>		
BOD <sub>5</sub>	209		
TSS	209		
NH <sub>3</sub> -N =	45		

The facility will be designed to produce an effluent quality in compliance with the limits mentioned in the TPDES Permit:

CBOD <sub>5</sub> =	10	mg/L
TSS =	15	mg/L
NH <sub>3</sub> -N =	3	mg/L
DO =	4	mg/L
CL <sub>2</sub> =	2	to 4 mg/L after 20 minutes detention time at peak flow

To meet the TPDES permit limits, the conventional activated sludge process with nitrification will be used. The lowest seven day mean reactor temperature as assumed to be between > than 15°C. Hence, a maximum organic loading rate of 35 lbs BOD/day/1000ft<sup>3</sup> was chosen for the activated sludge system design.

**Aeration Basin**

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Max. Organic Loading rate (lbs/day/1000ft <sup>3</sup> )	35	23
Total Aeration Volume (ft <sup>3</sup> )	5,971	9,216
<u>Proposed 0.125 MGD Train:</u>		
Aeration Basin Volume =	9,216	ft <sup>3</sup>

	<u>TCEQ Requires</u>	<u>Actual Provided</u>
Oxygen Required (lb O <sub>2</sub> /lb BOD <sub>5</sub> )	2.2	2.2
Oxygen Required (lb/day)	460	460
Air Provided (SCFM)	629	629

Per Chapter 217.155 "Aeration Equipment Sizing" Equation F.4

$$RAF = \frac{(PPD \text{ BOD}_5) \times (O_2 / \text{lb BOD}_5)}{WOTE \times 0.23 \times 0.075 \times 1440}$$

Where:  
 RAF = Required Airflowrate (standard cubic feet per minute (SCFM))  
 PPD BOD<sub>5</sub> = Influent Organic Load in Pounds per Day  
 0.23 = lb O<sub>2</sub>/lb air @ 20° C  
 1440 = minutes/day  
 0.075 = lb air/cubic foot (cf)  
 WOTE = Wastewater Oxygen Transfer Efficiency (decimal)  
 If the design inlet temperature is above 24° C, the specific weight of air must be adjusted to the specific weight at the intake temperature.

Clean water oxygen transfer efficiency =	0.85	% per ft of submergence
Correction factor for coarse bubble diffusers =	0.65	
Diffuser submergence (ft) =	9.00	
Therefore, WOTE =	0.0497	
Required air flow rate (RAF) =	372.26	SCFM
RAF Correction Factor for 9 feet of submergence =	1.69	
Corrected Required Airflow Rate =	629	SCFM

**Clarifier**Max. Surface Loading Rate ( $Q_{pk}$ ) (gallons/day/ft<sup>2</sup>)TCEQ Requires

1200

Actual Provided

1105

Surface Area (ft<sup>2</sup>)

417

452.4

Diameter (ft)

23.0

24

Proposed .125 MGD Train:

Clarifier dia = 24

Detention Time (hr)

1.8

1.8

Volume (ft<sup>3</sup>)

5013.4

5428.7

Min. Side Water Depth (ft)

10

12

**Chlorine Contact Basin**TCEQ RequiresActual ProvidedDetention Time ( $Q_{pk}$ ) (minutes)

20

22

Volume (ft<sup>3</sup>)

928.4

1000

Proposed .125 MGD TrainChlorine Contact Basin Volume = 1000 ft<sup>3</sup>**Aerobic Digester**TCEQ RequiresActual Provided

MCRT at 20°C (days)

40

41

WAS Solids Production (lb/day)

Not Specified

167.2

Digester Sludge Solids Production (lb/day)

Not Specified

91.96

Required Solids Digesters (lbs)

Not Specified

3770.36

Digester Influent VSS Loading Rate (lbs/CF\*d)

Not Specified

0.025

Reduction in VSS (%)

Not Specified

50%

Digester Volume (ft<sup>3</sup>)

Not Specified

4180

Aeration Requirements (SCFM/1,000CF)

30

30

Air Flow Rate (SCFM)

325.8

372.26

# Attachment I – Solids Management Plan

## SLUDGE PRODUCTION RATES

### Sludge Management Plan Calculations (Phase I)

Influent Design Flow =	0.0625 MGD	
Influent BOD Concentration =	300 mg/L	
Aerobic Digester Volume (existing + proposed) =	3140 ft <sup>3</sup>	23489 Gallons
Aeration Basin MLSS =	2000 to 3000 mg/L	
WAS Sludge Concentration =	8000 mg/L	

<b>Sludge Production</b>				
<b>Solids Generated</b>	<b>100% Flow</b>	<b>75% Flow</b>	<b>50% Flow</b>	<b>25% Flow</b>
Pounds of Influent BOD5 (lb/day)	157.0	118.0	78.5	39.0
Pounds of digested dry sludge (lb/day)*	69.1	52.0	34.5	17.0
Pounds of wet sludge produced**	3454.0	2591.0	1727.0	864.0
Gallons of wet sludge produced	414.1	311.0	207.1	104.0

\* Assuming 0.8 lbs of dry sludge produced per pound of influent BOD consumed; and 45% reduction of VS.

\*\* 2.0% solids concentration in the digester

<b>Sludge Removal Schedule</b>				
<b>Solids Generated</b>	<b>100% Flow</b>	<b>75% Flow</b>	<b>50% Flow</b>	<b>25% Flow</b>
Days between Sludge Removal	57	76	113	226

The digested sludge will be removed from the digester for disposal on a regular basis as required

The calculated mean cell residence time for the provided digester volume at 100% capacity is = 41 days

The annual average sludge production at 100% capacity will be = 69.08 lb/day (dry)

Once the digester is full of thickened solids, the contents will be hauled by **the contracted sludge hauler** to one of the approved land application sites.

**The sludge hauler** will supply sludge hauling manifests showing volumes and concentration of sludge removed from the plant.

## SLUDGE PRODUCTION RATES

### Sludge Management Plan Calculations (Phase II)

Influent Design Flow =	0.125 MGD	
Influent BOD Concentration =	200 mg/L	
Aerobic Digester Volume (existing + proposed) =	4180 ft <sup>3</sup>	31269 Gallons
Aeration Basin MLSS =	2000 to 3000 mg/L	
WAS Sludge Concentration =	8000 mg/L	

<b>Sludge Production</b>				
<b>Solids Generated</b>	<b>100% Flow</b>	<b>75% Flow</b>	<b>50% Flow</b>	<b>25% Flow</b>
Pounds of Influent BOD5 (lb/day)	209.0	157.0	104.5	52.0
Pounds of digested dry sludge (lb/day)*	92.0	69.0	46.0	23.0
Pounds of wet sludge produced**	4598.0	3449.0	2299.0	1150.0
Gallons of wet sludge produced	551.3	413.0	275.7	138.0

\* Assuming 0.8 lbs of dry sludge produced per pound of influent BOD consumed; and 45% reduction of VS.

\*\* 2.0% solids concentration in the digester

<b>Sludge Removal Schedule</b>				
<b>Solids Generated</b>	<b>100% Flow</b>	<b>75% Flow</b>	<b>50% Flow</b>	<b>25% Flow</b>
Days between Sludge Removal	57	76	113	227

The digested sludge will be removed from the digester for disposal on a regular basis as required

The calculated mean cell residence time for the provided digester volume at 100% capacity is = 41 days

The annual average sludge production at 100% capacity will be = 91.96 lb/day (dry)

Once the digester is full of thickened solids, the contents will be hauled by **the contracted sludge hauler** to one of the approved land application sites.

**The sludge hauler** will supply sludge hauling manifests showing volumes and concentration of sludge removed from the plant.

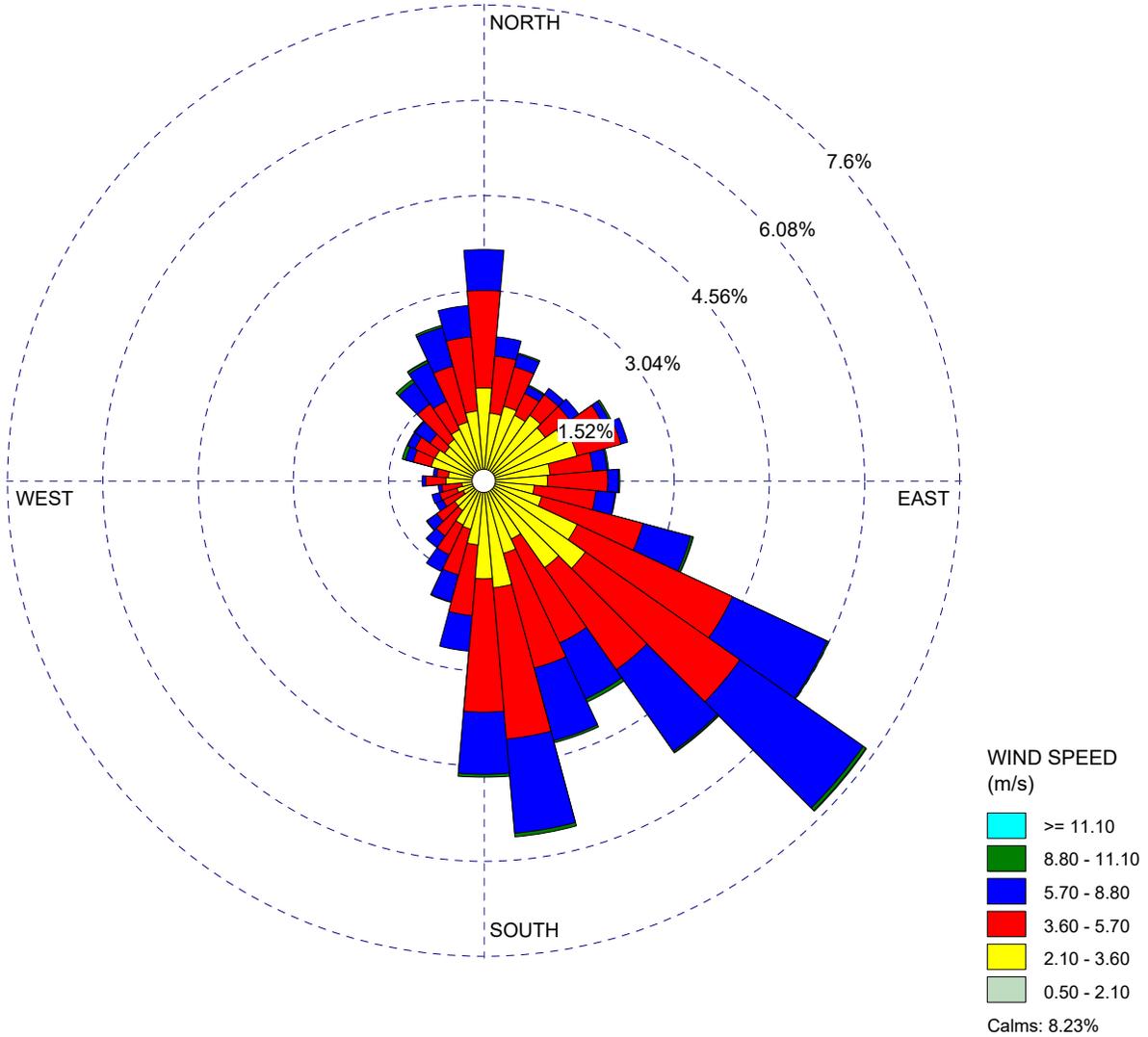
# Attachment J – Wind Rose

WIND ROSE PLOT:

**Station #12960 - HOUSTON/INTERCONTINENTAL ARPT, TX**

DISPLAY:

**Wind Speed  
Direction (blowing from)**



COMMENTS:

DATA PERIOD:

**Start Date: 1/1/1990 - 00:00  
End Date: 12/31/1990 - 23:00**

COMPANY NAME:

MODELER:

CALM WINDS:

**8.23%**

TOTAL COUNT:

**8759 hrs.**

AVG. WIND SPEED:

**3.70 m/s**

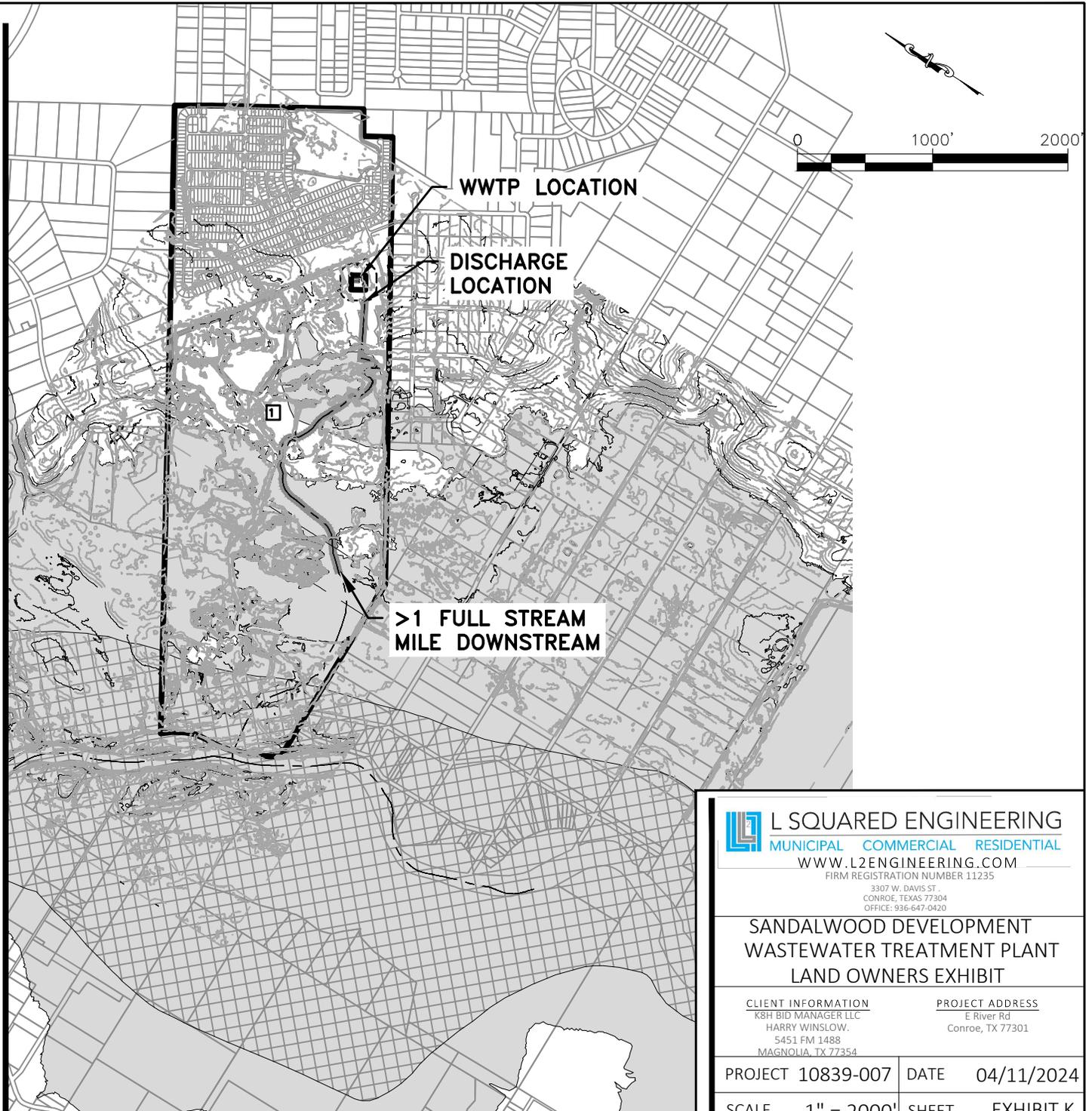
DATE:

**1/30/2024**

PROJECT NO.:

# Attachment K – Adjacent Land Owner List and Map

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10839 - CLEAR UTILITY MASTER JOB\10839-007 - SANDALWOOD\03 CAD\DESIGN SET\WWTP EXHIBITS-10839-007(1).DWG Apr. 11, 2024-10:41 AM



**L SQUARED ENGINEERING**  
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 WWW.L2ENGINEERING.COM  
 FIRM REGISTRATION NUMBER 11235  
 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 LAND OWNERS EXHIBIT**

CLIENT INFORMATION	PROJECT ADDRESS
K&H BID MANAGER LLC HARRY WINSLOW. 5451 FM 1488 MAGNOLIA, TX 77354	E River Rd Conroe, TX 77301

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 2000'	SHEET EXHIBIT K

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 UNDER THE AUTHORITY OF:

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 OR  
 JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY  
 NOT FOR CONSTRUCTION

04/11/2024

**Sandalwood WWTP Land Owner List**

<b>#</b>	<b>Owners Name</b>	<b>Owner Address</b>	<b>Property ID</b>
1	Sandalwood Ranch LP	5451 FM 1488 Road, Magnolia, TX 77354	R42587

SANDALWOOD RANCH LP  
5451 FM 1488 ROAD  
MAGNOLIA TX 77356

SANDALWOOD RANCH LP  
5451 FM 1488 ROAD  
MAGNOLIA TX 77356

SANDALWOOD RANCH LP  
5451 FM 1488 ROAD  
MAGNOLIA TX 77356

SANDALWOOD RANCH LP  
5451 FM 1488 ROAD  
MAGNOLIA TX 77356

# Attachment L – Buildout Schedule

## Sandalwood Estimated Schedule of Buildout

<u>Year</u>	<u>Phase</u>	<u>Number of months for buildout</u>
2025	Phase 1 Construction	12
2027	Phase 2 Construction	12

Monthly growth of LUE's=	25	28.25
Gal. Per day per connection =	185	185
	(Phase 1)	(Phase 2)

### Estimated time for implementation of all phases

<u>Year</u>	<u>GPD</u>	<u>Sub Total GPD</u>	<u>Number of LUE's</u>
2025	55,500	55,500	300
2027	62,715	118,215	639

Total GPD            118,215

**Requesting 125,000 to allow for the 75%/90% rule**

<u>Year</u>	<u>Loading Percentages</u>	
2026	62,500	88.8%
2027	125,000	94.57%

# Attachment M – USGS Map Showing Site Location

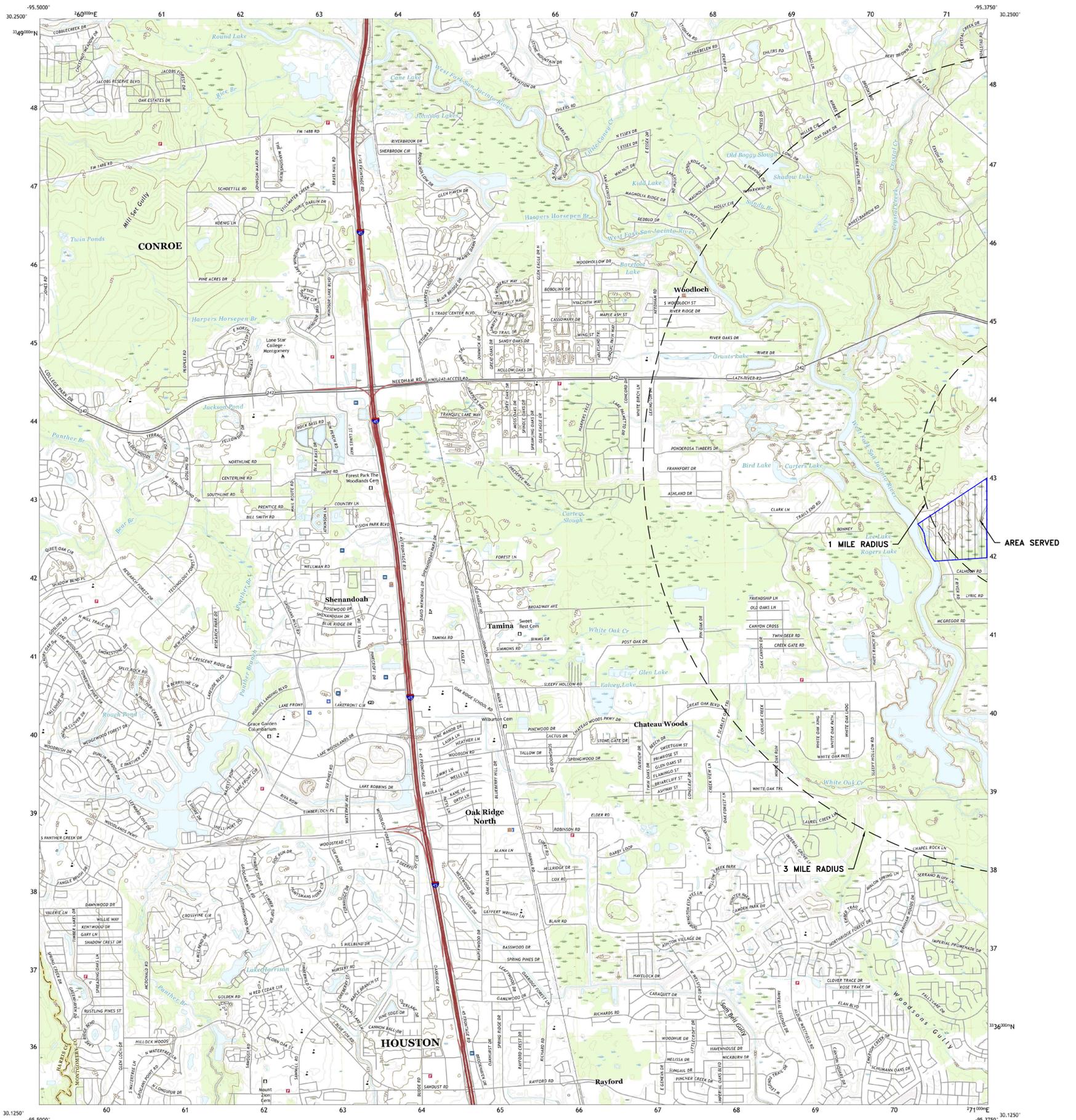




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



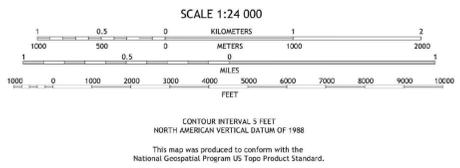
TAMINA QUADRANGLE  
TEXAS  
7.5-MINUTE SERIES



L SQUARED ENGINEERING

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 18R  
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands with government reservations may not be shown. Obtain permission before entering private lands.

Imagery: NADP, September 2016 - November 2016  
Roads: U.S. Census Bureau, 2019  
Names: GNS, 1979 - 2022  
Hydrography: National Hydrography Dataset, 2003 - 2018  
Contours: National Elevation Dataset, 2010  
Boundaries: Multiple sources; see metadata file 2019 - 2021  
Wetlands: FWS National Wetlands Inventory Not Available



TAMINA, TX  
2022



# Attachment N – Operator Information

## Central Registry Query - Regulated Entity Information

### Regulated Entity Information

**RN Number:** RN110587664  
**Name:** PRECISION UTILITY LLC  
**Primary Business:** No primary business description on file.  
**Street Address:** No street address on file.  
**County:** HARRIS  
**Nearest City:** KATY  
**State:** TX  
**Near ZIP Code:** 77491  
**Physical Location:** No physical location description ON file.

### Affiliated Customers - Current

Your Search Returned **1** Current Affiliation Records ( [View Affiliation History ...](#) )

*The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.*

#### 1-1 of 1 Records

CN Number	Customer Name	Customer Role(s)	Details
<a href="#">CN605600758</a>	PRECISION UTILITY LLC	OCCUPATIONAL LICENSEE	

### Industry Type Codes

Code	Classification	Name
No NAICS or SIC Codes on file.		

### Permits, Registrations, or Other Authorizations

There are a total of **2** programs and IDs for this regulated entity. Click on a column name to change the sort order.

#### 1-2 of 2 Records

<a href="#">Program ▲</a>	<a href="#">ID Type</a>	<a href="#">ID Number</a>	<a href="#">ID Status</a>
WASTEWATER LICENSING	LICENSE	<a href="#">OC0000250</a>	ACTIVE
WATER LICENSING	LICENSE	<a href="#">WC0000251</a>	ACTIVE

[Site Help](#) | 
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 [Accessibility](#) | 
 [Our Compact with Texans](#) | 
 [TCEQ Homeland Security](#)

[Contact Us](#) | 
 [Central Registry](#) | 
 [Search Hints](#) | 
 [Report Data Errors](#)

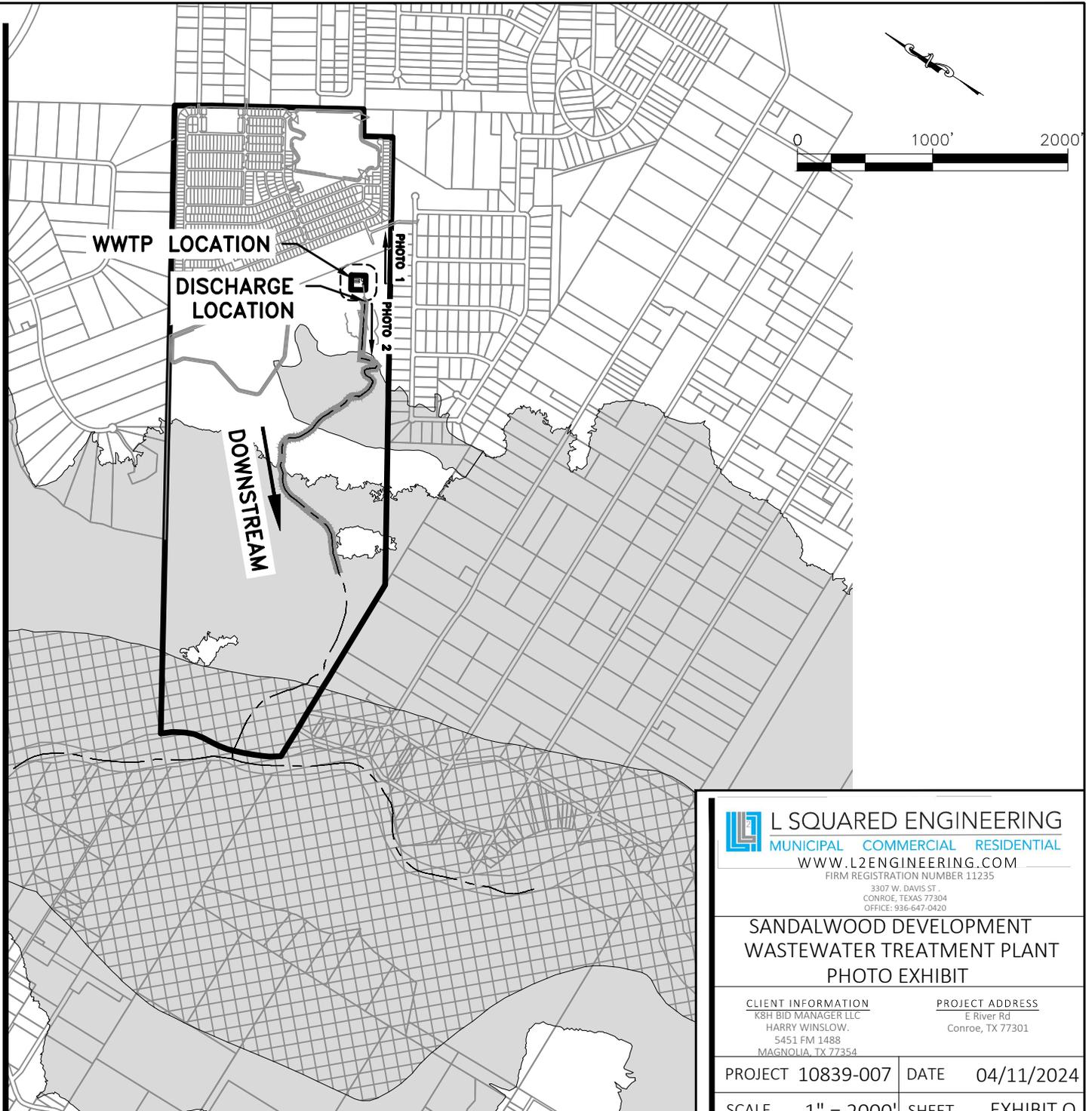
Statewide Links: [Texas.gov](#) | [Texas Homeland Security](#) | [TRAIL Statewide Archive](#) | [Texas Veterans Portal](#)

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Last Modified 2022-04-04 - Production v2.1.5a

# Attachment O – Original Photographs

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\10839 - CLEAR UTILITY MASTER JOB\10839-007 - SANDALWOOD\03 CAD\DESIGN SET\WWTP EXHIBITS-10839-007(1).DWG Apr. 11, 2024-10:41 AM



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 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PHOTO EXHIBIT**

<u>CLIENT INFORMATION</u> K8H BID MANAGER LLC HARRY WINSLOW. 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 2000'	SHEET EXHIBIT O

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04/11/2024

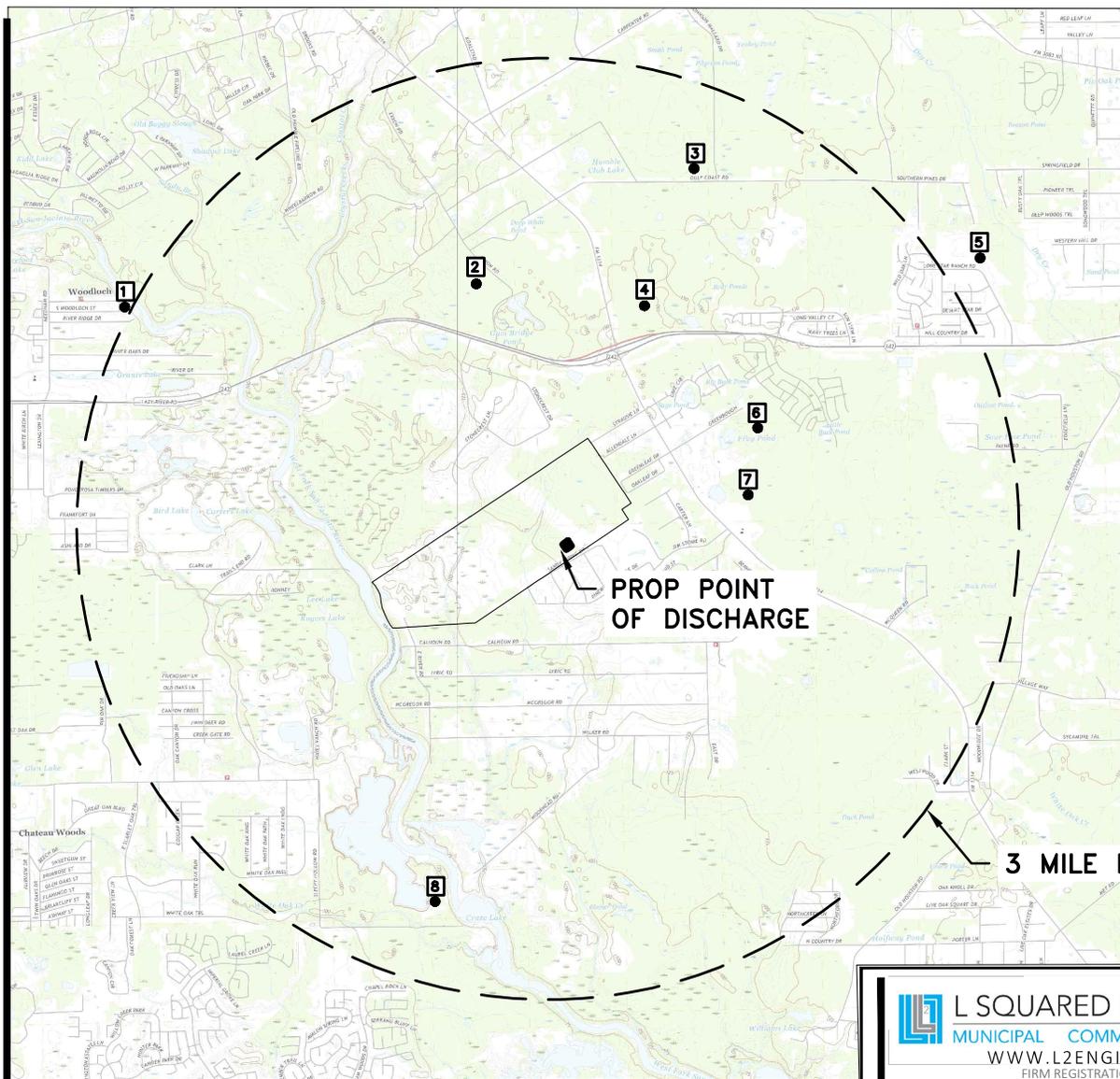
Photo 1



Photo 2



# Attachment P – Adjacent WWTP Facilities



**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

**L SQUARED ENGINEERING**  
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 WWW.L2ENGINEERING.COM  
 FIRM REGISTRATION NUMBER 11235  
 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 6000'	SHEET EXHIBIT P

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04/11/2024

**Sandalwood Nearby Wastewater Facility List**

#	Owners Name	Permit Number
1	Town of Woodloch	11580-001
2	Shea Homes Houston, LLC	15997-001
3	MC Gulf Coast LP	16341-001
4	Quadvest LP - Mavera	15956-001
5	Quadvest LP - Lone Star Ranch	14029-001
6	Montgomery County Municipal Utility District No. 157	15616-001
7	Sixpack Utility, LLC	15880-001
8	Heidelberg Materials Southwest AGG LLC	025202-000

**Sandalwood Nearby Wastewater Facility List**

#	Owners Name	Permit Number
1	Town of Woodloch	11580-001
2	Shea Homes Houston, LLC	15997-001
3	MC Gulf Coast LP	16341-001
4	Quadvest LP - Maveria	15956-001
5	Quadvest LP - Lone Star Ranch	14029-001
6	Montgomery County Municipal Utility District No. 157	15616-001
7	Sixpack Utility, LLC	15880-001
8	Heidelberg Materials Southwest AGG LLC	025202-000



March 20, 2024

Town of Woodloch  
2620 N Woodloch St,  
Conroe, TX 77385-8580

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

We are required to contact all existing TCEQ Wastewater Discharge Permittees within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing WWTP located within 3 miles of the project and have a TCEQ Waste Discharge Permit. If there is a WWTP within 3 miles that has the capacity available or will expand their facility to make it available, there will be a conducted feasibility study to determine if it is cost effective to obtain service from them.

We would appreciate receiving a response from you indicating if 125,000 GPD of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at LReel@L2Engineering.com or fax it to (936) 647-2366. Please feel free to call me at (936) 647-0420 if you have any questions. Thank you for your assistance.

Thank you,

Lesley Reel, PE

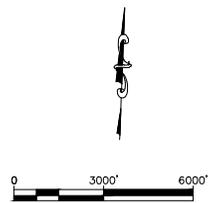
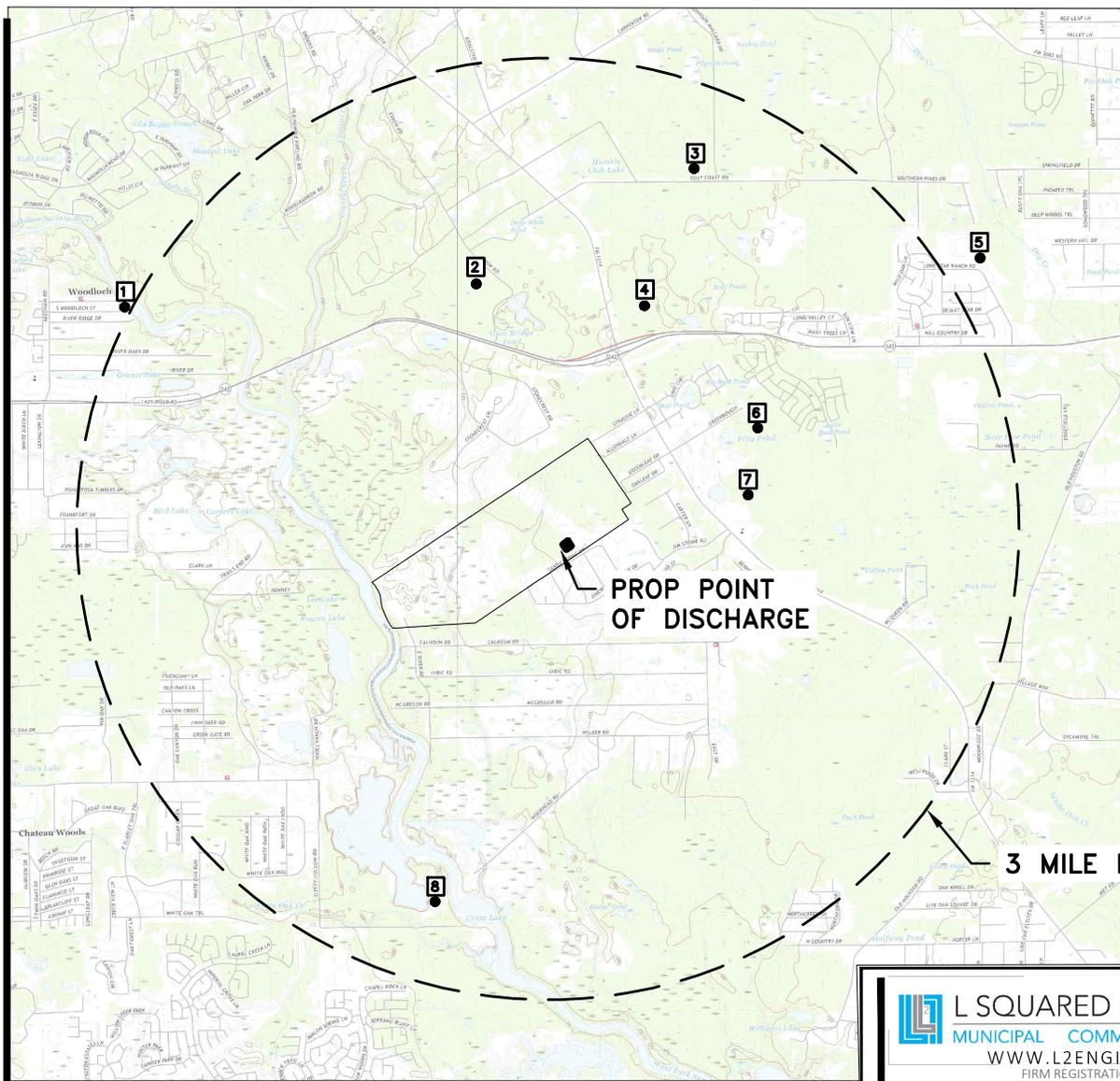
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
Name of Permittee: Town of Woodloch  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





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 MUNICIPAL COMMERCIAL RESIDENTIAL  
 WWW.L2ENGINEERING.COM  
 FIRM REGISTRATION NUMBER 11235  
 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
--	--

PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 6000'	SHEET EXHIBIT P

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 OR  
 JONATHAN WHITE, PE #127058

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 NOT FOR CONSTRUCTION

04/11/2024

**Sandalwood Nearby Wastewater Facility List**

#	Owners Name	Permit Number
1	Town of Woodloch	11580-001
2	Shea Homes Houston, LLC	15997-001
3	MC Gulf Coast LP	16341-001
4	Quadvest LP - Mavera	15956-001
5	Quadvest LP - Lone Star Ranch	14029-001
6	Montgomery County Municipal Utility District No. 157	15616-001
7	Sixpack Utility, LLC	15880-001
8	Heidelberg Materials Southwest AGG LLC	025202-000



March 20, 2024

Shea Homes Houston, LLC  
7908 N Sam Houston Pkwy W, Ste 250,  
Houston, TX 77064-1357

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

We are required to contact all existing TCEQ Wastewater Discharge Permittees within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing WWTP located within 3 miles of the project and have a TCEQ Waste Discharge Permit. If there is a WWTP within 3 miles that has the capacity available or will expand their facility to make it available, there will be a conducted feasibility study to determine if it is cost effective to obtain service from them.

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Thank you,

Lesley Reel, PE

Attachments: 1) 3-Mile Radius Map

Reply

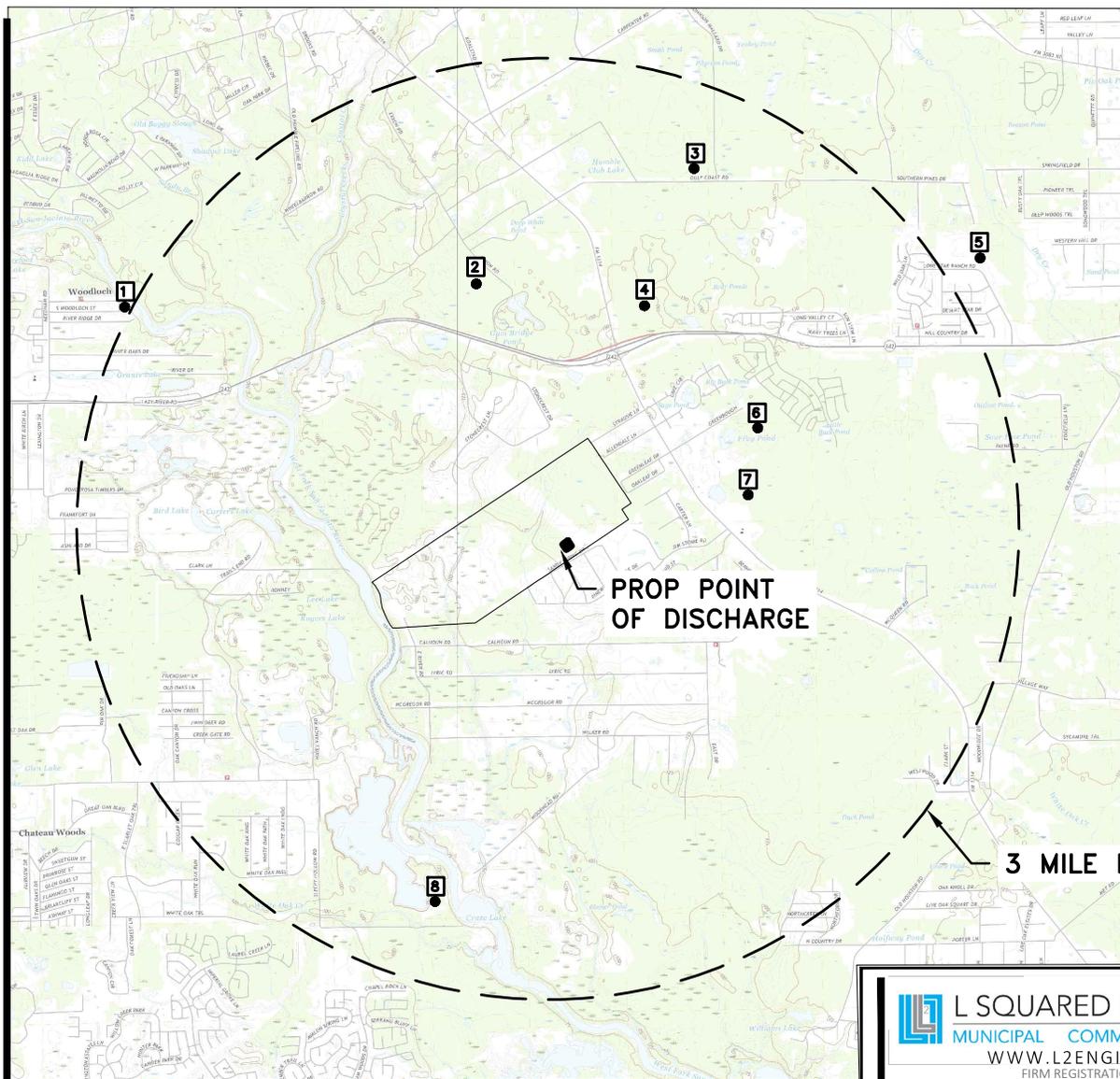
Date of Reply: \_\_\_\_\_  
Name of Permittee: Shea Homes Houston, LLC  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

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**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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04/11/2024

**Sandalwood Nearby Wastewater Facility List**

#	Owners Name	Permit Number
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3	MC Gulf Coast LP	16341-001
4	Quadvest LP - Mavera	15956-001
5	Quadvest LP - Lone Star Ranch	14029-001
6	Montgomery County Municipal Utility District No. 157	15616-001
7	Sixpack Utility, LLC	15880-001
8	Heidelberg Materials Southwest AGG LLC	025202-000



March 20, 2024

MC Gulf Coast, LP  
3374 Shore Pkwy Apt 2C,  
Brooklyn, NY 11235-3074

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

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Lesley Reel, PE

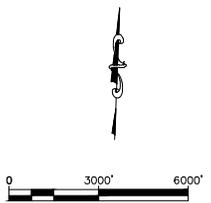
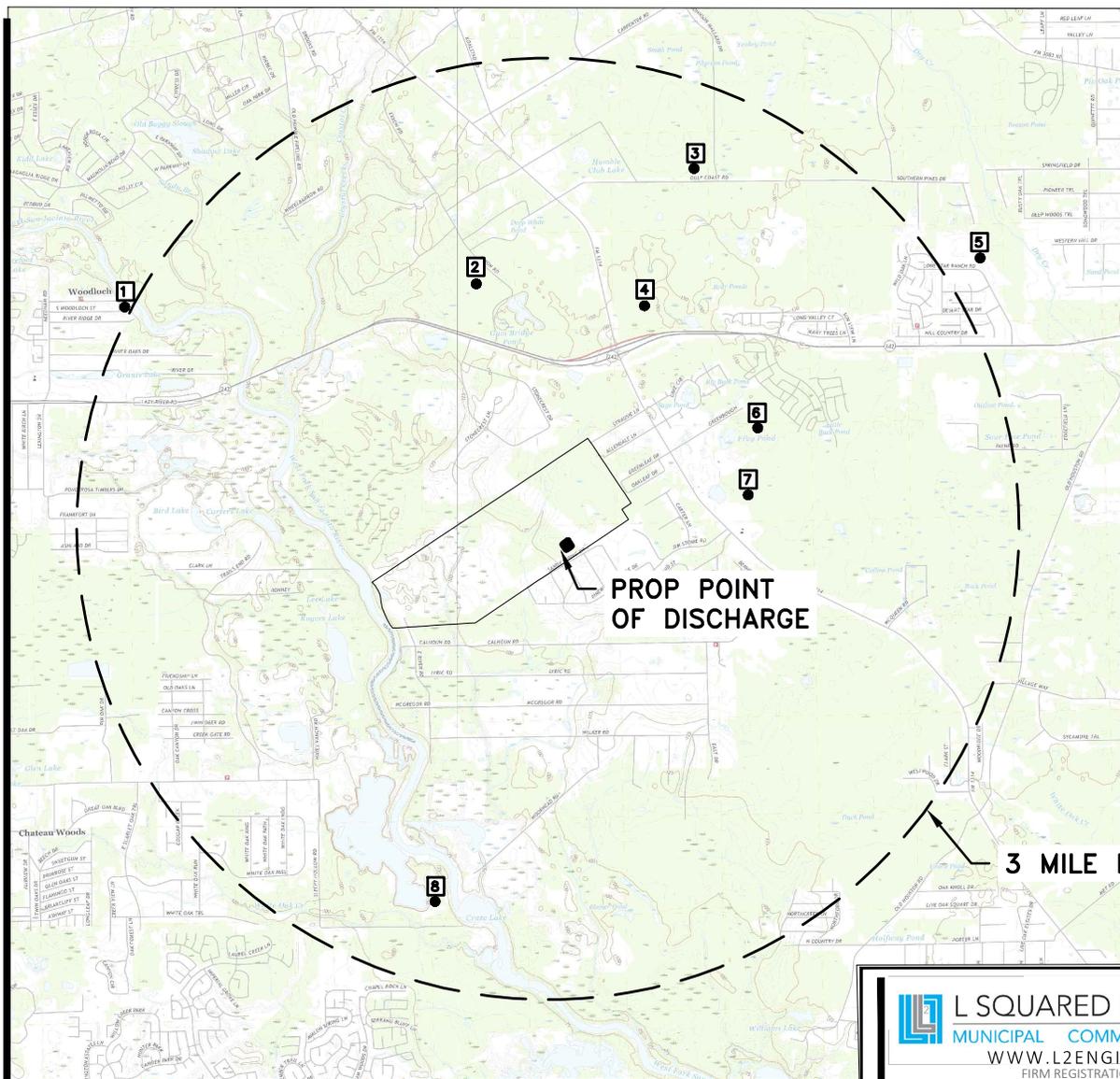
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
Name of Permittee: MC Gulf Coast, LP  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





**PROP POINT  
OF DISCHARGE**

**3 MILE RADIUS**

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**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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PROJECT 10839-007	DATE 04/11/2024
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04/11/2024



March 20, 2024

Quadvest, LP  
 26926 FM 2978 Rd,  
 Magnolia, TX 77354-5148

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

We are required to contact all existing TCEQ Wastewater Discharge Permittees within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing WWTP located within 3 miles of the project and have a TCEQ Waste Discharge Permit (Permit Number WQ0015956001 – Mavera). If there is a WWTP within 3 miles that has the capacity available or will expand their facility to make it available, there will be a conducted feasibility study to determine if it is cost effective to obtain service from them.

We would appreciate receiving a response from you indicating if 125,000 GPD of wastewater treatment capacity in your facility is available, and if so, under what terms. A handwritten reply on a copy of this letter will be adequate. You may email your response to me at LReel@L2Engineering.com or fax it to (936) 647-2366. Please feel free to call me at (936) 647-0420 if you have any questions. Thank you for your assistance.

Thank you,

Lesley Reel, PE

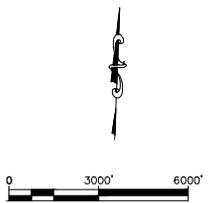
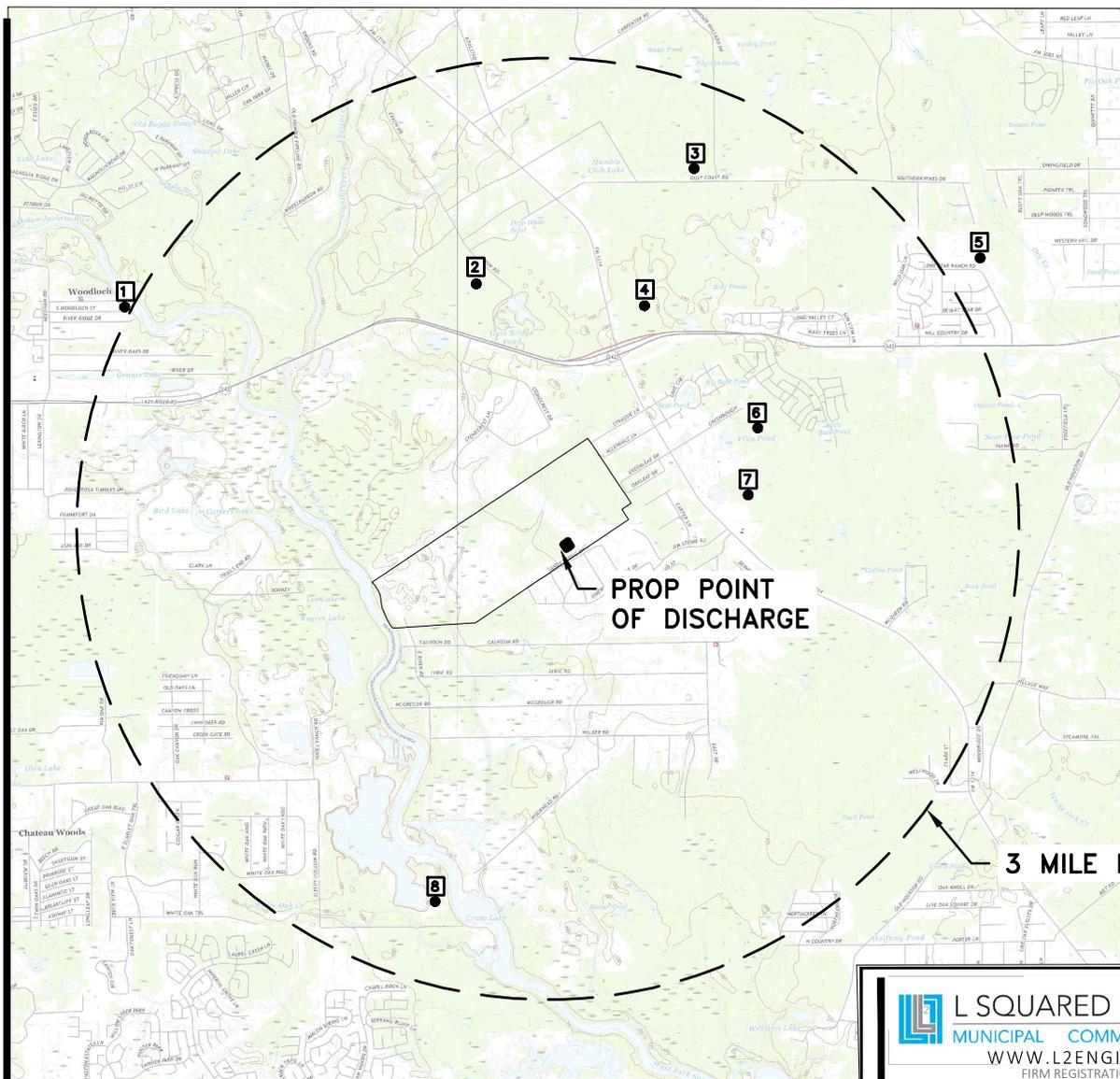
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
 Name of Permittee: Quadvest LP  
 Capacity Available (Yes/No)? \_\_\_\_\_  
 Terms (if Available): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_





**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

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**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 6000'	SHEET EXHIBIT P

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04/11/2024



March 20, 2024

Quadvest, LP  
PO Box 409,  
Tomball, TX 77377-0409

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

We are required to contact all existing TCEQ Wastewater Discharge Permittees within a 3-mile radius of the project to inquire if an existing permit holder is willing to provide the wastewater treatment capacity needed. According to TCEQ records, you are a permittee having an existing WWTP located within 3 miles of the project and have a TCEQ Waste Discharge Permit (Permit Number WQ0014029001 – Lone Star Ranch). If there is a WWTP within 3 miles that has the capacity available or will expand their facility to make it available, there will be a conducted feasibility study to determine if it is cost effective to obtain service from them.

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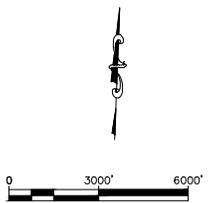
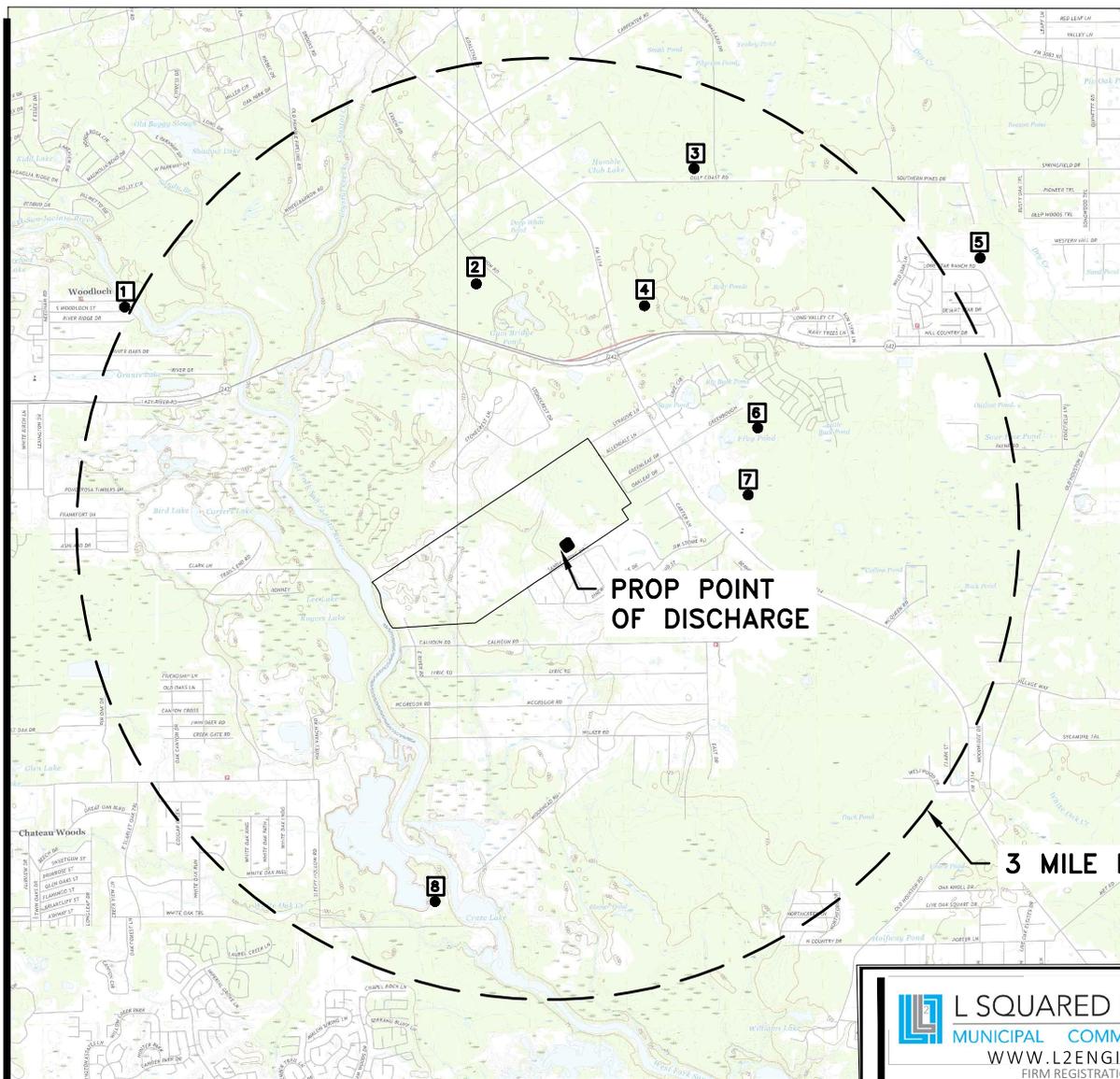
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
Name of Permittee: Quadvest LP  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





**PROP POINT  
OF DISCHARGE**

**3 MILE RADIUS**

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 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
--	--

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04/11/2024



March 20, 2024

Montgomery County Municipal Utility District 157  
9 Greenway Plaza Suite 100,  
Houston, TX 77046-0900

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

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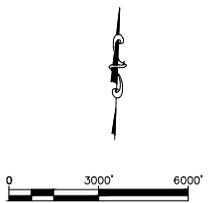
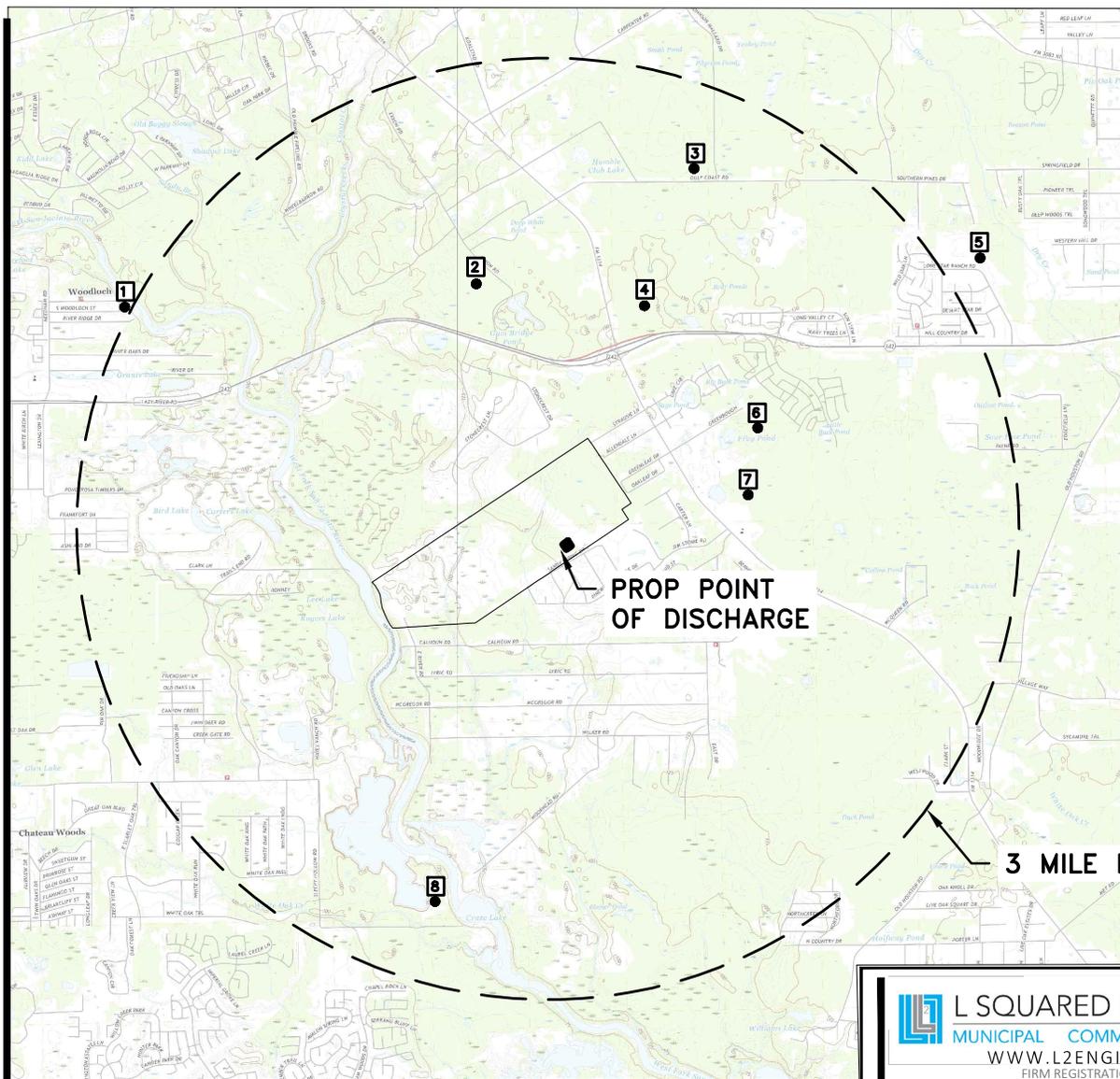
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
Name of Permittee: Montgomery County Municipal Utility District 157  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

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 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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04/11/2024



March 20, 2024

Sixpack Utility, LLC  
25025 I45 N,  
The Woodlands, TX 77380

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

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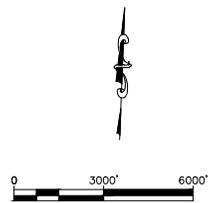
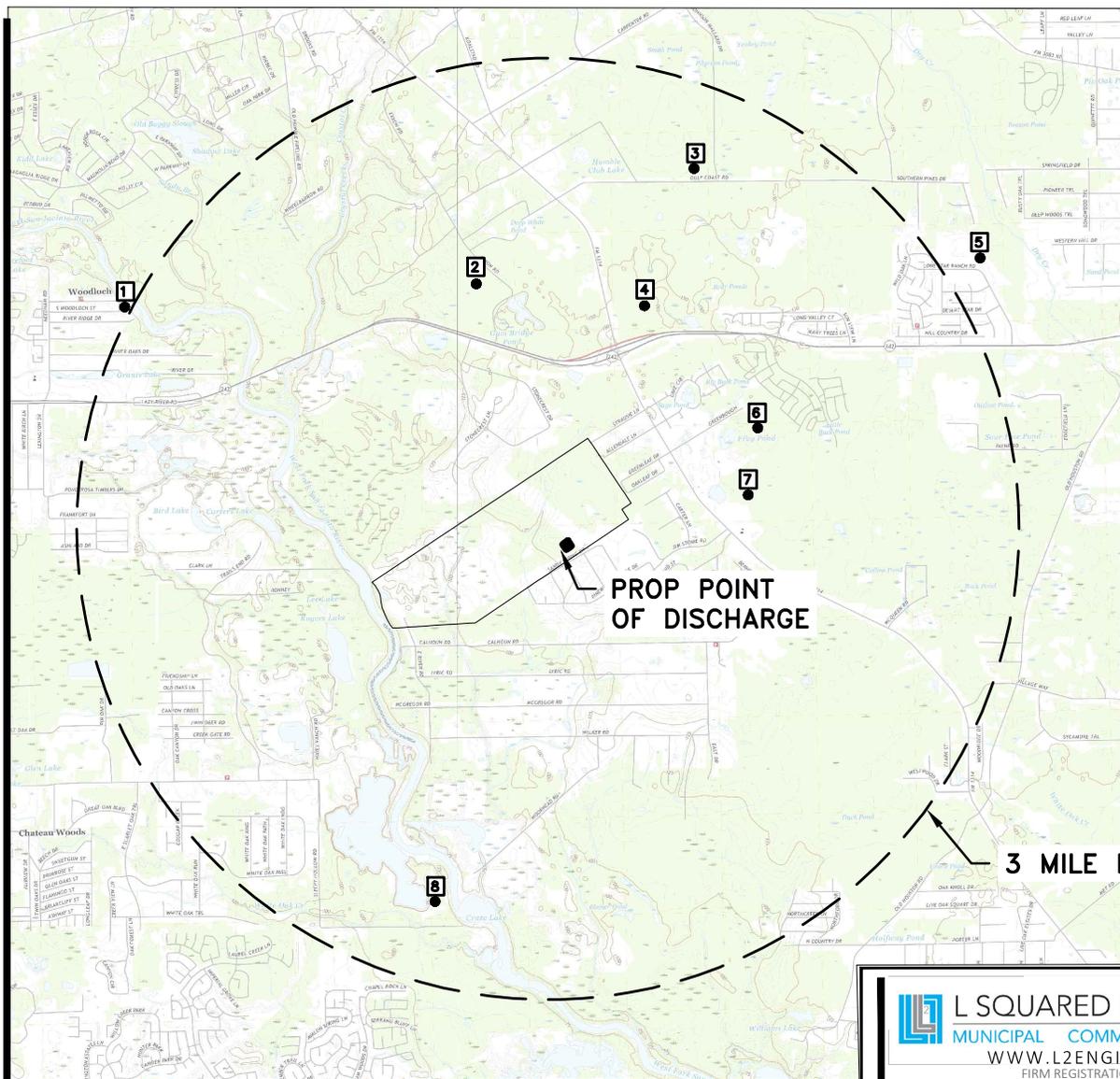
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
Name of Permittee: Sixpack Utility, LLC  
Capacity Available (Yes/No)? \_\_\_\_\_  
Terms (if Available): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_





**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

**L SQUARED ENGINEERING**  
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 FIRM REGISTRATION NUMBER 11235  
 3307 W. DAVIS ST.  
 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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PROJECT 10839-007	DATE 04/11/2024
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04/11/2024



March 20, 2024

Heidelberg Materials Southwest AGG, LLC  
 300 E John Carpenter Fwy  
 Irving, TX 75062

RE: TCEQ Waste Discharge Permit

Dear permittee:

We are writing to you on behalf of Sandalwood Ranch, LP regarding a proposed wastewater treatment facility project to serve a proposed development in Montgomery County, located approximately 0.42 miles southwest of the intersection of Strausie Ln and FM 1314 in Conroe TX, 77302, Montgomery County. We are in the process of applying for a new TCEQ Wastewater Discharge Permit for 125,000 gallons per day (GPD) to serve this development.

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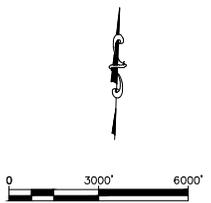
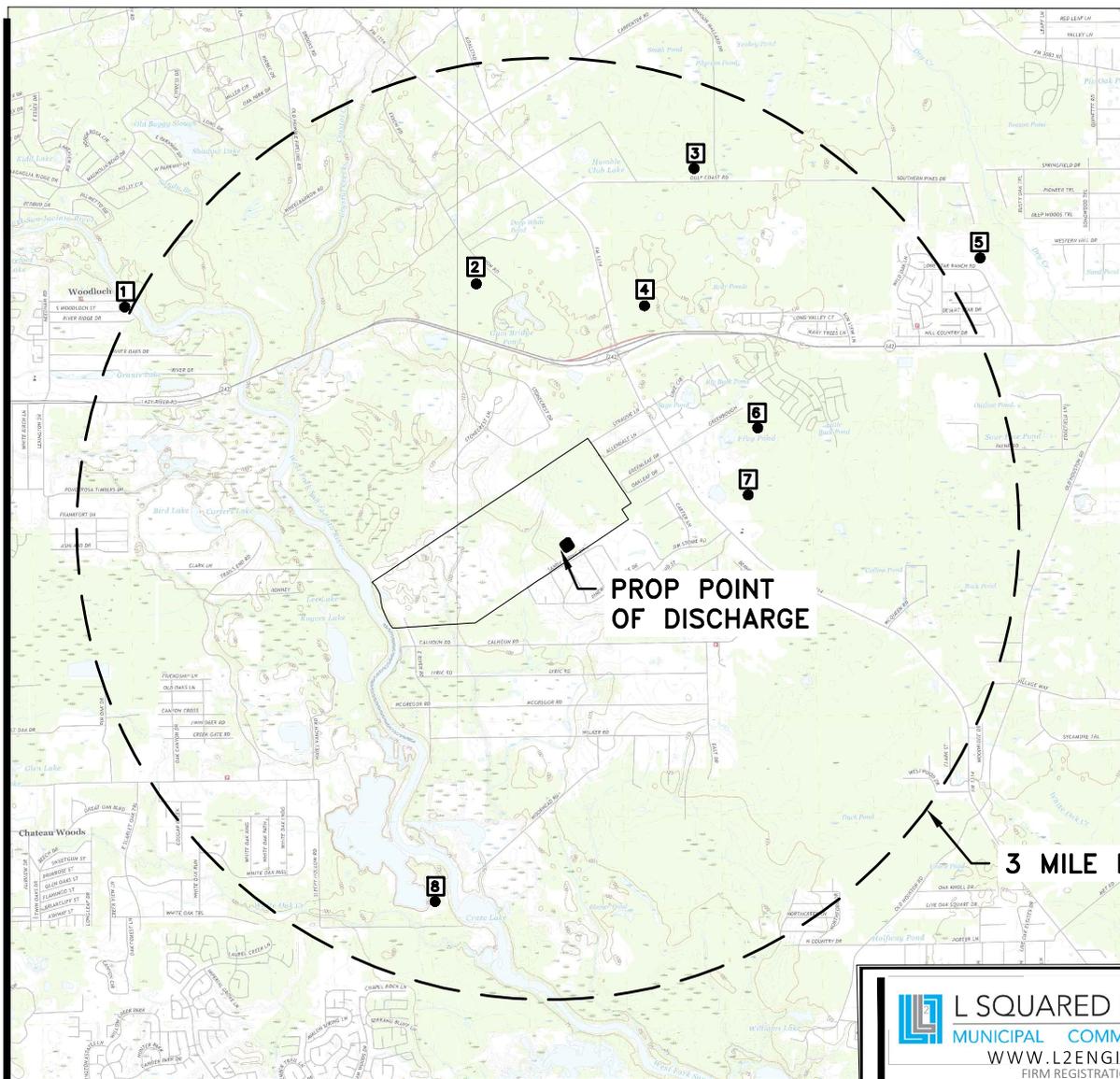
Attachments: 1) 3-Mile Radius Map

Reply

Date of Reply: \_\_\_\_\_  
 Name of Permittee: Heidelberg Materials Southwest AGG, LLC  
 Capacity Available (Yes/No)? \_\_\_\_\_  
 Terms (if Available): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Email: \_\_\_\_\_





**PROP POINT OF DISCHARGE**

**3 MILE RADIUS**

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 CONROE, TEXAS 77304  
 OFFICE: 936-647-0420

**SANDALWOOD DEVELOPMENT  
 WASTEWATER TREATMENT PLANT  
 PERMITEE MAP**

<u>CLIENT INFORMATION</u> K&H BID MANAGER LLC HARRY WINSLOW, 5451 FM 1488 MAGNOLIA, TX 77354	<u>PROJECT ADDRESS</u> E River Rd Conroe, TX 77301
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PROJECT 10839-007	DATE 04/11/2024
SCALE 1" = 6000'	SHEET EXHIBIT P

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

E. LEVI LOVE, PE #99340  
 OR  
 JONATHAN WHITE, PE #127058

FOR REVIEW PURPOSES ONLY  
 NOT FOR CONSTRUCTION

04/11/2024