



Administrative Package Cover Page

This file contains the following documents:

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

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.

NJV Investors, LLC (2. Enter Customer Number here (i.e., CN6#####).) proposes to operate RV Resort of Collin County Wastewater Treatment Plant 5. Enter Regulated Entity Number here (i.e., RN1#####). a domestic wastewater facility. The facility will be located on County Road 506, in Anna, Collin County, Texas 75409.

Application for a new domestic wastewater permit authorizing the discharge of 30,00 GPD of treated domestic wastewater.

Discharges from the facility are expected to contain BOD(5), Total Suspended Solids, Ammonia Nitrogen and E. coli. Domestic wastewater will be treated by a submerged fixed bed biofilm reactor operated as an attached biological system configured as a packaged plant. .

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



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

PROPOSED PERMIT NO. WQ0016581001

APPLICATION. NJV Investors, LLC, Collin, 3332 Remington Drive, Plano, Texas 75023, has applied to the Texas Commission on Environmental Quality (TCEQ) for proposed Texas Pollutant Discharge Elimination System (TPDES) Permit No. WQ0016581001 (EPA I.D. No. TX0146374) to authorize the discharge of treated wastewater at a volume not to exceed a daily average flow of 30,000 gallons per day. The domestic wastewater facility will be located at County Road 506, in the city of Anna, in Collin County, Texas 75409. The discharge route will be from the plant site to an unnamed tributary, thence to Red Oak Creek, thence to Pilot Grove Creek, thence to Lavon Lake. TCEQ received this application on July 19, 2024. The permit application will be available for viewing and copying at Melissa Public Library, 3411 Barker Avenue, Melissa, 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=-96.45185,33.32671&level=18>

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.**

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. 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. Si desea información en Español, puede llamar al 1-800-687-4040.

Further information may also be obtained from NJV Investors, LLC at the address stated above or by calling Mr. Subbarayan Venkatesan, Managing Member, at 972-839-7319.

Issuance Date: September 9, 2024



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

DOMESTIC WASTEWATER PERMIT APPLICATION CHECKLIST

Complete and submit this checklist with the application.

APPLICANT: NJV Investors, 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Administrative Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Affected Landowners Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SPIF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner Disk or Labels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Core Data Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buffer Zone Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Involvement Plan Form	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Flow Diagram	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technical Report 1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Original Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.0	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design Calculations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Worksheet 2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solids Management Plan	<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 _____




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

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

Flow	New/Major Amendment	Renewal
<0.05 MGD	\$350.00 <input checked="" 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 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: 2463/180
 Check/Money Order Amount: \$315.00/35.00
 Name Printed on Check: IN Management LLC/Stephanie Landsman

EPAY Voucher Number: 

Copy of Payment Voucher enclosed? Yes ☐

- | | |
|---|---|
| <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:

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

NJV Investors, LLC

CN: _____

Title: Managing Member

N/A

CN: _____

Title: _____

Page 3 of 24

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: D

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): Ms.

First and Last Name: Stephanie Landsman

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

Title:

Organization Name: Landsman Environmental, LLC

Mailing Address: 9597 Jones Road #962

City, State, Zip Code: Jersey Village, TX 77065

Phone No.: 281-658-5899 Ext.:

Fax No.:

E-mail Address: stephanie@landsmanenviro.com

Check one or both: ☒ Administrative Contact

☐ Technical Contact

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

First and Last Name: Subbarayan Venkalesan

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

Title: Managing Member

Organization Name: NJV Investors, LLC

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319 Ext.:

Fax No.:

E-mail Address: dallasvenky@gmail.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: Subbaravan Venkalesan

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

Title: Managing Member

Organization Name: NJV Investors, LLC

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: dallasvenky@gmail.com

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

First and Last Name: N. Jan Venkatesan

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

Title: [REDACTED]

Organization Name: NJV Investors, LLC

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 214-437-9311 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: janpillai@gmail.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: Subbaravan Venkalesan

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

Title: Managing Member

Organization Name: NJV Investors, LLC

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319 Ext.: [REDACTED]

Fax No.: [REDACTED]

E-mail Address: dallasvenky@gmail.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: Subbaravan Venkalesan

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

Title: Managing Member

Organization Name: NJV Investors, LLC [REDACTED]

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: dallasvenky@gmail.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): Ms.

First and Last Name: Stephanie Landsman

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

Title: [REDACTED]

Organization Name: Landsman Environmental LLC

Mailing Address: 9597 Jones Road #962 [REDACTED]

City, State, Zip Code: Jersey Village, TX 77065

Phone No.: 281-658-5899 Ext.: [REDACTED] Fax No.: [REDACTED]

E-mail Address: stephanie@landsmanenviro.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): Mr.

First and Last Name: Subbaravan Venkalesan

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

Title: Managing Member

Organization Name: NJV Investors, LLC

Phone No.: 972-839-7319 Ext.: [REDACTED]

E-mail: dallasvenky@gmail.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: Melissa Public Library

Location within the building: [REDACTED]

Physical Address of Building: 3411 Barker Ave.

City: Melissa

County: Collin

Contact Name: [REDACTED]

Phone No.: 972-837-4540 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

4. Would the school be required to provide a bilingual education program but the school has waived out of this requirement under 19 TAC §89.1205(g)?

☐ Yes ☐ No

5. If the answer is yes to question 1, 2, 3, or 4, public notices in an alternative language are required. Which language is required by the bilingual program?

F. Public Involvement Plan Form

Complete the Public Involvement Plan Form (TCEQ Form 20960) for each application for a new permit or major amendment to a permit and include as an attachment.

Attachment: E

Section 9. Regulated Entity and Permitted Site Information (Instructions Page 33)

- A. If the site is currently regulated by TCEQ, provide the Regulated Entity Number (RN) issued to this site. RN

Search the TCEQ's Central Registry at <http://www15.tceq.texas.gov/crpub/> to determine if the site is currently regulated by TCEQ.

- B. Name of project or site (the name known by the community where located):

RV Resort of Collin County Wastewater Treatment Plant

- C. Owner of treatment facility: NJV Investors, LLC

Ownership of Facility: ☐ Public ☒ Private ☐ Both ☐ Federal

- D. Owner of land where treatment facility is or will be:

Prefix (Mr., Ms., Miss):

First and Last Name: Five Beans, LLC

Mailing Address: 1309 Coffeen Ave., Ste. 1200

City, State, Zip Code: Sheridan, WY 82801

Phone No.: 972-839-7319

E-mail Address: dallasvenky@gmail.com

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: N

- E. Owner of effluent disposal site:

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

First and Last Name:

Mailing Address:

City, State, Zip Code:

Phone No.: [REDACTED] E-mail Address: [REDACTED]

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: [REDACTED]

- F. Owner of sewage sludge disposal site (if authorization is requested for sludge disposal on property owned or controlled by the applicant):

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

First and Last Name: [REDACTED]

Mailing Address: [REDACTED]

City, State, Zip Code: [REDACTED]

Phone No.: [REDACTED] E-mail Address: [REDACTED]

If the landowner is not the same person as the facility owner or co-applicant, attach a lease agreement or deed recorded easement. See instructions.

Attachment: [REDACTED]

Section 10. TPDES Discharge Information (Instructions Page 34)

- A. Is the wastewater treatment facility location in the existing permit accurate?

☐ Yes ☐ No

If **no**, or a new permit application, please give an accurate description:

County Road 506, Anna, TX 75409

- B. Are the point(s) of discharge and the discharge route(s) in the existing permit correct?

☐ Yes ☐ No

If **no**, or a new or amendment permit application, provide an accurate description of the point of discharge and the discharge route to the nearest classified segment as defined in 30 TAC Chapter 307:

To Red Oak Creek; thence to Pilot Grove Creek; thence to Lake Lavon Segment No. 0821.

City nearest the outfall(s): Anna

County in which the outfalls(s) is/are located: Collin

Outfall Latitude: 33.32688

Longitude: -96.44771

- C. Is or will the treated wastewater discharge to a city, county, or state highway right-of-way, or a flood control district drainage ditch?

☐ 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: [REDACTED]

- 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:

[REDACTED]

- 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:

[REDACTED]

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

[REDACTED]

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.

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:

D. Do you owe any fees to the TCEQ?

☐ Yes ☒ No

If yes, provide the following information:

Account number:

Amount past due:

E. Do you owe any penalties to the TCEQ?

☐ Yes ☒ No

If yes, please provide the following information:

Enforcement order number:

Amount past due:

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:

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

Applicant: NJV Investors, LLC

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.


Signatory name (typed or printed): Subbaravan Venkatesan

Signature:  Date: 6-27-2024
(Use blue ink)

Subscribed and Sworn to before me by the said Subbaravan Venkatesan
on this 27 day of June, 20 24.
My commission expires on the 28 day of April, 20 27.

Lyote
Notary Public

Collin
County, Texas

 **JYOTI VERMA**
Notary ID #13433363
My Commission Expires
April 28, 2027

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

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Application for a new domestic wastewater permit authorizing the discharge of 30,00 GPD of treated domestic wastewater.

Discharges from the facility are expected to contain BOD(5), Total Suspended Solids, Ammonia Nitrogen and E. coli. Domestic wastewater will be treated by a submerged fixed bed biofilm reactor operated as an attached biological system configured as a packaged plant. .

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.

NJV Investors, LLC (2. Ingrese el número de cliente aquí (es decir, CN6#####). propone operar RV Resort de la Planta de Tratamiento de Aguas Residuales del Condado de Collin. 5. Ingrese el número de entidad regulada aquí (es decir, RN1## #####). una instalación de aguas residuales domésticas. La instalación estará ubicada en County Road 506, en Anna, Condado de Collin, Texas 75409.

Solicitud de nuevo permiso de aguas residuales domésticas que autoriza la descarga de 30,000 GPD de aguas residuales domésticas tratadas.

Se espera que las descargas de la instalación contengan BOD(5), Sólidos Suspendidos Totales, Nitrógeno Amoniacal y E. coli. Las aguas residuales domésticas serán tratadas mediante un reactor de biopelícula de lecho fijo sumergido operado como un sistema biológico adjunto configurado como una planta empaquetada.

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: CPV Properties, LLC

Permit No. WQ00 _____

EPA ID No. TX _____

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

County Road 506, Anna, Collin 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): Mr.

First and Last Name: Subbaravan Venkalesan

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

Title: Managing Member

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319

E-mail Address: dallasvenky@gmail.com

2. List the county in which the facility is located: Collin
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.

To Red Oak Creek; thence to Pilot Grove Creek; thence to Lake Lavon Segment No. 0821

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

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): Mr.

First and Last Name: Subbaravan Venkalesan

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

Title: Managing Member

Mailing Address: 3332 Remington Drive

City, State, Zip Code: Plano, TX 75023

Phone No.: 972-839-7319

E-mail Address: dallasvenky@gmail.com

2. List the county in which the facility is located: Collin
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.

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):

none

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

none

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:

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



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): .030

2-Hr Peak Flow (MGD): .120

Estimated construction start date: [Click here to enter text](#)

Estimated waste disposal start date: [Click here to enter text](#)

B. Interim II Phase

Design Flow (MGD): [Click here to enter text](#)

2-Hr Peak Flow (MGD): [Click here to enter text](#)

Estimated construction start date: [Click here to enter text](#)

Estimated waste disposal start date: [Click here to enter text](#)

C. Final Phase

Design Flow (MGD): [Click here to enter text](#)

2-Hr Peak Flow (MGD): [Click here to enter text](#)

Estimated construction start date: [Click here to enter text](#)

Estimated waste disposal start date: [Click here to enter text](#)

D. Current operating phase: Not yet built

Provide the startup date of the facility:

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:

Attachment F

Port or pipe diameter at the discharge point, in inches: [Click here to enter text](#)

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)
Att F		

C. Process flow diagrams

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

Attachment: C

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: B

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

RV Resort of Collin County

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.

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.

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:

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.

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.

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*.

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.

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.

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.

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 [REDACTED] or TXRNE [REDACTED]

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.

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.

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.

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 BOD₅ concentration of the sludge, and the design BOD₅ concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

<div></div>

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 BOD₅ concentration of the septic waste, and the design BOD₅ concentration of the influent from the collection system. Also note if this information has or has not changed since the last permit action.

--

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.

--

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 ₅ , 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) saltwater					
Total Dissolved Solids, mg/l					
Electrical Conductivity, μ mohs/cm, †					
Oil & Grease, mg/l					
Alkalinity (CaCO ₃)*, 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					

Pollutant	Average Conc.	Max Conc.	No. of Samples	Sample Type	Sample Date/ Time
Fluoride, mg/l					
Aluminum, mg/l					
Alkalinity (CaCO ₃), mg/l					

Section 8. Facility Operator (Instructions Page 60)

Facility Operator Name: TBD

Facility Operator's License Classification and Level: [Click here to enter text](#)

Facility Operator's License Number: [Click here to enter text](#)

Section 9. Sewage Sludge Management and Disposal (Instructions Page 60)

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: [Click here to enter text](#)

B. Sludge disposal site

Disposal site name: TBD

TCEQ permit or registration number: Click here to enter text

County where disposal site is located: Click here to enter text

C. Sludge transportation method

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

Name of the hauler: Click here to enter text

Hauler registration number: Click here to enter text

Sludge is transported as a:

Liquid ☐ semi-liquid ☐ semi-solid ☐ solid ☐

Section 10. Permit Authorization for Sewage Sludge Disposal (Instructions Page 60)

A. Beneficial use authorization

Does the existing permit include authorization for land application of sewage sludge for beneficial use?

Yes ☐ No ☒

If yes, are you requesting to continue this authorization to land apply sewage sludge for beneficial use?

Yes ☐ No ☐

If yes, is the completed **Application for Permit for Beneficial Land Use of Sewage Sludge (TCEQ Form No. 10451)** attached to this permit application (see the instructions for details)?

Yes ☐ No ☐

B. Sludge processing authorization

Does the existing permit include authorization for any of the following sludge processing, storage or disposal options?

Sludge Composting	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Marketing and Distribution of sludge	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sludge Surface Disposal or Sludge Monofill	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Temporary storage in sludge lagoons	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If yes to any of the above sludge options and the applicant is requesting to continue this authorization, is the completed **Domestic Wastewater Permit Application: Sewage Sludge**

Technical Report (TCEQ Form No. 10056) attached to this permit application?

Yes ☐ No ☐

Section 11. Sewage Sludge Lagoons (Instructions Page 61)

Does this facility include sewage sludge lagoons?

Yes ☐ No ☒

If yes, complete the remainder of this section. If no, proceed to Section 12.

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:

- USDA Natural Resources Conservation Service Soil Map:

Attachment:

- Federal Emergency Management Map:

Attachment:

- Site map:

Attachment:

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:

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:

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:

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 1×10^{-7} cm/sec?

Yes ☐ No ☐

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

D. Site development plan

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

Attach the following documents to the application.

- Plan view and cross-section of the sludge lagoon(s)

Attachment:

- Copy of the closure plan

Attachment:

- Copy of deed recordation for the site

Attachment:

- Size of the sludge lagoon(s) in surface acres and capacity in cubic feet and gallons

Attachment:

- Description of the method of controlling infiltration of groundwater and surface water from entering the site

Attachment:

- Procedures to prevent the occurrence of nuisance conditions

Attachment:

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: [Click here to attach file](#)

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:

[Click here to attach file](#)

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:

[Click here to attach file](#)

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:



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: Subbaravan Venkalesen

Title: Managin Member

Signature: 

Date: 6-27-2024

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.

New Permit Application

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:

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: J

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

Attachment: J

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:

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):

Average Influent Organic Strength or BOD5 Concentration in mg/l: [Click here to enter text](#)

Average Influent Loading (lbs/day = total average flow X average BOD5 conc. X 8.34):

[Click here to enter text](#)

Provide the source of the average organic strength or BOD5 concentration.

[Click here to enter text](#)

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 BOD5 Concentration (mg/l)
Municipality		
Subdivision		
Trailer park – transient		
Mobile home park		
School with cafeteria and showers		
School with cafeteria, no showers		
Recreational park, overnight use	.03	300
Recreational park, day use		
Office building or factory		
Motel		

Source	Total Average Flow (MGD)	Influent BOD ₅ Concentration (mg/l)
Restaurant		
Hospital		
Nursing home		
Other		
TOTAL FLOW from all sources	.03	
AVERAGE BOD ₅ from all sources		300

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: [Click here to enter text](#)

Dissolved Oxygen, mg/l: [Click here to enter text](#)

Other: [Click here to enter text](#)

B. Interim II Phase Design Effluent Quality

Biochemical Oxygen Demand (5-day), mg/l: [Click here to enter text](#)

Total Suspended Solids, mg/l: [Click here to enter text](#)

Ammonia Nitrogen, mg/l: [Click here to enter text](#)

Total Phosphorus, mg/l: [Click here to enter text](#)

Dissolved Oxygen, mg/l: [Click here to enter text](#)

Other: [Click here to enter text](#)

C. Final Phase Design Effluent Quality

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

Total Suspended Solids, mg/l:

Ammonia Nitrogen, mg/l:

Total Phosphorus, mg/l:

Dissolved Oxygen, mg/l:

Other:

D. Disinfection Method

Identify the proposed method of disinfection.

☒ Chlorine: 4 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: K

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.

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

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:

If no, provide the approximate date you anticipate submitting your application to the Corps:

B. Wind rose

Attach a wind rose. Attachment: L

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:

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:

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

Attach a solids management plan to the application.

Attachment: M

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).

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).

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: Red Oak Creek

A. Receiving water type

Identify the appropriate description of the receiving waters.



Stream



Freshwater Swamp or Marsh



Lake or Pond

Surface area, in acres: 1.0

Average depth of the entire water body, in feet: 1.0

Average depth of water body within a 500-foot radius of discharge point, in feet: 1.0



Man-made Channel or Ditch



Open Bay



Tidal Stream, Bayou, or Marsh



Other, specify: Other

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: [REDACTED]

C. Downstream perennial confluences

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

Pilot Grove Creek

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.

Not here to enter text

Date and time of observation:

Not here to enter text

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.

- ☐ Oil field activities
- ☐ Upstream discharges
- ☐ Septic tanks

- ☐ Urban runoff
- ☐ Agricultural runoff
- ☐ Other(s), specify

Not here to enter text

B. Waterbody uses

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

- ☐ Livestock watering
- ☐ Irrigation withdrawal
- ☐ Fishing
- ☐ Domestic water supply
- ☐ Park activities

- ☐ Contact recreation
- ☐ Non-contact recreation
- ☐ Navigation
- ☐ Industrial water supply
- ☐ Other(s), specify

Not here to enter text

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

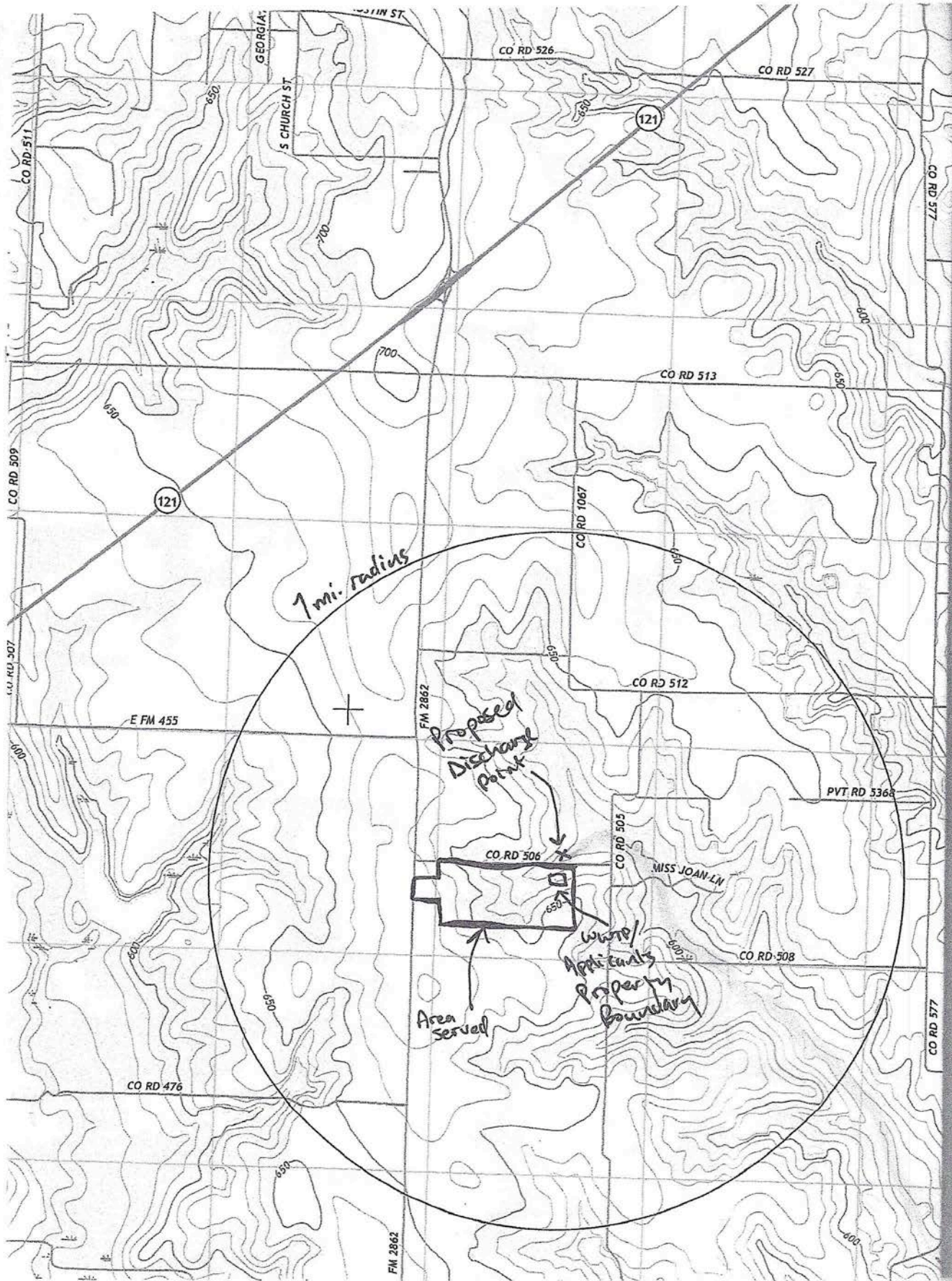
☐ Offensive: stream does not enhance aesthetics; cluttered; highly developed; dumping areas; water discolored

Attachment Index

<i>Attachment</i>	<i>Title</i>
A	Original USGS Topographic Map
B	Site Map
C	Flow Diagram
D	Core Data Form
E	Public Involvement Plan Form
F	Treatment Units & Treatment Process Description
G	Adjacent Landowner Information
H	Original Photographs
I	Buffer Zone Map
J	Wastewater Treatment Plants within 3 Miles
K	Design Calculations
L	Wind Rose
M	Sludge Management Plan

Attachment A

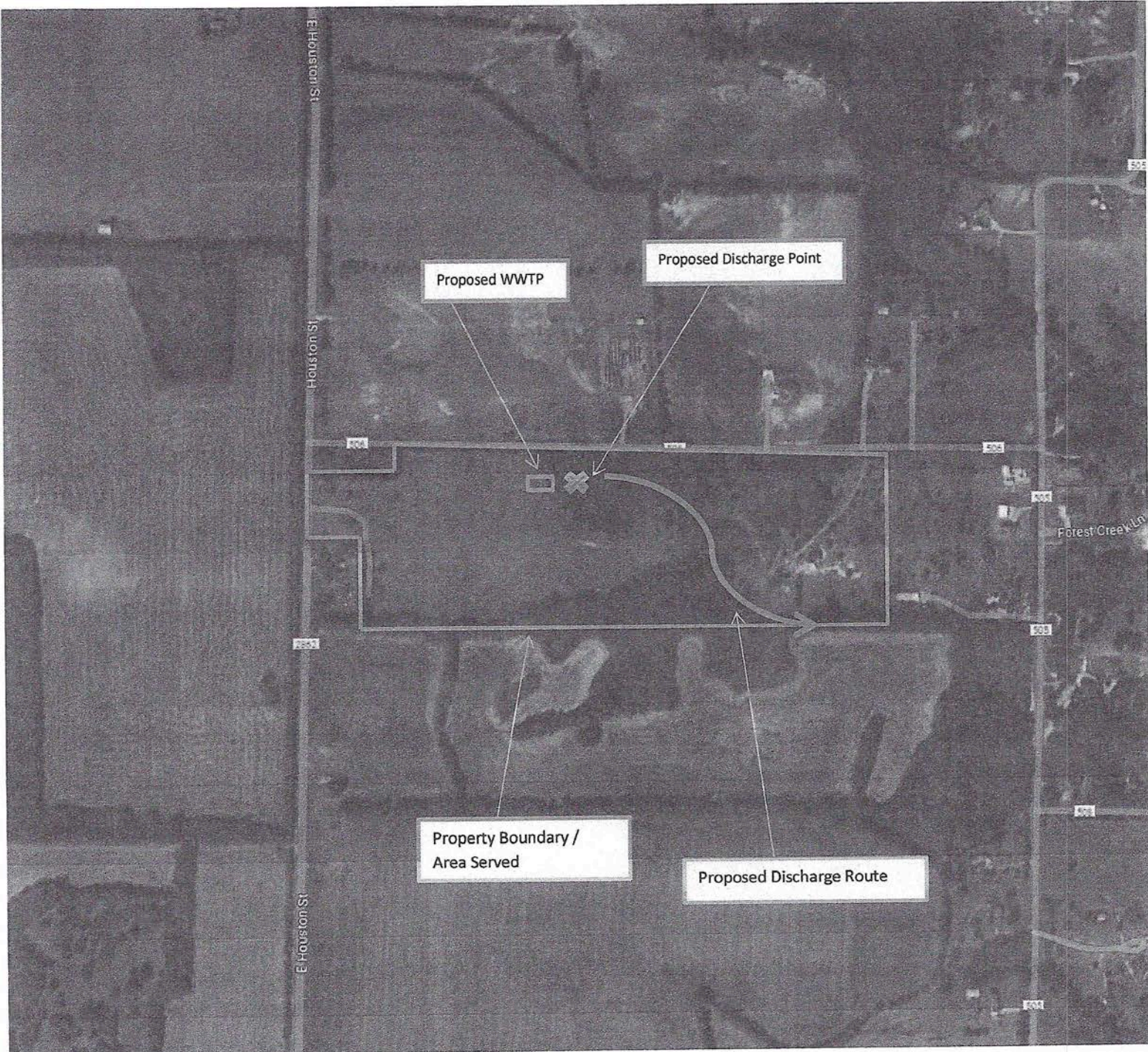
Original Topographic Map





Attachment B

Site Map



NJV Investors, LLC
New Permit
Site Map
June 2024



Attachment C

Flow Diagram



SIZE	REV
B	

SCALE: NTS

SHEET 1 OF 1

	NAME	DATE
DRAWN	YH	05/16/24
CHECKED	YH	
ENG APPR.	YH	
MFG APPR.		
G.A.		
COMMENTS:		

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

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UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

Attachment D

Core Data Form

23. Street Address of the Regulated Entity: (No PO Boxes)	County Road 506							
	City	Anna	State	TX	ZIP	75409	ZIP + 4	
24. County	Collin							

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

25. Description to Physical Location:								
26. Nearest City					State	Nearest ZIP Code		
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).								
27. Latitude (N) In Decimal:				28. Longitude (W) In Decimal:				
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
4952				22132				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Wastewater Service Provider								
34. Mailing Address:	3332 Remington Dr.							
	City	Plano	State	TX	ZIP	75023	ZIP + 4	
35. E-Mail Address:		dallasvenky@gmail.com						
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)				
(972) 839-7319				() -				

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.

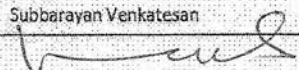
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review 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"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Stephanie Landsman		41. Title:	Wastewater Specialist	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(281) 658-5899		() -	stephanie@landsmanenviro.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:	NJV Investors, LLC		Job Title:	Managing Member	
Name (In Print):	Subbarayan Venkatesan			Phone:	(972) 839-7319
Signature:				Date:	6-27-2024



TCEQ Core Data Form

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

SECTION I: General Information

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

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<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	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first; eg: Doe, John)			
NJV Investors, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
802021890	32054544302		
11. Type of Customer:		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> Individual		<input type="checkbox"/> No	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner			
<input type="checkbox"/> Operator			
<input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee			
<input type="checkbox"/> Responsible Party			
<input type="checkbox"/> VCP/BSA Applicant			
<input type="checkbox"/> Other:			
15. Mailing Address:			
3332 Remington Drive			
City	Plano	State	TX
ZIP	75023	ZIP + 4	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		dallasvenky@gmail.com	
18. Telephone Number		19. Extension or Code	
(97) 839-7319			
		20. Fax Number (if applicable)	
		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)	
<input checked="" type="checkbox"/> New Regulated Entity	
<input type="checkbox"/> Update to Regulated Entity Name	
<input type="checkbox"/> Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
RV Resort of Collin County Wastewater Treatment Plant	

Attachment E

Public Involvement Plan Form



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 3. Application Information

Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V
Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

- ☒ Texas Pollutant Discharge Elimination System (TPDES)
☐ Texas Land Application Permit (TLAP)
☐ State Only Concentrated Animal Feeding Operation (CAFO)
☐ Water Treatment Plant Residuals Disposal Permit
☐ Class B Biosolids Land Application Permit
☐ Domestic Septage Land Application Registration

Water Rights New Permit

- ☐ New Appropriation of Water
☐ New or existing reservoir

Amendment to an Existing Water Right

- ☐ Add a New Appropriation of Water
☐ Add a New or Existing Reservoir
☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

Plain Language Summary is included in the permit application.

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.

Anna, TX

(City)

Collin

(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

91.4%

(b) Per capita income for population near the specified location

77,787

(c) Percent of minority population and percent of population by race within the specified location

Black or African American-16.55%; two or more races-4.81%; American Indian & Alaska Native alone-0.8%, Asian alone-1.5%; Hispanic or Latino-19.8%; White alone-59.44%

(d) Percent of Linguistically Isolated Households by language within the specified location

22.2%

(e) Languages commonly spoken in area by percentage

English

(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) Melissa Public Library, 3411 Barker Ave, Melissa, TX

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 F

Treatment Units Dimensions & Treatment Process Description

Capacity	Units	Effective Volume, cf	Dimensions
0.03MGD	1. Aeration Tanks (BRTs)	2,530	2 @ 11'L x 12'W x 12'H
	2. Tube Settler Final Settling Tank (TS-FST)	999	12'L x 12'W x 12'H
	3. Chlorine contact tank (CCT) and Surge Tank (ST)	288	8'L x 4'W x 12'H
	4. Sludge Holding tank (SHT)	576	8'L x 8'W x 12'H

Treatment Process description

The treatment unit is a submerged fixed bed biofilm reactor (SFBBR) operated as an attached biological system configured as a packaged plant. The treatment unit is self-contained and consists of the following process units: influent pumps, influent fine screen, two aerated fixed-bed biofilm tank (BRT-oxidation and BRT-Nitrification) equipped with diffusers and blowers, one Tube settler Final settling tank (TS-FST) with sludge and scum removal, one chlorine contact tank (CCT) and one Sludge tank (SHT). The treatment system also includes sludge transfer piping, control panel, and chlorine disinfection apparatus. The effluent discharge pipe from the treatment unit is 8".

Attachment G

Adjacent Landowner Information

**NJV INVESTORS, LLC
ADJACENT LANDOWNERS LIST**

1. CHIN J CHANGE & WANDA CHANG FAMILY LP
204 THE FALLS DR.
SUNNYVALE, TX 75182-6204
2. JERRY L & BEVERLY VEST
8912 COUNTY ROAD 513
ANNA TX 75409
3. ALLISON TRAMBLE DENTON JR
9835 FM 2862
ANNA TX 75409
4. ROBERT L O'NEILL JR ET AL
111 WINDSONG WAY
ALLEN TX 75002
5. ELSA FUENTES & GEORGE NICHOLAS SIBIGTROTH
8161 COUNTY ROAD 506
ANNA TX 75409
6. DUCKWORTH LIVING TRUST
1401 AVE Q
LUBBOCK TX 79401
7. MORRIS LAUREL HUNTER TRUST
2020 BILOXI CIR
PLANO TX 75075
8. CHARLES DALE HENDRICKS ESTATE TRUST
9985 FM 2862
ANNA TX 75409
9. MADISON TRUST CO FBO
KIMBERLY TAUCH
COUNTY ROAD 577
BLUE RIDGE TX 75424

10. WILLIAM & JAMES WEST
PO BOX 867658
PLANO TX 75086-7658
11. MATT JOHNSON & ANGELA JOHNSON
8500 TIMBERCREST CT
FRISCO TX 75035
12. MICHAEL ANDRADE
8565 FOREST CREEK LANE
ANNA TX 75409
13. MARK INGERSOLL
11104 COUNTY ROAD 505
ANNA TX 75409
14. NEST EGG 2032
13 FOREST CREEK LANE
ANNA TX 75409
15. EDDIE WAYNE & HEATHER ANNETTE WOOD
10994 COUNTY ROAD 505
ANNA TX 75409
16. MARK HOEY & JAYNE HOEY
8733 FOREST CREEK LANE
ANNA TX 75409
17. JOHN K & KIMBERLY T TAUCH
8756 COUNTY ROAD 508
ANNA TX 75409
18. MICHAEL E & KATHRYN D MCCALL
8235 COUNTY ROAD 506
ANNA TX 75409
19. MICHAEL & DAWN LAIER
8366 COUNTY ROAD 506
ANNA TX 75409
20. RICKY LEON DUNCAN & PATRICIA CHAVEZ
11164 COUNTY ROAD 505
ANNA TX 75409

21. MICHAEL & ALYSSA WHITE
8269 COUNTY ROAD 506
ANNA TX 75409

22. CHARLES R & PATRICIA A GYGER
10808 COUNTY ROAD 505
ANNA TX 75409

CHIN J CHANGE & WANDA CHANGE
FAMILY LP
204 THE FALLS DR
SUNNYVALE TX 75182-6204

MATT JOHNSON & ANGELA
JOHNSON
8500 TIMERCREST CT
FRISCO TX 75035

MICHAEL & ALYSSA WHITE
8269 COUNTY ROAD 605
ANNA TX 75409

JERRY L & BEVERLY VEST
8912 COUNTY ROAD 513
ANNA TX 75409

MICHAEL ANDRADE
8565 FOREST CREEK LANE
ANNA TX 75409

CHARLES R & PATRICIA A GYGER
10808 COUNTY ROAD 505
ANNA TX 75409

ALLISON TRAMBLE DENTON JR
9825 FM 2862
ANNA TX 75409

MARK INGERSOLL
11104 COUNTY ROAD 505
ANNA TX 75409

ROBERT L O'NEILL JR ET AL
111 WINDSONG WAY
ALLEN TX 75002

NEST EGG 2032
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JOHN K & KIMBERLY T TAUCH
8756 COUNTY ROAD 508
ANNA TX 75409

CHARLES DALE HENDRICKS TRUST
9985 FM 2862
ANNA TX 75409

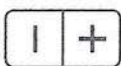
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KIMBERLY TAUCH
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BLUE RIDGE TX 75424

MICHAEL & DAWN LAIER
8366 COUNTY ROAD 506
ANNA TX 75409

WILLIAM & JAMES WEST
PO BOX 867658
PLANO TX 75086-7658

RICKY LEON DUNAN & PATRICIA
CHAVEZ
11164 COUNTY ROAD 505
ANNA TX 75409



937 Anna ISD

FM 2862

Blue Ridge ISD

COUNTY-ROAD-505

COUNTY-ROAD-508

9453

785

11495

8385

TRAILS-END

11325

11382

8578

9651

8181

8456

8542

1

5

18

21

11182

8820

Applicant's
Property
Boundary

North X DP

8

23

935

6

6

4

19

14

13

12

11

10

9

8

15

Proposed
Discharge
Route

10

9085

10808

10863

10811

10739

10687

10585

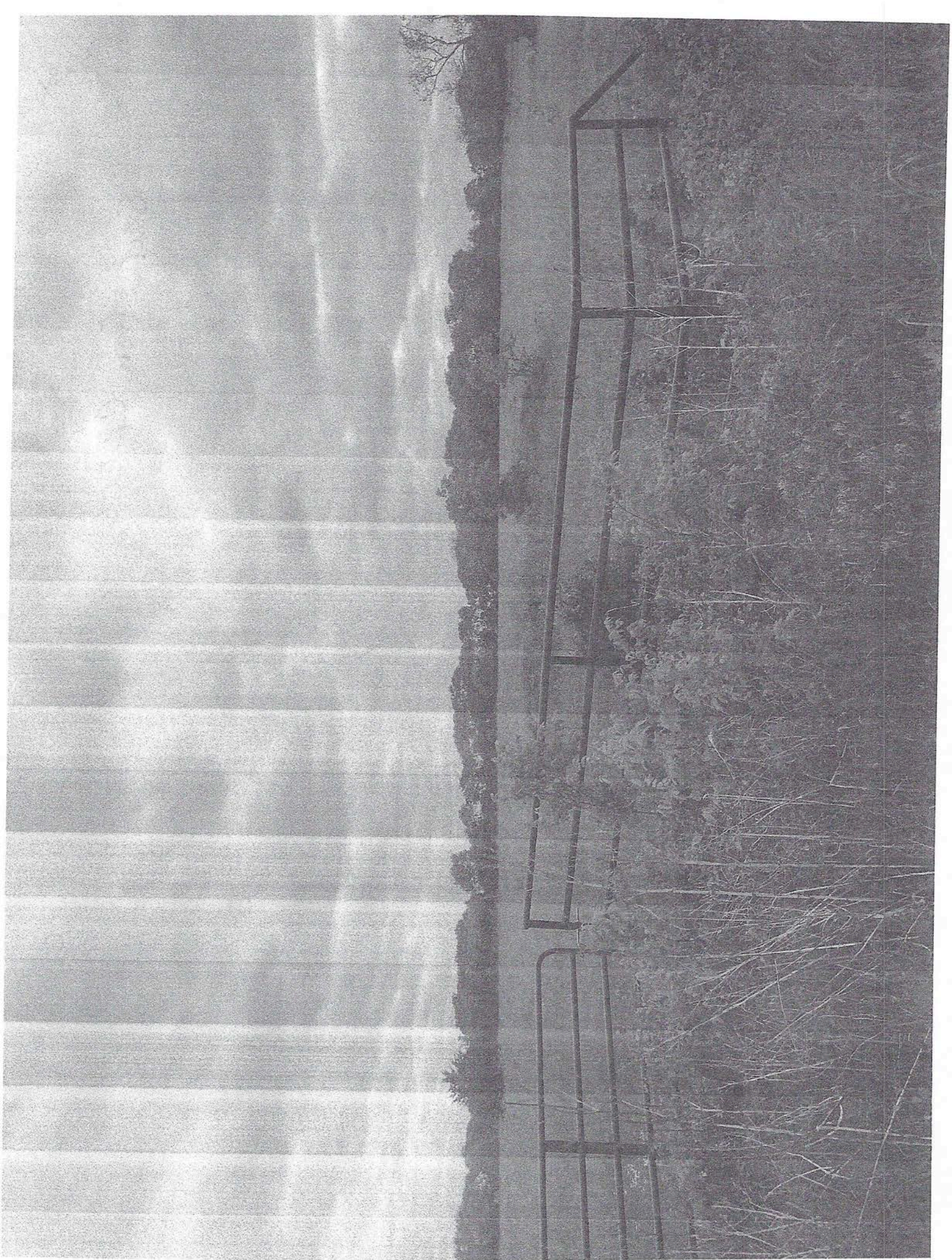
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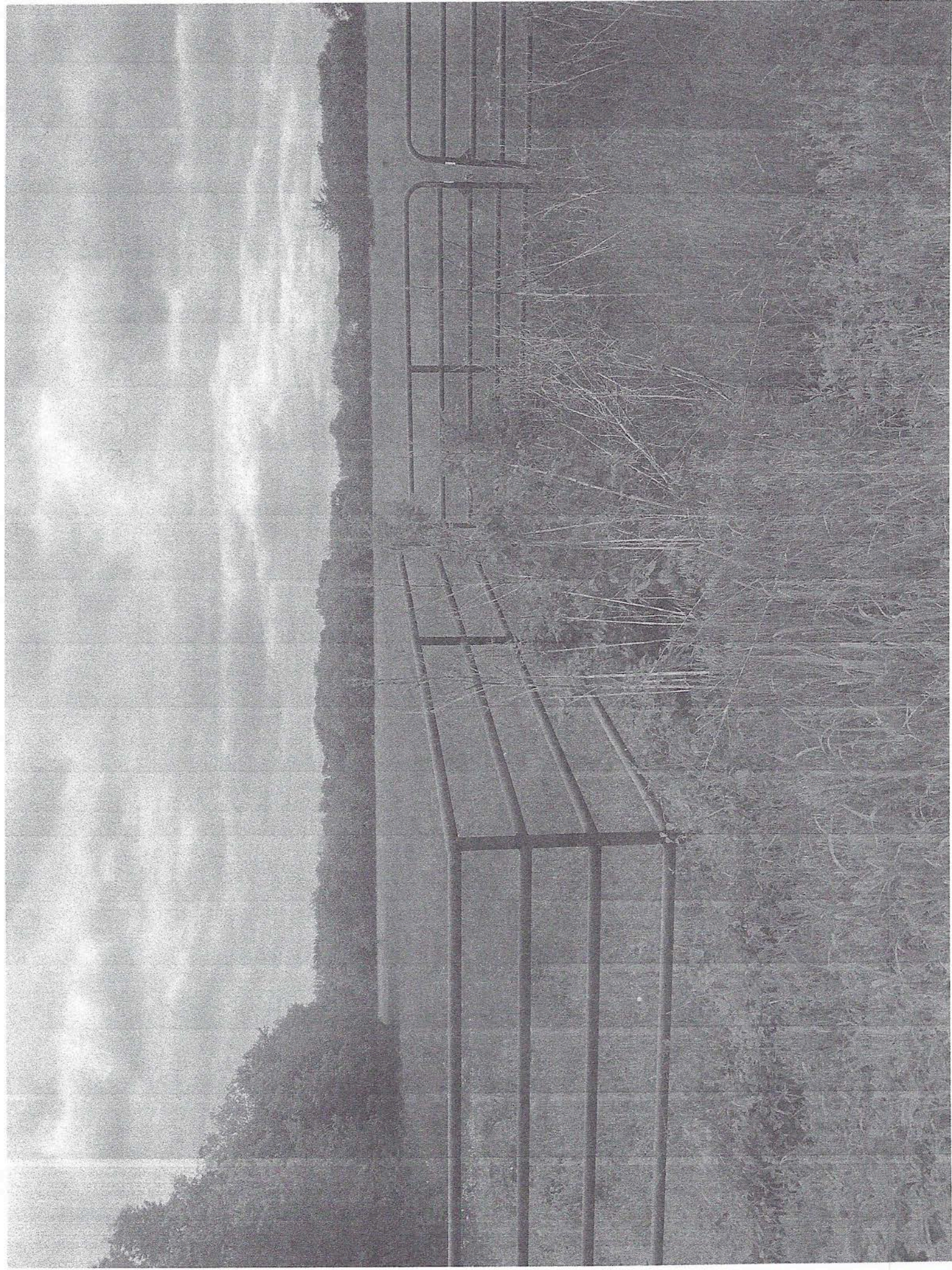


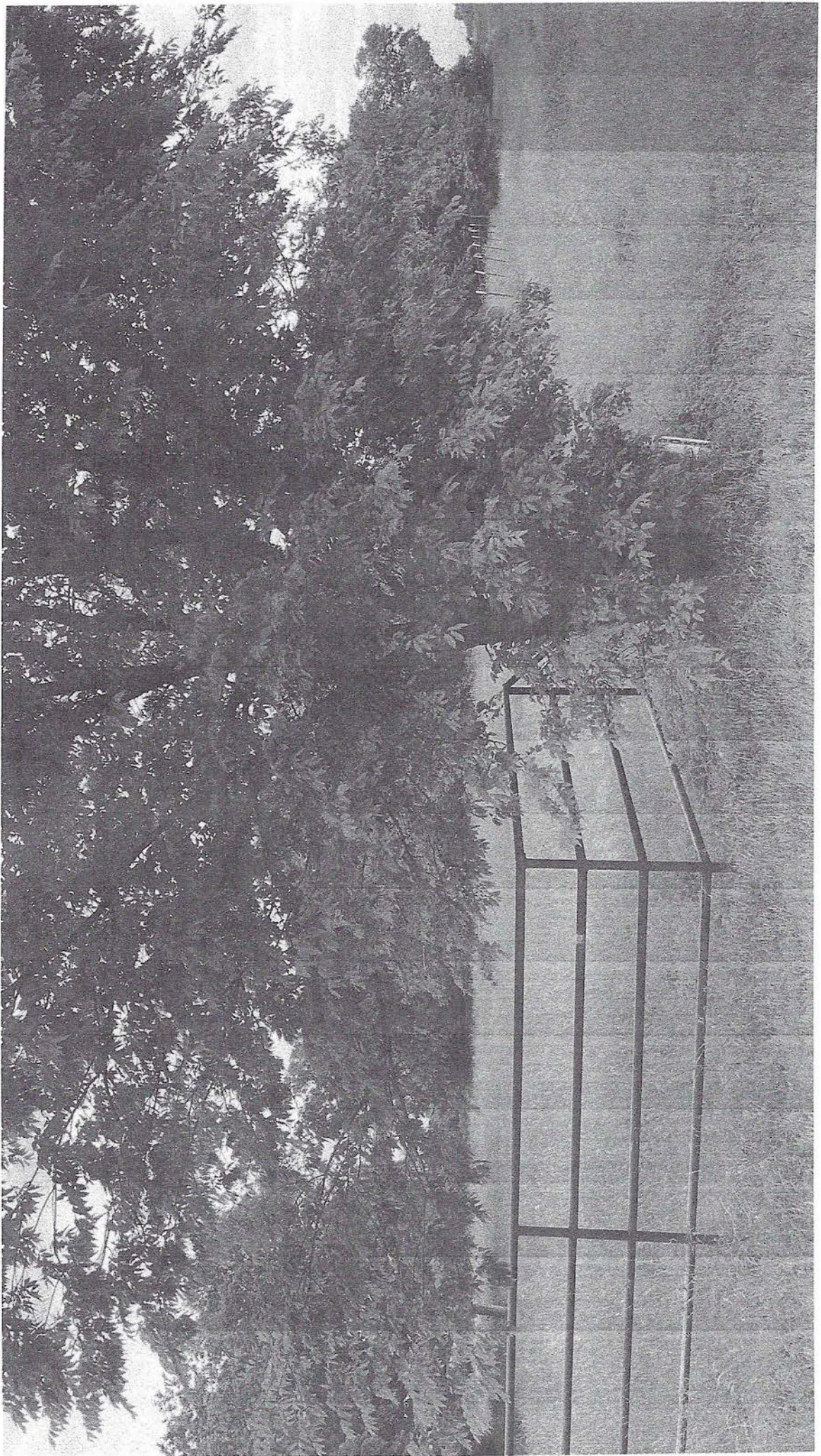
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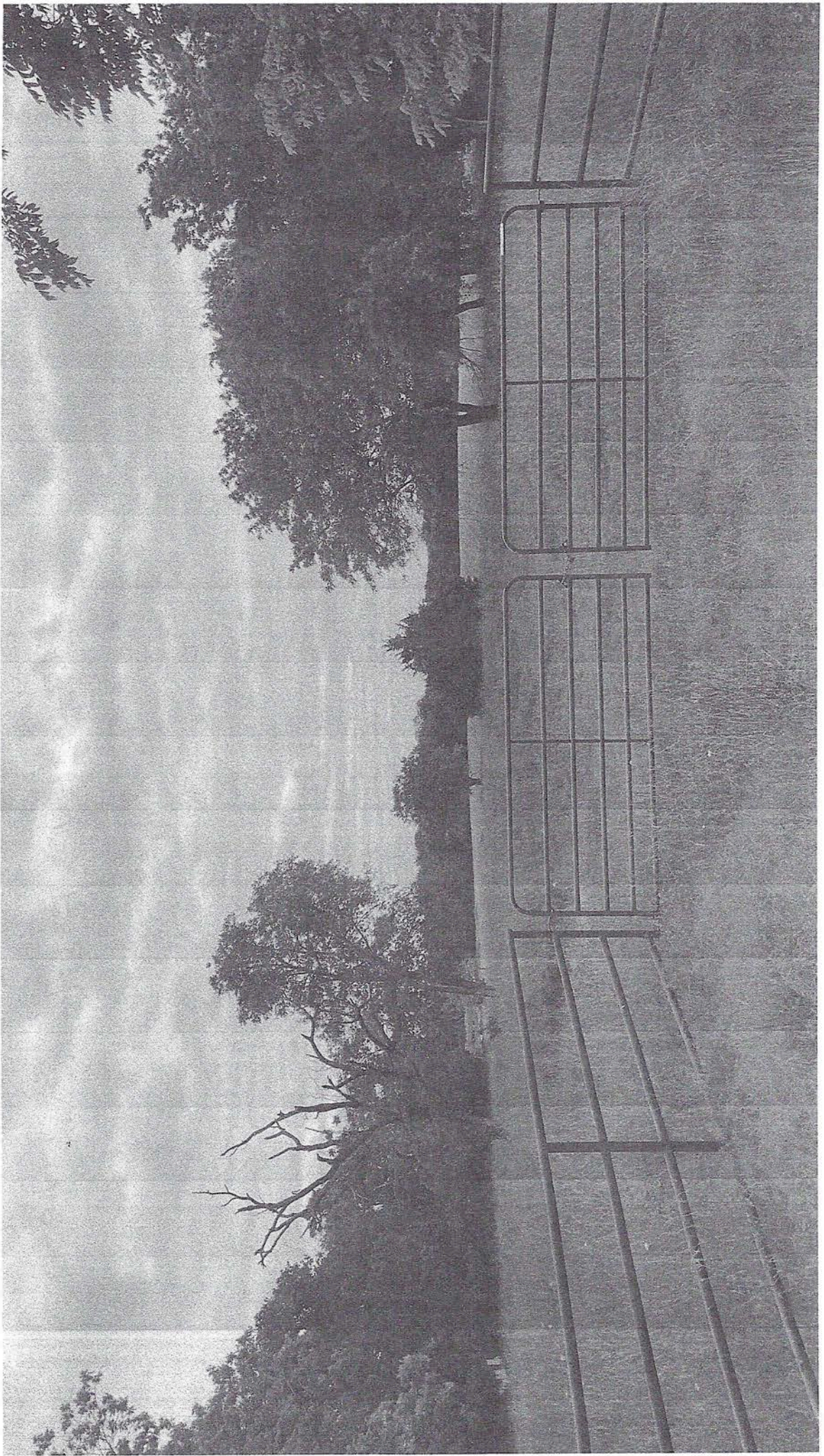
Attachment H

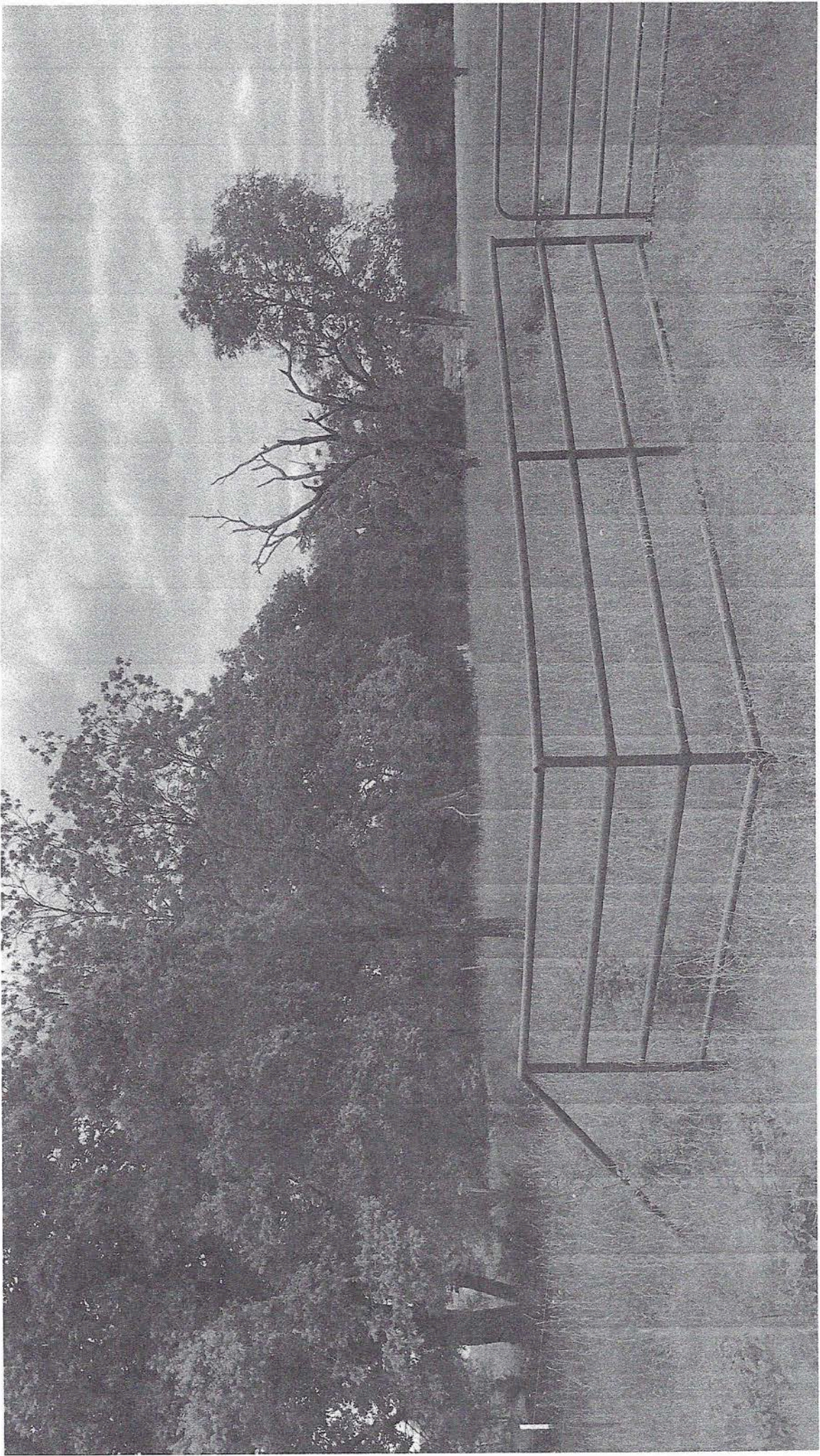
Original Photographs



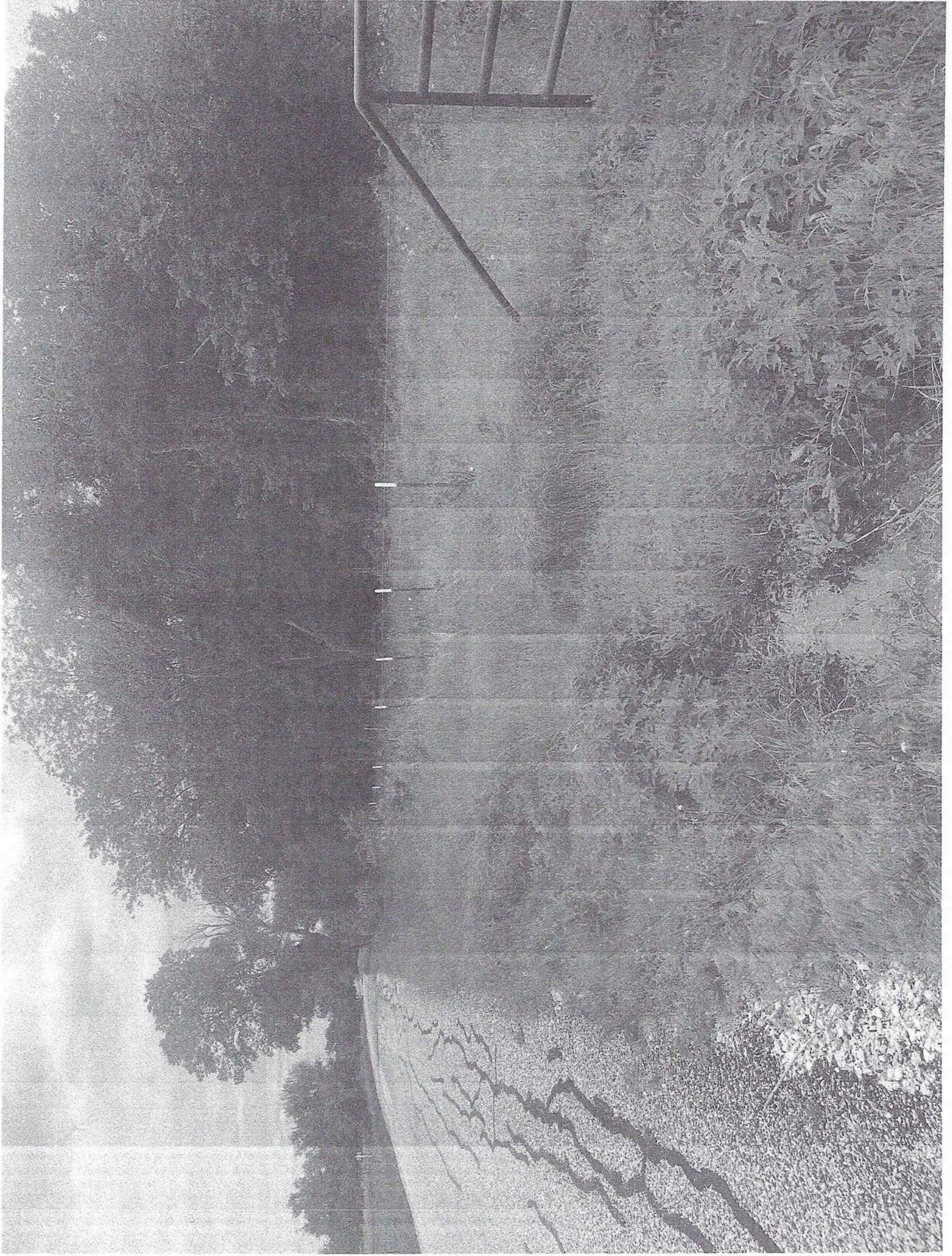








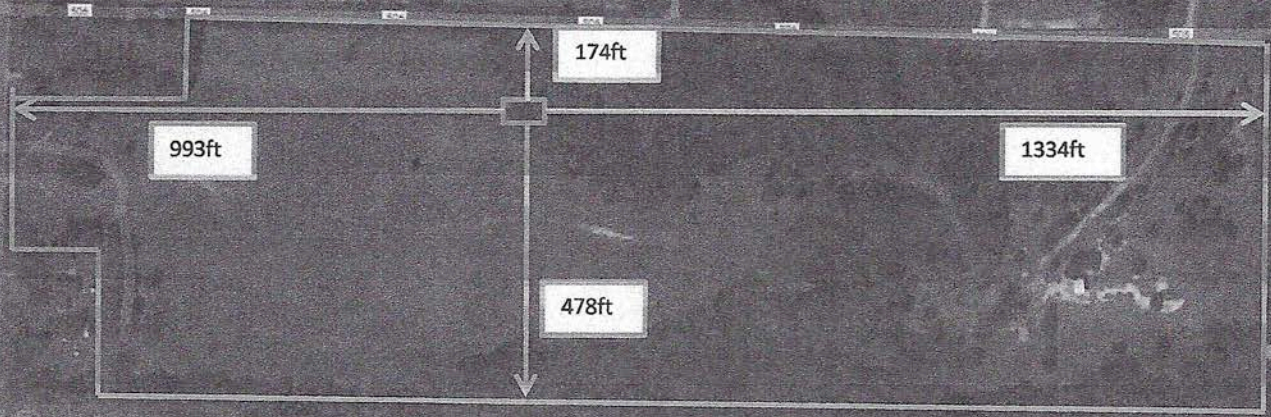




Attachment I

Buffer Zone Map

Houston St



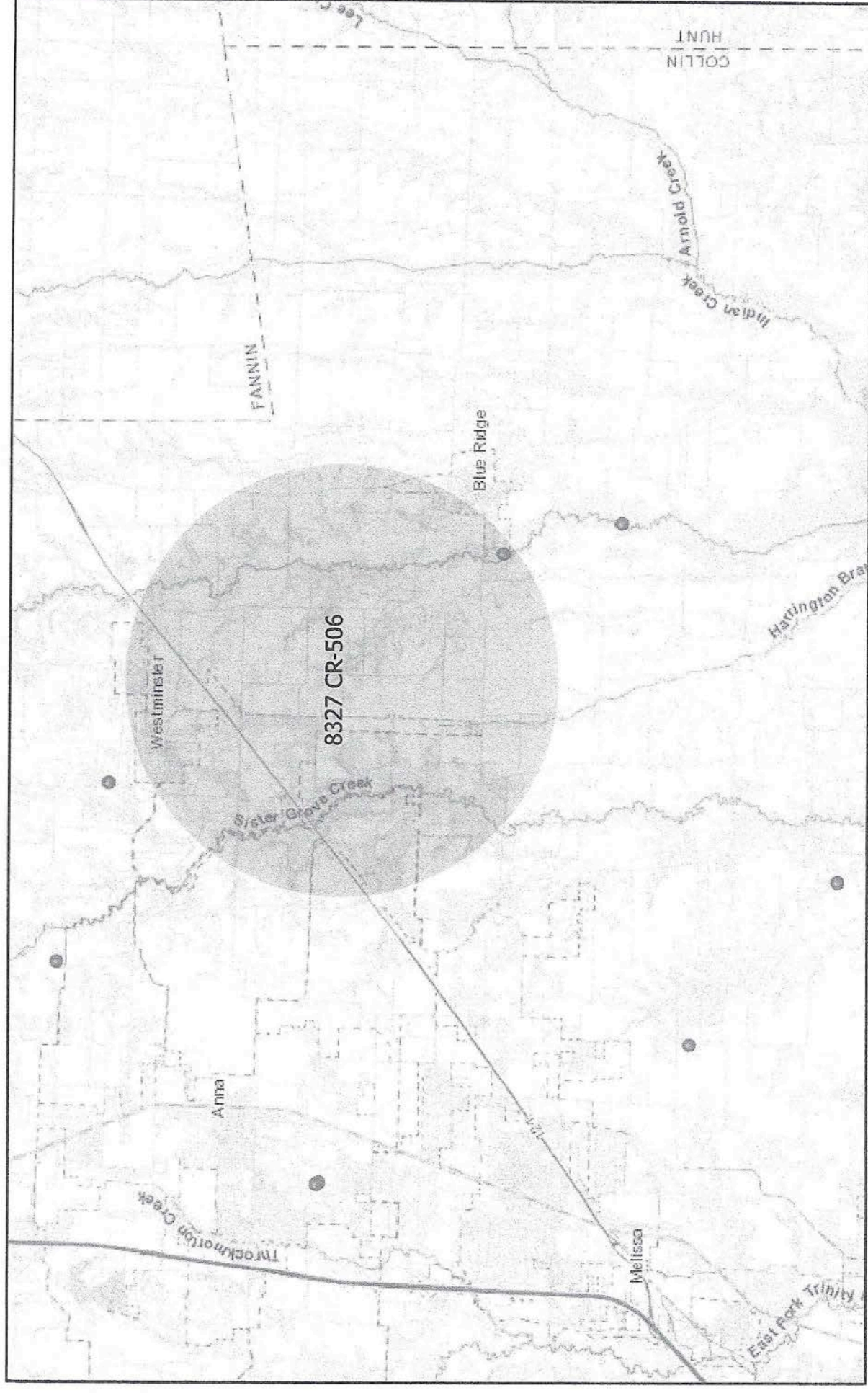
NJV Investors, LLC
New Permit
Buffer Zone
June 2024



Attachment J

Wastewater Treatment Plants within 3 Miles

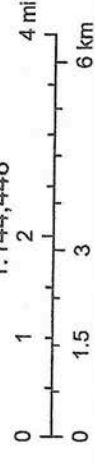
NJV Investors, LLC Wastewater Treatment Plants Within 3 Miles



1/18/2024, 11:19:21 AM

Wastewater Outfalls

1:144,448



Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, TCEQ

Web AppBuilder for ArcGIS
Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | TCEQ |



May 6, 2024

City of Blue Ridge
200 South Main St.
Blue Ridge, TX 75424

RE: New Wastewater Treatment Facility

To whom it may concern:

This letter has been prepared by Landsman Environmental, LLC on behalf of our client, NJV Investors LLC. NJV Investors, LLC is applying for a new wastewater permit from the Texas Commission on Environmental Quality (TCEQ). The wastewater treatment facility will be located at County Road 506, Anna, TX 75409.

We are making a formal request for you to provide this area with a public sewer system. As required by the TCEQ, we are contacting all wastewater treatment facilities within three miles of the planned wastewater treatment facility to inquire if you have the capacity to accept an additional volume of wastewater, or if you are able to agree to expand in order to accept additional capacity. The volume of wastewater from this facility is estimated to be .030 million gallons per day.

We would appreciate your response via email to Stephanie@landsmanenviro.com. If you would like to provide this area with a public sewer system, we will require a cost and time estimate for the engineering, permitting, and construction as soon as possible. Thank you for your attention to this matter.

___ Yes, we are interested.

___ No, we are not interested.

Stephanie Landsman
Wastewater Specialist

Landsman Environmental LLC 9597 Jones Road #962, Jersey Village, TX 77065

Attachment K

Design Calculations

PROCESS:

BRT1 & BRT2

Total Media surface area (10 mg/ 3005 effluent)

65,270

NOTE: COD loading rate (same as BOD)

BRT2 - Nitritation Tank Media Surface Area Required

NOTE: Use design influent NH₄-N concentration divided by Nitritation loading rate

Nitritation Media Surface Area Required

Media Volume	35,649	sf
Media Width	814	sf
Media Height	10.5	ft
Media Length	8.0	ft
Use Media Length	9.7	ft
Media Surface Area Provided	10	ft
Media Volume Provided	37,600	sf
BRT 2 Tank Length	11	ft
BRT 2 Tank Fluid Volume	1,265	cf

equal to unit fluid width minus 0.5 ft on each side
media comes with 8-ft height available height equals fixed tank height minus 1.5 ft for freeboard allowance, 0.8 ft beneath media and 0.5 ft over media
This is a Selected Value media comes in 6-ft lengths
allow 0.5 ft spacing on both ends
use MWFO for height

BRT1 - COD Oxidation Tank Media Surface Area Required

Total Media Surface Area - Nitritation Surface Area

28,621

sf

equal to unit fluid width minus 0.5 ft on each side

Media Volume with Biomass Media at 47 g/cf

609

cf

media comes with 8-ft height available height equals fixed tank height minus 1.5 ft for freeboard allowance, 0.8 ft beneath media and 0.5 ft over media

Media Width

10.5

ft

This is a Selected Value media comes in 6-ft lengths

Media Length Required

7.2

ft

allow 0.5 ft spacing on both ends

Use Media Length

10

ft

use MWFO for height

Media Surface Area Provided

30,400

sf

allow 0.5 ft spacing on both ends

Media Volume Provided

640

cf

use MWFO for height

BRT 1 Tank Length

11

ft

allow 0.5 ft spacing on both ends

BRT 1 Tank Fluid Volume

1,265

cf

use MWFO for height

Safety factor provided due to variability of influent concentration, temperature changes etc.

Total Media Surface Area provided

77,250

sf

Want to aim for 25% safety factor for conditions outside Houston

Safety Factor

10%

Want to aim for 25% safety factor for conditions outside Houston

BRT1 & BRT2

Total Tank Lengths (sum of both)

22

ft

Media Volume BRT 1

300

cf

Note: Liquid Volume of each BRT is based on Gross Unit Dimensions (L x W) X Max Water Height (MWFO)

Media Volume BRT 2

840

cf

Note: Total Media volume provided for both BRTs

Total Media Volume

1,580

cf

Total Fluid Volume for both BRTs

2,550

cf

FST Weir

TCCQ Weir Loading

16,000

lps/ft

Q = 2.49M^{0.48} where "Q" is in cfs and "M" is in ft

Design Weir Loading

13.5

lps/ft

20,000 is maximum value

Q/C

12.667

lps/ft

To mitigate overflow of weir during peak which is issue with smaller plants.

Q/C

30,000

lps/ft

Q/C

Min Weir Length at Q/C

11

ft

Q/C

Used Weir Length

11

ft

Q/C

Spacing O/C

6

ft

Q/C

Avg Flow per weir

27.5

lps

Q/C

Shape at Q/C

0.002

lps

Q/C

PK Flow per Weir

0.70

lps

Q/C

Shape at Q/C

0.009

lps

Q/C

Shape at Q/C

1.22

lps

Q/C

SFRBA UNIT DESIGN DOCUMENT 30,000 gpd 12 by 12 Unit
 (with Standard Influent and Effluent levels: 300/200/60 10/15/3)
 Unit Sizing for Submerged Fixed Biofilm Reactor

Unit Only Rate	gpd	gpm	cfh	Notes
Average Output (Q _{avg})	30,000	200.00	0.046	
Peak Output (Q _p)	120,000	800.00	0.186	
Effluent Concentration (mg/l)	BOOD	TSS	NH3-N	
Influent Concentration (mg/l)	10	15	3	
Influent Concentration (lb/d)	300	300	60	
Influent Concentration (lb/d)	75.06	75.06	15.01	
Influent Concentration (lb/d)	34.07/1.2	34.07/1.2	6.815.4	

DESIGN CRITERION:

BRT1-CBOD Oxidation				
CBOD loading rate	B ₁ /m ² /d	B ₁ /d	Value	Notes
for effluent at 10 mg/l	5	0.00125	1.29*10 ⁻³	from SRT
for effluent at 20 mg/l	5.62	0.00115	1.19*10 ⁻³	from MT Garrett
for effluent at 30 mg/l		0.00229	2.29*10 ⁻³	from MT Garrett
for effluent at 50 mg/l		0.00286	2.86*10 ⁻³	from MT Garrett
for effluent at 80 mg/l		0.0035	3.50*10 ⁻³	from MT Garrett
for effluent at 100 mg/l		0.0039	3.90*10 ⁻³	from MT Garrett
for effluent at 200 mg/l		0.006	6.00*10 ⁻³	from MT Garrett

Media	m ² /m ³	d/d	Notes
Brownwood (VF-19 Plus)	154	47	
CES VF 150+	148	45	
CES 150	157	48	

BRT2 - Nitrification	B ₂ /m ² /d	B ₂ /d	Value	Notes
NH3-N loading rate	2	0.000110	0.41*10 ⁻³	from MT Garrett
FSR	gpd/d			
loading rate @ Q _{avg}	300	MT Garrett		

12 by 12 FRP Unit Design
 Fixed Tank Dimensions
 Notes: These are selected values

Dimension	Units	Notes
width	ft	
height	ft	
max water height (ft)	ft	
Peak flow factor		

Calculated Tank lengths and Media Volumes Provided
 Notes: These are calculated values based on fixed dimensions and effluent criteria

Units	Notes	Media Vol./d	Media Type
BRT1	11	840	CES VF150+
BRT2	11	840	CES VF150+
FSR (Tube Settles)	12	259	LS50
Sludge Holding	8		
TOTAL LENGTH	42		

Notes: THIS DESIGN REQUIRES

Quantity	Description
2	24 FT (BRT1), 12 FT (FSR), 8 FT (CCS, SUI)
2	128 SCSN

The CBOD loading rate is a function of the effluent concentration. See Garrett paper.
 For 5 mg/l = 0.90 lb BOD/1000 d/d
 For 10 mg/l = 1.15 lb BOD/1000 d/d
 For 20 mg/l = 1.29 lb BOD/1000 d/d
 For 30 mg/l = 1.50 lb BOD/1000 d/d

The loading rate is a function of the effluent concentration level. See Garrett paper, pg 6.
 TSS Eff loading rate mg/l
 5
 10
 15
 20
 30
 50
 100

PRELIMINARY DESIGN CALCULATIONS FOR ENXIO TUBE SETTLER INSTALLATION

Unit sizing for Settlement Tank With Tube Settlers

Project is 30K gpd project

Unit Daily flow	gpd	gpm	cfs	cf/h
Average Daily Flow (Q _{av})	30,000	20.83	0.046	167.1
Peak Daily Flow (Q _{pk})	120,000	83.33	0.186	668.4

Effluent Concentration (mg/L)	TSS
	15

Influent Concentration (mg/L)	300
Influent Concentration (lb/d)	75.1
Influent Concentration (gr/d)	34,110

Tube Settler Media	m ² /m ³	sf/cf
Specific Surface	11.2	3.3

Settlement Tank	gpd/sf
Loading Rate at Q _{av}	300

Surface Area Required @ Q _{av}	100	sf
Surface Area Required @ Q _{av} x 1.5	150	sf
Settlement Tank W/idth	11.5	ft
Tube Module Height	2	ft
Required Module Volume	45.5	cf
Height x W	23	sf
Required Length (Le)	2.0	ft
Weir Length Needed per TCEQ	11	ft
Effective Length provided	11	ft
Module Volume provided	258.8	cf
Effective Surface Area Provided (P)	853.9	sf
Loading Rate at Q _{av}	35.1	gpd/sf
Loading Rate at Q _{pk}	140.5	gpd/sf
Base Length (lb)	12	ft
Total Base Area	142.7	sf
Effective Base Area (Le*W)	129.4	sf
Hazen Velocity (Q/P)	0.20	ft/hr
Base (mirror) Velocity (Q/Aeff)	1.29	ft/hr

Settlement Tank Dimensions

Fixed Dimensions	Dimension	Units	
Width	11.5	ft	
Tank Height	11.5	ft	
Module Height	2	ft	Height of tube settler
Max Water Depth	10	ft	
Weir Length	11	ft	From design spreadsheet
Peak Flow Factor	4		
Calculated Dimensions	Length	Units	
Effective Length (Le)	11	ft	
Base Length (lb)	12	ft	
Needed Weir Length	11	ft	Needed Weir Length
Needed Tube Settler Length	12	ft	Needed Tube Settler Length

Accounts for 60° angle (2/1.732)
 Note: this is base length of Tube Settler Module. Need to provide sufficient length for Weir
 (see design spreadsheet plus stilling well dimensions)

Note: For Design of Diffusers & Piping Use: 150% Required Air

EDI Maxwell 24 Inch Tube (SS) Coarse Bubble Diffuser

Operating Range:
Minimum

Inches (54) Coarse bubble Diffusers		BRT (Typical)
Operating Range:	0 - 40	scfm for 24 inch SS diffuser
Minimum	0	scfm
Delta	4.5	scfm
Diffuser Spacing	24	Shoot for 4 scfm Center to Center

Manufacturer doesn't recommend fine bubble due to media

Operating Range:
Milhouse

	0 to 20 scfm	for 5 inch diameter die or diffuser	
Operating Range:	0 to 20	scfm	
Design Flow	12	scfm	
Diffuser Spacing	12	inches	
		Center to Center	
Min Required Air in largest BRT @ 150% Min Required Air in smallest BRT @ 150%	128 138	scfm scfm	
Min required Air is 547 =	37	scfm	
		30 scfm / 1000 cft	
Minimum Required # of Diffusers in largest BRT =	3	#	
Minimum Required # of Diffusers in smallest BRT =	3	#	
Minimum Required # of Diffusers in SRT =	5	#	

Note: Air Scouring and Mixing covers the different bubble diffuser models

Abstract

Width

[illegible]

Note: Air drop length is tank width minus 0.6 ft

Width

Mesh length	30	ft	Min of 4.2', ref across shop
Space between drops	4	ft	
At Drops (per BR1)	2	ft	
Diffuser Spacing	1.5	ft	Min 0.5' from outer wall and 1' from inner wall
Diffuser Spacing	3.0	ft	
# Hand/ Drop	2	ft	
# Diffuser/ Row	2	ft	
Diffusers provided for BR 1	32	#	
Diffusers provided for both tanks	64	#	
Total for both BRs	64	#	

Min of 4.5', ref screen shot

1000

	Total	for both BRIs
Cylinder Spacing	125	ft
Air Drop / Drop	8.0	m
# Diffusers per Tank	2	#
Diffusers provided for both tanks	72	#
Total Diffusers for both tanks	72	#
Stage Holding, and CC Tank		
Air Drop length for SRT	13	ft
Width	R.O.	ft
Air drops (per SRT)	3	#
Diffuser Spacing	1	ft
# Diffusers / Drop	2	#
Diffusers provided for SRT		#

Total for both BRTs

FINAL SETTLING TANK

Surface Area Req'd @ Qav
Surface Area Req'd @ 1.5x Qav

Width
Required Length
Taper settler
Used
Surface area provided
Surface area required (1.5x settler)
Tank Volume (gal)
Use SMD

DETENTION TIME

@ Qav
@ Qav x 4 (Peak)

Rate (gpm)
30,000
120,000

Time (hrs)
6.0
1.5

Minus 3 to account for sludge blanket and cover over tube settler

CHIMING CONTACT TANK

Use L
W
MWD
Volume

8 ft
4 ft
9 ft
288 cfd
2,154 gpd

This value is selected as final
Don't go less than 4 ft

OK > than TCEQ minimum value of 20 minutes

SOLIDS HOLDING TANK

Use L
W
MWD
Volume

8 ft
4 ft
9 ft
288 cfd
2,154 gpd

Note: Value of L for SHT does not need to equal L for CCT but may effect final design configuration

Soils Production
Schlegel
AMS Tests

0.5 sludge/lb BOD
0.45 sludge/lb BOD

0.45
3%

sludge/lb BOD
% of BOD/day

Soils Production
sludge weight / day
sludge unit weight
sludge volume / day
Holding time

40.5
1.331
63.2
21.4
22

lb/day
BOD
cfd
days

AERATION SYSTEM

Note: BR1 and BR2 each have different surface area
BR1 Media Length
BR1 Media Area
BR2 Media Length
BR2 Media Area
Total Media Area

10.5
10
105
105
210

This width is width of media, not tank
plan of both BR1 Media Strips

Required Airflow - Normal Operation (1 scfm per ft)

Minimum Required Airflow for BR1 =
Minimum Required Airflow for BR2 =
Minimum Required Airflow for both BR1s =
1200 for blower and air pipe sizing =

105
105
210
315

Required Blowing Airflow Rate

Schlegel: Blowing air flow (Standard) =
for 10 minutes/day at base of media =

20
65.6
1,603

1.5-3.0
1.5-3.0
1.5-3.0

Required Airflow - Sizing

Flushing Airflow for BR1 =
Flushing Airflow for BR2 =
Flushing Airflow required for both BR1s =

115
115
230

ACCM Model 615B HP = 11.5; Motor HP = 15
Maximum flow rate (1750 gpm) (Schlegel value)
Minimum flow rate (1750 gpm) (Schlegel value)

1.35
1.35
1.09

See ACCM blower pressure/air flow chart for scfm at 1750 / 284
Note: Airflow to maintain DO (>4 mg/l) for both tanks < flushing airflow for 1 tank
Use minimum required airflow value for pipe design.

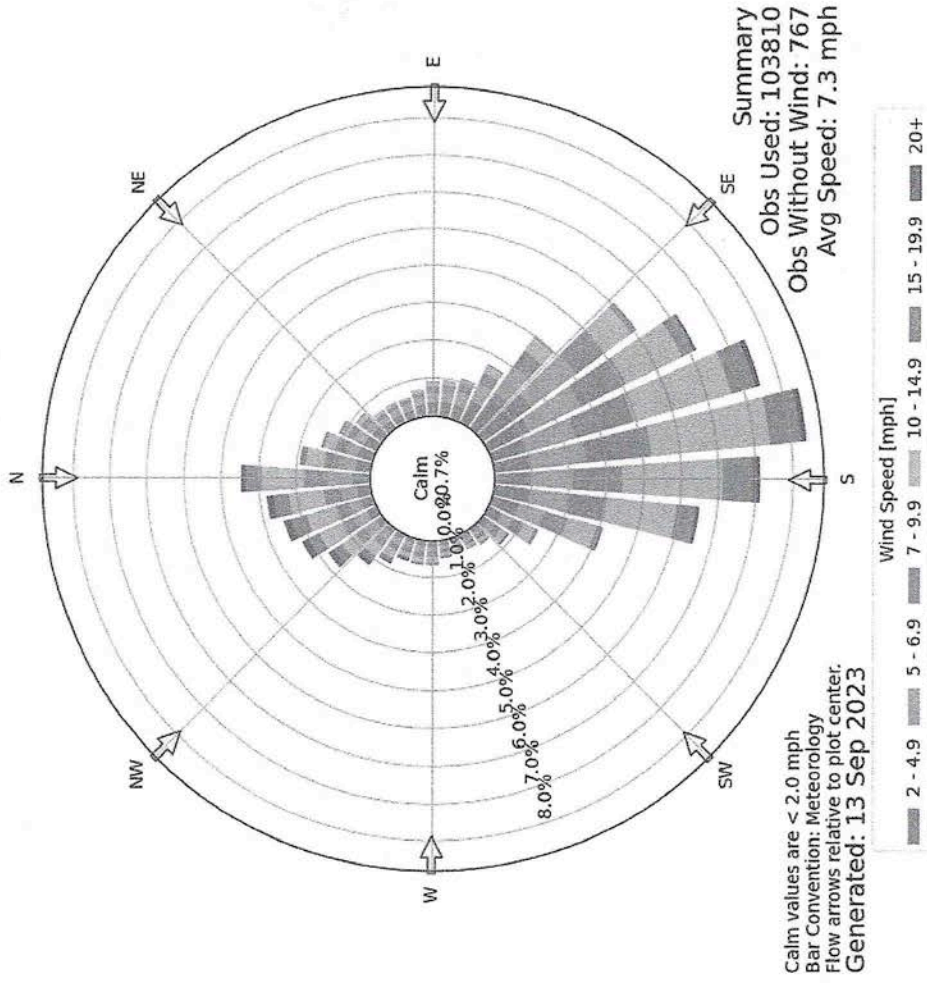
ACCM

Attachment L

Wind Rose



Windrose Plot for [FWS] DFW NEXRAD
Obs Between: 23 Feb 2002 03:55 PM - 13 Sep 2023 01:55 AM America/Chicago



Monthly Climatology: (click thumbnail)

January

Attachment N

Lease

GROUND LEASE AGREEMENT

Background

- A. This is an agreement ('The Agreement') for the ground lease of real property according to the terms set out below.
- B. The Landlord, the Tenant and the Site are as set out in Schedule 1 of this Agreement.
- C. Collectively, the Landlord and Tenant will be referred to as 'The Parties'.
- D. The Effective Date is set out in Schedule 1 of this Agreement.
- E. Landlord owns and desires to lease to Tenant, and Tenant desires to lease, the Site; and

NOW, THEREFORE for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Agreement to Lease

1. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the real estate described in Schedule 1 (the "Site").

Purpose

2. The Site may be used and occupied only for the following purpose (the "Permitted Use") set out in Schedule 1. Nothing herein shall give Tenant the right to use the Site for any other purpose without the prior written consent of Landlord. Landlord makes no representation or warranty regarding the legality of the Permitted Use, and Tenant will bear all risk of any adverse change in applicable laws.

Term

3. This Agreement will be for a term beginning at 0001 on the Lease Start Date and ending at 2359 on the Lease End Date (the "Term"). The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

Rent

4. Tenant will pay Landlord rent in the amount and on the Rent Payment Schedule set out in Schedule 1.

Late Fee

5. Rent paid more than 3 days after the due date(s) set out in Schedule 1 will be deemed to be late. Tenant agrees to pay a late charge of 1/20th the cost of monthly rent for each day that the rent is late.

Additional Rent

6. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

Security Deposit

13. Tenant agrees to use the Site only for the Permitted Use and will not commit waste upon the Site. Tenant will, at its sole expense, maintain the Site in good repair and make all necessary repairs thereto. Tenant will not use the Site for any unlawful purpose or in any manner that will materially harm Landlord's interest in the Site.

Improvements and Alterations

14. Tenant may make improvements, alterations, additions, or other changes to the Site without the written approval of the Landlord. Tenant agrees that any construction will be performed in a good and workmanlike manner and will comply with all applicable laws. All improvements, alterations, additions, or other changes to the Site shall become the property of Landlord upon the termination of this Agreement. Tenant shall have the right to erect any sign related to its business.

Leasehold Mortgage

15. Tenant has the right to grant a mortgage, deed of trust, or other security instrument in Tenant's interest to the Site created by this Agreement (the "Leasehold Mortgage") to secure repayment of a loan made to Tenant to finance construction of any improvements made to the Site during the Term.

No Mechanics Lien

16. Tenant will not permit any mechanics or other liens to be filed against Landlord's interest to the Site as a result of any work performed for or obligations incurred by Tenant. Tenant will indemnify Landlord for any liability, cost, or expense, including attorney's fees, in the event any such lien is filed.

Permits and Approvals

17. Tenant will be responsible for obtaining all licenses, permits, and approvals required by any federal, state or local authority in connection with its use of the Site. Landlord will cooperate with Tenant and provide the necessary documents to obtain such licenses, permits, and approvals.

Compliance with Laws

18. Tenant covenants and agrees to comply with all federal, state and local laws, regulations and ordinances affecting the Site and use of the Site, including applicable environmental laws. In addition, Tenant will comply with all requirements necessary to keep in force fire and liability insurance covering the Site.

Hazardous Substances

19. Tenant will not keep or store on the Site any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Site or that might be considered hazardous or extra hazardous by any responsible insurance company.

Insurance

20. Insurance. At all times during the Term, Tenant will maintain insurance for the Site covering:
- a. Property Insurance. Property insurance covering all of Tenant's improvements, equipment, and other personal property located on the Site.

27. In the event of a breach by Landlord of any of its obligations, covenants, or agreements under this Agreement which continues for a period of 28 days after receiving written notice of the breach from Tenant, Tenant has the right to terminate this Agreement, upon written notice to Landlord, without penalty. Landlord shall return to Tenant any prepaid or prorated rent if Tenant terminates this Agreement pursuant to this section.

Surrender of the Site

28. Tenant shall return the Site to Landlord upon termination of this Agreement in good condition and repair, ordinary wear and tear excepted. Within 28 days following the termination of this Agreement, Tenant will remove all equipment, materials, fixtures and other personal property belonging to Tenant from the Site. Any property left on the Site after 28 days following the termination of this Agreement will be deemed to have been abandoned by Tenant and may be retained by Landlord.

Registration of the Lease

29. The parties shall, to the extent required by law and practice, properly register this Lease Agreement with the relevant Land Registry Office, and any other relevant government office that may serve as a place for registering or recording leases, within 45 days from the date that this Lease Agreement is executed.

Subordination

30. This Agreement and Tenant's right hereunder shall be subject and subordinate in all respects to any mortgage, deed of trust, or other lien now or hereinafter incurred by Landlord. Upon request of Landlord, Tenant will enter into a subordination agreement or other customary form as required by the lien holder.

No Partnership

31. Nothing contained in this Agreement shall be deemed or construed to create a partnership, joint venture or any other fiduciary relationship between the Parties other than that of Landlord and Tenant. Neither Party is authorized to act as an agent or on behalf of the other Party.

Condemnation

32. In the event that all or a material portion of the Site necessary for Tenant's Permitted Use of the Site is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by the right of eminent domain, this Agreement shall terminate on the date of such taking, and all rent under this Agreement shall be prorated and paid to such date. In the event such taking is less than a material portion of the Site, this Agreement shall remain in full force and effect; provided however, the rent due under this Agreement shall be reduced to such extent as may be fair and reasonable under the circumstances. Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings.

Limitation of Liability

41. This Agreement will inure to the benefit of and be binding upon the Parties and their respective permitted successor and assigns.

Governing Law and Disputes

42. The terms of this Agreement shall be governed exclusively by the laws of the State of Jurisdiction named in Schedule 1, without regards to its conflicts of laws rules. Any dispute arising from this Agreement shall be resolved in the courts of the same.

Attorney's Fees

43. If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees) incurred in connection with the action and any appeal.

Amendment

44. This Agreement may not be modified except in writing signed and acknowledged by both Parties.

Counterparts

45. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together, shall constitute one and the same document.

Headings

46. The section heading herein are for reference purposes only and shall not otherwise affect the meaning, construction, or interpretation of any provision in this Agreement.

Entire Agreement

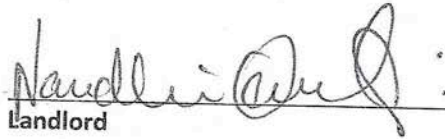
47. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.


Schedule 1

Effective Date	1/1/2024
Tenant Name	NJV Investors LLC
Tenant Address (if left blank, assumed to be the Site Address)	5901 Trinity Falls Parkway McKinney TX 75071
Tenant Phone No.	972-375-5559
Tenant Email Address.	njvinvestors@gmail.com
Landlord Name	Five Beans
Landlord Address (This should be the Seller's	3332 Remington Drive

State of Jurisdiction	Texas
Lease Start Date	1/1/2024
Lease End Date	12/31/2034 and renewed by mutual agreement

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on the Agreement Date as specified in Schedule 1.


Landlord


Tenant
Subbarayan Venkatesh,
NJU Investor

Attachment M

Sludge Management Plan

SLUDGE MANAGEMENT PLAN

Influent Design Flow = 0.03MGD

2 - Hr. Peak Flow = 0.12 MGD

Influent BOD Concentration = 300 mg/l

Bio Reactor Tank Volumes (BOD Oxidation) = 5,161 gallons

Sludge Holding Tank Volume = 3,486 gallons

<u>Solids Generated</u>	<u>100%</u>	<u>75%</u>	<u>50%</u>	<u>25%</u>
Pounds of Influent BOD ₅	75	56	38	19
Pounds of digested dry sludge produced*	34	25	17	8
Pounds of wet sludge produced**	1127	845	563	282
Gallons of wet sludge produced***	135	101	68	34

*based on 0.45sludge/pound of BOD₅

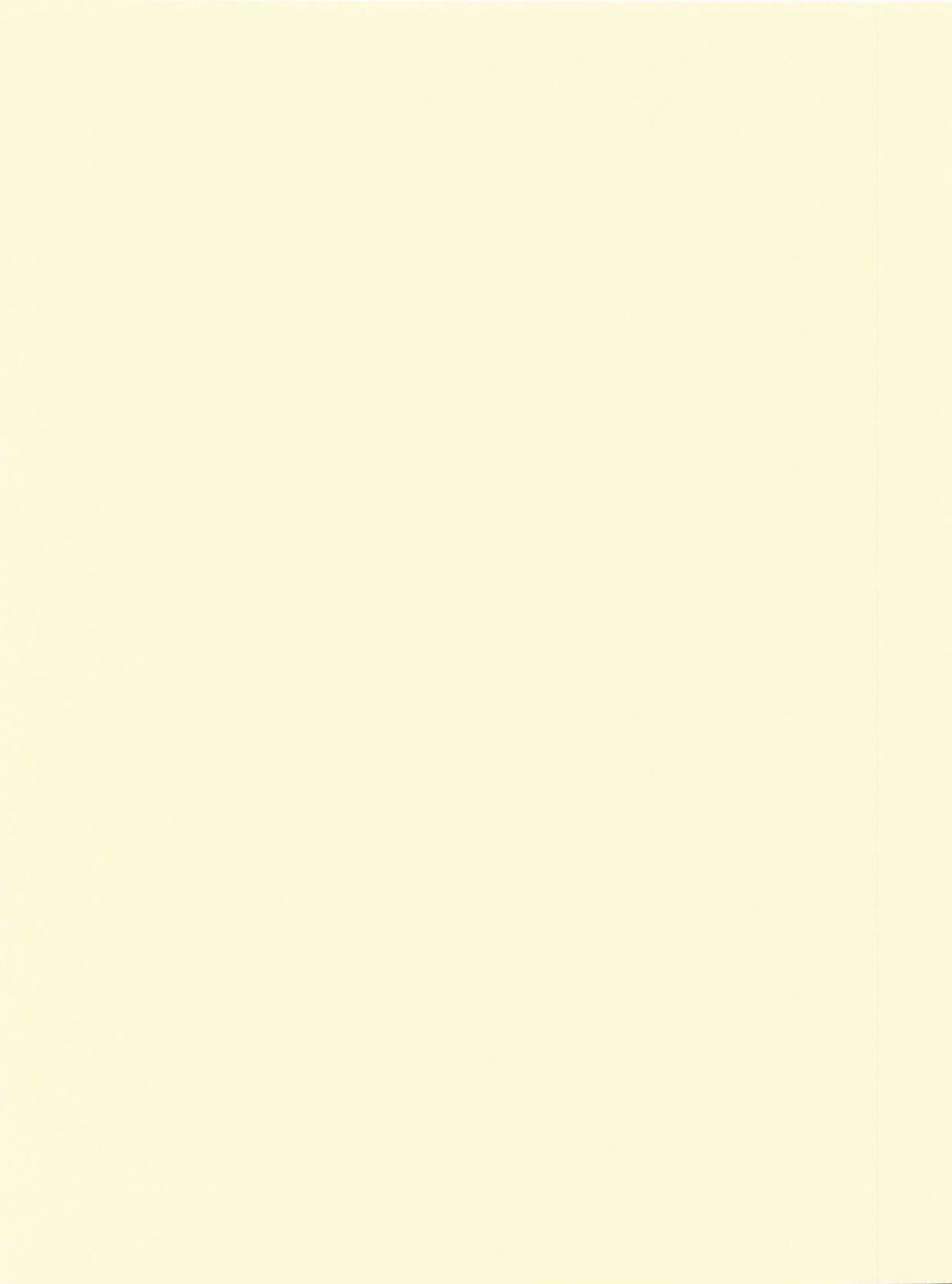
**Based on dry solids at 3%

***based on the weight of 8.34 ppg

Effluent discharges from Bio-Reactor (BRT) to a final settling tank (FST) to allow sludge to settle. Sludge is conveyed from FST to sludge holding tank (SHT) by gravity where supernatant is periodically decanted and returned to BRT.

<u>Removal Schedule (days)</u>	<u>100%</u>	<u>75%</u>	<u>50%</u>	<u>25%</u>
Days between sludge removal	32	42.6	64	128

Accumulated sludge will be removed from the SHT for disposal regularly as required based on the accumulation rate in the SHT. The estimated sludge production based on an average daily flow rate of 0.03 MGD is 21.4 cf/d. A registered hauler will transport the wet sludge to a TCEQ authorized disposal location.

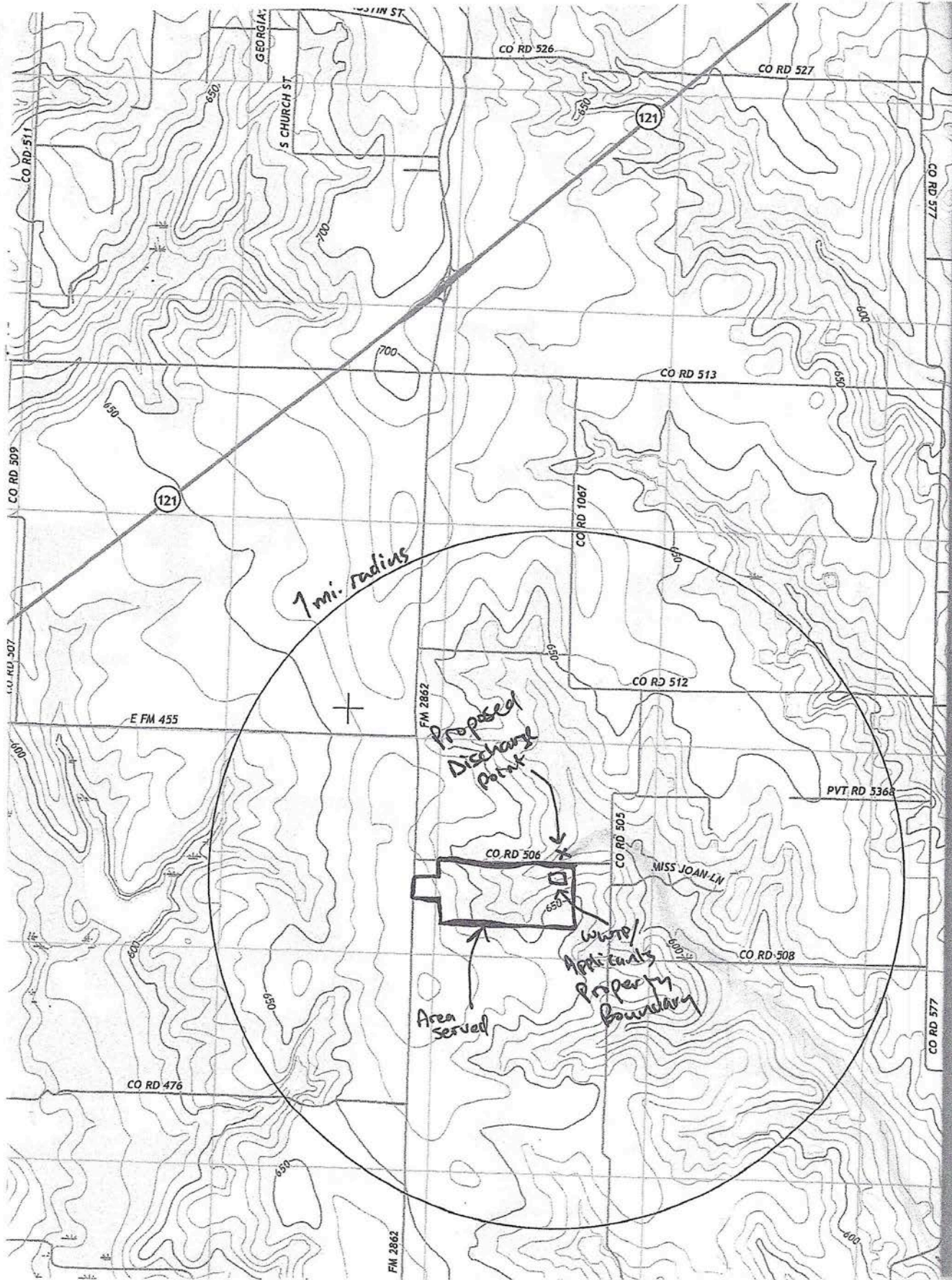


Attachment Index

<i>Attachment</i>	<i>Title</i>
A	Original USGS Topographic Map
B	Site Map
C	Flow Diagram
D	Core Data Form
E	Public Involvement Plan Form
F	Treatment Units & Treatment Process Description
G	Adjacent Landowner Information
H	Original Photographs
I	Buffer Zone Map
J	Wastewater Treatment Plants within 3 Miles
K	Design Calculations
L	Wind Rose
M	Sludge Management Plan

Attachment A

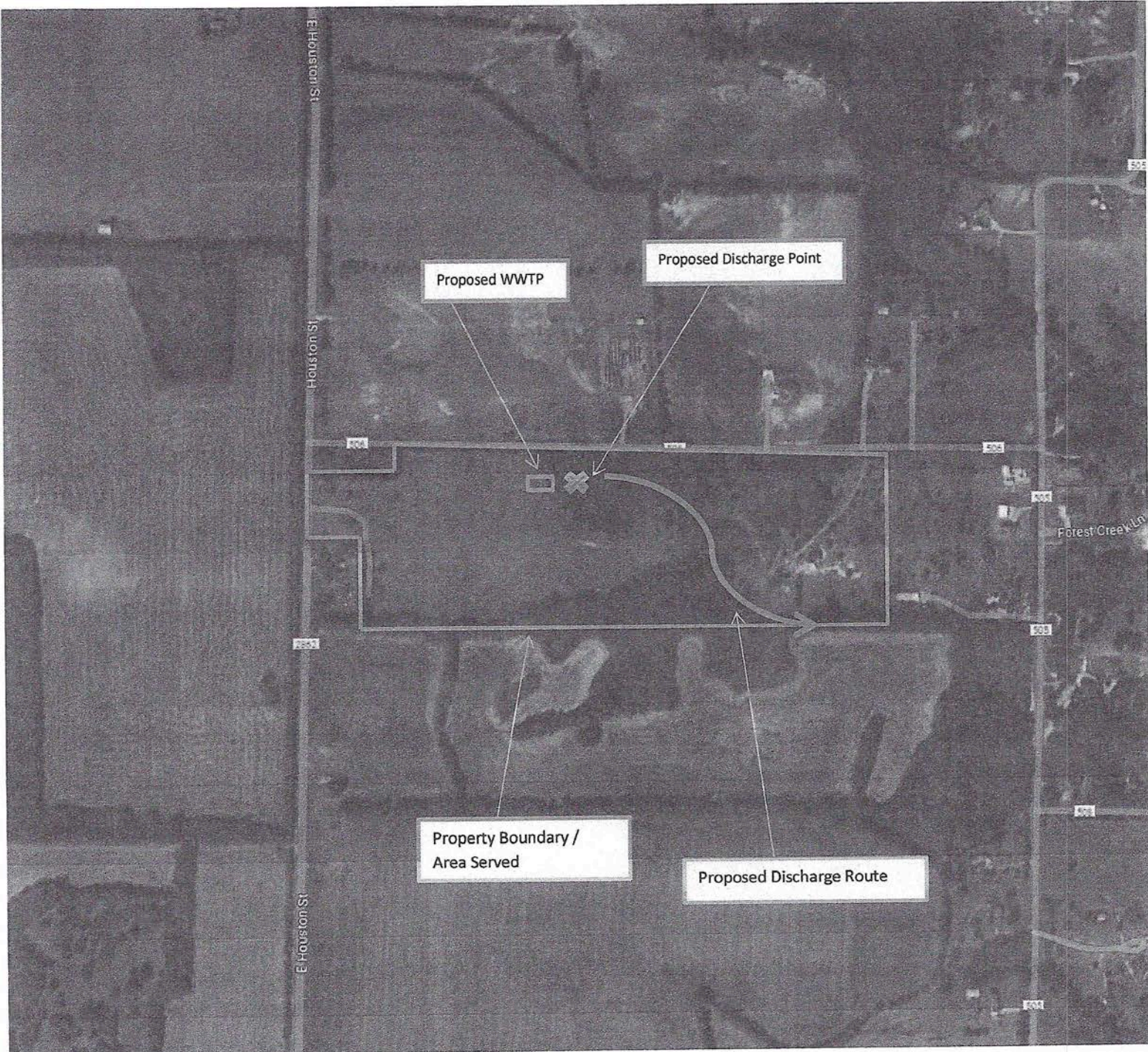
Original Topographic Map





Attachment B

Site Map



NJV Investors, LLC
New Permit
Site Map
June 2024



Attachment C

Flow Diagram



FIVE BEANS
30KGPD WWTP
PROCESS FLOW DIAGRAM

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS
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UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES

SIZE	REV

SCALE: NTS

SHEET 1 OF 1

Abstract

Attachment D

Core Data Form

23. Street Address of the Regulated Entity: (No PO Boxes)	County Road 506							
	City	Anna	State	TX	ZIP	75409	ZIP + 4	
24. County	Collin							

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

25. Description to Physical Location:								
26. Nearest City					State	Nearest ZIP Code		
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).								
27. Latitude (N) In Decimal:			28. Longitude (W) In Decimal:					
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
4952				22132				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Wastewater Service Provider								
34. Mailing Address:	3332 Remington Dr.							
	City	Plano	State	TX	ZIP	75023	ZIP + 4	
35. E-Mail Address:		dallasvenky@gmail.com						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(972) 839-7319						() -		

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.

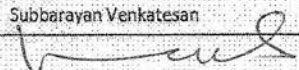
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review 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"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Stephanie Landsman			41. Title:	Wastewater Specialist		
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address				
(281) 658-5899		() -	stephanie@landsmanenviro.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:	NJV Investors, LLC		Job Title:	Managing Member	
Name (In Print):	Subbarayan Venkatesan			Phone:	(972) 839-7319
Signature:				Date:	6-27-2024



TCEQ Core Data Form

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

SECTION I: General Information

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

Follow this link to search for CN or RN numbers in Central Registry**

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (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	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first; eg: Doe, John)			
NJV Investors, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
802021890	32054544302		
11. Type of Customer:		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Yes	
<input type="checkbox"/> Individual		<input type="checkbox"/> No	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner			
<input type="checkbox"/> Operator			
<input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee			
<input type="checkbox"/> Responsible Party			
<input type="checkbox"/> VCP/BSA Applicant			
<input type="checkbox"/> Other:			
15. Mailing Address:			
3332 Remington Drive			
City	Plano	State	TX
ZIP	75023	ZIP + 4	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		dallasvenky@gmail.com	
18. Telephone Number		19. Extension or Code	
(97) 839-7319			
		20. Fax Number (if applicable)	
		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)	
<input checked="" type="checkbox"/> New Regulated Entity	
<input type="checkbox"/> Update to Regulated Entity Name	
<input type="checkbox"/> Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
RV Resort of Collin County Wastewater Treatment Plant	

Attachment E

Public Involvement Plan Form



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 3. Application Information

Type of Application (check all that apply):

Air ☐ Initial ☐ Federal ☐ Amendment ☐ Standard Permit ☐ Title V
Waste ☐ Municipal Solid Waste ☐ Industrial and Hazardous Waste ☐ Scrap Tire
☐ Radioactive Material Licensing ☐ Underground Injection Control

Water Quality

- ☒ Texas Pollutant Discharge Elimination System (TPDES)
☐ Texas Land Application Permit (TLAP)
☐ State Only Concentrated Animal Feeding Operation (CAFO)
☐ Water Treatment Plant Residuals Disposal Permit
☐ Class B Biosolids Land Application Permit
☐ Domestic Septage Land Application Registration

Water Rights New Permit

- ☐ New Appropriation of Water
☐ New or existing reservoir

Amendment to an Existing Water Right

- ☐ Add a New Appropriation of Water
☐ Add a New or Existing Reservoir
☐ Major Amendment that could affect other water rights or the environment

Section 4. Plain Language Summary

Provide a brief description of planned activities.

Plain Language Summary is included in the permit application.

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.

Anna, TX

(City)

Collin

(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

91.4%

(b) Per capita income for population near the specified location

77,787

(c) Percent of minority population and percent of population by race within the specified location

Black or African American-16.55%; two or more races-4.81%; American Indian & Alaska Native alone-0.8%, Asian alone-1.5%; Hispanic or Latino-19.8%; White alone-59.44%

(d) Percent of Linguistically Isolated Households by language within the specified location

22.2%

(e) Languages commonly spoken in area by percentage

English

(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) Melissa Public Library, 3411 Barker Ave, Melissa, TX

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 F

Treatment Units Dimensions & Treatment Process Description

Capacity	Units	Effective Volume, cf	Dimensions
0.03MGD	1. Aeration Tanks (BRTs)	2,530	2 @ 11'L x 12'W x 12'H
	2. Tube Settler Final Settling Tank (TS-FST)	999	12'L x 12'W x 12'H
	3. Chlorine contact tank (CCT) and Surge Tank (ST)	288	8'L x 4'W x 12'H
	4. Sludge Holding tank (SHT)	576	8'L x 8'W x 12'H

Treatment Process description

The treatment unit is a submerged fixed bed biofilm reactor (SFBBR) operated as an attached biological system configured as a packaged plant. The treatment unit is self-contained and consists of the following process units: influent pumps, influent fine screen, two aerated fixed-bed biofilm tank (BRT-oxidation and BRT-Nitrification) equipped with diffusers and blowers, one Tube settler Final settling tank (TS-FST) with sludge and scum removal, one chlorine contact tank (CCT) and one Sludge tank (SHT). The treatment system also includes sludge transfer piping, control panel, and chlorine disinfection apparatus. The effluent discharge pipe from the treatment unit is 8".

Attachment G

Adjacent Landowner Information

**NJV INVESTORS, LLC
ADJACENT LANDOWNERS LIST**

1. CHIN J CHANGE & WANDA CHANG FAMILY LP
204 THE FALLS DR.
SUNNYVALE, TX 75182-6204
2. JERRY L & BEVERLY VEST
8912 COUNTY ROAD 513
ANNA TX 75409
3. ALLISON TRAMBLE DENTON JR
9835 FM 2862
ANNA TX 75409
4. ROBERT L O'NEILL JR ET AL
111 WINDSONG WAY
ALLEN TX 75002
5. ELSA FUENTES & GEORGE NICHOLAS SIBIGTROTH
8161 COUNTY ROAD 506
ANNA TX 75409
6. DUCKWORTH LIVING TRUST
1401 AVE Q
LUBBOCK TX 79401
7. MORRIS LAUREL HUNTER TRUST
2020 BILOXI CIR
PLANO TX 75075
8. CHARLES DALE HENDRICKS ESTATE TRUST
9985 FM 2862
ANNA TX 75409
9. MADISON TRUST CO FBO
KIMBERLY TAUCH
COUNTY ROAD 577
BLUE RIDGE TX 75424

10. WILLIAM & JAMES WEST
PO BOX 867658
PLANO TX 75086-7658
11. MATT JOHNSON & ANGELA JOHNSON
8500 TIMBERCREST CT
FRISCO TX 75035
12. MICHAEL ANDRADE
8565 FOREST CREEK LANE
ANNA TX 75409
13. MARK INGERSOLL
11104 COUNTY ROAD 505
ANNA TX 75409
14. NEST EGG 2032
13 FOREST CREEK LANE
ANNA TX 75409
15. EDDIE WAYNE & HEATHER ANNETTE WOOD
10994 COUNTY ROAD 505
ANNA TX 75409
16. MARK HOEY & JAYNE HOEY
8733 FOREST CREEK LANE
ANNA TX 75409
17. JOHN K & KIMBERLY T TAUCH
8756 COUNTY ROAD 508
ANNA TX 75409
18. MICHAEL E & KATHRYN D MCCALL
8235 COUNTY ROAD 506
ANNA TX 75409
19. MICHAEL & DAWN LAIER
8366 COUNTY ROAD 506
ANNA TX 75409
20. RICKY LEON DUNCAN & PATRICIA CHAVEZ
11164 COUNTY ROAD 505
ANNA TX 75409

21. MICHAEL & ALYSSA WHITE
8269 COUNTY ROAD 506
ANNA TX 75409

22. CHARLES R & PATRICIA A GYGER
10808 COUNTY ROAD 505
ANNA TX 75409

CHIN J CHANGE & WANDA CHANGE
FAMILY LP
204 THE FALLS DR
SUNNYVALE TX 75182-6204

MATT JOHNSON & ANGELA
JOHNSON
8500 TIMERCREST CT
FRISCO TX 75035

MICHAEL & ALYSSA WHITE
8269 COUNTY ROAD 605
ANNA TX 75409

JERRY L & BEVERLY VEST
8912 COUNTY ROAD 513
ANNA TX 75409

MICHAEL ANDRADE
8565 FOREST CREEK LANE
ANNA TX 75409

CHARLES R & PATRICIA A GYGER
10808 COUNTY ROAD 505
ANNA TX 75409

ALLISON TRAMBLE DENTON JR
9825 FM 2862
ANNA TX 75409

MARK INGERSOLL
11104 COUNTY ROAD 505
ANNA TX 75409

ROBERT L O'NEILL JR ET AL
111 WINDSONG WAY
ALLEN TX 75002

NEST EGG 2032
13 FOREST CREEK LANE
ANNA TX 75409

ELSA FUENTES & GEORGE
NICHOLAS SIBIGTROTH
8161 COUNTY ROAD 506
ANNA TX 75409

EDDIE WAYNE & HEATHER
ANNETTE WOOD
10994 COUNTY ROAD 505
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ANNA TX 75409

MORRIS LAUREL HUNTER TRUST
2020 BILOXI CIR
PLANO TX 75075

JOHN K & KIMBERLY T TAUCH
8756 COUNTY ROAD 508
ANNA TX 75409

CHARLES DALE HENDRICKS TRUST
9985 FM 2862
ANNA TX 75409

MICHAEL E & KATHRYN D MCCALL
8235 COUNTY ROAD 506
ANNA 75409

MADISON TRUST CO FBO
KIMBERLY TAUCH
COUNTRY ROAD 577
BLUE RIDGE TX 75424

MICHAEL & DAWN LAIER
8366 COUNTY ROAD 506
ANNA TX 75409

WILLIAM & JAMES WEST
PO BOX 867658
PLANO TX 75086-7658

RICKY LEON DUNAN & PATRICIA
CHAVEZ
11164 COUNTY ROAD 505
ANNA TX 75409



<https://www.collincad.org/maps/gis?prop=1038610>

scale one inch = 587'

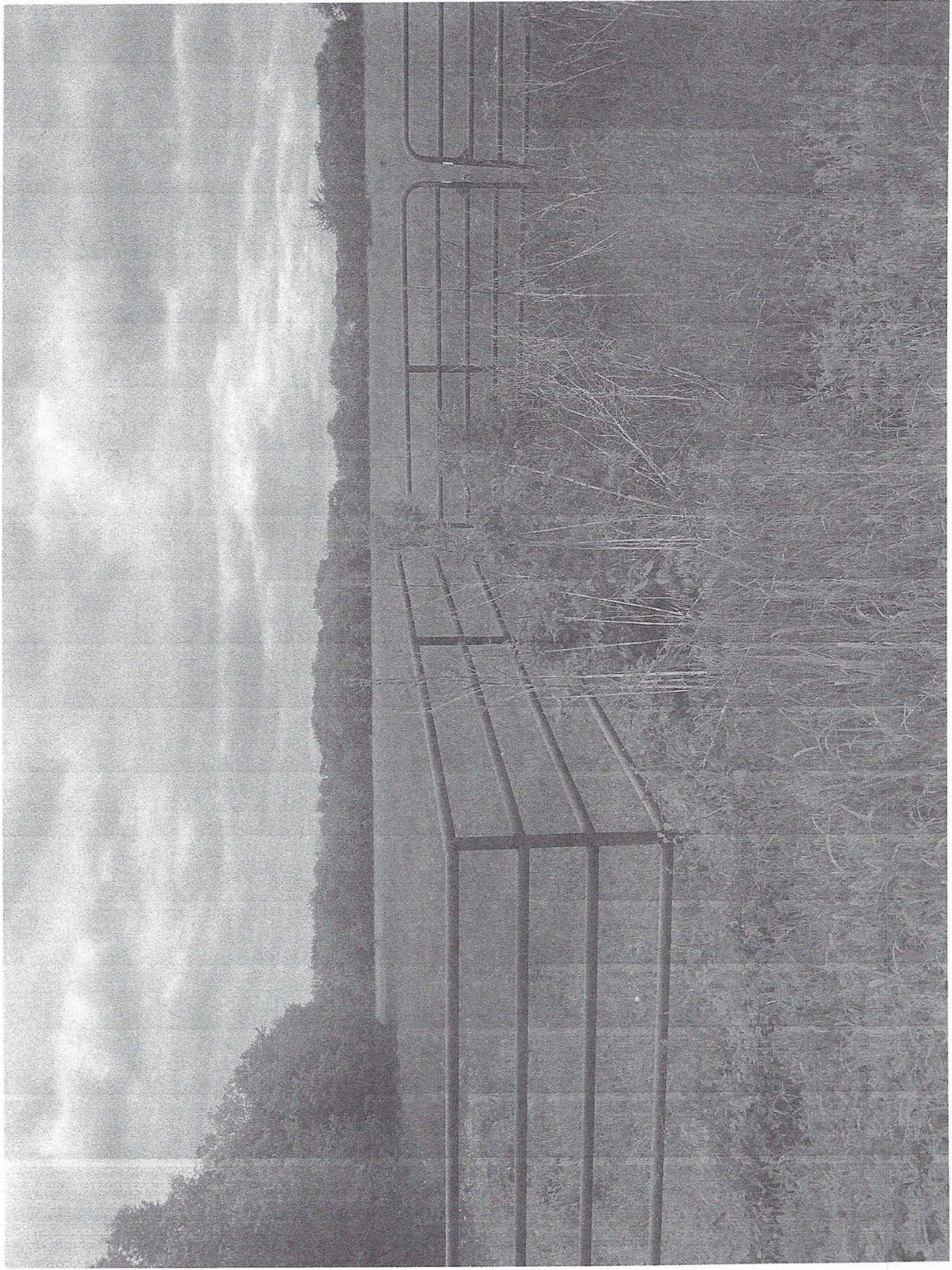


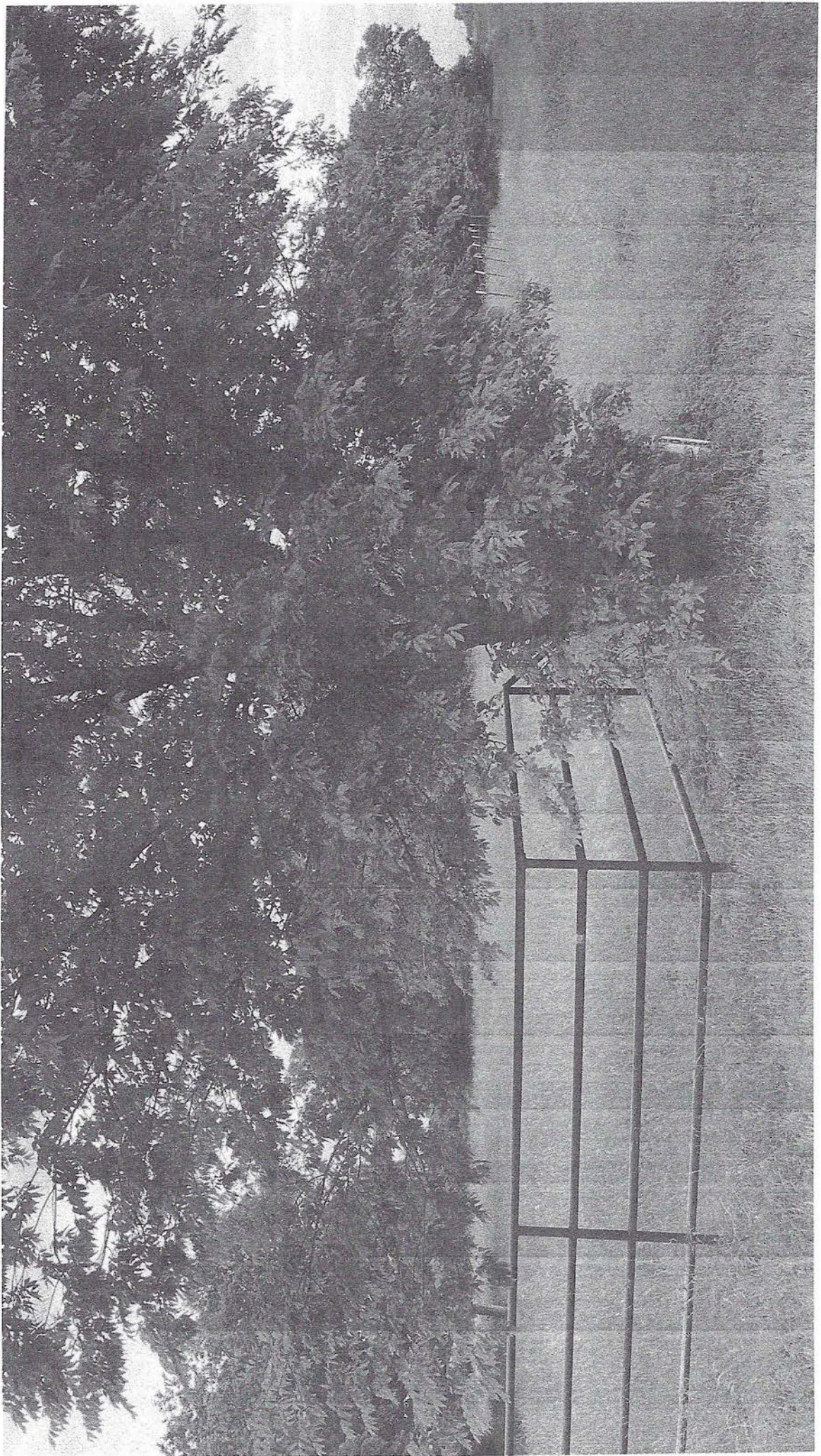
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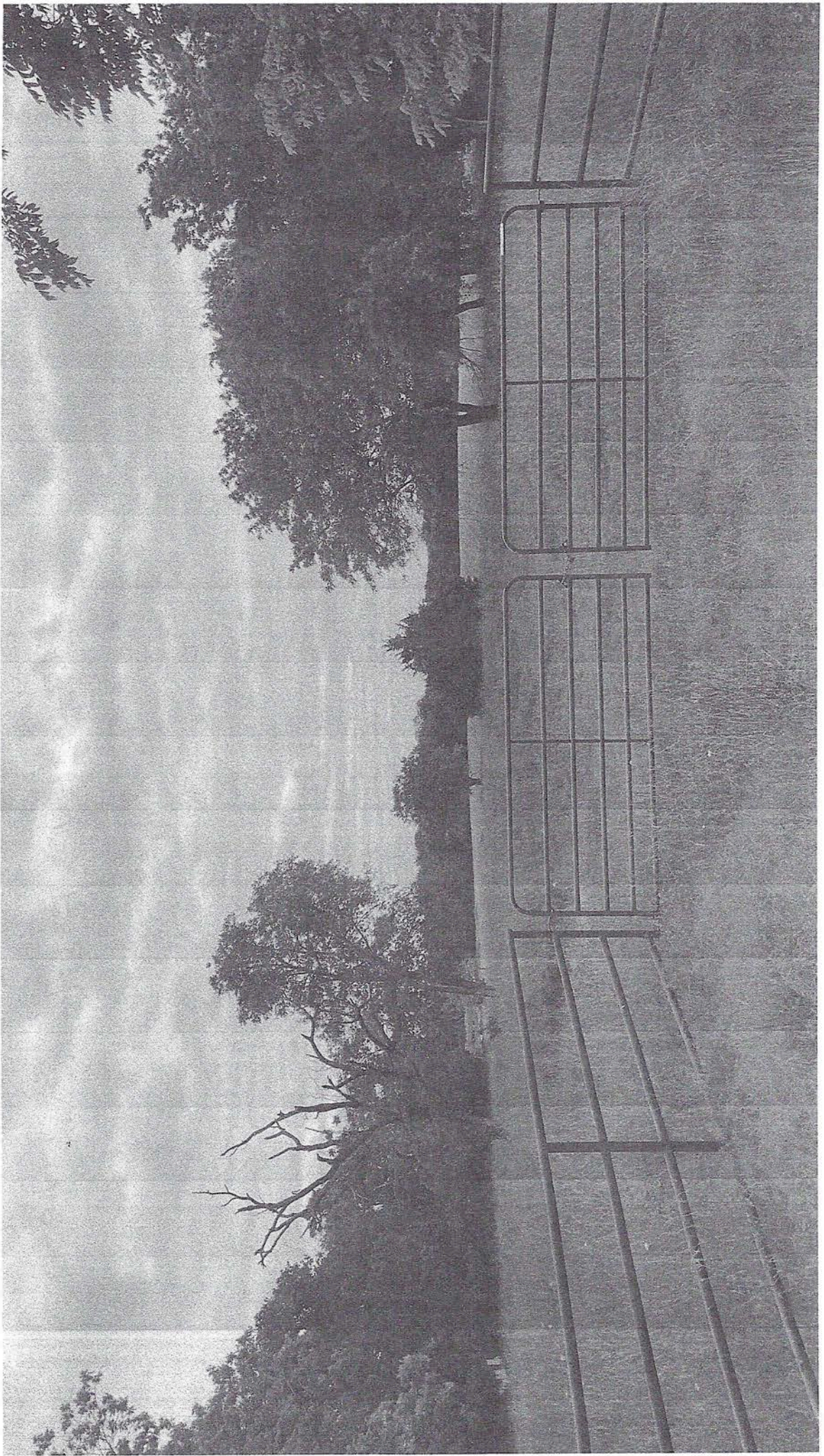
Attachment H

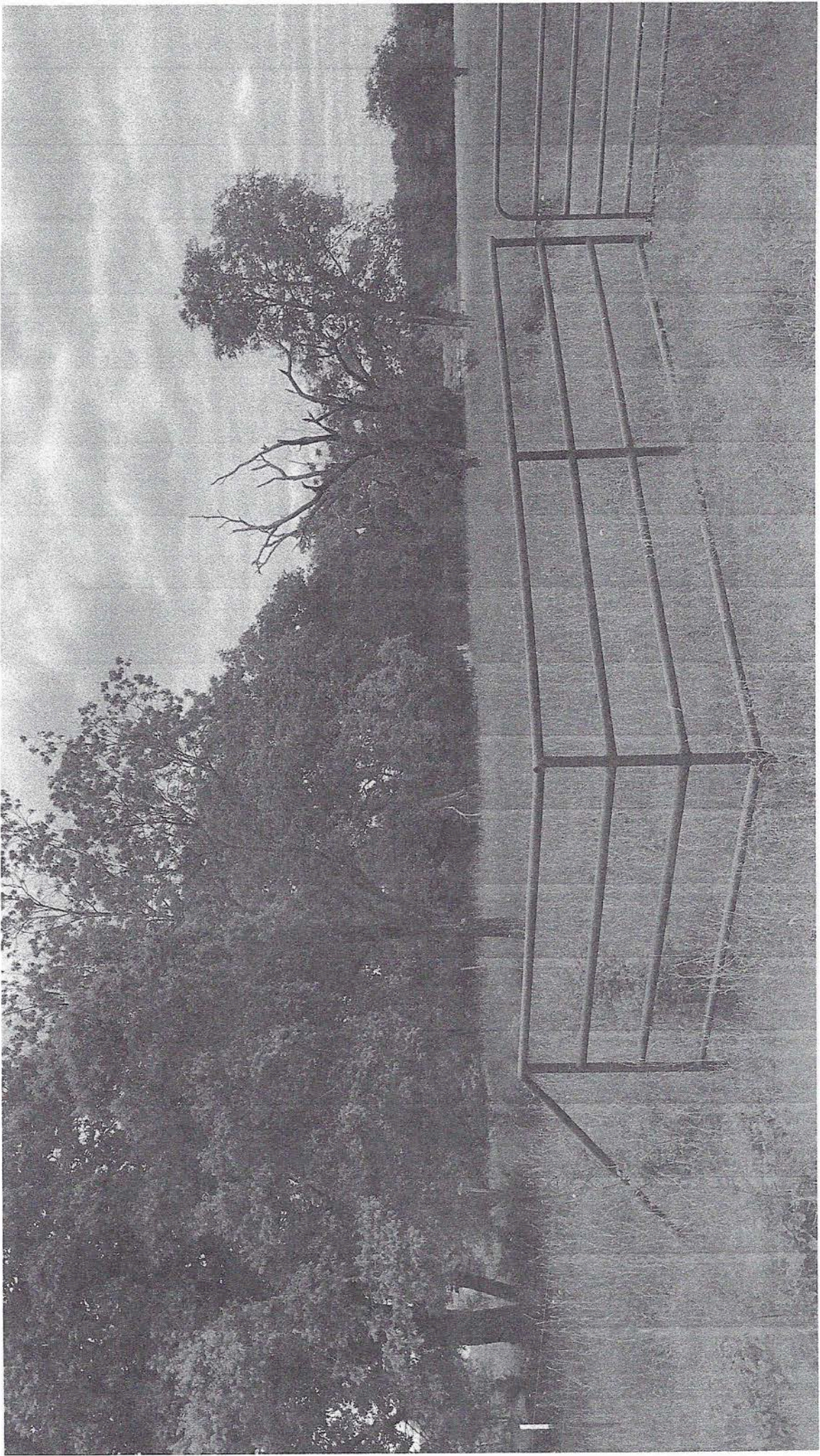
Original Photographs



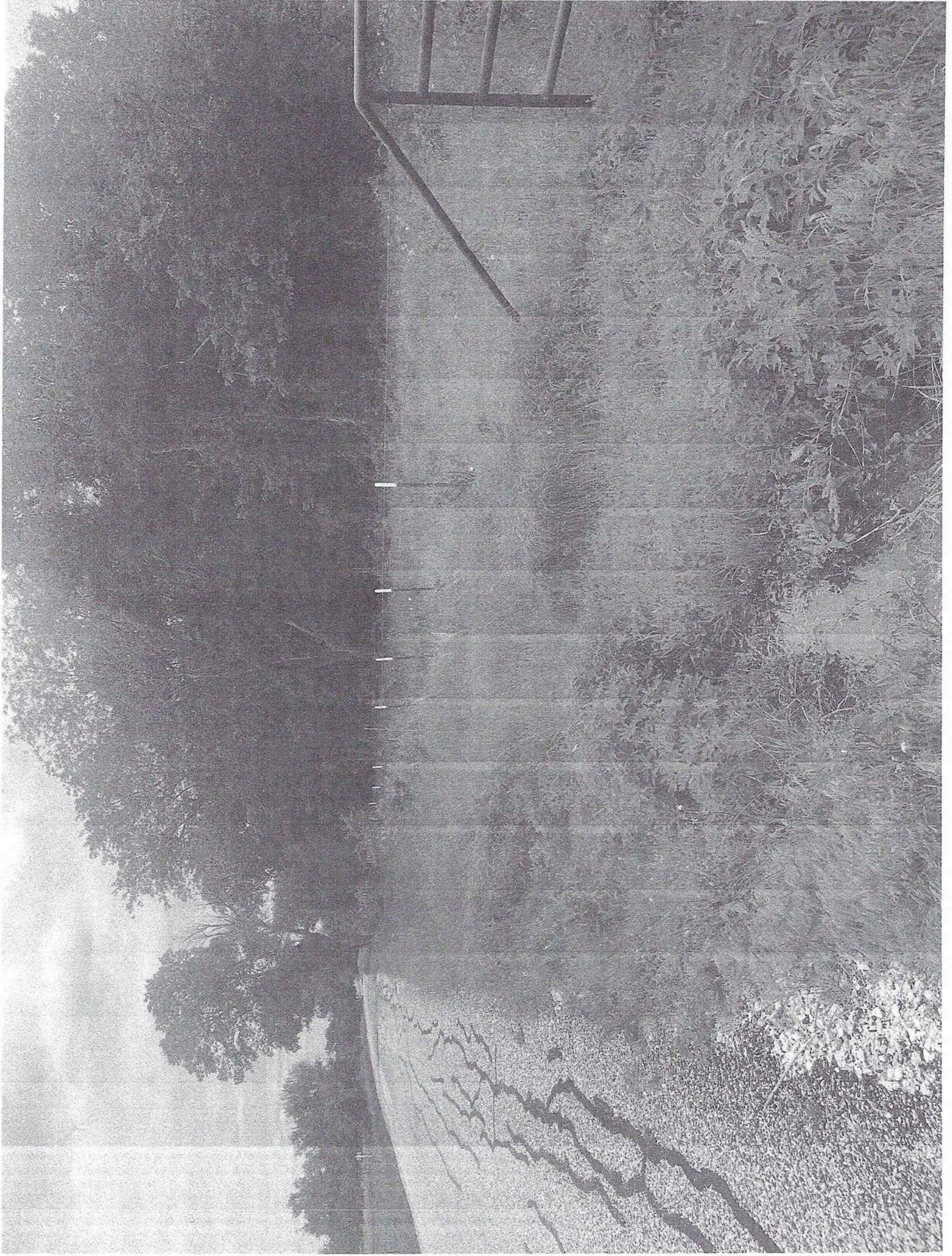








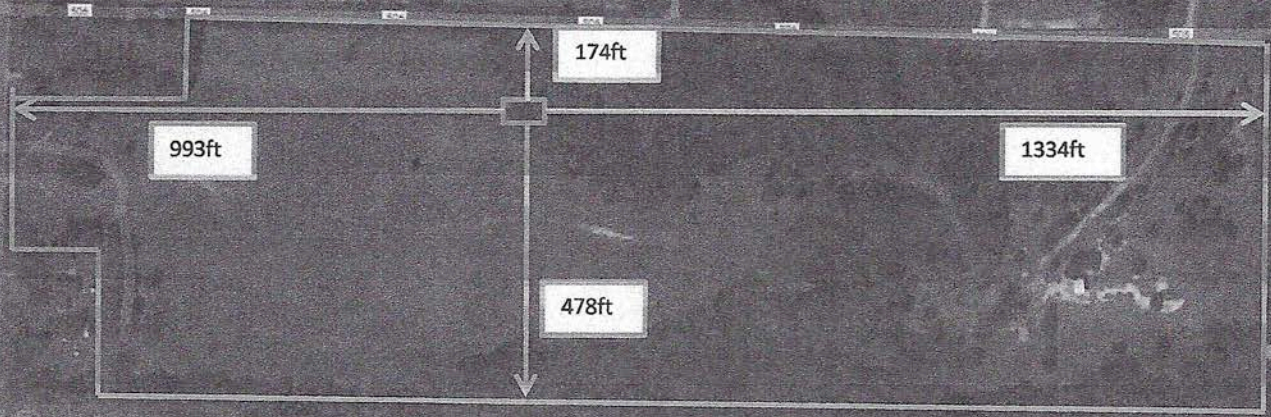




Attachment I

Buffer Zone Map

Houston St



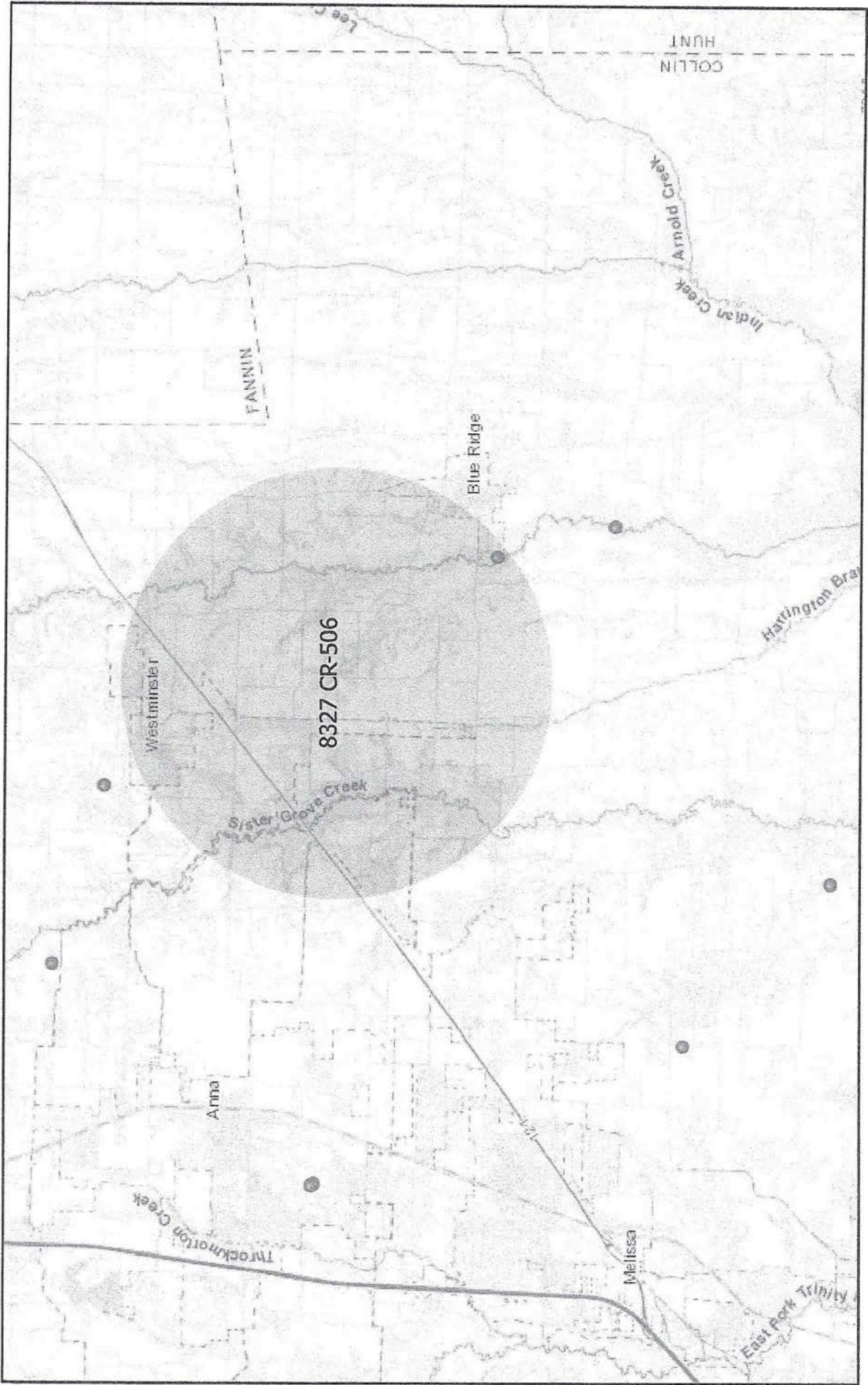
NJV Investors, LLC
New Permit
Buffer Zone
June 2024



Attachment J

Wastewater Treatment Plants within 3 Miles

NJV Investors, LLC Wastewater Treatment Plants Within 3 Miles



1/18/2024, 11:19:21 AM

Wastewater Outfalls

1:144,448



Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS, TCEQ

Texas Parks & Wildlife, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS | TCEQ | Web AppBuilder for ArcGIS



May 6, 2024

City of Blue Ridge
200 South Main St.
Blue Ridge, TX 75424

RE: New Wastewater Treatment Facility

To whom it may concern:

This letter has been prepared by Landsman Environmental, LLC on behalf of our client, NJV Investors LLC. NJV Investors, LLC is applying for a new wastewater permit from the Texas Commission on Environmental Quality (TCEQ). The wastewater treatment facility will be located at County Road 506, Anna, TX 75409.

We are making a formal request for you to provide this area with a public sewer system. As required by the TCEQ, we are contacting all wastewater treatment facilities within three miles of the planned wastewater treatment facility to inquire if you have the capacity to accept an additional volume of wastewater, or if you are able to agree to expand in order to accept additional capacity. The volume of wastewater from this facility is estimated to be .030 million gallons per day.

We would appreciate your response via email to Stephanie@landsmanenviro.com. If you would like to provide this area with a public sewer system, we will require a cost and time estimate for the engineering, permitting, and construction as soon as possible. Thank you for your attention to this matter.

___ Yes, we are interested.

___ No, we are not interested.

Stephanie Landsman
Wastewater Specialist

Landsman Environmental LLC 9597 Jones Road #962, Jersey Village, TX 77065

Attachment K

Design Calculations

PROCESS:

BRT1 & BRT2

Total Media surface area (10 mg/ 3005 effluent)

65,270

NOTE: COD loading rate (same as BOD)

BRT2 - Nitrification Tank Media Surface Area Required

NOTE: Use design influent NH_4-N concentration divided by nitrification loading rate

Nitrification Media Surface Area Required

Media Volume	35,649	sf
Media Width	814	sf
Media Length	30.5	ft
Media Tank Height	8.0	ft
Use Media Length	9.7	ft
Media Surface Area Provided	10	ft
Media Volume Provided	37,600	sf
BRT 2 Tank Length	11	ft
BRT 2 Tank Fluid Volume	1,265	cf

equal to unit fixed width minus 0.5 ft on each side
media comes with 8-ft height available height equals fixed tank height minus 1.5 ft for freeboard allowance, 0.8 ft beneath media and 0.5 ft over media
This is a Selected Value media comes in 6-ft lengths
allow 0.5 ft spacing on both ends
use MWFO for height

BRT1 - COD Oxidation Tank Media Surface Area Required

Total Media Surface Area - Nitrification Surface Area

Media Volume with Biomass Media at 47.91/cf

Media Volume	28,621	sf
Media Width	629	sf
Media Length	10.5	ft
Media Tank Height	8	ft
Media Length Required	7.2	ft
Use Media Length	3.0	ft
Media Surface Area Provided	30,400	sf
Media Volume Provided	640	sf
BRT 1 Tank Length	11	ft
BRT 1 Tank Fluid Volume	1,265	cf

equal to unit fixed width minus 0.5 ft on each side
media comes with 8-ft height available height equals fixed tank height minus 1.5 ft for freeboard allowance, 0.8 ft beneath media and 0.5 ft over media
This is a Selected Value media comes in 6-ft lengths
allow 0.5 ft spacing on both ends
use MWFO for height

Safety factor provided due to variability of influent concentration, temperature changes etc.

Total Media Surface Area provided

77,250

Want to aim for 25% safety factor for conditions outside Houston

Safety Factor

105%

BRT1 & BRT2

Total Tank Lengths (sum of both)

22

ft

Media Volume BRT 1

300

cf

Media Volume BRT 2

800

cf

Total Media Volume

1,080

cf

Total Fluid Volume for both BRTs

2,550

Note: Total Media volume provided for both BRTs

FST Weir

TCQ Weir Loading $Q = 2.49M^0.548$ where "Q" is in cfs and "M" is in ft

16,000

20,000 is maximum value

Design Weir Loading 1.5 To mitigate overflow of weir during peak which is issue with smaller plants.

12,067

ft

Q/C

30,000

ft

Min Weir Length at Q/C

11

ft

Used Weir Length

11

ft

50° degree "V" notch weir

Spacing O/C

6

ft

Avg flow per weir

27.5

in

Height at Q/C

0.002

in

Flow per Weir

0.009

in

Height at Q/C

1.22

in

SFRBA UNIT DESIGN DOCUMENT 30,000 gpd 12 by 12 Unit
 (with Standard Influent and Effluent levels: 300/200/60 10/15/3)
 Unit Sizing for Submerged Fixed Biofilm Reactor

Unit Only Rate	gpd	gpm	cfh	Notes
Average Output (Q _{avg})	30,000	200.00	0.046	
Peak Output (Q _p)	120,000	800.00	0.186	
Effluent Concentration (mg/l)	BOOD	TSS	NH3-N	
Influent Concentration (mg/l)	10	15	3	
Influent Concentration (lb/d)	300	300	60	
Influent Concentration (lb/d)	75.06	75.06	15.01	
Influent Concentration (lb/d)	34.07/1.2	34.07/1.2	6.815/4	

DESIGN CRITERION:

BRT1-CBOD Oxidation				
CBOD loading rate	B ₁ /m ² /d	B ₁ /d	Value	Notes
for effluent at 10 mg/l	5	0.00125	1.29*10 ⁻³	from SRT
for effluent at 20 mg/l	5.62	0.00115	1.19*10 ⁻³	from MT Garrett
for effluent at 30 mg/l		0.00229	2.29*10 ⁻³	from MT Garrett
for effluent at 50 mg/l		0.00286	2.86*10 ⁻³	from MT Garrett
for effluent at 80 mg/l		0.0035	3.50*10 ⁻³	from MT Garrett
for effluent at 100 mg/l		0.0039	3.90*10 ⁻³	from MT Garrett
for effluent at 200 mg/l		0.006	6.00*10 ⁻³	from MT Garrett

Media	m ² /m ³	d/d	Notes
Brownwood (VF-19 Plus)	154	47	
CES VF 150+	148	45	
CES 150	157	48	

BRT2 - Nitrification	B ₂ /m ² /d	B ₂ /d	Value	Notes
NH3-N loading rate	2	0.000110	0.41*10 ⁻³	from MT Garrett
FSI	gpd/d			
loading rate @ Q _{avg}	300	MT Garrett		

12 by 12 FBR Unit Design
 Fixed Tank Dimensions
 Notes: These are selected values

Dimension	Units	Notes
width	ft	
height	ft	
max water height (ft)	ft	
Peak flow factor		

Calculated Tank lengths and Media Volumes Provided
 Notes: These are calculated values based on fixed dimensions and effluent criteria

Media Type	Media Vol./d	Notes
BRT1	11	
BRT2	11	
FSI (Tube Settle)	12	
Sludge Holding	8	
TOTAL LENGTH	42	

Media Type	Media Vol./d	Notes
CES VF150+	840	
CES VF150+	259	
LS50		

The CBOD loading rate is a function of the effluent concentration. See Garrett paper.

For 5 mg/l = 0.90 lb BOD/1000 d/d
 for 10 mg/l = 1.15 lb BOD/1000 d/d
 for 20 mg/l = 1.29 lb BOD/1000 d/d
 for 30 mg/l = 1.50 lb BOD/1000 d/d

The loading rate is a function of the effluent concentration level. See Garrett paper, pg 6

TSS Eff loading rate

mg/l	5	10	15	20	30	50
gpd/ft	175	200	300	400	600	1000

PRELIMINARY DESIGN CALCULATIONS FOR ENXIO TUBE SETTLER INSTALLATION

Unit sizing for Settlement Tank With Tube Settlers

Project is 30K gpd project

Unit Daily flow	gpd	gpm	cfs	cf/h
Average Daily Flow (Q _{av})	30,000	20.83	0.046	167.1
Peak Daily Flow (Q _{pk})	120,000	83.33	0.186	668.4

Effluent Concentration (mg/L)	TSS
	15

Influent Concentration (mg/L)	300
Influent Concentration (lb/d)	75.1
Influent Concentration (gr/d)	34,110

Tube Settler Media	m ² /m ³	sf/cf
Specific Surface	11.2	3.3

Settlement Tank	gpd/sf
Loading Rate at Q _{av}	300

Surface Area Required @ Q _{av}	100	sf
Surface Area Required @ Q _{av} x 1.5	150	sf
Settlement Tank W/idth	11.5	ft
Tube Module Height	2	ft
Required Module Volume	45.5	cf
Height x W	23	sf
Required Length (Le)	2.0	ft
Weir Length Needed per TCEQ	11	ft
Effective Length provided	11	ft
Module Volume provided	258.8	cf
Effective Surface Area Provided (P)	853.9	sf
Loading Rate at Q _{av}	35.1	gpd/sf
Loading Rate at Q _{pk}	140.5	gpd/sf
Base Length (lb)	12	ft
Total Base Area	142.7	sf
Effective Base Area (Le*W)	129.4	sf
Hazen Velocity (Q/P)	0.20	ft/hr
Base (mirror) Velocity (Q/Aeff)	1.29	ft/hr

Settlement Tank Dimensions

Fixed Dimensions	Dimension	Units	
Width	11.5	ft	
Tank Height	11.5	ft	
Module Height	2	ft	Height of tube settler
Max Water Depth	10	ft	
Weir Length	11	ft	From design spreadsheet
Peak Flow Factor	4		
Calculated Dimensions	Length	Units	
Effective Length (Le)	11	ft	
Base Length (lb)	12	ft	
Needed Weir Length	11	ft	Needed Weir Length
Needed Tube Settler Length	12	ft	Needed Tube Settler Length

Accounts for 60° angle (2/1.732)
 Note: this is base length of Tube Settler Module. Need to provide sufficient length for Weir
 (see design spreadsheet plus stilling well dimensions)

Air Pipe Sizing:
Use Dineold/Larson Nomograph (Attached)
Velocity from 1300 to 2000 f/ft/min (fpm)

Determine Header Pipe Diameter Use 2000 fpm to start

Air Pipe	Air Flow (cfm)	Velocity (fpm)	Area (sq ft)	Diameter (in)
	315	315	315	
	902	1604	8609	
	0.35	0.20	0.09	
	8	6	4	

Diameters are trial values

Air tubing
Tubing Width (if Used)
Tubing Length (if Used)
Tubing 4 x 4 steel

Air Drop/Cluster Pipe	Flow/Cluster	Area (sq ft)	Velocity (fpm)	Area (sq ft)	Velocity (fpm)
	63	2.5	1078	31	1078
	2.5	1078	31	1078	31
	1078	31	1078	31	1078

Blower Pressure	Maximum Water Height	8RTS SVD	Diffuser Head Loss	Piping Head Loss	Total, Required
	10	4.30	0.25	0.5	5.38
	10	4.30	0.25	0.5	5.38
	10	4.30	0.25	0.5	5.38

Transfer Pipe Size

Pipe Diameter (inches)	Area (sq ft)	V @ Q _{av} (fpm)	V @ Q _{pk} (fpm)	V ₂₇₆ (ft)
6	0.224	0.13	0.53	0.0044
4	0.087	0.33	2.13	0.0703

STILLING WELL

TCEQ Velocity Limit	Q _{av} =	Q _{pk} =	Area Required =	Area Provided =	Actual Velocity =
0.15	0.046	0.046	0.009	0.009	0.08

CCT Effluent Box 50 Deg "V" Wedge

Q _{av} =	Q _{pk} =	Nap _o , H at Q _{av} =	Nap _o , H at Q _{pk} =	Nap _o , H at Q _{pk} =
350,000	350,000	2.8	2.8	2.8
350,000	350,000	2.8	2.8	2.8
350,000	350,000	2.8	2.8	2.8

Formula Q = 2.54V^{2.5}

where Q is in cfs and H in ft

Q_{av} = 0.156 cfs

Q_{pk} = 0.156 cfs

Diffusers

Note: For Design of Diffusers & Piping Use: 150% Required Air

ED1 Module 24 inch (635) Coarse Bubble Diffusers

Operating Range:	BRT (Typical)	scfm for 24 inch SS diffuser	Manufacturer doesn't recommend fine bubble due to media
Minimum	0	scfm	
Design	4.5	scfm	Sheet for 4 scfm
Diffuser Spacing	24	inches	Center to Center

ED1 Permeable Blue Coarse Bubble Diffusers (5 inch diam. CCC and SRT (typical))

Operating Range:	0 to 20	scfm for 5 inch diameter blue diffuser
Minimum	0	scfm
Design	4	scfm
Diffuser Spacing	12	inches
		Center to Center
Min Required Air in largest BRT @ 150% =	138	scfm
Min Required Air in smallest BRT @ 150% =	138	scfm
Min Required Air in SRT =	37	scfm
Minimum Required # of Diffusers in largest BRT =		30 scfm / 1000 d
Minimum Required # of Diffusers in smallest BRT =		
Minimum Required # of Diffusers in SRT =		
	5	#

Diffuser Layout: For ED1 Module 24 inch SS Coarse bubble diffuser model)

Note: Air Scouring and Mixing powers the diffuser layout under media

BRT 1

Air Drop Length for BRT1	13	ft	Look at drawings
Media Width	10.5	ft	
Space between drops	4	ft	Min of 4.5', ref screen shot
Air Drops (per BRT 1)	2.5	#	Air drops 2.5' from wall
Diffuser space from wall	1	ft	Min 0.5' from outer wall and 1' from inner wall
Diffuser Spacing	1.25	ft	
# Rows/ Drop	9.0	#	
# Diffusers / Row	2	#	
# Diffusers provided for BRT 1	45	#	

Note: Air drop length is tank width minus 0.6 ft

BRT 1

Air drop length for BRT 1	13	ft	
Media Width	10.5	ft	
Space between drops	4	ft	Min of 4.5', ref screen shot
Air Drops (per BRT1)	2	#	
Diffuser space from wall	1.5	ft	Min 0.5' from outer wall and 1' from inner wall
Diffuser Spacing	1.25	ft	
# Rows/ Drop	9.0	#	
# Diffusers / Row	2	#	
# Diffusers provided for BRT 1	32	#	
Total Diffusers for both tanks	77	#	

Total for both BRTs

Sludge Holding and CC Tank

Air Drop length for SRT	13	ft	
Width	8.0	ft	
Air drops (per SRT)	3	#	
Diffuser Spacing	1	ft	
# Diffusers / Drop	3	#	
# Diffusers provided for SRT	9	#	

FINAL SETTLING TANK

Surface Area Req'd @ Qav
Surface Area Req'd @ 1.5x Qav

Width
Required Length
Taper settler
Used
Surface area provided
Surface area required (1.4x settler)
Tank Volume (gal)
Use SMD

DETENTION TIME

@ Qav
@ Qav x 4 (Peak)

Rate (gpm)
30,000
120,000

Time (hrs)
6.0
1.5

Minus 3 to account for sludge blanket and cover over tube settler

CHIMNEY CONTACT TANK

Use L
W
MWD
Volume

8 ft
4 ft
9 ft
288 cf
2,194 gpi

This value is selected as final
Don't go less than 4 ft

OK > than TCEQ minimum value of 20 minutes

SOLIDS HOLDING TANK

Use L
W
MWD
Volume

8 ft
4 ft
9 ft
288 cf
2,194 gpi

Note: Value of L for SHT does not need to equal L for CCT but may effect final design configuration

Soils Production
Schlegel
AMS Tests

0.5 sludge/lb BOD
0.45 sludge/lb BOD

0.45
3%

sludge/lb BOD
% of BOD/day

Soils Production
sludge weight / day
sludge unit weight
sludge volume / day
Holding time

40.5
1.331
63.2
21.4
22

lb/day
BOD
cf/d
days

AERATION SYSTEM

Note: BR1 and BR2 each have different surface area
BR1 Media Length
BR1 Media Area
BR2 Media Length
BR2 Media Area
Total Media Area

10.5
10
105
105
210

This width is width of media, not tank
plan of both BR1 Media Strips

Required Airflow - Normal Operation (1 scfm per ft)

Minimum Required Airflow for BR1 =
Minimum Required Airflow for BR2 =
Minimum Required Airflow for both BR1s =
1200 for blower and air pipe sizing =

105
105
210
315

Required Blowing Airflow Rate

Schlegel: Blowing air flow (Standard) =
for 10 minutes/day at base of media =

20
65.6
1,603

1.4-3.0
1.4-3.0
1.4-3.0

Required Airflow - Sizing

Flushing Airflow for BR1 =
Flushing Airflow for BR2 =
Flushing Airflow required for both BR1s =

115
115
230

ACCM Model 615B HP = 11.5; Motor HP = 15
Maximum flow rate (1750 gpm)
Minimum flow rate (1750 gpm) (Schlegel value)

cfm/d
1.35
109

See ACCM blower pressure/air flow chart for scfm at 1750 / 284
Note: Airflow to maintain DO (>4 mg/l) for both tanks < flushing airflow for 1 tank
Use minimum required airflow value for pipe design.

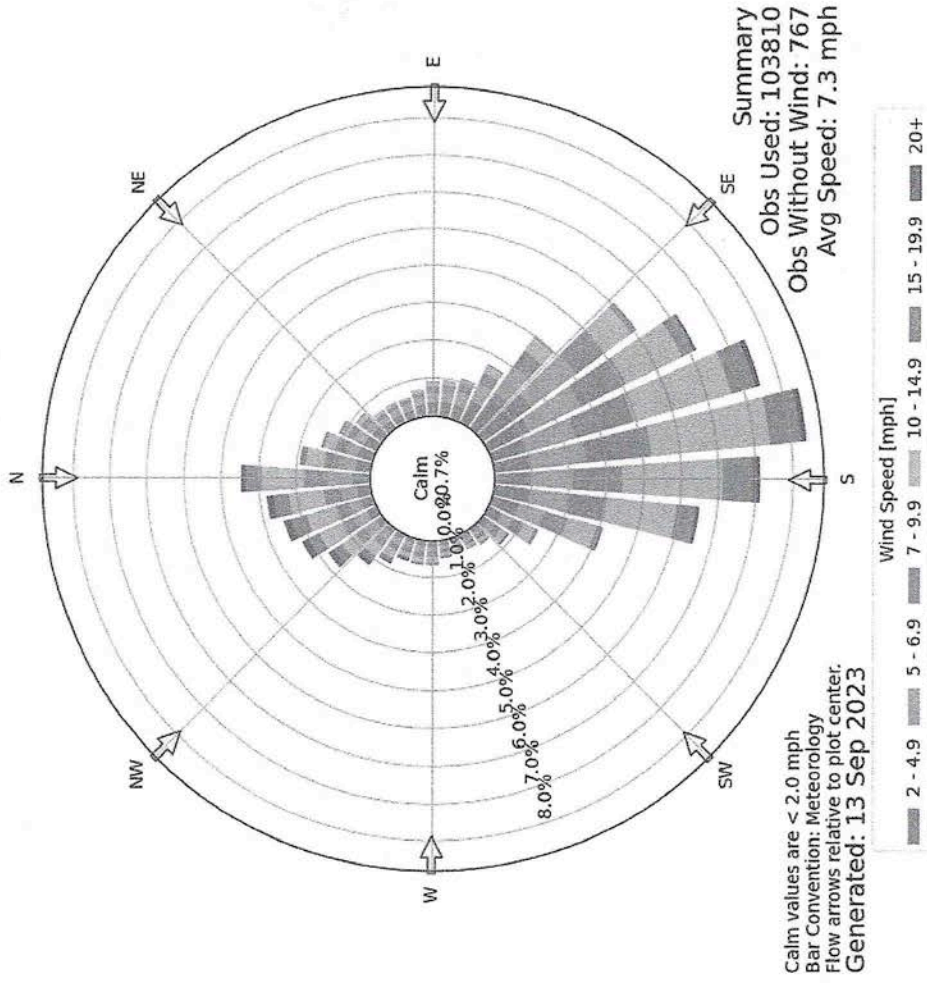
ACCM

Attachment L

Wind Rose



Windrose Plot for [FWS] DFW NEXRAD
Obs Between: 23 Feb 2002 03:55 PM - 13 Sep 2023 01:55 AM America/Chicago



Monthly Climatology: (click thumbnail)

January

Attachment N

Lease

GROUND LEASE AGREEMENT

Background

- A. This is an agreement ('The Agreement') for the ground lease of real property according to the terms set out below.
- B. The Landlord, the Tenant and the Site are as set out in Schedule 1 of this Agreement.
- C. Collectively, the Landlord and Tenant will be referred to as 'The Parties'.
- D. The Effective Date is set out in Schedule 1 of this Agreement.
- E. Landlord owns and desires to lease to Tenant, and Tenant desires to lease, the Site; and

NOW, THEREFORE for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Agreement to Lease

1. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the real estate described in Schedule 1 (the "Site").

Purpose

2. The Site may be used and occupied only for the following purpose (the "Permitted Use") set out in Schedule 1. Nothing herein shall give Tenant the right to use the Site for any other purpose without the prior written consent of Landlord. Landlord makes no representation or warranty regarding the legality of the Permitted Use, and Tenant will bear all risk of any adverse change in applicable laws.

Term

3. This Agreement will be for a term beginning at 0001 on the Lease Start Date and ending at 2359 on the Lease End Date (the "Term"). The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

Rent

4. Tenant will pay Landlord rent in the amount and on the Rent Payment Schedule set out in Schedule 1.

Late Fee

5. Rent paid more than 3 days after the due date(s) set out in Schedule 1 will be deemed to be late. Tenant agrees to pay a late charge of 1/20th the cost of monthly rent for each day that the rent is late.

Additional Rent

6. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

Security Deposit

13. Tenant agrees to use the Site only for the Permitted Use and will not commit waste upon the Site. Tenant will, at its sole expense, maintain the Site in good repair and make all necessary repairs thereto. Tenant will not use the Site for any unlawful purpose or in any manner that will materially harm Landlord's interest in the Site.

Improvements and Alterations

14. Tenant may make improvements, alterations, additions, or other changes to the Site without the written approval of the Landlord. Tenant agrees that any construction will be performed in a good and workmanlike manner and will comply with all applicable laws. All improvements, alterations, additions, or other changes to the Site shall become the property of Landlord upon the termination of this Agreement. Tenant shall have the right to erect any sign related to its business.

Leasehold Mortgage

15. Tenant has the right to grant a mortgage, deed of trust, or other security instrument in Tenant's interest to the Site created by this Agreement (the "Leasehold Mortgage") to secure repayment of a loan made to Tenant to finance construction of any improvements made to the Site during the Term.

No Mechanics Lien

16. Tenant will not permit any mechanics or other liens to be filed against Landlord's interest to the Site as a result of any work performed for or obligations incurred by Tenant. Tenant will indemnify Landlord for any liability, cost, or expense, including attorney's fees, in the event any such lien is filed.

Permits and Approvals

17. Tenant will be responsible for obtaining all licenses, permits, and approvals required by any federal, state or local authority in connection with its use of the Site. Landlord will cooperate with Tenant and provide the necessary documents to obtain such licenses, permits, and approvals.

Compliance with Laws

18. Tenant covenants and agrees to comply with all federal, state and local laws, regulations and ordinances affecting the Site and use of the Site, including applicable environmental laws. In addition, Tenant will comply with all requirements necessary to keep in force fire and liability insurance covering the Site.

Hazardous Substances

19. Tenant will not keep or store on the Site any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Site or that might be considered hazardous or extra hazardous by any responsible insurance company.

Insurance

20. Insurance. At all times during the Term, Tenant will maintain insurance for the Site covering:
 - a. Property Insurance. Property insurance covering all of Tenant's improvements, equipment, and other personal property located on the Site.

27. In the event of a breach by Landlord of any of its obligations, covenants, or agreements under this Agreement which continues for a period of 28 days after receiving written notice of the breach from Tenant, Tenant has the right to terminate this Agreement, upon written notice to Landlord, without penalty. Landlord shall return to Tenant any prepaid or prorated rent if Tenant terminates this Agreement pursuant to this section.

Surrender of the Site

28. Tenant shall return the Site to Landlord upon termination of this Agreement in good condition and repair, ordinary wear and tear excepted. Within 28 days following the termination of this Agreement, Tenant will remove all equipment, materials, fixtures and other personal property belonging to Tenant from the Site. Any property left on the Site after 28 days following the termination of this Agreement will be deemed to have been abandoned by Tenant and may be retained by Landlord.

Registration of the Lease

29. The parties shall, to the extent required by law and practice, properly register this Lease Agreement with the relevant Land Registry Office, and any other relevant government office that may serve as a place for registering or recording leases, within 45 days from the date that this Lease Agreement is executed.

Subordination

30. This Agreement and Tenant's right hereunder shall be subject and subordinate in all respects to any mortgage, deed of trust, or other lien now or hereinafter incurred by Landlord. Upon request of Landlord, Tenant will enter into a subordination agreement or other customary form as required by the lien holder.

No Partnership

31. Nothing contained in this Agreement shall be deemed or construed to create a partnership, joint venture or any other fiduciary relationship between the Parties other than that of Landlord and Tenant. Neither Party is authorized to act as an agent or on behalf of the other Party.

Condemnation

32. In the event that all or a material portion of the Site necessary for Tenant's Permitted Use of the Site is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by the right of eminent domain, this Agreement shall terminate on the date of such taking, and all rent under this Agreement shall be prorated and paid to such date. In the event such taking is less than a material portion of the Site, this Agreement shall remain in full force and effect; provided however, the rent due under this Agreement shall be reduced to such extent as may be fair and reasonable under the circumstances. Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings.

Limitation of Liability

41. This Agreement will inure to the benefit of and be binding upon the Parties and their respective permitted successor and assigns.

Governing Law and Disputes

42. The terms of this Agreement shall be governed exclusively by the laws of the State of Jurisdiction named in Schedule 1, without regards to its conflicts of laws rules. Any dispute arising from this Agreement shall be resolved in the courts of the same.

Attorney's Fees

43. If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees) incurred in connection with the action and any appeal.

Amendment

44. This Agreement may not be modified except in writing signed and acknowledged by both Parties.

Counterparts

45. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together, shall constitute one and the same document.

Headings

46. The section heading herein are for reference purposes only and shall not otherwise affect the meaning, construction, or interpretation of any provision in this Agreement.

Entire Agreement

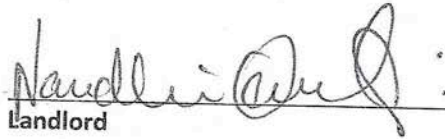
47. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.


Schedule 1

Effective Date	1/1/2024
Tenant Name	NJV Investors LLC
Tenant Address (if left blank, assumed to be the Site Address)	5901 Trinity Falls Parkway McKinney TX 75071
Tenant Phone No.	972-375-5559
Tenant Email Address.	njvinvestors@gmail.com
Landlord Name	Five Beans
Landlord Address (This should be the Seller's	3332 Remington Drive

State of Jurisdiction	Texas
Lease Start Date	1/1/2024
Lease End Date	12/31/2034 and renewed by mutual agreement

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on the Agreement Date as specified in Schedule 1.


Landlord


Tenant
Subbarayan Venkatesh,
NJU Investor

Attachment M

Sludge Management Plan

SLUDGE MANAGEMENT PLAN

Influent Design Flow = 0.03MGD

2 - Hr. Peak Flow = 0.12 MGD

Influent BOD Concentration = 300 mg/l

Bio Reactor Tank Volumes (BOD Oxidation) = 5,161 gallons

Sludge Holding Tank Volume = 3,486 gallons

<u>Solids Generated</u>	<u>100%</u>	<u>75%</u>	<u>50%</u>	<u>25%</u>
Pounds of Influent BOD ₅	75	56	38	19
Pounds of digested dry sludge produced*	34	25	17	8
Pounds of wet sludge produced**	1127	845	563	282
Gallons of wet sludge produced***	135	101	68	34

*based on 0.45sludge/pound of BOD₅

**Based on dry solids at 3%

***based on the weight of 8.34 ppg

Effluent discharges from Bio-Reactor (BRT) to a final settling tank (FST) to allow sludge to settle. Sludge is conveyed from FST to sludge holding tank (SHT) by gravity where supernatant is periodically decanted and returned to BRT.

<u>Removal Schedule (days)</u>	<u>100%</u>	<u>75%</u>	<u>50%</u>	<u>25%</u>
Days between sludge removal	32	42.6	64	128

Accumulated sludge will be removed from the SHT for disposal regularly as required based on the accumulation rate in the SHT. The estimated sludge production based on an average daily flow rate of 0.03 MGD is 21.4 cf/d. A registered hauler will transport the wet sludge to a TCEQ authorized disposal location.

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.

NJV Investors, LLC (2. Enter Customer Number here (i.e., CN6#####).) proposes to operate RV Resort of Collin County Wastewater Treatment Plant 5. Enter Regulated Entity Number here (i.e., RN1#####). a domestic wastewater facility. The facility will be located on County Road 506, in Anna, Collin County, Texas 75409.

Application for a new domestic wastewater permit authorizing the discharge of 30,00 GPD of treated domestic wastewater.

Discharges from the facility are expected to contain BOD(5), Total Suspended Solids, Ammonia Nitrogen and E. coli. Domestic wastewater will be treated by a submerged fixed bed biofilm reactor operated as an attached biological system configured as a packaged plant. .

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

GROUND LEASE AGREEMENT

Background

- A. This is an agreement ('The Agreement') for the ground lease of real property according to the terms set out below.
- B. The Landlord, the Tenant and the Site are as set out in Schedule 1 of this Agreement.
- C. Collectively, the Landlord and Tenant will be referred to as 'The Parties'.
- D. The Effective Date is set out in Schedule 1 of this Agreement.
- E. Landlord owns and desires to lease to Tenant, and Tenant desires to lease, the Site; and

NOW, THEREFORE for good and valuable consideration stated herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

Agreement to Lease

- 1. Landlord agrees to lease to Tenant and Tenant agrees to lease from Landlord, according to the terms and conditions set forth herein, the real estate described in Schedule 1 (the "Site").

Purpose

- 2. The Site may be used and occupied only for the following purpose (the "Permitted Use") set out in Schedule 1. Nothing herein shall give Tenant the right to use the Site for any other purpose without the prior written consent of Landlord. Landlord makes no representation or warranty regarding the legality of the Permitted Use, and Tenant will bear all risk of any adverse change in applicable laws.

Term

- 3. This Agreement will be for a term beginning at 0001 on the Lease Start Date and ending at 2359 on the Lease End Date (the "Term"). The Parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the Parties at the time of any such extension.

Rent

- 4. Tenant will pay Landlord rent in the amount and on the Rent Payment Schedule set out in Schedule 1.

Late Fee

- 5. Rent paid more than 3 days after the due date(s) set out in Schedule 1 will be deemed to be late. Tenant agrees to pay a late charge of 1/20th the cost of monthly rent for each day that the rent is late.

Additional Rent

- 6. There may be instances under this Agreement where Tenant may be required to pay additional charges to Landlord. All such charges are considered additional rent under this Agreement and will be paid with the next regularly scheduled rent payment. Landlord has the same rights and Tenant has the same obligations with respect to additional rent as they do with rent.

Security Deposit

13. Tenant agrees to use the Site only for the Permitted Use and will not commit waste upon the Site. Tenant will, at its sole expense, maintain the Site in good repair and make all necessary repairs thereto. Tenant will not use the Site for any unlawful purpose or in any manner that will materially harm Landlord's interest in the Site.

Improvements and Alterations

14. Tenant may make improvements, alterations, additions, or other changes to the Site without the written approval of the Landlord. Tenant agrees that any construction will be performed in a good and workmanlike manner and will comply with all applicable laws. All improvements, alterations, additions, or other changes to the Site shall become the property of Landlord upon the termination of this Agreement. Tenant shall have the right to erect any sign related to its business.

Leasehold Mortgage

15. Tenant has the right to grant a mortgage, deed of trust, or other security instrument in Tenant's interest to the Site created by this Agreement (the "Leasehold Mortgage") to secure repayment of a loan made to Tenant to finance construction of any improvements made to the Site during the Term.

No Mechanics Lien

16. Tenant will not permit any mechanics or other liens to be filed against Landlord's interest to the Site as a result of any work performed for or obligations incurred by Tenant. Tenant will indemnify Landlord for any liability, cost, or expense, including attorney's fees, in the event any such lien is filed.

Permits and Approvals

17. Tenant will be responsible for obtaining all licenses, permits, and approvals required by any federal, state or local authority in connection with its use of the Site. Landlord will cooperate with Tenant and provide the necessary documents to obtain such licenses, permits, and approvals.

Compliance with Laws

18. Tenant covenants and agrees to comply with all federal, state and local laws, regulations and ordinances affecting the Site and use of the Site, including applicable environmental laws. In addition, Tenant will comply with all requirements necessary to keep in force fire and liability insurance covering the Site.

Hazardous Substances

19. Tenant will not keep or store on the Site any item of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Site or that might be considered hazardous or extra hazardous by any responsible insurance company.

Insurance

20. Insurance. At all times during the Term, Tenant will maintain insurance for the Site covering:
- Property Insurance. Property insurance covering all of Tenant's improvements, equipment, and other personal property located on the Site.

27. In the event of a breach by Landlord of any of its obligations, covenants, or agreements under this Agreement which continues for a period of 28 days after receiving written notice of the breach from Tenant, Tenant has the right to terminate this Agreement, upon written notice to Landlord, without penalty. Landlord shall return to Tenant any prepaid or prorated rent if Tenant terminates this Agreement pursuant to this section.

Surrender of the Site

28. Tenant shall return the Site to Landlord upon termination of this Agreement in good condition and repair, ordinary wear and tear excepted. Within 28 days following the termination of this Agreement, Tenant will remove all equipment, materials, fixtures and other personal property belonging to Tenant from the Site. Any property left on the Site after 28 days following the termination of this Agreement will be deemed to have been abandoned by Tenant and may be retained by Landlord.

Registration of the Lease

29. The parties shall, to the extent required by law and practice, properly register this Lease Agreement with the relevant Land Registry Office, and any other relevant government office that may serve as a place for registering or recording leases, within 45 days from the date that this Lease Agreement is executed.

Subordination

30. This Agreement and Tenant's right hereunder shall be subject and subordinate in all respects to any mortgage, deed of trust, or other lien now or hereinafter incurred by Landlord. Upon request of Landlord, Tenant will enter into a subordination agreement or other customary form as required by the lien holder.

No Partnership

31. Nothing contained in this Agreement shall be deemed or construed to create a partnership, joint venture or any other fiduciary relationship between the Parties other than that of Landlord and Tenant. Neither Party is authorized to act as an agent or on behalf of the other Party.

Condemnation

32. In the event that all or a material portion of the Site necessary for Tenant's Permitted Use of the Site is taken for any public or quasi-public use under any governmental law, ordinance or regulation or by the right of eminent domain, this Agreement shall terminate on the date of such taking, and all rent under this Agreement shall be prorated and paid to such date. In the event such taking is less than a material portion of the Site, this Agreement shall remain in full force and effect; provided however, the rent due under this Agreement shall be reduced to such extent as may be fair and reasonable under the circumstances. Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to their respective interests in any condemnation proceedings.

Limitation of Liability

41. This Agreement will inure to the benefit of and be binding upon the Parties and their respective permitted successor and assigns.

Governing Law and Disputes

42. The terms of this Agreement shall be governed exclusively by the laws of the State of Jurisdiction named in Schedule 1, without regards to its conflicts of laws rules. Any dispute arising from this Agreement shall be resolved in the courts of the same.

Attorney's Fees

43. If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees) incurred in connection with the action and any appeal.

Amendment

44. This Agreement may not be modified except in writing signed and acknowledged by both Parties.

Counterparts

45. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together, shall constitute one and the same document.

Headings

46. The section heading herein are for reference purposes only and shall not otherwise affect the meaning, construction, or interpretation of any provision in this Agreement.

Entire Agreement

47. This Agreement constitutes the entire understanding between the Parties and supersedes and cancels all prior agreements of the Parties, whether oral or written, with respect to the Site.

Schedule 1

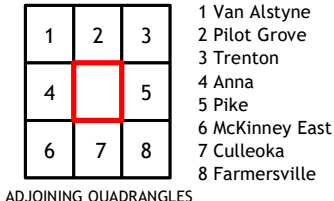
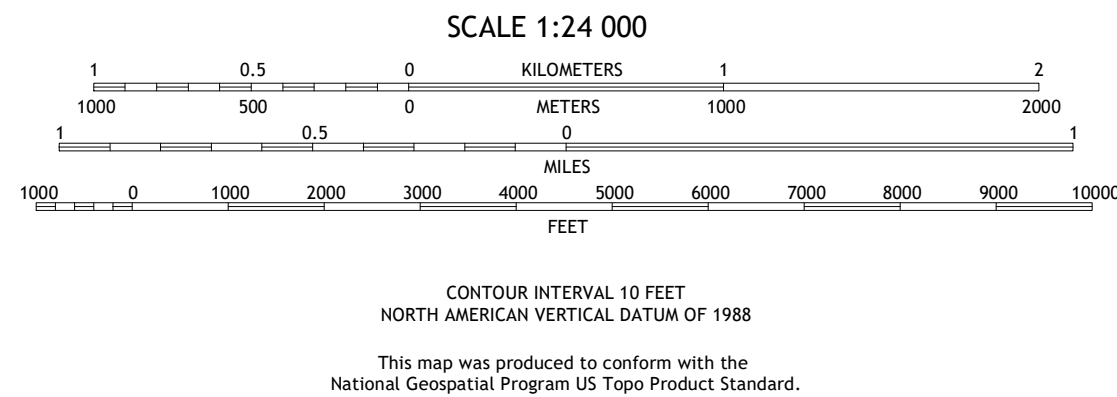
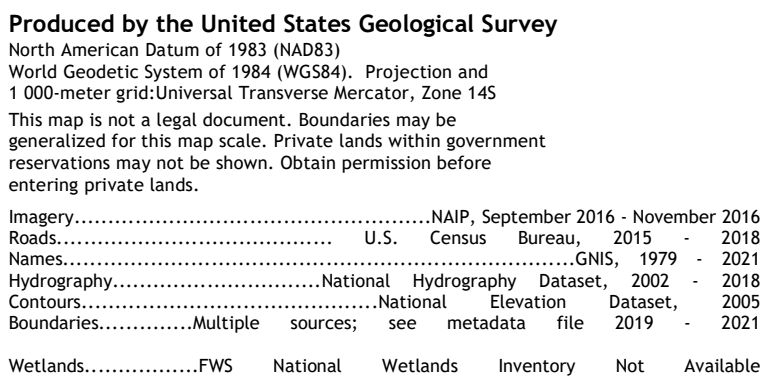
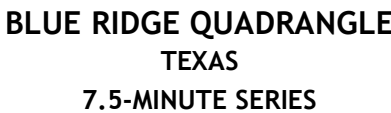
Effective Date	1/1/2024
Tenant Name	NJV Investors LLC
Tenant Address (if left blank, assumed to be the Site Address)	5901 Trinity Falls Parkway McKinney TX 75071
Tenant Phone No.	972-375-5559
Tenant Email Address.	njvinvestors@gmail.com
Landlord Name	Five Beans
Landlord Address (This should be the Seller's)	3332 Remington Drive

State of Jurisdiction	Texas
Lease Start Date	1/1/2024
Lease End Date	12/31/2034 and renewed by mutual agreement

IN WITNESS WHEREOF the Parties have duly affixed their signatures under hand and seal on the Agreement Date as specified in Schedule 1.

Nandini Reddy:
Landlord

Subbarayan Venkatesh:
Tenant
Subbarayan Venkatesh,
NJU Investor



BLUE RIDGE, TX
2022

