

**RECHARGE ZONE EXCEPTION REQUEST (EXP) &
ORGANIZED SEWAGE COLLECTION SYSTEM (SCS)**

**FOR
RIVERPLACE GEORGETOWN
PHASE 3**

**NW OF S. MAIN STREET & 2ND STREET
GEORGETOWN, TEXAS 78626**

Prepared for:

WAAPF PROPERTIES, LLC

Mr. Austin Pfiester

PO Box 688

Georgetown, TX 78627

Prepared by:

WAELTZ & PRETE, INC.

Antonio A. Prete, P.E.

211 N. A.W. Grimes Blvd.

Round Rock, Texas 78665



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PH (512) 505-8953
FIRM TX. REG. #F-10308

January 2024
Job No. 189-001

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).

Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Riverplace Georgetown				2. Regulated Entity No.: RN110732807					
3. Customer Name: WAAPF PROPERTIES, LLC				4. Customer No.: CN605637784					
5. Project Type: (Please circle/check one)	New		Modification			Extension	Exception <input checked="" type="checkbox"/>		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS <input checked="" type="checkbox"/>	UST	AST	EXP <input checked="" type="checkbox"/>	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential <input checked="" type="checkbox"/>		Non-residential <input checked="" type="checkbox"/>			8. Site (acres):		1.295	
9. Application Fee:	\$1,050.00 EXP/SCS		10. Permanent BMP(s):				n/a		
11. SCS (Linear Ft.):	152		12. AST/UST (No. Tanks):				n/a		
13. County:	Williamson		14. Watershed:				San Gabriel River		

Application Distribution

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

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

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

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

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

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

Antonio A. Prete, P.E.

Print Name of ~~Customer~~/Authorized Agent

AP

02/06/2024

Signature of ~~Customer~~/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 02/06/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Riverplace Georgetown
2. County: Williamson
3. Stream Basin: San Gabriel River
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Austin Pfiester

Entity: WAAPF Properties, LLC

Mailing Address: PO Box 688

City, State: Georgetown, TX

Zip: 78627

Telephone: (512) 663-7730

FAX: N/A

Email Address: austin@lostherd.com

8. Agent/Representative (If any):

Contact Person: Antonio A. Prete, P.E.

Entity: Waeltz & Prete, Inc

Mailing Address: 211 N. A.W. Grimes Blvd.

City, State: Round Rock, Texas

Zip: 78665

Telephone: (512) 505-8953

FAX: N/A

Email Address: tony@w-pinc.com

9. Project Location:

The project site is located inside the city limits of Georgetown.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

The project site is not located within any city's limits or ETJ.

10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

Northwest corner of the intersection of South Main Street and 2nd Street.

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

Project site boundaries.

USGS Quadrangle Name(s).

Boundaries of the Recharge Zone (and Transition Zone, if applicable).

Drainage path from the project site to the boundary of the Recharge Zone.

13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: 3/18/2024

14. **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

15. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Uncleared)
- Other: _____

Prohibited Activities

16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

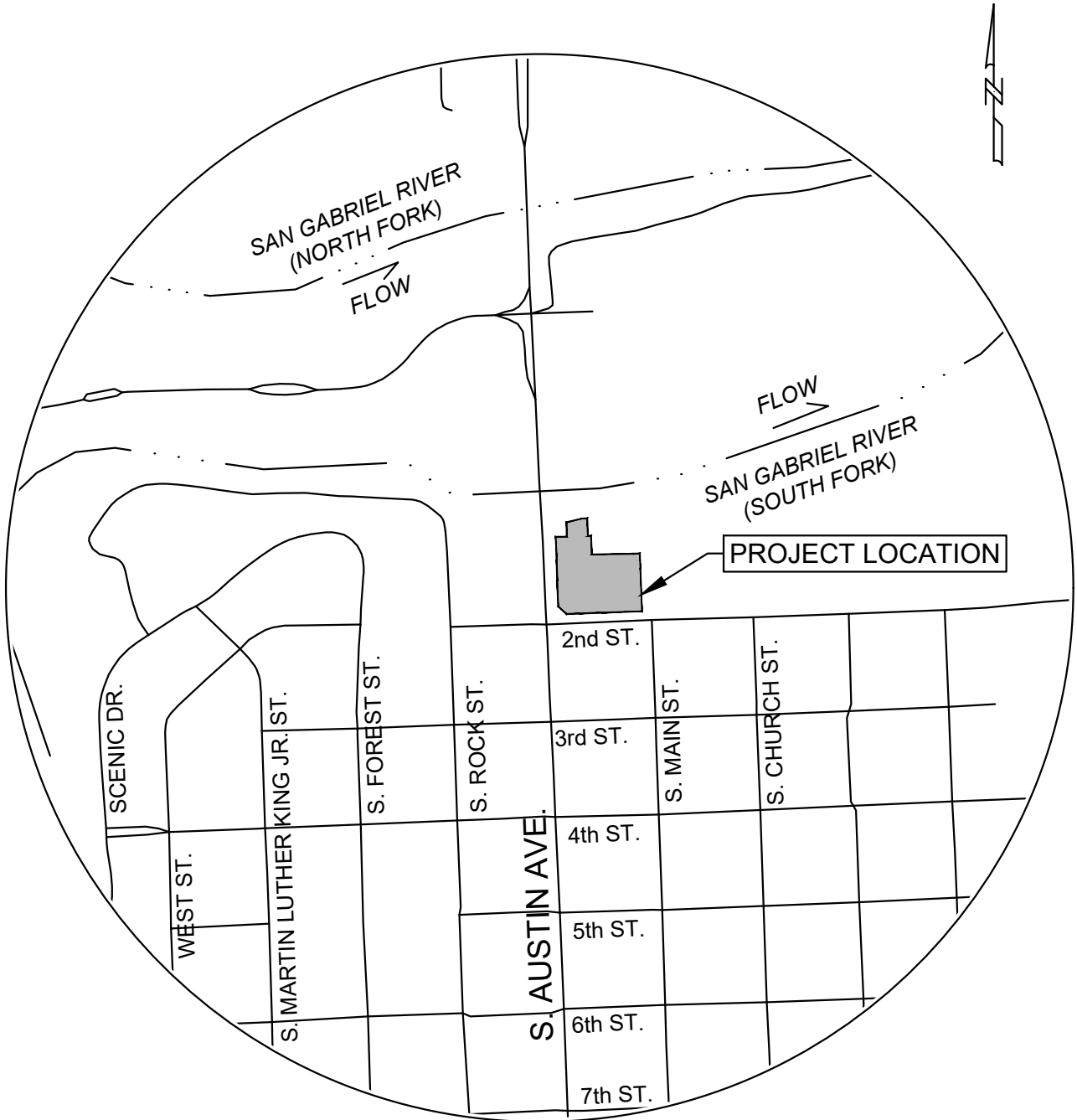
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

18. The fee for the plan(s) is based on:

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

ATTACHMENT "A" – ROAD MAP



LOCATION MAP

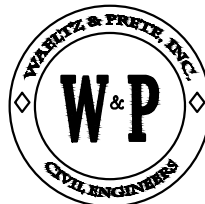
SCALE: 1" = 500'

ATTACHMENT "A"

ROAD MAP

RIVERPLACE

GEORGETOWN

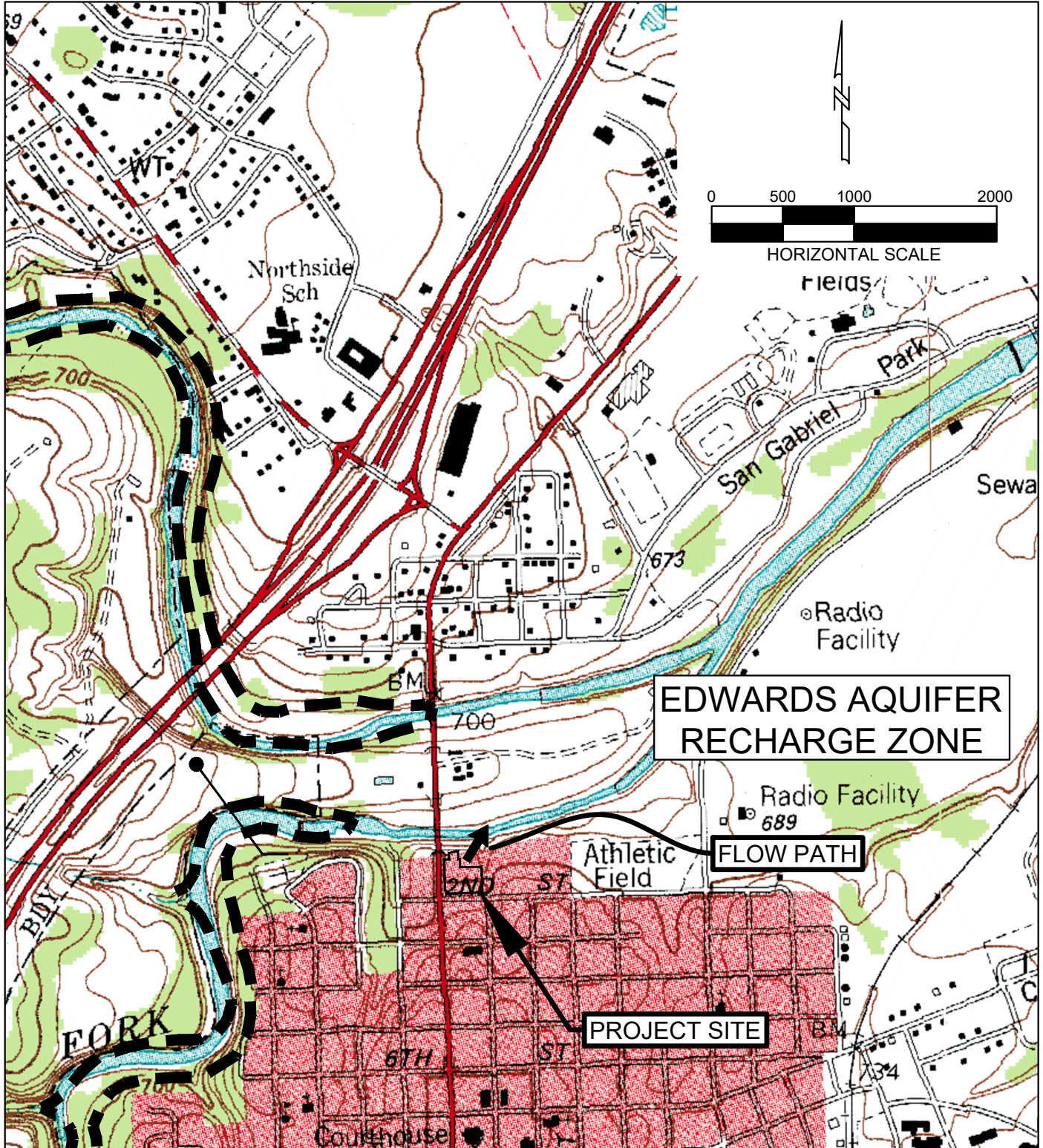


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ATTACHMENT "B" – USGS/EDWARDS RECHARGE ZONE MAP

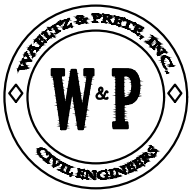
K:\CAD\189-001-River Place Condos\4-CAD\EXHIBITS\WPAP USGS-EDWARDS RECHARGE MAP.dwg, Layout1, 1/17/2024 1:45:55 PM, DWG To PDF.pc3, 1:1, W-P, Inc., JBL



EDWARDS AQUIFER RECHARGE ZONE

FLOW PATH

PROJECT SITE



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USGS - 7 1/2 MIN.
EDWARDS RECHARGE ZONE MAP
RIVERPLACE GEORGETOWN

ATTACHMENT "C" – PROJECT DESCRIPTION

We are submitting a Water Pollution Abatement Plan Exception Request (EXP) & Organized Sewage Collection System (SCS) for Phase 3 of the Riverplace Georgetown site. The 1.295 acre tract of land is located at the Northwest corner of the intersection of South Main Street and West 2nd Street in Georgetown, Texas. The site lies within the Edward's Aquifer Recharge Zone and has been previously redeveloped into a mixed-use office & multifamily residential site.

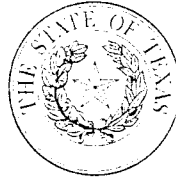
This site drains to the San Gabriel River watershed and is within the Georgetown Downtown Overlay District (DOD). The DOD constructed 2 regional water quality ponds designed to treat an impervious cover of 95% within the DOD. The Main Street Pond is located directly north of this site. This Phase 3 of the development will add \pm 0.34 acres of IC to the site, raising the overall 1.295 acre site IC to 1.00 acres (77.22%). This is well below the maximum allowed IC of 95% on the site, therefore, an exception to new water quality measures is proposed. Please see the attached WPAP approval letter for the Downtown Overlay District (EAPP ID No. 04062201A), dated February 13, 2006. Also, please see the plan sheets from the Downtown Overlay District improvement plan, prepared by Raymond Chan & Associates, Inc., showing our site's location within the DOD.

Additionally, we would like to request an exception request for no new geologic assessment given that a Geologic Assessment was previously provided with the original City of Georgetown Downtown Overlay District WPAP application.

This Phase 3 of the site development will include a SCS. This SCS includes service laterals for the proposed multifamily residential buildings. The SCS ties into an existing wastewater line at a proposed wastewater manhole. This existing wastewater line connects to the City of Georgetown wastewater system at an existing wastewater manhole. The SCS application is included with this submittal.

Lastly, we would like to point out this exception request is being submitted in accordance with the Clarification Letter, dated May 27, 2005, from the TCEQ to Mr. Joel Weaver, with the City of Georgetown (EAPP ID No. 04062201). In that letter, the requirements for future developments in the City of Georgetown's DOD were provided. It was specified that if future developments in the DOD result in less than 95 percent impervious cover, an exception from the requirements of the Permanent Stormwater Section may be requested. This letter was brought to the attention of Ms. Lillian Butler, Section Manager. She acknowledged this letter and specified this Exception Request may proceed and to include both the Clarification Letter and email. We have attached the Clarification Letter and email correspondence with Ms. Lillian Butler, Section Manager.

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 13, 2006

Mr. Michael Hallmark
City of Georgetown
300 Industrial Avenue
Georgetown, Texas 78626

Re: Edwards Aquifer, Williamson County

PROJECT NAME: Downtown Overlay District; From just South of University Avenue to the San Gabriel River on the North and from Martin Luther King Street on the West to S. Myrtle Street on the East; Georgetown, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 04062201A

Dear Mr. Hallmark:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced projects. The Downtown Overlay District application was submitted to the Austin Regional Office by Raymond Chan & Associates, Inc. on behalf of the City of Georgetown on August 9, 2005. Materials modifying the original application were received on January 10, 2006. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

PROJECT DESCRIPTION

The approximately 110 acre Downtown Overlay District (DOD) establishes the boundary for the City of Georgetown's Downtown Master Plan. The Master Plan is proposed to maintain the character of the downstream area while maximizing opportunities for economic development and enhancing the quality of life for its residents. The referenced plan proposes the construction of two water quality

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

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structures (Main Street Pond and VFW Pond) which will provide stormwater treatment for future development of the DOD. The Main Street Pond will be located north of E. 2nd Street between South Austin Avenue and Main Street and will be approximately 100 feet by 100 feet. The VFW Pond will be located north of 2nd Street between S. College Street and S. Elm Street and will be approximately 260 feet by 50 feet. Appropriate temporary best management practices (BMPs) will be installed and maintained during construction of the water quality ponds. The maximum impervious cover allowed within the DOD will be 104.5 acres (95.0 percent). Wastewater generated by the redevelopment within the DOD will be disposed of by conveyance to the existing San Gabriel Wastewater Treatment Plant (WQ0010489-002) owned by the City of Georgetown.

PERMANENT POLLUTION ABATEMENT MEASURES

The two permanent water quality facilities will be constructed to treat the stormwater runoff from future redevelopment within the approximately 110 acre DOD. The individual treatment measures will consist of two extended detention ponds with splitter box structures, appropriate vegetation, discharge structures and channels, and maintenance access. The Main Street Pond and VFW Pond are sized to remove 6,559 and 33,088 pounds of total suspended solids (TSS) annually with designed water quality volumes of 47,489 and 275,983 cubic feet, respectively. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, geologic and manmade features were discovered within the 110 acre site. The Austin Regional Office site investigation of December 9, 2005 and January 20, 2006, revealed that the site is generally as described by the geologic assessment. Numerous monitor wells exist within the project limits. City water wells exist at the site of the proposed public library. The only feature noted at the sites of the proposed extended detention ponds was the abandoned well on the west side of S. College Street.

SPECIAL CONDITIONS

- I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- II. The plans do not indicate the locations of construction offices, staging areas, or temporary aboveground storage tanks on this project. If the contractor desires to use these types of facilities during construction, a request to modify this approval or a new Edwards Aquifer protection plan may be required. If needed, the application must include information related to use, location, and appropriate additional pollution controls. Refer to Standard Condition No. 4 below.

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- III. If previously unidentified items (abandoned wells, borings, underground storage tanks, utilities, etc.) are encountered during construction, the Austin Regional Office of the TCEQ must be notified and information related to mitigation of these items must be submitted for review and approval prior to continuing construction in the area.

- IV. Future development within the City of Georgetown's Downtown Overlay District will require that the appropriate Edwards Aquifer Protection Plan be submitted to the Austin Regional Office for the review and approval of the executive director prior to commencing construction of regulated activities.
 - 1) The application must include all information necessary for its review and approval.
 - 2) The applicant may request an exception from the requirement of a Geologic Assessment if a copy of the original DOD Geologic Assessment Map is included with the application. The site to be developed should be identified on the copy of the map.
 - 3) If any features are identified on the Geologic Assessment Map or additional features are identified on the site during the design of the project, the application must propose methods for mitigating the feature(s).
 - 4) If an application for a DOD redevelopment project will be approved and construction will start prior to the City of Georgetown commencing excavation of the water quality ponds, the application must include a proposal for some type of equivalent water quality treatment to provide the required total suspended solid (TSS) load removal for the site.

STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

- 2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which referenced project is located. A description of the property boundaries for each project pond shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

- 3. All contractors conducting regulated activities at the referenced project shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

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4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The water quality ponds shall be used as sedimentation basins during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

Mr. Michael Hallmark

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February 13, 2006

10. Thirty three wells were identified within the Downtown Overlay District. One of these are located within the limits of construction of the ponds. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

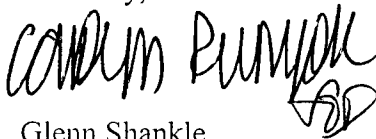
14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

Mr. Michael Hallmark
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February 13, 2006

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. James Bice, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/jeb

Enclosures: Deed Recordation Affidavit, TCEQ-0625
Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

cc: Mr. Andy Johnston, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. Thomas F. Curren, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. Terry Jones, Support Services Director, City of Georgetown
Mr. Thomas R. Benz, P.E., Systems Engineering Manager, City of Georgetown
Mr. David Munk, P.E., Development Engineer, Development Services, City of Georgetown
The Honorable John C. Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Central Records, TCEQ Information Resources Division, Austin, Texas

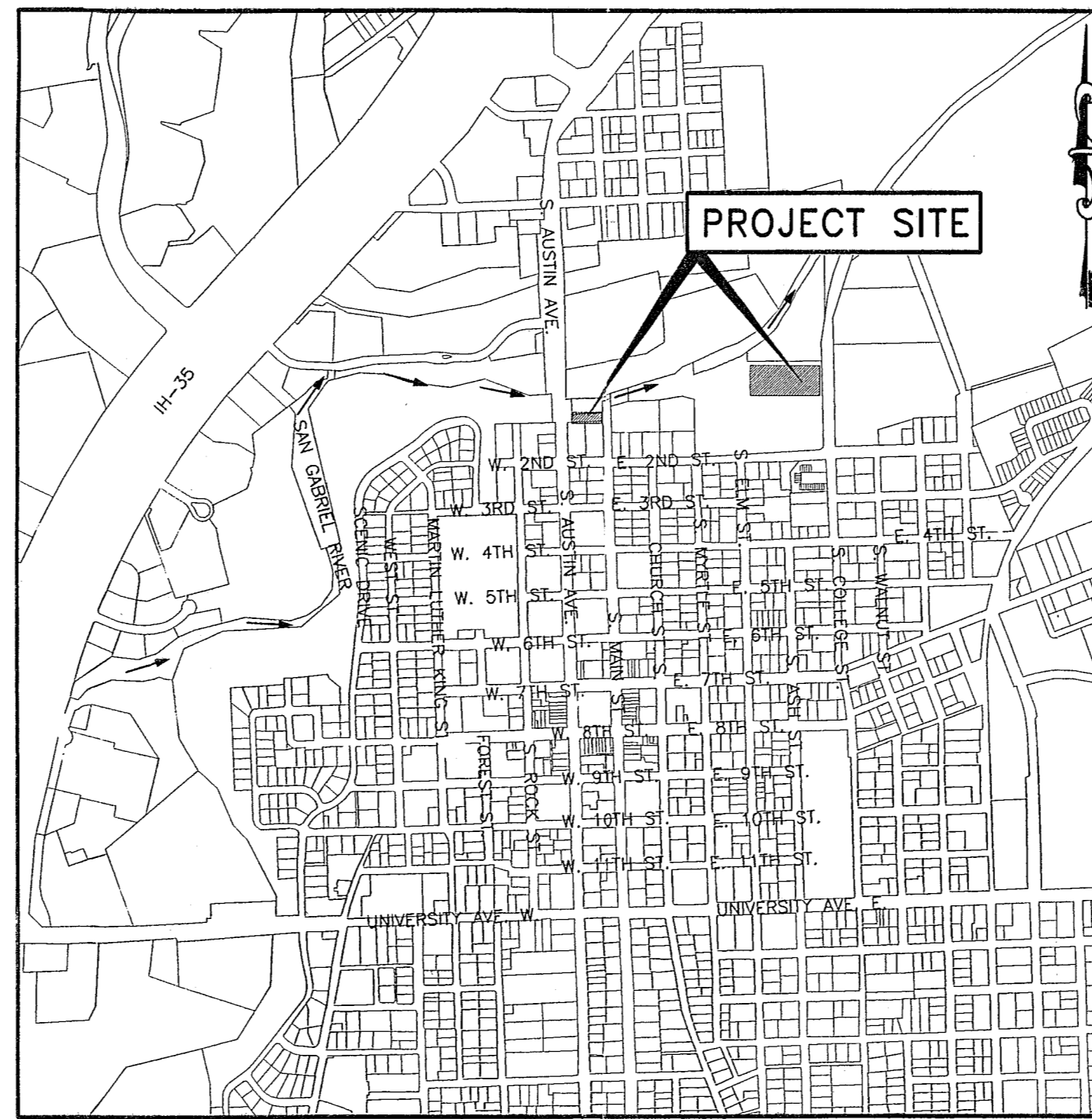
CITY OF GEORGETOWN DOWNTOWN OVERLAY DISTRICT WATER QUALITY MASTER PLAN DRAINAGE IMPROVEMENTS

PROJECT STREET ADDRESS: 100 BLOCK OF SOUTH MAIN STREET
& 100 BLOCK OF N. COLLEGE STREET

PROPERTY OWNER: CITY OF GEORGETOWN
ADDRESS: 300 INDUSTRIAL AVENUE
GEORGETOWN, TEXAS 78626

PHONE NO.: (512) 930-2572
OWNER CONTACT: TOM BENZ

PROJECT ENGINEER: RAYMOND CHAN & ASSOCIATES, INC.
ADDRESS: 4319 JAMES CASEY STREET, SUITE 300
AUSTIN, TEXAS 78745
PHONE NO.: (512) 480-8155



LOCATION MAP
NOT-TO-SCALE

FLOODPLAIN NOTE:

A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48491C0230C, DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY.

WATERSHED NOTE:

THIS SITE IS LOCATED IN THE EDWARDS AQUIFER ZONE, AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHTS. IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ./FT.)/ [%]	CITY OF AUSTIN APPROVAL / DATE	DATE IMAGED

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22	CONSTRUCTION DETAILS - SHEET 8

DATE OF SUBMITTAL: _____

SUBMITTED BY:

RAYMOND CHAN & ASSOCIATES INC. 1/9/06
DATE

APPROVED BY:

CITY OF GEORGETOWN _____

DATE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY _____

DATE

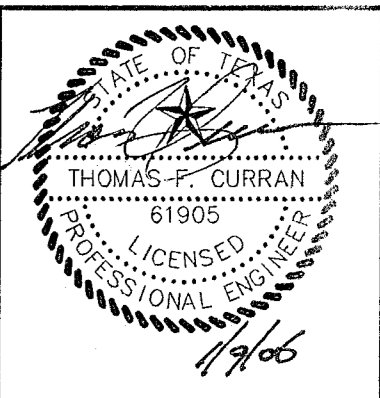
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

RECEIVED

JAN 10 2006

TCEQ FIELD OPERATIONS
AUSTIN REGION 11

NO.	CORRECTION DESCRIPTION	DATE

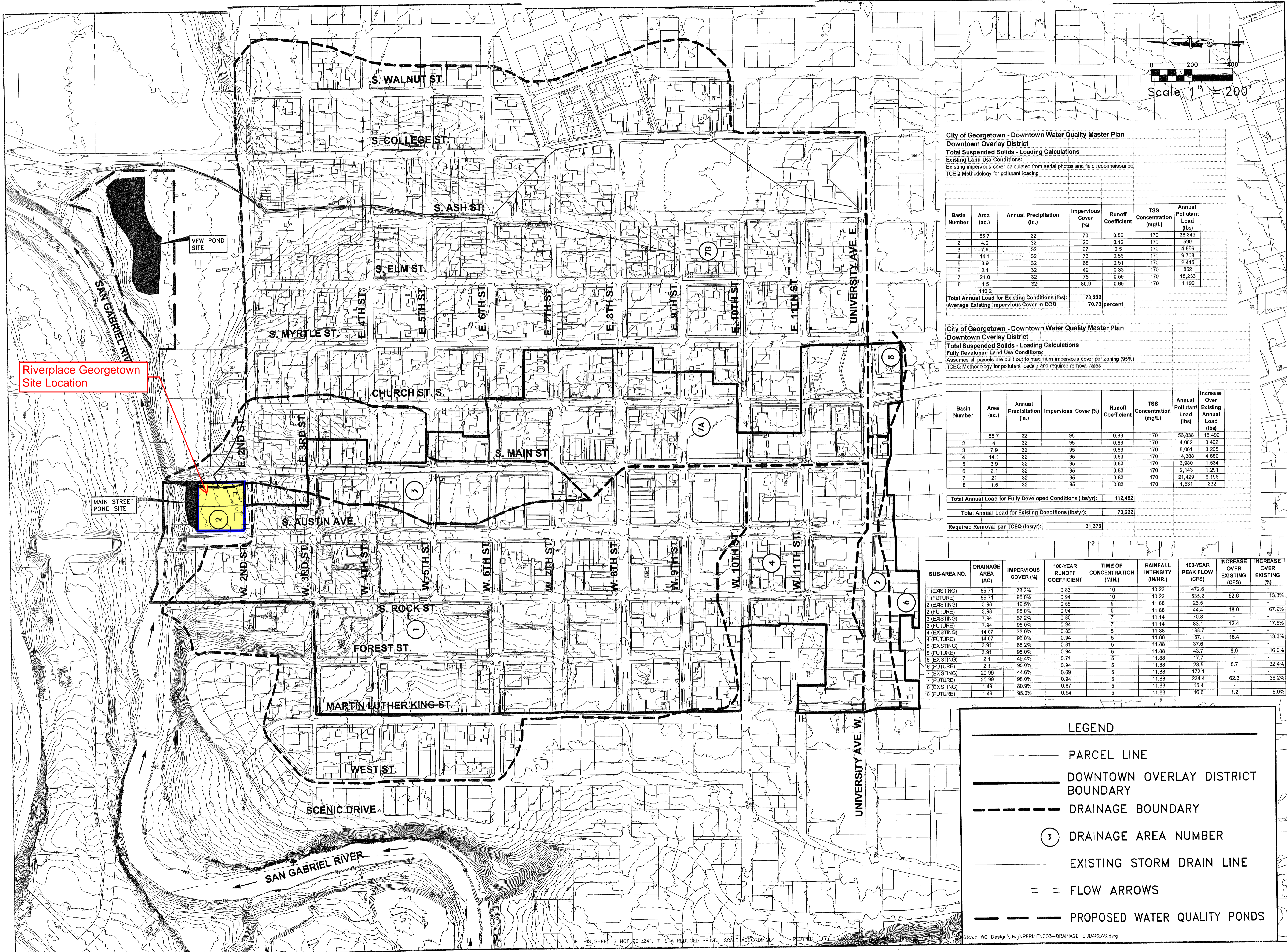


RAYMOND CHAN & ASSOCIATES, INC.
Consulting Civil Engineers
4319 James Casey Street, Ste 300 • Austin, TX 78745
Office: (512) 480-8155 • Fax: (512) 480-8811
www.rcanassociates.com

CITY OF GEORGETOWN
DOWNTOWN OVERLAY DISTRICT
WATER QUALITY MASTER PLAN
DRAINAGE IMPROVEMENTS
COVER SHEET

DATE: 1/09/06
UPDATED: xx/xx/xx
DESIGN: TC
DRAWN:
CHECKED: TC
CADD FILE:
CADD DIRECTORY:
881A

SHEET
1
OF
22



**City of Georgetown - Downtown Water Quality Master Plan
Downtown Overlay District
Total Suspended Solids - Loading Calculations**

Existing Land Use Conditions:
Existing Impervious cover calculated from aerial photos and field reconnaissance
TCEQ Methodology for pollutant loading

Basin Number	Area (ac.)	Annual Precipitation (in.)	Impervious Cover (%)	Runoff Coefficient	TSS Concentration (mg/L)	Annual Pollutant Load (lbs)
1	55.7	32	73	0.56	170	38,349
2	4.0	32	20	0.12	170	590
3	7.9	32	67	0.5	170	4,856
4	14.1	32	73	0.56	170	9,708
5	3.9	32	68	0.51	170	2,445
6	2.1	32	49	0.33	170	862
7	21.0	32	76	0.59	170	15,233
8	1.5	32	80.9	0.65	170	1,199
110.2						
Total Annual Load for Existing Conditions (lbs):						73,232
Average Existing Impervious Cover in DOD						70.70 percent

**City of Georgetown - Downtown Water Quality Master Plan
Downtown Overlay District
Total Suspended Solids - Loading Calculations**

Fully Developed Land Use Conditions:
Assumes all parcels are built out to maximum impervious cover per zoning (95%)
TCEQ Methodology for pollutant loading and required removal rates

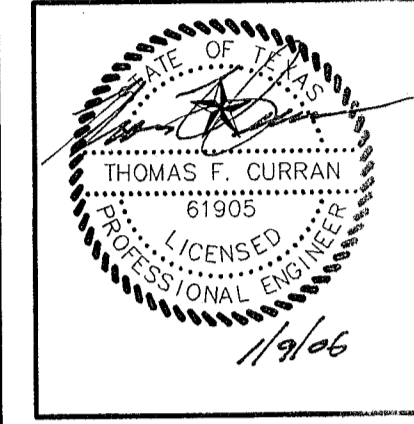
Basin Number	Area (ac.)	Annual Precipitation (in.)	Impervious Cover (%)	Runoff Coefficient	TSS Concentration (mg/L)	Annual Pollutant Load (lbs)	Increase Over Existing Annual Load (lbs)
1	55.7	32	95	0.83	170	56,838	18,490
2	4	32	95	0.83	170	4,082	3,492
3	7.9	32	95	0.83	170	8,061	3,205
4	14.1	32	95	0.83	170	14,368	4,660
5	3.9	32	95	0.83	170	3,980	1,534
6	2.1	32	95	0.83	170	2,143	1,281
7	21	32	95	0.83	170	21,429	6,196
8	1.5	32	95	0.83	170	1,531	332
Total Annual Load for Fully Developed Conditions (lbs/yr):						112,452	
Total Annual Load for Existing Conditions (lbs/yr):						73,232	
Required Removal per TCEQ (lbs/yr):						31,378	

SUB-AREA NO.	DRAINAGE AREA (AC)	IMPERVIOUS COVER (%)	100-YEAR RUNOFF COEFFICIENT	TIME OF CONCENTRATION (MIN.)	RAINFALL INTENSITY (IN/HR.)	100-YEAR PEAK FLOW (CFS)	INCREASE OVER EXISTING (CFS)	INCREASE OVER EXISTING (%)
1 (EXISTING)	55.71	73.3%	0.83	10	10.22	472.6	-	-
1 (FUTURE)	55.71	95.0%	0.94	10	10.22	535.2	62.6	13.3%
2 (EXISTING)	3.98	19.5%	0.56	5	11.88	26.5	-	-
2 (FUTURE)	3.98	95.0%	0.94	5	11.88	44.4	18.0	67.9%
3 (EXISTING)	7.94	67.2%	0.80	7	11.14	70.8	-	-
3 (FUTURE)	7.94	95.0%	0.94	7	11.14	83.1	12.4	17.5%
4 (EXISTING)	14.07	73.0%	0.83	7	11.88	138.7	-	-
4 (FUTURE)	14.07	95.0%	0.94	7	11.88	157.1	18.4	13.3%
5 (EXISTING)	3.91	88.2%	0.81	5	11.88	37.6	-	-
5 (FUTURE)	3.91	95.0%	0.94	5	11.88	43.7	6.0	16.0%
6 (EXISTING)	2.1	49.4%	0.71	5	11.88	17.7	-	-
6 (FUTURE)	2.1	95.0%	0.94	5	11.88	23.5	5.7	32.4%
7 (EXISTING)	20.99	44.6%	0.69	5	11.88	172.1	-	-
7 (FUTURE)	20.99	95.0%	0.94	5	11.88	234.4	62.3	36.2%
8 (EXISTING)	1.49	80.9%	0.87	5	11.88	15.4	-	-
8 (FUTURE)	1.49	95.0%	0.94	5	11.88	16.6	1.2	8.0%

LEGEND

- — — — — PARCEL LINE
- DOWNTOWN OVERLAY DISTRICT BOUNDARY
- - - - - DRAINAGE BOUNDARY
- ③ DRAINAGE AREA NUMBER
- — — — — EXISTING STORM DRAIN LINE
- == == FLOW ARROWS
- — — — — PROPOSED WATER QUALITY PONDS

NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE



RAYMOND CHAN & ASSOCIATES, INC.
 Consulting Civil Engineers
 4319 James Casey Street, Ste 300 • Austin, TX 78745
 Office: (512) 480-8155 • Fax: (512) 480-8811
 www.rchanassociates.com

JOB: CITY OF GEORGETOWN
 DOWNTOWN OVERLAY DISTRICT
 PROJECT: WATER QUALITY MASTER PLAN
 DRAINAGE IMPROVEMENTS
 SHEET: DRAINAGE SUB AREAS MAP

DATE: 1/09/06
 UPDATED:
 DESIGN: TC
 DRAWN:
 CHECKED: TC
 CADD FILE: CADD DIRECTORY: 681A

SHEET 3 OF 22

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 27, 2005

Mr. Joel Weaver
City of Georgetown
300 Industrial Avenue
Georgetown, Texas 78626

Re: Edwards Aquifer, Williamson County.

PROJECT NAME: Downtown Overlay District; From just South of University Avenue to the San Gabriel River on the North and from Martin Luther King Street on the West to S. Myrtle Street on the East; Georgetown, Texas

TYPE OF PLAN: Request for Clarification of the Requirements of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 04062201

Dear Mr. Weaver:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of your request for a clarification of the Edwards Aquifer rules requirements for future development of the referenced project. The request was submitted to the Austin Regional Office on behalf of the City of Georgetown by Raymond Chan & Associates, Inc. on June 22, 2004. Additional information was provided during the review. A verbal response was given on December 14, 2004.

The submittal indicates that the City of Georgetown has developed a Downtown Overlay District (DOD) master plan to provide a comprehensive strategy for the re-development of the central part of the city. Feedback from the TCEQ about the acceptability of the master plan and a determination of whether the geologic and permanent water quality components of a WPAP could be approved for the entire district was requested.

The city's master plan indicates that current zoning ordinances allow a maximum of 95 percent impervious cover within the DOD and proposes a regional approach to providing stormwater quality management for the re-development of the entire DOD instead of individual developers or landowners providing water quality treatment on each re-developed parcel. This will allow more flexibility in the individual parcel design and a more aesthetically pleasing historic area of the city. Using the existing impervious cover within the DOD and the proposed maximum allowable impervious cover of 95 percent, the potential increase in Total Suspended Solids (TSS) loading over the DOD can be calculated and permanent best management practices (BMPs) can be designed to provide the required annual load removal.

Since the proposed and future activities within the DOD may increase the peak runoff generated and no new peak flow attenuation facilities are planned, it may be necessary to install additional stormwater conveyance systems and/or upgrade the existing systems.

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

Printed on recycled paper using soy-based ink

Mr. Joel Weaver
Page 2
May 27, 2005

Based upon the TCEQ's review of the information provided, the methods proposed in the master plan for the re-development of the City of Georgetown's Downtown Overlay District could be approved. The WPAP for the DOD master plan should include all required application forms. Additionally, the plan should include: 1) the geologic assessment covering the approximately 110 acres with proposed mitigation procedures for any sensitive features that are identified; 2) the locations, sizing calculations, design/construction plans for the proposed permanent BMPs; 3) any required stormwater drainage improvements; and 4) sufficient temporary BMPs to prevent sediment laden discharges for any disturbed areas associated with this plan.

It is noted that WPAP applications will be required for regulated activities proposed on the individual tracts within the DOD. These applications must include all appropriate forms and fees required by the Edwards Aquifer rules. If the proposed activities will result in less than 95 percent impervious cover, an exception from the requirements of the Permanent Stormwater Section may be requested and the permanent stormwater treatment will be provided by the DOD structures. The application must be submitted to the Austin Regional Office of the TCEQ for executive director review and approval prior to commencing any construction of the regulated activities on each tract.

The WPAP for 400 Main Street Townhomes (Block 24 City of Georgetown) was approved on March 18, 2005, with the condition that the stormwater runoff from that project will be conveyed to a future water quality structure constructed as a part of the DOD. This is the only project that will be approved for construction prior to the approval of the DOD WPAP and commencing construction of the water quality structures referenced in this clarification.

If you have any questions or require additional information, please contact Mr. James Bice, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Carolyn D. Runyon
Water Section Manager
Austin Regional Office

CDR/jeb

cc: ✓ Mr. Raymond Chan, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. David Munk, P.E., Development Engineer, Development Services, City of Georgetown
The Honorable John C. Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Central Records, TCEQ Information Resources Division, Austin, Texas

From: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>
Sent: Wednesday, March 13, 2024 5:02 PM
To: tony w-pinc.com; EAAdmin
Cc: Monica Reyes; jlozano w-pinc.com; Austin Pfiester
Subject: RE: Riverplace Georgetown Phase 3 EXCWPA/SCS

Hello Tony,

Thank you for the phone call and discussion about this project. Based on the information you provided and specifically the reference to the clarification letter signed by Carolyn Runyon, we may accept your application as an Exception Request application.

Please update your application to include a copy of this correspondence and the attached letter for reference. Upload the application and share with EAAdmin@tceq.texas.gov

I appreciate your efforts to work with us and look forward to future correspondence.
Sincerely,



Lillian Butler
Section Manager
[Edwards Aquifer Protection Program](#)

Phone: 512-239-1929
Mobile: 512-783-4266
Email: lillian.butler@tceq.texas.gov

From: tony w-pinc.com <tony@w-pinc.com>
Sent: Tuesday, March 12, 2024 4:20 PM
To: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Monica Reyes <Monica.Reyes@tceq.texas.gov>; jlozano w-pinc.com <jlozano@w-pinc.com>; Austin Pfiester <austin@lostherd.com>
Subject: Re: Riverplace Georgetown Phase 3 EXCWPA/SCS

Lillian:

Good afternoon.

I hate to be a pill. With the utmost respect, I would like to revisit our submittal of an Exception Request.

We started to revise our Exception Request to a MOD. One of my guys brought this letter to my attention. The attached letter specifically states if our "activity" will result in less than 95% IC we may request an Exception from the permanent stormwater Section.

I looked up the rule you referenced; 30 TAC 213.4 (J). Additionally, I added the rule reference for the exception request; 30 TAC 213.9

Below are my line-by-line remarks.

30 TAC Chapter 213 – Subchapter A – Rule 213.4(j)

(j) Modification of previously approved plans. The holder of any approved Edwards Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

1. any **physical** or **operational** modification of any water pollution abatement structure(s), including, but not limited to, ponds, dams, berms, sewage treatment plants, and diversionary structures;

Our site is within the contemplated Downtown Overlay District (DOD). Our project does not propose any **physical** change to the existing water quality pond. Our impervious cover is less than the cited 95% IC. Hence, there is no **operational** change to the BMP.

2. any change in the **nature** or **character** of the regulated activity from that which was originally approved or a change that would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

Again, our site was contemplated in the DOD master plan for redevelopment. The **nature** of our project and the **character** of our storm water does not deviate from the originally approved WPAP. Hence, there is no adverse impact for the ability of the BMP to remove the planned TSS.

3. any development of land previously identified as undeveloped in the original water pollution abatement plan;

This site was **developed** prior to the original WPAP. The site has since been in a state of redevelopment, as contemplated by the DOD. Our project is the 3rd Phase of this site development.

4. any physical modification of the approved organized sewage collection system;

We are not modifying an existing SCS.

5. any physical modification of the approved underground storage tank system; or

There are no existing or proposed underground storage tank systems with our project.

6. any physical modification of the approved aboveground storage tank system.

There are no existing or proposed aboveground storage tanks with our project.

30 TAC Chapter 213 – Subchapter A – Rule 213.9

1. Granting of exceptions. Exceptions to any substantive provision of this chapter related to the protection of water quality may be granted by the executive director if the requestor can demonstrate equivalent water quality protection for the Edwards Aquifer. No exception will be granted for a prohibited activity. Prior approval under this section must be obtained from the executive director for the exception to be authorized.

The exception request for this project is for not providing on-site water quality treatment since water quality treatment has been provided on a regional basis. This site is in the Downtown Overlay District (DOD). Our site's impervious cover is less than the cited 95% IC. Hence, we have "Equivalent Water Quality Protection".

2. Procedure for requesting an exception. A person requesting an exception to the provisions of this chapter relating to the protection of water quality must file an original and three copies of a written request with the executive director at the appropriate regional office stating in detail:

1. the name, address, and telephone numbers of the requestor;
Provided with submittal

2. site and project name and location;
Provided with submittal

3. the nature of the exception requested;
The nature of the exception to on-site water quality treatment is because it has been provided on a regional basis.

4. the justification for granting the exception as described in subsection (a) of this section; and
TSS removal is being provided by a regional BMP.
5. any other pertinent information that the executive director requests.

The TCEQ issued a letter on May 27, 2005, which provided guidance on future submittals within the DOD. Our submittal of an exception request follows the guidance that was previously established. Additionally, the previous phase of our project follow the exception request submittal process.

6. Fees related to requests for exceptions. A person submitting an application for an exception, as described in this section, must pay \$500 for each exception request. The fee is due and payable at the time the exception request is filed, and should be submitted as described in §213.12 of this title (relating to Application Fees). If the exception request fee is not submitted in the correct amount, the executive director is not required to consider the exception request until the correct fee is submitted.

Upon acceptance our our application, we are happy to submit the required application fee.

May we please move forward with our application as submitted?

Respectfully Submitted,

AAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

Antonio A. Prete, P.E.
President

Cell: (512) 423-8730
www.w-pinc.com

From: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>
Sent: Thursday, February 22, 2024 7:44 AM
To: tony w-pinc.com <tony@w-pinc.com>; EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: RE: Riverplace Georgetown Phase 3 EXCW PAP/SCS

Good Moring Mr. Prete,
Unfortunately the program had a few applications submitted and approved as Exception Request applications; however, by rule should have been submitted as standard plans or modifications in accordance with 30 TAC 213.4(j). This issue was brought to my attention a few months ago which resulted in a review of the various applications approved as Exceptions Request and additional training to the team of what is allowed to be submitted as an Exception Request application.

Sarah did discuss your particular project with a manager and it was confirmed it would need to be submitted as a WPAP MOD.

I appreciate you following up to confirm.
Sincerely,
Lillian

From: tony w-pinc.com <tony@w-pinc.com>
Sent: Wednesday, February 21, 2024 5:09 PM
To: EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: Re: Riverplace Georgetown Phase 3 EXCW PAP/SCS

Good afternoon Sarah:

We followed the previous engineer's submittal, which was submitted as an exception request.

I don't see the difference between a phase 2 and phase 3. It's the same lot, same concept.

Respectfully,

AAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

Antonio A. Prete, P.E.
President

Cell: (512) 423-8730
www.w-pinc.com

From: EAAdmin <EAAdmin@tceq.texas.gov>
Sent: Wednesday, February 21, 2024 4:44 PM
To: tony w-pinc.com <tony@w-pinc.com>
Cc: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: RE: Riverplace Georgetown Phase 3 EXCWPAP/SCS

Good afternoon,

After discussing with management, we have determined that since this project consists of new development that will drain to an existing BMP, this plan should be submitted as a WPAPMOD/SCS.

Please ensure all documents and attachments are in order according to checklists found here <https://www.tceq.texas.gov/permitting/eapp/material.html> and upload the revised application to the TCEQ ftp site and share with EAAdmin@tceq.texas.gov. EAPP staff will review the revisions within two weeks and notify you of any deficiencies not addressed or to request payment.

Thank you,

Sarah Patterson

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
512-239-7009
sarah.patterson@tceq.texas.gov

From: EAAdmin
Sent: Wednesday, February 7, 2024 7:59 AM
To: tony@w-pinc.com
Subject: RE: Riverplace Georgetown Phase 3 EXCWPAP/SCS

Good Morning,

The application has been received.

We will review the application for administrative completeness within two weeks and will reach out with any comments after our administrative review.

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

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

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

Application accepted for Technical Review

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

Things to consider

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

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Office: 512-239-7017

Email: Franklin.Anciano@tceq.texas.gov

-----Original Message-----

From: tony@w-pinc.com <tony@w-pinc.com>

Sent: Tuesday, February 6, 2024 3:51 PM

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

Subject: Shared files from tony@w-pinc.com

One or more files have been shared with you from tony@w-pinc.com. Login to <https://ftps.tceq.texas.gov> to retrieve the files. Files will be available until 02/13/2024.

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

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

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

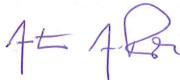
Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 02/06/2024

Signature of Customer/Agent:



Regulated Entity Name: Riverplace Georgetown

Exception Request

- Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

- Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

ATTACHMENT “A” – Nature of Exception

We are submitting a Water Pollution Abatement Plan Exception Request (EXP) & Organized Sewage Collection System (SCS) for Phase 3 of the Riverplace Georgetown site. The 1.295 acre tract of land is located at the Northwest corner of the intersection of South Main Street and West 2nd Street in Georgetown, Texas. The site lies within the Edward’s Aquifer Recharge Zone and has been previously redeveloped into a mixed-use office & multifamily residential site.

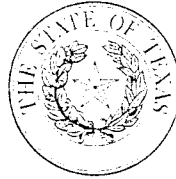
This site drains to the San Gabriel River watershed and is within the Georgetown Downtown Overlay District (DOD). The DOD constructed 2 regional water quality ponds designed to treat an impervious cover of 95% within the DOD. The Main Street Pond is located directly north of this site. This Phase 3 of the development will add \pm 0.34 acres of IC to the site, raising the overall 1.295 acre site IC to 1.00 acres (77.22%). This is well below the maximum allowed IC of 95% on the site, therefore, an exception to new water quality measures is proposed. Please see the attached WPAP approval letter for the Downtown Overlay District (EAPP ID No. 04062201A), dated February 13, 2006. Also, please see the plan sheets from the Downtown Overlay District improvement plan, prepared by Raymond Chan & Associates, Inc., showing our site’s location within the DOD.

Additionally, we would like to request an exception request for no new geologic assessment given that a Geologic Assessment was previously provided with the original City of Georgetown Downtown Overlay District WPAP application.

This Phase 3 of the site development will include a SCS. This SCS includes service laterals for the proposed multifamily residential buildings. The SCS ties into an existing wastewater line at a proposed wastewater manhole. This existing wastewater line connects to the City of Georgetown wastewater system at an existing wastewater manhole. The SCS application is included with this submittal.

Lastly, we would like to point out this exception request is being submitted in accordance with the Clarification Letter, dated May 27, 2005, from the TCEQ to Mr. Joel Weaver, with the City of Georgetown (EAPP ID No. 04062201). In that letter, the requirements for future developments in the City of Georgetown’s DOD were provided. It was specified that if future developments in the DOD result in less than 95 percent impervious cover, an exception from the requirements of the Permanent Stormwater Section may be requested. This letter was brought to the attention of Ms. Lillian Butler, Section Manager. She acknowledged this letter and specified this Exception Request may proceed and to include both the Clarification Letter and email. We have attached the Clarification Letter and email correspondence with Ms. Lillian Butler, Section Manager.

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 13, 2006

Mr. Michael Hallmark
City of Georgetown
300 Industrial Avenue
Georgetown, Texas 78626

Re: Edwards Aquifer, Williamson County

PROJECT NAME: Downtown Overlay District; From just South of University Avenue to the San Gabriel River on the North and from Martin Luther King Street on the West to S. Myrtle Street on the East; Georgetown, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 04062201A

Dear Mr. Hallmark:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced projects. The Downtown Overlay District application was submitted to the Austin Regional Office by Raymond Chan & Associates, Inc. on behalf of the City of Georgetown on August 9, 2005. Materials modifying the original application were received on January 10, 2006. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.

PROJECT DESCRIPTION

The approximately 110 acre Downtown Overlay District (DOD) establishes the boundary for the City of Georgetown's Downtown Master Plan. The Master Plan is proposed to maintain the character of the downstream area while maximizing opportunities for economic development and enhancing the quality of life for its residents. The referenced plan proposes the construction of two water quality

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy-based ink

Mr. Michael Hallmark
Page 2
February 13, 2006

structures (Main Street Pond and VFW Pond) which will provide stormwater treatment for future development of the DOD. The Main Street Pond will be located north of E. 2nd Street between South Austin Avenue and Main Street and will be approximately 100 feet by 100 feet. The VFW Pond will be located north of 2nd Street between S. College Street and S. Elm Street and will be approximately 260 feet by 50 feet. Appropriate temporary best management practices (BMPs) will be installed and maintained during construction of the water quality ponds. The maximum impervious cover allowed within the DOD will be 104.5 acres (95.0 percent). Wastewater generated by the redevelopment within the DOD will be disposed of by conveyance to the existing San Gabriel Wastewater Treatment Plant (WQ0010489-002) owned by the City of Georgetown.

PERMANENT POLLUTION ABATEMENT MEASURES

The two permanent water quality facilities will be constructed to treat the stormwater runoff from future redevelopment within the approximately 110 acre DOD. The individual treatment measures will consist of two extended detention ponds with splitter box structures, appropriate vegetation, discharge structures and channels, and maintenance access. The Main Street Pond and VFW Pond are sized to remove 6,559 and 33,088 pounds of total suspended solids (TSS) annually with designed water quality volumes of 47,489 and 275,983 cubic feet, respectively. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, geologic and manmade features were discovered within the 110 acre site. The Austin Regional Office site investigation of December 9, 2005 and January 20, 2006, revealed that the site is generally as described by the geologic assessment. Numerous monitor wells exist within the project limits. City water wells exist at the site of the proposed public library. The only feature noted at the sites of the proposed extended detention ponds was the abandoned well on the west side of S. College Street.

SPECIAL CONDITIONS

- I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- II. The plans do not indicate the locations of construction offices, staging areas, or temporary aboveground storage tanks on this project. If the contractor desires to use these types of facilities during construction, a request to modify this approval or a new Edwards Aquifer protection plan may be required. If needed, the application must include information related to use, location, and appropriate additional pollution controls. Refer to Standard Condition No. 4 below.

Mr. Michael Hallmark

Page 3

February 13, 2006

- III. If previously unidentified items (abandoned wells, borings, underground storage tanks, utilities, etc.) are encountered during construction, the Austin Regional Office of the TCEQ must be notified and information related to mitigation of these items must be submitted for review and approval prior to continuing construction in the area.

- IV. Future development within the City of Georgetown's Downtown Overlay District will require that the appropriate Edwards Aquifer Protection Plan be submitted to the Austin Regional Office for the review and approval of the executive director prior to commencing construction of regulated activities.
 - 1) The application must include all information necessary for its review and approval.
 - 2) The applicant may request an exception from the requirement of a Geologic Assessment if a copy of the original DOD Geologic Assessment Map is included with the application. The site to be developed should be identified on the copy of the map.
 - 3) If any features are identified on the Geologic Assessment Map or additional features are identified on the site during the design of the project, the application must propose methods for mitigating the feature(s).
 - 4) If an application for a DOD redevelopment project will be approved and construction will start prior to the City of Georgetown commencing excavation of the water quality ponds, the application must include a proposal for some type of equivalent water quality treatment to provide the required total suspended solid (TSS) load removal for the site.

STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

- 2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which referenced project is located. A description of the property boundaries for each project pond shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

- 3. All contractors conducting regulated activities at the referenced project shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

Mr. Michael Hallmark

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February 13, 2006

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The water quality ponds shall be used as sedimentation basins during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

Mr. Michael Hallmark

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February 13, 2006

10. Thirty three wells were identified within the Downtown Overlay District. One of these are located within the limits of construction of the ponds. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

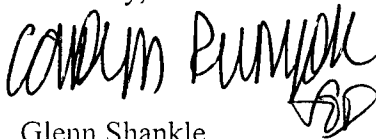
14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

Mr. Michael Hallmark
Page 6
February 13, 2006

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. James Bice, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/jeb

Enclosures: Deed Recordation Affidavit, TCEQ-0625
Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

cc: Mr. Andy Johnston, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. Thomas F. Curren, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. Terry Jones, Support Services Director, City of Georgetown
Mr. Thomas R. Benz, P.E., Systems Engineering Manager, City of Georgetown
Mr. David Munk, P.E., Development Engineer, Development Services, City of Georgetown
The Honorable John C. Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Central Records, TCEQ Information Resources Division, Austin, Texas

CITY OF GEORGETOWN DOWNTOWN OVERLAY DISTRICT WATER QUALITY MASTER PLAN DRAINAGE IMPROVEMENTS

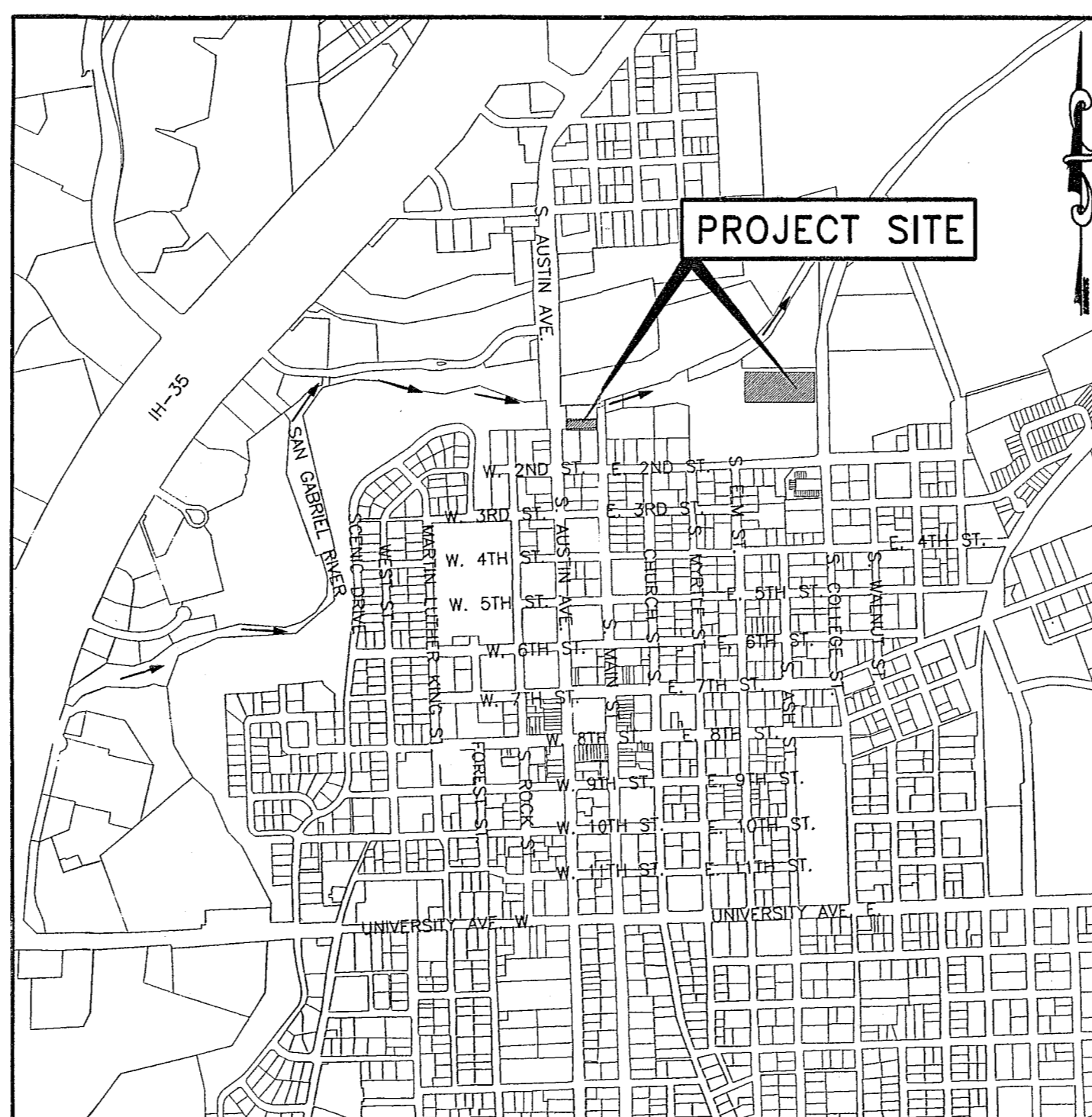
PROJECT STREET ADDRESS: 100 BLOCK OF SOUTH MAIN STREET
& 100 BLOCK OF N. COLLEGE STREET

PROPERTY OWNER: CITY OF GEORGETOWN
ADDRESS: 300 INDUSTRIAL AVENUE
GEORGETOWN, TEXAS 78626

PHONE NO.: (512) 930-2572
OWNER CONTACT: TOM BENZ

PROJECT ENGINEER: RAYMOND CHAN & ASSOCIATES, INC.
ADDRESS: 4319 JAMES CASEY STREET, SUITE 300
AUSTIN, TEXAS 78745

PHONE NO.: (512) 480-8155



LOCATION MAP
NOT-TO-SCALE

FLOODPLAIN NOTE:

A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48491C0230C, DATED SEPTEMBER 27, 1991 FOR WILLIAMSON COUNTY.

WATERSHED NOTE:

THIS SITE IS LOCATED IN THE EDWARDS AQUIFER ZONE, AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

REVISIONS / CORRECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHTS. IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ./FT.)/ [%]	CITY OF AUSTIN APPROVAL / DATE	DATE IMAGED

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2	GENERAL NOTES
3	DRAINAGE SUB AREAS MAP MAIN STREET POND
4	EROSION/ SEDIMENTATION & TREE PROTECTION PLAN MAIN STREET POND
5	GRADING AND DRAINAGE PLAN MAIN STREET POND
6	LANDSCAPE AND REVEGETATION PLAN VFW POND
7	EROSION/ SEDIMENTATION & TREE PROTECTION PLAN VFW POND
8	GRADING AND DRAINAGE PLAN VFW POND
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20	CONSTRUCTION DETAILS - SHEET 6
21	CONSTRUCTION DETAILS - SHEET 7
22	CONSTRUCTION DETAILS - SHEET 8

DATE OF SUBMITTAL: _____

SUBMITTED BY:

Raymond Chan
RAYMOND CHAN & ASSOCIATES INC. DATE: 1/9/06

APPROVED BY:

CITY OF GEORGETOWN DATE: _____

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY DATE: _____

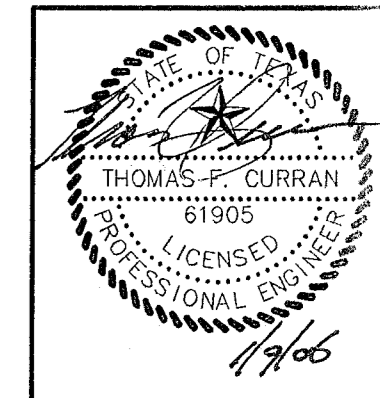
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

RECEIVED

JAN 10 2006

TCEQ FIELD OPERATIONS
AUSTIN REGION II

NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE

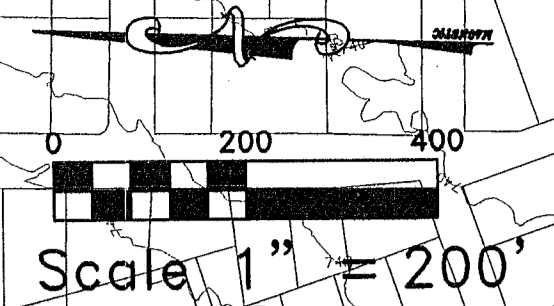
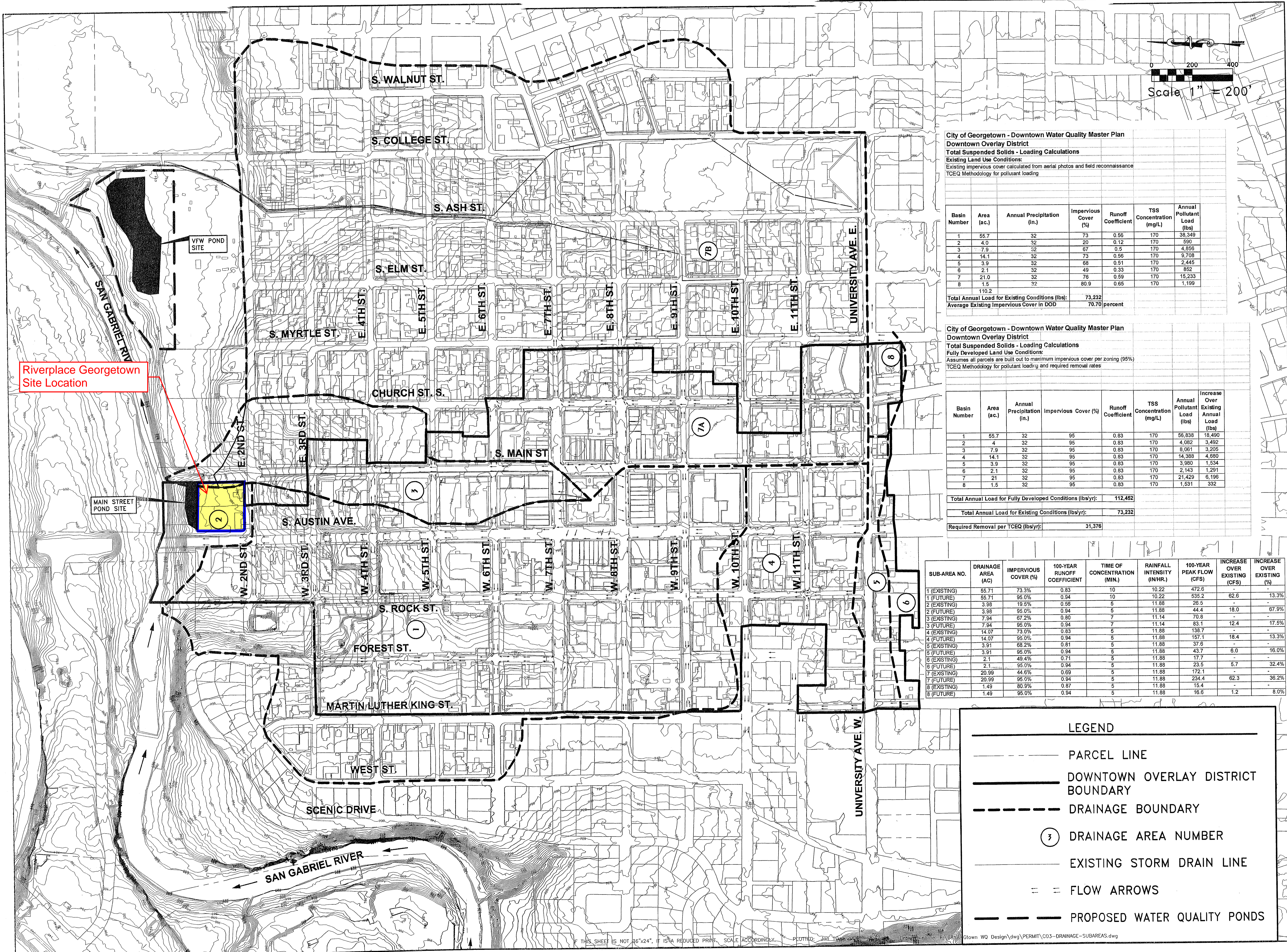


RAYMOND CHAN & ASSOCIATES, INC.
Consulting Civil Engineers
4319 James Casey Street, Ste 300 • Austin, TX 78745
Office: (512) 480-8155 • Fax: (512) 480-8811
www.rcchanassociates.com

CITY OF GEORGETOWN
 DOWNTOWN OVERLAY DISTRICT
 WATER QUALITY MASTER PLAN
 DRAINAGE IMPROVEMENTS
 COVER SHEET

DATE:	1/09/06
UPDATED:	xx/xx/xx
DESIGN:	TC
DRAWN:	TC
CHECKED:	TC
CADD FILE:	
CADD DIRECTORY:	881A

SHEET
1
OF
22



**City of Georgetown - Downtown Water Quality Master Plan
Downtown Overlay District
Total Suspended Solids - Loading Calculations**

Existing Land Use Conditions:
Existing Impervious cover calculated from aerial photos and field reconnaissance
TCEQ Methodology for pollutant loading

Basin Number	Area (ac.)	Annual Precipitation (in.)	Impervious Cover (%)	Runoff Coefficient	TSS Concentration (mg/L)	Annual Pollutant Load (lbs)
1	55.7	32	73	0.56	170	38,349
2	4.0	32	20	0.12	170	590
3	7.9	32	67	0.5	170	4,856
4	14.1	32	73	0.56	170	9,708
5	3.9	32	68	0.51	170	2,445
6	2.1	32	49	0.33	170	862
7	21.0	32	76	0.59	170	15,233
8	1.5	32	80.9	0.65	170	1,199
110.2						
Total Annual Load for Existing Conditions (lbs):						73,232
Average Existing Impervious Cover in DOD						70.70 percent

**City of Georgetown - Downtown Water Quality Master Plan
Downtown Overlay District
Total Suspended Solids - Loading Calculations**

Fully Developed Land Use Conditions:
Assumes all parcels are built out to maximum impervious cover per zoning (95%)
TCEQ Methodology for pollutant loading and required removal rates

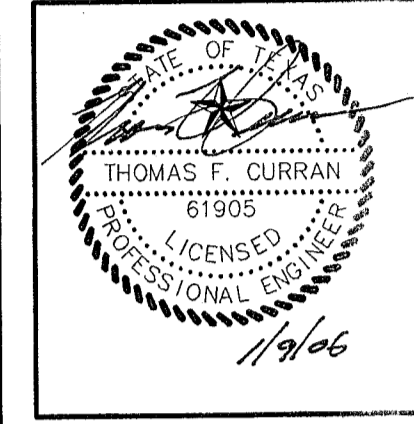
Basin Number	Area (ac.)	Annual Precipitation (in.)	Impervious Cover (%)	Runoff Coefficient	TSS Concentration (mg/L)	Annual Pollutant Load (lbs)	Increase Over Existing Annual Load (lbs)
1	55.7	32	95	0.83	170	56,838	18,490
2	4	32	95	0.83	170	4,062	3,492
3	7.9	32	95	0.83	170	8,061	3,205
4	14.1	32	95	0.83	170	14,368	4,660
5	3.9	32	95	0.83	170	3,980	1,534
6	2.1	32	95	0.83	170	2,143	1,281
7	21	32	95	0.83	170	21,429	6,196
8	1.5	32	95	0.83	170	1,531	332
Total Annual Load for Fully Developed Conditions (lbs/yr):						112,452	
Total Annual Load for Existing Conditions (lbs/yr):						73,232	
Required Removal per TCEQ (lbs/yr):						31,378	

SUB-AREA NO.	DRAINAGE AREA (AC)	IMPERVIOUS COVER (%)	100-YEAR RUNOFF COEFFICIENT	TIME OF CONCENTRATION (MIN.)	RAINFALL INTENSITY (IN/HR.)	100-YEAR PEAK FLOW (CFS)	INCREASE OVER EXISTING (CFS)	INCREASE OVER EXISTING (%)
1 (EXISTING)	55.71	73.3%	0.83	10	10.22	472.6	-	-
1 (FUTURE)	55.71	95.0%	0.94	10	10.22	535.2	62.6	13.3%
2 (EXISTING)	3.98	19.5%	0.56	5	11.88	26.5	-	-
2 (FUTURE)	3.98	95.0%	0.94	5	11.88	44.4	18.0	67.9%
3 (EXISTING)	7.94	67.2%	0.80	7	11.14	70.8	-	-
3 (FUTURE)	7.94	95.0%	0.94	7	11.14	83.1	12.4	17.5%
4 (EXISTING)	14.07	73.0%	0.83	7	11.88	138.7	-	-
4 (FUTURE)	14.07	95.0%	0.94	5	11.88	157.1	18.4	13.3%
5 (EXISTING)	3.91	88.2%	0.81	5	11.88	37.6	-	-
5 (FUTURE)	3.91	95.0%	0.94	5	11.88	43.7	6.0	16.0%
6 (EXISTING)	2.1	49.4%	0.71	5	11.88	17.7	-	-
6 (FUTURE)	2.1	95.0%	0.94	5	11.88	23.5	5.7	32.4%
7 (EXISTING)	20.99	44.6%	0.69	5	11.88	172.1	-	-
7 (FUTURE)	20.99	95.0%	0.94	5	11.88	234.4	62.3	36.2%
8 (EXISTING)	1.49	80.9%	0.87	5	11.88	15.4	-	-
8 (FUTURE)	1.49	95.0%	0.94	5	11.88	16.6	1.2	8.0%

LEGEND

- PARCEL LINE
- - - DOWNTOWN OVERLAY DISTRICT BOUNDARY
- - - DRAINAGE BOUNDARY
- DRAINAGE AREA NUMBER
- - - EXISTING STORM DRAIN LINE
- == FLOW ARROWS
- PROPOSED WATER QUALITY PONDS

NO.	CORRECTION DESCRIPTION	APPROVED BY	DATE



RAYMOND CHAN & ASSOCIATES, INC.
 Consulting Civil Engineers
 4319 James Casey Street, Ste 300 • Austin, TX 78745
 Office: (512) 480-8155 • Fax: (512) 480-8811
 www.rchanassociates.com

JOB: CITY OF GEORGETOWN
 DOWNTOWN OVERLAY DISTRICT
 PROJECT: WATER QUALITY MASTER PLAN
 DRAINAGE IMPROVEMENTS
 SHEET: DRAINAGE SUB AREAS MAP

DATE: 1/09/06
 UPDATED:
 DESIGN: TC
 DRAWN:
 CHECKED: TC
 CADD FILE: CADD DIRECTORY: 681A

SHEET 3 OF 22

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 27, 2005

Mr. Joel Weaver
City of Georgetown
300 Industrial Avenue
Georgetown, Texas 78626

Re: Edwards Aquifer, Williamson County.

PROJECT NAME: Downtown Overlay District; From just South of University Avenue to the San Gabriel River on the North and from Martin Luther King Street on the West to S. Myrtle Street on the East; Georgetown, Texas

TYPE OF PLAN: Request for Clarification of the Requirements of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 04062201

Dear Mr. Weaver:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of your request for a clarification of the Edwards Aquifer rules requirements for future development of the referenced project. The request was submitted to the Austin Regional Office on behalf of the City of Georgetown by Raymond Chan & Associates, Inc. on June 22, 2004. Additional information was provided during the review. A verbal response was given on December 14, 2004.

The submittal indicates that the City of Georgetown has developed a Downtown Overlay District (DOD) master plan to provide a comprehensive strategy for the re-development of the central part of the city. Feedback from the TCEQ about the acceptability of the master plan and a determination of whether the geologic and permanent water quality components of a WPAP could be approved for the entire district was requested.

The city's master plan indicates that current zoning ordinances allow a maximum of 95 percent impervious cover within the DOD and proposes a regional approach to providing stormwater quality management for the re-development of the entire DOD instead of individual developers or landowners providing water quality treatment on each re-developed parcel. This will allow more flexibility in the individual parcel design and a more aesthetically pleasing historic area of the city. Using the existing impervious cover within the DOD and the proposed maximum allowable impervious cover of 95 percent, the potential increase in Total Suspended Solids (TSS) loading over the DOD can be calculated and permanent best management practices (BMPs) can be designed to provide the required annual load removal.

Since the proposed and future activities within the DOD may increase the peak runoff generated and no new peak flow attenuation facilities are planned, it may be necessary to install additional stormwater conveyance systems and/or upgrade the existing systems.

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

Printed on recycled paper using soy-based ink

Mr. Joel Weaver
Page 2
May 27, 2005

Based upon the TCEQ's review of the information provided, the methods proposed in the master plan for the re-development of the City of Georgetown's Downtown Overlay District could be approved. The WPAP for the DOD master plan should include all required application forms. Additionally, the plan should include: 1) the geologic assessment covering the approximately 110 acres with proposed mitigation procedures for any sensitive features that are identified; 2) the locations, sizing calculations, design/construction plans for the proposed permanent BMPs; 3) any required stormwater drainage improvements; and 4) sufficient temporary BMPs to prevent sediment laden discharges for any disturbed areas associated with this plan.

It is noted that WPAP applications will be required for regulated activities proposed on the individual tracts within the DOD. These applications must include all appropriate forms and fees required by the Edwards Aquifer rules. If the proposed activities will result in less than 95 percent impervious cover, an exception from the requirements of the Permanent Stormwater Section may be requested and the permanent stormwater treatment will be provided by the DOD structures. The application must be submitted to the Austin Regional Office of the TCEQ for executive director review and approval prior to commencing any construction of the regulated activities on each tract.

The WPAP for 400 Main Street Townhomes (Block 24 City of Georgetown) was approved on March 18, 2005, with the condition that the stormwater runoff from that project will be conveyed to a future water quality structure constructed as a part of the DOD. This is the only project that will be approved for construction prior to the approval of the DOD WPAP and commencing construction of the water quality structures referenced in this clarification.

If you have any questions or require additional information, please contact Mr. James Bice, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Carolyn D. Runyon
Water Section Manager
Austin Regional Office

CDR/jeb

cc: ✓ Mr. Raymond Chan, P.E., Raymond Chan & Associates, Inc., Austin, Texas
Mr. David Munk, P.E., Development Engineer, Development Services, City of Georgetown
The Honorable John C. Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Central Records, TCEQ Information Resources Division, Austin, Texas

From: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>
Sent: Wednesday, March 13, 2024 5:02 PM
To: tony w-pinc.com; EAAdmin
Cc: Monica Reyes; jlozano w-pinc.com; Austin Pfiester
Subject: RE: Riverplace Georgetown Phase 3 EXCWPA/SCS

Hello Tony,

Thank you for the phone call and discussion about this project. Based on the information you provided and specifically the reference to the clarification letter signed by Carolyn Runyon, we may accept your application as an Exception Request application.

Please update your application to include a copy of this correspondence and the attached letter for reference. Upload the application and share with EAAdmin@tceq.texas.gov

I appreciate your efforts to work with us and look forward to future correspondence.
Sincerely,



Lillian Butler
Section Manager
[Edwards Aquifer Protection Program](#)

Phone: 512-239-1929
Mobile: 512-783-4266
Email: lillian.butler@tceq.texas.gov

From: tony w-pinc.com <tony@w-pinc.com>
Sent: Tuesday, March 12, 2024 4:20 PM
To: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Monica Reyes <Monica.Reyes@tceq.texas.gov>; jlozano w-pinc.com <jlozano@w-pinc.com>; Austin Pfiester <austin@lostherd.com>
Subject: Re: Riverplace Georgetown Phase 3 EXCWPA/SCS

Lillian:

Good afternoon.

I hate to be a pill. With the utmost respect, I would like to revisit our submittal of an Exception Request.

We started to revise our Exception Request to a MOD. One of my guys brought this letter to my attention. The attached letter specifically states if our "activity" will result in less than 95% IC we may request an Exception from the permanent stormwater Section.

I looked up the rule you referenced; 30 TAC 213.4 (J). Additionally, I added the rule reference for the exception request; 30 TAC 213.9

Below are my line-by-line remarks.

30 TAC Chapter 213 – Subchapter A – Rule 213.4(j)

(j) Modification of previously approved plans. The holder of any approved Edwards Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

1. any **physical** or **operational** modification of any water pollution abatement structure(s), including, but not limited to, ponds, dams, berms, sewage treatment plants, and diversionary structures;

Our site is within the contemplated Downtown Overlay District (DOD). Our project does not propose any **physical** change to the existing water quality pond. Our impervious cover is less than the cited 95% IC. Hence, there is no **operational** change to the BMP.

2. any change in the **nature** or **character** of the regulated activity from that which was originally approved or a change that would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

Again, our site was contemplated in the DOD master plan for redevelopment. The **nature** of our project and the **character** of our storm water does not deviate from the originally approved WPAP. Hence, there is no adverse impact for the ability of the BMP to remove the planned TSS.

3. any development of land previously identified as undeveloped in the original water pollution abatement plan;

This site was **developed** prior to the original WPAP. The site has since been in a state of redevelopment, as contemplated by the DOD. Our project is the 3rd Phase of this site development.

4. any physical modification of the approved organized sewage collection system;

We are not modifying an existing SCS.

5. any physical modification of the approved underground storage tank system; or

There are no existing or proposed underground storage tank systems with our project.

6. any physical modification of the approved aboveground storage tank system.

There are no existing or proposed aboveground storage tanks with our project.

30 TAC Chapter 213 – Subchapter A – Rule 213.9

1. Granting of exceptions. Exceptions to any substantive provision of this chapter related to the protection of water quality may be granted by the executive director if the requestor can demonstrate equivalent water quality protection for the Edwards Aquifer. No exception will be granted for a prohibited activity. Prior approval under this section must be obtained from the executive director for the exception to be authorized.

The exception request for this project is for not providing on-site water quality treatment since water quality treatment has been provided on a regional basis. This site is in the Downtown Overlay District (DOD). Our site's impervious cover is less than the cited 95% IC. Hence, we have "Equivalent Water Quality Protection".

2. Procedure for requesting an exception. A person requesting an exception to the provisions of this chapter relating to the protection of water quality must file an original and three copies of a written request with the executive director at the appropriate regional office stating in detail:

1. the name, address, and telephone numbers of the requestor;
Provided with submittal

2. site and project name and location;
Provided with submittal

3. the nature of the exception requested;
The nature of the exception to on-site water quality treatment is because it has been provided on a regional basis.

4. the justification for granting the exception as described in subsection (a) of this section; and
TSS removal is being provided by a regional BMP.
5. any other pertinent information that the executive director requests.

The TCEQ issued a letter on May 27, 2005, which provided guidance on future submittals within the DOD. Our submittal of an exception request follows the guidance that was previously established. Additionally, the previous phase of our project follow the exception request submittal process.

6. Fees related to requests for exceptions. A person submitting an application for an exception, as described in this section, must pay \$500 for each exception request. The fee is due and payable at the time the exception request is filed, and should be submitted as described in §213.12 of this title (relating to Application Fees). If the exception request fee is not submitted in the correct amount, the executive director is not required to consider the exception request until the correct fee is submitted.

Upon acceptance our our application, we are happy to submit the required application fee.

May we please move forward with our application as submitted?

Respectfully Submitted,

AAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

Antonio A. Prete, P.E.
President

Cell: (512) 423-8730
www.w-pinc.com

From: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>
Sent: Thursday, February 22, 2024 7:44 AM
To: tony w-pinc.com <tony@w-pinc.com>; EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: RE: Riverplace Georgetown Phase 3 EXCW PAP/SCS

Good Moring Mr. Prete,
Unfortunately the program had a few applications submitted and approved as Exception Request applications; however, by rule should have been submitted as standard plans or modifications in accordance with 30 TAC 213.4(j). This issue was brought to my attention a few months ago which resulted in a review of the various applications approved as Exceptions Request and additional training to the team of what is allowed to be submitted as an Exception Request application.

Sarah did discuss your particular project with a manager and it was confirmed it would need to be submitted as a WPAP MOD.

I appreciate you following up to confirm.
Sincerely,
Lillian

From: tony w-pinc.com <tony@w-pinc.com>
Sent: Wednesday, February 21, 2024 5:09 PM
To: EAAdmin <EAAdmin@tceq.texas.gov>
Cc: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: Re: Riverplace Georgetown Phase 3 EXCW PAP/SCS

Good afternoon Sarah:

We followed the previous engineer's submittal, which was submitted as an exception request.

I don't see the difference between a phase 2 and phase 3. It's the same lot, same concept.

Respectfully,

AAP



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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PH (512) 505-8953
FIRM TX. REG. #F-10308

Antonio A. Prete, P.E.
President

Cell: (512) 423-8730
www.w-pinc.com

From: EAAdmin <EAAdmin@tceq.texas.gov>
Sent: Wednesday, February 21, 2024 4:44 PM
To: tony w-pinc.com <tony@w-pinc.com>
Cc: Lillian Butler <Lillian.Butler@Tceq.Texas.Gov>; Monica Reyes <Monica.Reyes@tceq.texas.gov>
Subject: RE: Riverplace Georgetown Phase 3 EXCWPA/SCS

Good afternoon,

After discussing with management, we have determined that since this project consists of new development that will drain to an existing BMP, this plan should be submitted as a WPAPMOD/SCS.

Please ensure all documents and attachments are in order according to checklists found here <https://www.tceq.texas.gov/permitting/eapp/material.html> and upload the revised application to the TCEQ ftp site and share with EAAdmin@tceq.texas.gov. EAPP staff will review the revisions within two weeks and notify you of any deficiencies not addressed or to request payment.

Thank you,

Sarah Patterson

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
512-239-7009
sarah.patterson@tceq.texas.gov

From: EAAdmin
Sent: Wednesday, February 7, 2024 7:59 AM
To: tony@w-pinc.com
Subject: RE: Riverplace Georgetown Phase 3 EXCWPA/SCS

Good Morning,

The application has been received.

We will review the application for administrative completeness within two weeks and will reach out with any comments after our administrative review.

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

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

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

Application accepted for Technical Review

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

Things to consider

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

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Office: 512-239-7017

Email: Franklin.Anciano@tceq.texas.gov

-----Original Message-----

From: tony@w-pinc.com <tony@w-pinc.com>

Sent: Tuesday, February 6, 2024 3:51 PM

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

Subject: Shared files from tony@w-pinc.com

One or more files have been shared with you from tony@w-pinc.com. Login to <https://ftps.tceq.texas.gov> to retrieve the files. Files will be available until 02/13/2024.

ATTACHMENT “B” – Documentation of Equivalent Water Quality Protection

This project is part of the City of Georgetown’s Downtown Overlay District. Water Quality treatment is provided for the redevelopment of the district. Please reference WPAP approval letter included in Attachment “A”.

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), Effective June 1, 1999

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

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

Regulated Entity Name: Riverplace Georgetown

1. **Attachment A – SCS Engineering Design Report.** This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

Contact Person: Austin Pfiester

Entity: WAAPF Properties, LLC

Mailing Address: PO Box 688

City, State: Georgetown, TX

Zip: 78627

Telephone: (512) 663-7730

Fax: N/A

Email Address: austin@lostherd.com

The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

Contact Person: Antonio A. Prete, P.E.

Texas Licensed Professional Engineer's Number: 93759

Entity: Waeltz & Prete, Inc.

Mailing Address: 211 N. A.W. Grimes Blvd.

City, State: Round Rock, Texas

Zip: 78665

Telephone: 512-505-8953

Fax: N/A

Email Address: tony@w-pinc.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

- Residential: Number of single-family lots: _____
 Multi-family: Number of residential units: 14
 Commercial
 Industrial
 Off-site system (not associated with any development)
 Other: _____

5. The character and volume of wastewater is shown below:

100% Domestic 2,195 gallons/day
 _____% Industrial _____ gallons/day
 _____% Commingled _____ gallons/day
 Total gallons/day: 2,195

6. Existing and anticipated infiltration/inflow is 971.25 gallons/day. This will be addressed by: New Pipe and MH meeting the TCEQ's Regulations.

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

- The WPAP application for this development was approved by letter dated _____. A copy of the approval letter is attached.
 The WPAP application for this development was submitted to the TCEQ on (in conjunction with this application), but has not been approved.
 A WPAP application is required for an associated project, but it has not been submitted.
 There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

<i>Pipe Diameter(Inches)</i>	<i>Linear Feet (1)</i>	<i>Pipe Material (2)</i>	<i>Specifications (3)</i>
6"	± 152	PVC - SDR 26	ASTM D-3034

Total Linear Feet: ± 152

- (1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.
 (2) Pipe Material - If PVC, state SDR value.
 (3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.

9. The sewage collection system will convey the wastewater to the Pecan Branch Wastewater (name) Treatment Plant. The treatment facility is:

- Existing
- Proposed

10. All components of this sewage collection system will comply with:

- The City of Georgetown standard specifications.
- Other. Specifications are attached.

11. No force main(s) and/or lift station(s) are associated with this sewage collection system.
- A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

12. There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.
13. There are no deviations from straight alignment in this sewage collection system without manholes.
- Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes.** A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
- For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
WWL 'A'	12 Of All	1+00.00	MH
WWL 'A'	12 Of All	2+11.52	MH
WWL 'A'	12 Of All	2+50.81	CO
	Of		
	Of		
	Of		
	Of		

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
	Of		
	Of		
	Of		

15. Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.
16. The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

- Attachment C – Justification for Variance from Maximum Manhole Spacing.** The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.
17. All manholes will be monolithic, cast-in-place concrete.
- The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

18. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = Varies'.
19. The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.
20. Lateral stub-outs:
- The location of all lateral stub-outs are shown and labeled.
- No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

- The entire water distribution system for this project is shown and labeled.
- If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
- There will be no water lines associated with this project.

22. 100-year floodplain:

- After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
- After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

- After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
- After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

- 24. Legal boundaries of the site are shown.
- 25. The ***final plans and technical specifications*** are submitted for the TCEQ’s review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.
- There will be no water line crossings.
- There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

<i>Line</i>	<i>Station or Closest Point</i>	<i>Crossing or Parallel</i>	<i>Horizontal Separation Distance</i>	<i>Vertical Separation Distance</i>

27. Vented Manholes:

- No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.
- A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.
- A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.
- A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

28. Drop manholes:

- There are no drop manholes associated with this project.
- Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

29. Sewer line stub-outs (For proposed extensions):

- The placement and markings of all sewer line stub-outs are shown and labeled.
- No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

- The placement and markings of all lateral stub-outs are shown and labeled.
- No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

- Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

- Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
- Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second.** Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

<i>Line</i>	<i>Profile Sheet</i>	<i>Station to Station</i>	<i>FPS</i>	<i>% Slope</i>	<i>Erosion/Shock Protection</i>

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

- Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- N/A

Administrative Information

34. The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.
35. Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

<i>Standard Details</i>	<i>Shown on Sheet</i>
Lateral stub-out marking [Required]	22 of All
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) [Required]	21 of All
Alternate method of joining lateral to existing SCS line for potential future connections [Required]	22 of All
Typical trench cross-sections [Required]	22 of All
Bolted manholes [Required]	23 of All
Sewer Service lateral standard details [Required]	22 of All
Clean-out at end of line [Required, if used]	23 of All
Baffles or concrete encasement for shock/erosion protection [Required, if flow velocity of any section of pipe >10 fps]	N/A of N/A
Detail showing Wastewater Line/Water Line Crossing [Required, if crossings are proposed]	22 of All
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) [Required, if Flexible Pipe is used]	21 of All

Standard Details	Shown on Sheet
Drop manholes [Required, if a pipe entering a manhole is more than 24 inches above manhole invert]	N/A of N/A

- 36. All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.
- 37. All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
 - Survey staking was completed on this date: 4/15/2024
- 38. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 39. Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Organized Sewage Collection System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:

Print Name of Licensed Professional Engineer: Antonio A. Prete, P.E.

Date: 02/06/2024

Place engineer's seal here:



Handwritten signature of Antonio A. Prete

06Feb24

Signature of Licensed Professional Engineer:

Handwritten signature of Antonio A. Prete

Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

Pipe Diameter(Inches)	% Slope required for minimum flow velocity of 2.0 fps	% Slope which produces flow velocity of 10.0 fps
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

*For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)
n = Manning's roughness coefficient (0.013)
Rh = hydraulic radius (ft)
S = slope (ft/ft)

Attachment A: SCS Engineering Design Report

Prepared by:

Antonio A. Prete, P.E.
 Waeltz & Prete, Inc.
 211 N. A.W. Grimes Blvd., Round Rock, TX 78665
 (512) 505-8953



Project Description:

This wastewater design report is for the support of the Riverplace Georgetown Phase 3 project. The proposed project includes a SCS that will serve Phase 3 of this development. The proposed SCS will tie into an existing private service line that connects to the City of Georgetown wastewater system, as seen on the Site Development Plans submitted in accordance with this report.

TCEQ Chapter 217.53:

(a)
 The design flows were calculated utilizing design criteria specified by the City of Georgetown. An average daily wastewater flow per residential connection or living unit equivalent (LUE) of 285 gallons (81.42 gallons per person per day and 3.5 persons per LUE), a minimum peaking factor of 4.0, and an infiltration rate of 750 gallons per day per acre was used in the flow calculations. This criteria is typical the domestic characteristics of the expected flow.

Building [ID]	Land Area [ac]	Land Use	Unit	LUE's/Unit	LUE	Population [people]	ADWF [gpm]	PDWF [gpm]	I&I [gpm]	PWWF [gpm]
1, 2, 3, 4, & 5	1.295	Residential	11	0.7 / 1	7.7	27	1.52	6.63	0.67	7.31

Units Breakdown: Buildings 1, 2, & 3 are 2-story and have 3 dwelling units each.
 Building 4 is 2-story and has 2 dwelling units.

Equations: ADWF (F) = (X gallons/person/day x No. of LUEs x 3.5 person)/1440
 PDWF = {[18+ (0.0206 x F)^{0.5}] / [4 + (0.0206 x F)^{0.5}]} x F
 I&I = (750gpd/ac x Area)
 PWWF = PDWF + I&I

(b)
 The proposed wastewater lines are 6-inch PVC SDR 26 which meets ASTM D 3034 or D 2241 specifications. The slope varies throughout the alignment from a minimum slope of ±1.57% to a maximum slope of ±6.36%. The type of flow is domestic, and the pipe selection is based on the City of Georgetown's specification & TCEQ's requirements.

(c)
 The pipe joints will also be PVC SDR 26 with a rubber gasket bell configuration meeting ASTM D3212, D2444, F1336, and F610.

(d)
 The system pipes and manholes are no closer than nine feet laterally from domestic water lines and no closer than one foot vertically at any transverse crossing. Wastewater lines that cross a public water line (within nine feet),

above or below, will be constructed of PVC SDR 26 ASTM D2241 (150 psi), one joint of wastewater line will be centered at the crossing.

(e)

Lateral connections will utilize pre-manufactured fittings made of SDR 26 PVC meeting the same ASTM standards.

(f)

There are no bores proposed on this site.

(g)

PVC pipe is unaffected by fluids and gases generated by domestic wastewater flow. In addition, PVC is unaffected by corrosive soils.

(h)

We do not anticipate odor control to be problematic and no different than any other newly constructed collection system using PVC gasketed joints that are buried.

(i)

There are no geologic faults that were identified in the geologic assessment as can be seen in the Geologic Assessment provided at the time of submittal.

(j)

As stated above the lines minimum slope is 1.57%. The hydraulic capacity (determined by Manning's Equation) for an 6-inch line at 1.57% slope at full flow capacity is 314.20 gpm with a velocity of 3.58 feet per second.

Also as mentioned above, the lines maximum slope is 6.36%. The hydraulic capacity (determined by Manning's Equation) for a 6-inch line at 6.36% slope at full flow capacity is 632.89 gpm with a velocity of 7.21 feet per second.

WWL 'A' has total PWWF of 7.31 gpm, which is well under the line's capacity and no surcharges are expected.

The system's design requirements as outlined by the City of Georgetown are within the design parameters outlined in Figure: 30 TAC 217.32(a)(3), Table B.1 and the expected organic loading is characteristic of domestic loading.

(k)

(1) The design life of PVC pipe is widely accepted within the industry to be in excess of 100 years.

(2)(3) Pipe Stiffness Calculations: **Reference attached spread sheet for 6" Flexible Pipe Design.**

(l)

See slope and velocity discussion above which assumed a Manning's $n = 0.013$.

(m)

The alignments of pipe are shown in the construction plans and have uniform grades between manholes, straight alignments with no curvature, and no pipe deflections.

(n)

There are no inverted siphons or sag pipes.

(o)

There are no bridged sections of pipe.

(a)

Pipe embedment shall be as specified by the City of Georgetown Specifications and shall be Class I or II. If trenching encounters significant fractures, fault zones, caves or solution cavities, all trenching will cease within 50 feet of the feature and a geologist will be contacted. Specific feature closure details are part of the construction plans to be used once the geologist has contacted TCEQ and permission has been granted to seal the feature.

(b)

Compaction shall meet the City of Georgetown Specifications.

(c)(d)

The envelop size and trench width is depicted by a standard City of Georgetown detail found in the construction plans and meets TCEQ criteria.

TCEQ Chapter 217.55:

(a)

Manholes have been placed at points of alignment, grade, and size change, and at all pipe intersections.

(b)

There are no future extensions or future use stubs as shown in the wastewater plan.

(c)

Cleanouts placed at the end of a line will include watertight plugs.

(d)

All installations will be in accordance with the City of Georgetown specifications and meet all TCEQ requirements.

(e)

All manholes in this project will be either monolithically poured or prefabricated constructed to withstand all anticipated loads.

(f)

All adjustment rings utilized will follow the City of Georgetown specifications and meet all TCEQ requirements.

(g)

The spacing distance for manholes complies with the TCEQ requirements.

(h)

N/A

(i)

There are no manholes located in a stream bed.

(j)

All manholes are a standard 4' in diameter.

(k)

Manholes, covers and bases shall meet all TCEQ criteria in this section, see details in construction plans.

(l)

The inclusion of steps is prohibited.

(m)

The inclusion of steps is prohibited.

(n)
N/A

(o)
All cleanouts used have a diameter equal to the connecting system.

TCEQ Chapter 217.57 and 217.58:

All testing required in these chapters shall be performed to the specifications listed within these chapters, see Organized Sewage Collection System General Construction Notes in the construction plans.

TCEQ Chapters 217.56 and 217.59 – 217.71 do not apply to this project.

Flexible 6" PVC (SDR-26) Pipe Design

Live Load Analysis: 30 TAC 217.53(k)(2)(A)

T62 For the purposes of this application, the minimum depth of burial for gravity sanitary sewer pipe, from the ground surface to the crown of the pipe (H) is 2 feet. Does the submitted design comply with this minimum H?

Yes

T63 If all pipe proposed for this project will be installed at a burial depth of greater than or equal to 3.0 feet and the pipe will not be subjected to live loads greater than 18 kip axle, assume that the pressure due to live load $L_1=0$ and skip to T68. If a value of H greater than or equal to 2 feet and less than 3 feet is proposed for any portions of the gravity sanitary sewer pipeline or if the pipe will be subjected to live loads greater than 18 kip axle, calculations which quantify what the L_1 on the pipe will be must be provided:

Live Load = **0** [psi]

T64 Indicate minimum H: **4** [ft]

T65 Indicate maximum anticipated L_1 as determined in T63: **0** [psi]

T66 Are all proposed flexible pipe materials capable of supporting this L_1 ? **Yes**

T67 Indicate source of maximum L_1 : **Uni-Bell's "Handbook of PVC Pipe"**
(H20 Load at 2.5' of cover)

Buckling Analysis: 30 TAC 217.53(k)(2)(B)

T68 Calculate allowable and predicted buckling pressure. Predicted and allowable buckling pressures must be calculated for each size of pipe and type of flexible pipe material. For the purposes of this application form, the buckling analysis must be performed using the method outlined below. The method of calculating allowable buckling pressure provided below is only valid for lines which are installed at depths of $2 \text{ ft} < H < 80 \text{ ft}$.

- q_a = Allowable buckling pressure, (psi)
- Water buoyancy factor. If $h_w = 0$, $R_w = 1$. If $0 < h_w < h$
- R_w = (groundwater elevation is between the top of the pipe and the ground surface), calculate R_w with Equation 2.
- B' = Empirical coefficient of elastic support
- Moment of inertia of the pipe wall cross section per linear inch of pipe, $\text{inch}^4 / \text{lineal inch} = \text{inch}^3$. For solid wall pipe, I can be calculated with equation 4. If the pipe used is not solid wall pipe (for example a pipe with a ribbed cross section), the proper moment of inertia formula must be obtained from the manufacturer.
- I =
- h = Height of soil surface above the top of pipe = **192** [in]
- H = Depth of burial from ground surface to crown of pipe = **16** [ft]
- Height of water surface above top of pipe in inches (groundwater el.), = h_w = **0** [in]
- E_b = Modulus of soil reaction for the bedding material = **700** [psi]
- E = Modulus of elasticity of the pipe material = **500,000** [psi]
- t = Pipe structural wall thickness = **0.18** [in]
- D = Mean pipe diameter = **6** [in]

a) Calculate allowable buckling pressure as follows:

(1)	$q_a = 0.4 * [32 * R_w * B' * E_b * (E * I / D^3)]^{0.5}$	=	40.9 [psi]
(2)	$R_w = 1 - 0.33 * (h_w / h) =$	=	1.00
(3)	$B' = 1 / (1 + 4 * e^{-0.65H})$	=	0.41
(4)	$I = (t^3 / 12)$	=	4.860E-04 [in ⁴ /in]

b) Calculate pressure applied to pipe under installed conditions

q_p = pressure applied to pipe under installed conditions (psi)
 W_c = vertical soil load on the pipe per unit length in pounds per linear inch (lb/in)
 γ_w = 0.0361 pounds per cubic inch (pci), specific weight of water
 γ_s = specific weight of soil = 120 [pcf]
 L_1 = live load as determined in T63 = 0 [psi]

(5)	$q_p = \gamma_w * h_w + R_w * (W_c / D) + L_1$	=	15.56
(6)	$W_c = \gamma_s * H * (D + 1) / 144 =$	=	93.33

T69 Report q_a and q_p for each pipe diameter proposed and for each type of pipe material proposed:

Pipe Diameter:	6	[in]	Pipe Material:	PVC
q_a :	40.9	[psi]	q_p :	15.6 [psi]

T70 If $q_a > q_p$, specified pipe is acceptable for the proposed installation. If $q_a < q_p$, the wall thickness of the pipe must be increased and/or a pipe with a larger modulus of elasticity (E) must be used. Make the appropriate modifications and repeat the buckling analysis, showing that for the upgraded pipe, $q_a > q_p$. Does all the pipe proposed for this project meet these requirements?

Yes

Wall Crushing: 30 TAC 217.53 (k)(2)(D)

T71 If no concrete encased flexible pipe is proposed for the submitted project, skip to T73. If any flexible pipe will be installed in rigid encasement (e.g. concrete), calculate the maximum depth that the pipe can be buried before wall crushing (or failure by ring compression) will occur using the method outlined below. It should be noted that cement stabilized sand or soil is not considered a rigid encasement for purposes of TCEQ review.

		=	N/A
H =	Depth of burial in feet (ft) from ground surface to crown of pipe	=	
D_o =	Outside pipe diameter	=	0 [in]
P_c =	Compressive stress or hydrostatic design basis (HDB). For typical PVC pipe assume 4,000 psi. For any other pipe material the HDB must be supplied by the pipe manufacturer.	=	4,000 [psi]
A =	Surface area of the pipe wall	=	0.0 [in ² /ft]
24 =	Conversions and coefficients	=	
(7)	$H = (24 * P_c * A) / (\gamma_s * D_o) =$	=	N/A [ft]

T72 Will all pipe installations proposed for this project have an H less than or equal to the maximum allowable H calculated in T71 and greater than or equal to 2 feet? Report maximum allowable H, (H_a), and the maximum H which is proposed, (H_p), for each proposed pipe diameter and each type of flexible pipe material.

H_a :	N/A	H_p :	N/A
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Installation Temperature Effects:

T73 If flexible pipe will be installed under favorable ambient temperature conditions, skip to T74. If flexible pipe will be installed under very high or low ambient temperature conditions, please indicate provisions for handling which will protect the pipe and ensure an adequate installation:

Location in submittal:

Plan Sheet: N/A Specifications page: N/A Item No.: N/A

Tensile Strength:

T74 The project specifications need to indicate minimum allowable tensile strength in psi for each flexible pipe material. If PVC pipe is proposed, specify cell class:

Pipe Material: PVC Tensile Strength: 7,000 psi Cell Class (PVC only): 12454-B

Location in submittal:

Plan Sheet: C-5 Specifications page: N/A Item No.: N/A

Strain:

T75 Are the conditions of this installation such that strain-related failure will not be a problem? If any proposed flexible pipe material is considered to be susceptible to strain-related failure at less than 5% long-term deflection provide analysis for predicted strain due to hoop stress and bending strain. If strain-related failure will not be a problem for the pipe installation proposed in this project, skip to T76.

No

Deflection Analysis: 30 TAC 217.53(k)(2)(F)

T76 Indicate E_b (modulus of soil reaction for the bedding material) in psi. If E_b is greater than 750 psi, justification must be provided. = **700** [psi]

How was E_b determined or estimated?

A value of 700 psi is widely used when the sidefill is compacted to within 90% proctor density. This percentage is specified for the pipe embedment on this project, using Class I or II soils.

T77 Indicate E'_n (modulus of soil reaction for the in-situ soil): = **1000** [psi]

How was E'_n determined or estimated?

Uni-Bell Handbook of PVC Pipe, 3rd Edition-Table 7.3

T78 Based on T76 and T77, above, calculate the ratio of bedding modulus to soil modulus:

$E_b/E'_n =$ **0.70** If $E_b/E'_n < 1.25$, assume zeta = 1.0

If this ratio is greater than 1.25, a zeta factor must be calculated by completing T79 and T80, where zeta is a factor which corrects for the effect of in-situ soil on pipe stability. If the ratio of bedding modulus to soil modulus is less than or equal to 1.25, assume zeta = 1.0 and skip to T80.

T79 Where native soil is significantly weaker than bedding material, or where predicted deflection approaches 5%, the effect of native soil must be quantified using Leonhardt's Zeta factor. Zeta must be determined for each diameter of pipe and corresponding trench width. estimated graphically or calculated directly. If zeta is estimated graphically, identify the source for Zeta may be tables, figures, etc.... (including page numbers and table numbers or figure numbers for each source) which were used to estimate zeta. To calculate zeta directly use the formulas in T79(b), below. The calculations which are done to determine the zeta factors for the different pipe diameters must be included with this submittal.

(a) Sources: N/A

(b) Calculations:

f = Pipe/trench width coefficient	=	
b = Trench width	=	18 [in]
d_a = Pipe diameter	=	6 [in]
E_b = Modulus of soil reaction for the bedding material	=	700 [psi]
E'_n = Modulus of soil reaction for the in-situ soil	=	1000 [psi]
(8) $\zeta = 1.44 / (f + (1.44 - f) * (E_b / E'_n)) =$	=	N/A
(9) $f = (b / d_a - 1) / [1.154 + 0.444 * (b / d_a - 1)]$	=	N/A

T80 For each size of pipe, report zeta factor determined in T78 or T79:

Pipe Diameter [in]: 6 Trench Width [in]: 18 Zeta: 1.0

T81 Determine pipe stiffness (P_s) in psi. P_s can be determined either by parallel plate test at 5% deflection, based on manufacturer's data or national reference standards; or, calculated using either equation 10 or equation 11. As an example, the minimum pipe stiffness at 5% deflection for PVC pipe less than 15 inches in diameter meeting ASTM D 3034, is 46 psi for SDR-35 and 115 psi SDR 26. If equation 11 is used, the ring stiffness constant (RSC) is provided by the pipe manufacturer. Show calculations, or provide proper references, for each size of pipe and for each flexible pipe material.

E = Modulus of elasticity of the pipe material	=	500,000 [psi]
Moment of inertia of the pipe wall cross section per linear inch of pipe, $\text{inch}^4/\text{lineal inch} = \text{inch}^3$. For a solid pipe, I can be calculated with equation 4. If the pipe used is not solid wall pipe (for example a pipe with a ribbed cross section), the proper moment of inertia formula must be obtained from the manufacturer.	=	4.86E-04 [in^4/in]
D = mean pipe diameter	=	6 [in]
r = mean radius	=	3 [in]
RSC = Ring Stiffness Constant	=	0
(10) $P_s = (E * I) / (0.149 * r^3)$	=	60.4 [psi]
or		
(11) $P_s = 0.80 * RSC * (8.337 / D)$	=	N/A [psi]

T82 Report P_s , for each pipe size and each type of flexible pipe material as determined in T81.

Pipe Diameter [in]: 6 Pipe Material: PVC P_s [psi]: 60

T83 Because the terms in the denominator of the modified Iowa formula (Equation 13) are added, it is theoretically possible to have zero pipe stiffness ($P_s = 0$) and still predict flexible pipe deflections less than 5%. In order to ensure that the stiffness being provided to the installation has a reasonable contribution from pipe stiffness, and does not rely solely on the stiffness provided by the soil stiffness factor (SSF), the ratio of P_s/SSF must be calculated. If $P_s/SSF < 0.15$, T81 and T82 must be repeated such that a higher stiffness pipe is chosen for each portion of the project where $P_s/SSF < 0.15$. The P_s/SSF ratio(s) must then be recalculated for the new higher stiffness pipe. This process must be repeated until $P_s/SSF > 0.15$ exists for all proposed pipe sizes and for all types of flexible pipe materials.

P_s = Pipe stiffness	=	60.4 [psi]
------------------------	---	------------

E_b = Modulus of soil reaction for the bedding material = 700 [psi]
 $zeta$ = 1.0, or a value calculated with the method in T79 = 1.0
 SSF = Soil stiffness factor ($0.061 * zeta * E_b$) = 42.7 [psi]

$$(12) \frac{P_s}{SSF} = \frac{P_s}{0.061 * zeta * E_b} > 0.15 = \boxed{1.41}$$

T84 Indicate the final values calculated for Ps/SSF for each diameter of pipe and each pipe material:

Pipe Diameter [in]: 6 Pipe Material: PVC $P_s/SSF =$ 1.41

T85 Do all proposed pipe sizes and flexible pipe materials have a pipe stiffness to soil stiffness factor ratio of greater than or equal to 0.15?

Yes

T86 Calculate and report predicted deflection. Predicted deflection must be calculated for each size of pipe and type of flexible pipe material. For the purposes of this application form, predicted deflection must be calculated using the method outlined below. Show calculations and report calculated maximum deflection for each size of pipe and type of flexible pipe material. Maximum allowable deflection in installed lines is 5%, as determined by the deflection analysis and verified by a mandrel test conforming to T89. Some conservatism should be employed in determining allowable predicted deflections. This conservatism is necessary to allow for variability in the quality of installation.

$\Delta Y/D$ (%) = Predicted % vertical deflection under load.

ΔY = Change in vertical pipe diameter under load

D = Undeformed mean pipe diameter (in) = 6 [in]

K = Bedding angle constant. Assumed to be 0.110 unless otherwise justified = 0.110

γ_s = Unit weight of soil (pcf). γ_s less than 120 pcf must be justified = 120 [pcf]

H = Depth of burial (ft) from ground surface to crown of pipe = 16 [ft]

L_p = Prism load (psi). If prism load is calculated using Marston's load formula, or other formulas less conservative than the one provided above, the load should be multiplied by a deflection lag factor $DI = 1.5$ to account for long-term deflection of the pipe as the bedding consolidates

$$(13) \Delta Y/D (\%) = \frac{K * (L_p + L_1) * 100}{(0.149 * P_s) + (0.061 * zeta * E_b)} = \boxed{2.8} [\%]$$

$$(14) L_p = (\gamma_s * H) / 144 = 13.3 [\text{psi}]$$

- If the predicted % $\Delta Y/D$ for any proposed pipe size or material is over 5%, the proposed flexible pipe design cannot be approved by the TCEQ. Appropriate design modifications must be made and the analysis must be repeated until a deflection of less than or equal to 5% is predicted.
- If a zeta value of 1.0 was assumed as a result of T78, and the predicted deflection for any size or type of pipe is determined to be between 4% and 5%, the deflection analysis must be repeated. Repeat the deflection analysis by performing all the same calculations. The difference will be that instead of using an assumed zeta factor of 1.0, the zeta factor must be calculated as outlined in T79. If the predicted deflection is determined to be above 5% after the deflection analysis is repeated, this flexible pipe design cannot be approved by the TCEQ. Appropriate design modifications must be made and the analysis must be repeated until a deflection of less than or equal to 5% is predicted.

- If the predicted deflection, for a particular pipe, using the deflection analysis method detailed above, is less than or equal to 4%, and a zeta factor of 1.0 was assumed as a result of T78, that particular pipe is assumed to comply with the TCEQ's requirements for deflection analysis and can therefore be approved.
- If the predicted deflection, for a particular pipe, using the deflection analysis method detailed above, is between 4% and 5%, and the zeta factor which was used in the analysis was determined using the method in T79, that particular pipe is assumed to comply with the TCEQ's requirements for deflection analysis and can therefore be approved.

Pipe Diameter [in]	Type of Pipe Material	P_s [psi]	Zeta Factor Assumed or Calculated	E_b [psi]	% Deflection
6	PVC	60.4	1.0	700	2.8

T88 Do all pipes proposed for this project have a maximum predicted deflection of 5.0%?

Yes

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

I _____ Austin Pfiester _____,
Print Name

Officer _____,
Title - Owner/President/Other
of _____ WAAPF Properties, LLC _____,
Corporation/Partnership/Entity Name
have authorized _____ Antonio A. Prete, P.E. _____
Print Name of Agent/Engineer
of _____ Waeltz & Prete, Inc. _____
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Signature]
Applicant's Signature

1/24/24
Date

THE STATE OF Texas §

County of Williamson §

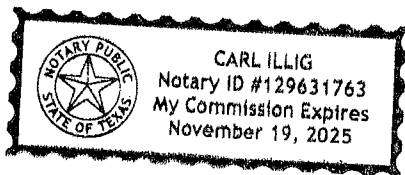
BEFORE ME, the undersigned authority, on this day personally appeared Austin Pfister known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 24th day of Jan, 2024

[Signature]

NOTARY PUBLIC

Carl Illig
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: Nov 19 2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Riverplace Georgetown

Regulated Entity Location: NW of S. Main St. and 2nd St.

Name of Customer: WAAPF Properties, LLC

Contact Person: Austin Pfiester

Phone: (512) 663-7730

Customer Reference Number (if issued): CN 605637784

Regulated Entity Reference Number (if issued): RN 110732807

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357


Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	112 L.F.	\$ 650.00
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500.00
Extension of Time	Each	\$

Signature: 

Date: 1/29/27

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ 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)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 605637784		RN 110732807

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
WAAPF Properties, 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)
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
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		<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees			13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input 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"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
15. Mailing Address:	PO Box 688			
	City	Georgetown	State	TX
	ZIP	78627	ZIP + 4	
16. Country Mailing Information (if outside USA)			17. E-Mail Address (if applicable)	
			austinp@lostherd.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>							
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>							
Riverplace Georgetown							
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>							
		City		State		ZIP	
						ZIP + 4	
24. County		Williamson					

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

25. Description to Physical Location:		NW of S. Main Street and 2 nd Street					
26. Nearest City				State		Nearest ZIP Code	
Georgetown				TX		78626	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
27. Latitude (N) In Decimal:		30.642058		28. Longitude (W) In Decimal:		- 97.67762	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	38	31.4	97	40	39.4		
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)	
6513		9111					
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Mixed Use: office & residential condos							
34. Mailing Address:		PO Box 688					
		City	Georgetown	State	TX	ZIP	78627
						ZIP + 4	
35. E-Mail Address:		austinp@lostherd.com					
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>	
(512) 663-7730						() -	

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 checked="" 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:
		p		

SECTION IV: Preparer Information

40. Name:	Antonio A. Prete, P.E.	41. Title:	Principal
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 505-8953		() -	tony@w-pinc.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:	Waeltz & Prete, Inc.	Job Title:	Principal
Name (In Print):	Antonio A. Prete, P.E.	Phone:	(512) 505- 8953
Signature:		Date:	02/06/2024