

CITY OF HOUSTON

**STORM WATER POLLUTION
PREVENTION PLAN
SWPPP**

FOR

**COMMUNITY DEVELOPMENT GROUP, LLC
PROPOSED TOWNHOME DEVELOPMENT
HIGHLAND ENCLAVE**

Storm Water Pollution Prevention Plan

Prepared by:

**Pioneer Engineering, LLC
7050 East Freeway, Suite 1A
Houston, Texas 77020
(832) 307-0010**



PIONEER
ENGINEERING

MARCH 2022

1 Site Description

This Storm Water Pollution Prevention Plan (SWPPP) functions as a mitigation plan for the potential impacts of pollution from storm water discharge from the construction activities of the site. This plan will contain a site description, planned controls and procedures for maintenance and inspection.

1.1 Site location

The project is located inside the City of Houston limits. The address of the property is 9116 West Montgomery Road, Houston, Texas 77088 (see figure 1).

1.2 Owner and contact information

Owner(s)	Address
Community Development Group, LLC	4919 Lochman Lane Pearland, Texas 77584
Contact	
Laura Chiesara Co-Director	Phone: (281) 501-9001 Email: laurachiesara@cdg-homes.com

1.3 Type of development

The project consists of a twenty-eight (28) townhome development that will include the construction of underground utilities, landscaping, and required parking spaces.

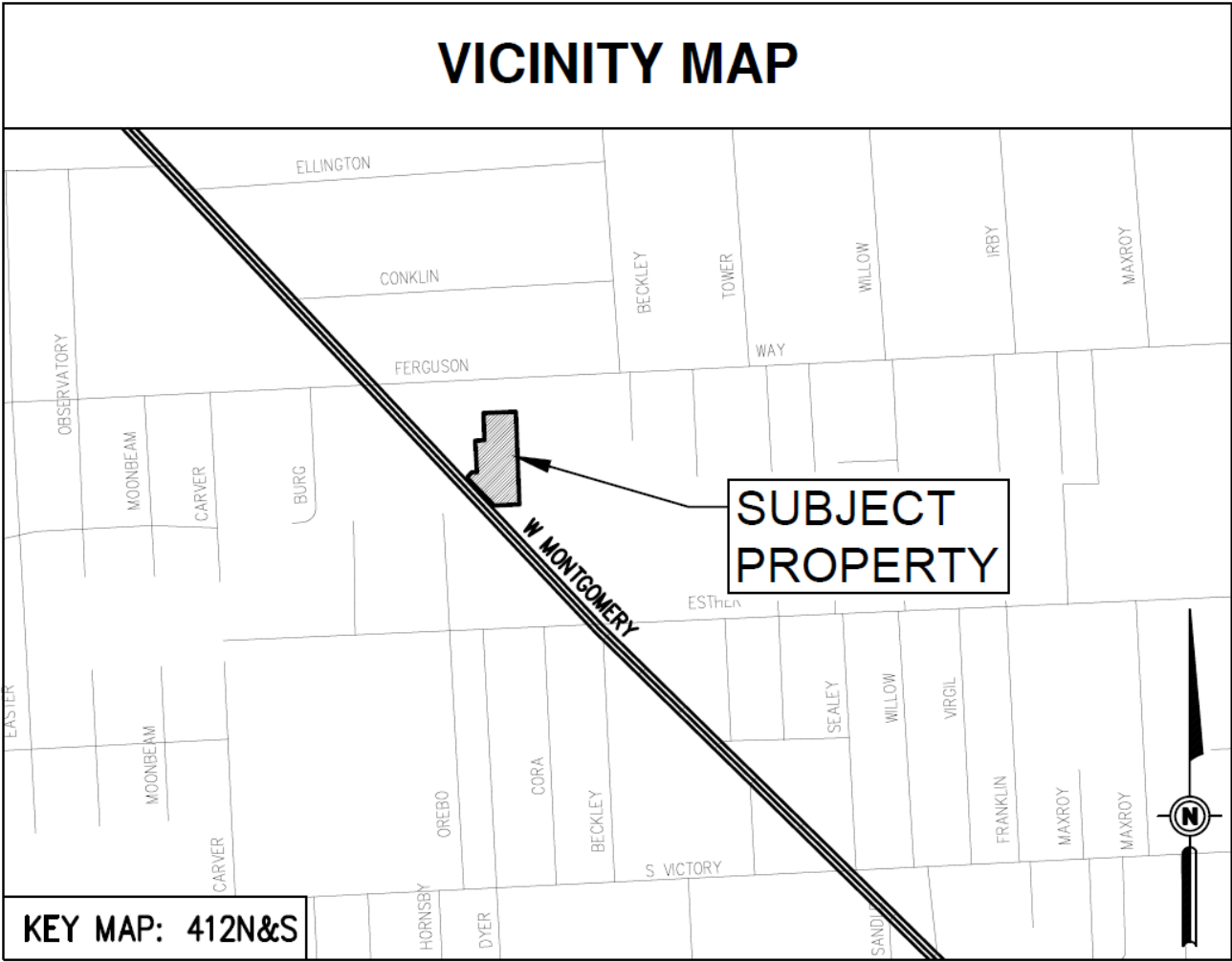
1.4 Nature of activities

The development is for residential use (SIC code 1521: General Contractors-Single-Family Houses). All activities associated with this development are typical to residential households: landscaping and house maintenance and residential waste disposal. Sanitary waste is transferred via sanitary sewer lines to City of Houston's system. Compared to existing site conditions, there is going to be an increase of the impervious cover after development, meaning that on-site detention is required.

1.5 Site area and total area affected by development

	Area (acres)
Site area	2.1777
Area affected by development	2.1777
Receiving water body	Vogel Creek
Unit	E121-00-00
Watershed	White Oak Bayou

1.6 Site map



See attached sheets C4 for:

- Locations and listing of structural controls, and non-structural controls as applicable, that are identified in the plan.

2 Best Management Practices

2.1 Erosion and Sediment Controls

Erosion and sediment controls are shown on sheet C7. There are currently no plans for offsite material storage areas.

2.2 Stabilization Practices

The following stabilization practices will be used:

1. Construction road access, staging and parking areas will be stabilized using coarse aggregate.
2. Driveway construction phase is expected to begin within 2 weeks after utilities are completed.
3. After driveway completion, the newly graded lots and all exposed soils will be hydro-mulch seeded.
4. Newly graded lots will have textured soil surfaces to reduce sheet flow and improve surface water impoundment.
5. Landscaping will be provided for individual lots upon completion of building construction.

Sequence of Major Erosion and Sediment Control Activities

Phase 1:

Sediment traps, stabilized construction entrance will be installed. Utility construction, including storm sewers, sanitary sewers, water lines and underground power distribution, are already in place.

Phase 2:

The second phase is expected to be completed in approximately 15 months, depending on the weather. The new driveway will be constructed. All surplus excavated material is anticipated to be used for site fill. All disturbed soils will be hydro-mulch seeded. When all construction activity is complete and the site is stabilized, temporary structural controls will be removed, and soils disturbed by their removal will be reseeded.

3 Structural controls

3.1 Filter Fabric Fences and Barriers

Filter fabric fences will be placed along the property lines. Filter fabric barriers will be used on catch basins (inlets).

4 Permanent Stormwater Controls

The lots are anticipated to be planted with lawn, providing flow attenuation and partial vegetative filtration.

Storm water from residential lots will discharge by overland flow to the new inlets, then into the existing city's storm sewer system after flowing through the water quality unit.

5 Other Controls

Litter Control. Consistent removal of litter from developed areas before runoff or wind moves these materials to receiving waters.

Cleaning & Maintenance. Consistent cleaning of oil spill and other liquid pollutants from construction vehicle parking areas to reduce pollutants in receiving waters.

Offsite Vehicle Tracking. Stabilized construction entrances has been provided to help reduce vehicle tracking of sediments. The paved streets adjacent to the site entrance will be cleaned periodically to remove any excess mud, dirt or rock tracked from the site.

Demonstration of Compliance with State and Local Regulations. The proposed project will be in compliance with applicable state and local waste disposal and sanitary sewer regulations.

6 Consistency with approved state and local plans

This SWPPP is consistent with approved state and local site plan requirements for storm water management and erosion and sediment control requirements. No tribal land is known to occur at the site.

7 Maintenance

The following is a list of erosion and sediment controls to be used on this project:

Stabilization Practices

- a. Stabilization of construction access and parking areas.
- b. Hydro-mulch seeding.
- c. Textured soil surfaces on newly graded lots to reduce sheet flow and improve surface water impoundment.
- d. Landscaping provided for individual lots upon completion of building construction.

Structural Practices

- a. Filter fabric fences.
- b. Filter fabric barriers around inlets.
- c. Storm sewers.

To maintain the above practices, the following will be performed:

- a. Maintenance and repairs will be conducted within 24 hours of inspection report (see Section 8.0 below) to maintain the effectiveness of the Best Management Practice (BMP). Note that this includes maintenance following all storm events of 0.5 inch or greater.
- b. Sediment will be removed from behind the sediment fences when it becomes about 1/3 the height of the fence.

8 Inspections of controls

8.1 Designation of Qualified Person

Each contractor will designate a qualified person or persons to perform the following inspections:

- Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.
- Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.
- Discharge point will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.
- Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

The inspection will be conducted by the responsible person at least once every 14 calendar days and within 24 hours after a storm of 0.5 inch or greater.

8.2 SWPPP Revisions

Based on the results of the inspection, the site description (Section 1.0) and control measures (Section 2.0) of this SWPPP will be revised as appropriate, but in no case later than 7 calendar days following the inspection.

8.3 Inspection Reports

A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance Section 8.2 above will be made and retained as part of the SWPPP for at least three years from the date that the site is finally stabilized.

9 Non-storm water discharges

The following substances listed below are expected to be present onsite during construction:

- a. Concrete
- b. Fuels
- c. Detergents Lubricants
- d. Wood

Spill Prevention

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of the materials and substances described above to storm water runoff.

Good Housekeeping Practices. The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough product required to do the job.
2. All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
3. Products will be kept in their original containers with the original manufacturer's label.
4. Substances will not be mixed with one another unless recommended by the manufacturer.
5. Whenever possible, all of a product will be used up before disposing of the container.
6. Manufacturers' recommendations for proper use and disposal will be followed.
7. The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

Hazardous Product Practices. These practices will be used to reduce the risks associated with hazardous materials, if hazardous materials are used.

1. Products will be kept in original containers unless they are not resealable.
2. Original labels and material safety data will be retained.
3. If surplus product must be disposed of, manufacturers' or local and state recommended methods for proper disposal will be followed.

References

City of Houston-Harris County-Harris County Flood Control District, STORM WATER QUALITY MANAGEMENT GUIDANCE MANUAL, 2001 Edition.

The inspection will be conducted by the responsible person at least once every 14 calendar days and within 24 hours after a storm of 0.5 inch or greater.

STORM WATER POLLUTION PREVENTION PLAN
 Inspection and Maintenance Report

Project: **COMMUNITY DEVELOPMENT GROUP, LLC, PROPOSED TOWNHOMES, 9116 WEST MONTGOMERY ROAD, HOUSTON, TEXAS 77088**

Phase: _____

Inspector: _____ Date: _____

Number of Days Since Last Rainfall: _____ Amount of Last Rainfall: _____ Inches

STABILIZATION MEASURES

Area	Days Since Last Disturbance	Date of Next Disturbance	Stabilized?	Stabilized with?	Condition
Construction access					
Parking areas					
Lot ___ (newly graded)					
Lot ___ (landscaping upon completion of building construction)					

Stabilization Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

STRUCTURAL CONTROLS

Filter Fabric Fence around property

Location	Bottom of Fabric Still Buried?	Fabric Torn or Sagging?	Posts Tipping Over?	How Deep is the Sediment? (in)

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Filter Fabric Barriers around inlets

Location	In Place Condition?	Depth of Sediment? (in)	Condition of Inlet

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Construction road access

Does much sediment get tracked onto road?	Entry surface clean or sediment filled?	Does all traffic use entrance?

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Changes Required to the Storm Water Pollution Prevention Plan:

Reasons for Changes: _____

I certify that the Construction Site is in compliance with the TCEQ TXR150000 Permit, except where noted above.

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

Inspector's Signature: _____ Date: _____

STORM WATER POLLUTION PREVENTION PLAN
Inspection and Maintenance Report

Project: **COMMUNITY DEVELOPMENT GROUP, LLC, PROPOSED TOWNHOMES, 9116 WEST MONTGOMERY ROAD, HOUSTON, TEXAS 77088**

Phase: _____

Inspector: _____ Date: _____

Number of Days Since Last Rainfall: _____ Amount of Last Rainfall: _____ Inches

STABILIZATION MEASURES

Area	Days Since Last Disturbance	Date of Next Disturbance	Stabilized?	Stabilized with?	Condition
Construction access					
Parking areas					
Lot ___ (newly graded)					
Lot ___ (landscaping upon completion of building construction)					

Stabilization Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

STRUCTURAL CONTROLS

Filter Fabric Fence around property

Location	Bottom of Fabric Still Buried?	Fabric Torn or Sagging?	Posts Tipping Over?	How Deep is the Sediment? (in)

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Filter Fabric Barriers around inlets

Location	In Place Condition?	Depth of Sediment? (in)	Condition of Inlet

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Construction road access

Does much sediment get tracked onto road?	Entry surface clean or sediment filled?	Does all traffic use entrance?

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Changes Required to the Storm Water Pollution Prevention Plan:

Reasons for Changes: _____

I certify that the Construction Site is in compliance with the TCEQ TXR150000 Permit, except where noted above.

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

Inspector's Signature: _____ Date: _____

STORM WATER POLLUTION PREVENTION PLAN
Inspection and Maintenance Report

Project: **COMMUNITY DEVELOPMENT GROUP, LLC, PROPOSED TOWNHOMES, 9116 WEST MONTGOMERY ROAD, HOUSTON, TEXAS 77088**

Phase: _____

Inspector: _____ Date: _____

Number of Days Since Last Rainfall: _____ Amount of Last Rainfall: _____ Inches

STABILIZATION MEASURES

Area	Days Since Last Disturbance	Date of Next Disturbance	Stabilized?	Stabilized with?	Condition
Construction access					
Parking areas					
Lot ___ (newly graded)					
Lot ___ (landscaping upon completion of building construction)					

Stabilization Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

STRUCTURAL CONTROLS

Filter Fabric Fence around property

Location	Bottom of Fabric Still Buried?	Fabric Torn or Sagging?	Posts Tipping Over?	How Deep is the Sediment? (in)

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Filter Fabric Barriers around inlets

Location	In Place Condition?	Depth of Sediment? (in)	Condition of Inlet

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Construction road access

Does much sediment get tracked onto road?	Entry surface clean or sediment filled?	Does all traffic use entrance?

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Changes Required to the Storm Water Pollution Prevention Plan:

Reasons for Changes: _____

I certify that the Construction Site is in compliance with the TCEQ TXR150000 Permit, except where noted above.

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

Inspector's Signature: _____ Date: _____

STORM WATER POLLUTION PREVENTION PLAN
Inspection and Maintenance Report

Project: **COMMUNITY DEVELOPMENT GROUP, LLC, PROPOSED TOWNHOMES, 9116 WEST MONTGOMERY ROAD, HOUSTON, TEXAS 77088**

Phase: _____

Inspector: _____ Date: _____

Number of Days Since Last Rainfall: _____ Amount of Last Rainfall: _____ Inches

STABILIZATION MEASURES

Area	Days Since Last Disturbance	Date of Next Disturbance	Stabilized?	Stabilized with?	Condition
Construction access					
Parking areas					
Lot ___ (newly graded)					
Lot ___ (landscaping upon completion of building construction)					

Stabilization Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

STRUCTURAL CONTROLS

Filter Fabric Fence around property

Location	Bottom of Fabric Still Buried?	Fabric Torn or Sagging?	Posts Tipping Over?	How Deep is the Sediment? (in)

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Filter Fabric Barriers around inlets

Location	In Place Condition?	Depth of Sediment? (in)	Condition of Inlet

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Construction road access

Does much sediment get tracked onto road?	Entry surface clean or sediment filled?	Does all traffic use entrance?

Maintenance Required: _____

To Be Performed By: _____ On or Before: _____

Corrected By: _____ On: _____

Changes Required to the Storm Water Pollution Prevention Plan:

Reasons for Changes: _____

I certify that the Construction Site is in compliance with the TCEQ TXR150000 Permit, except where noted above.

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

Inspector's Signature: _____ Date: _____

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087



GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000, effective March 5, 2018

and

EPA-issued 2017 NPDES General Permit No. TXR10F000, modified June 27, 2019

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2023.

EFFECTIVE DATE: January 28, 2022

ISSUED DATE: *January 28, 2022*



For the Commission



SMALL CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program
TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.E.2.** of the TCEQ General Permit Number TXR150000 for discharges of storm water runoff from small construction sites. Additional information regarding the TCEQ storm water permit program may be found on the internet at:

http://www.tceq.state.tx.us/nav/permits/wq_construction.html

Operator Name:	
Contact Name and Phone Number:	
Project Description: <i>Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized</i>	
Location of Storm Water Pollution Prevention Plan:	

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I _____ (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A storm water pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title _____ Date _____

Date Notice Removed

MS4 operator notified per Part II.F.3.