

Reunion Ranch WCID Common Area Project Review Criteria

Scope:

Common area projects including construction access across common areas for a private property construction site.

Exceptions:

1. Existing HOA landscape area maintenance
2. Existing HOA amenity maintenance
3. Existing HOA trail or path maintenance
4. Existing HOA irrigation system maintenance
5. HOA Firewise vegetation maintenance in common areas.
 - a. Collected vegetation and deadfall must be removed from the common areas
 - b. Removal of living trees must be approved by the WCID

Authority for approval

The deed conveying the property to the Reunion Ranch HOA ("HOA") contains a restrictive covenant requiring the HOA to obtain the Reunion Ranch WCID's ("WCID's") written approval for any proposed improvements. The WCID has 60 days in which to act on the approval or disapproval. If the WCID fails to act within 60 days, the improvements are deemed approved. However, even if the improvements are deemed approved, they cannot unreasonably interfere with the operation of the WCID's facilities. The purpose of this document is to facilitate a process for obtaining WCID approval.

Construction access via common area:

If construction access to a private property site is granted by the HOA and WCID, only access is permitted, no construction activities are allowed in the common area. Construction activities include parking, storage of materials, mixing of materials, dumping waste soil or rock, or other activities that damage the common area. Construction equipment that enters and exits the site must use the same approved route each time to minimize damage to the common area.

Background:

The Reunion Ranch Water Control and Improvement District ("WCID") is responsible for operating and maintaining water, sewer, drainage, flood control, and water quality systems. The common areas that are comprised of both open maintained land and natural areas serve as an active part of these systems or contain infrastructure used to operate these systems. The WCID has authority over modifications to the common areas due to the restrictive covenant referenced above. The WCID also has the responsibility to maintain and service its systems which may be adversely impacted by improvements or modifications of the common areas. Common areas cover approximately 301 acres of the development, per the development agreement, and are set aside for use as "parkland, playgrounds, open space, greenbelts, trails, entry and landscaping amenities, irrigation areas, mitigation areas, conservation easements, water quality and stormwater detention facilities, re-irrigation areas, utility infrastructure, and similar uses". The development agreement sets some limitations to improvements within the WCID including:

1. Maximum impervious cover of 15% in the recharge zone and 20% in the contributing zone;

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2. Buffer zones of 300 ft along either side of the centerline of Bear Creek and 100 ft along either side of the centerline of the waterway near the WCID entrance;
3. The use of native plant species throughout the WCID;
4. Applicable TCEQ regulations regarding protection of the Edwards Aquifer (30 T.A.C. 213); and
5. Maintain current water quality through water quality control features and protection of environmental features

Project review:

The WCID will review modifications to the common areas to scrutinize increases in impervious cover, modified drainage, or changes to water quality features that could pose a risk to waterways and groundwater. The WCID will also review for impacts to the WCID's ability to maintain or access the WCID's infrastructure or facilities. The following checklist covers the basic items needed for review of any plans for modifications:

1. Project location and/or construction access
2. Proposed change to impervious cover (prefer net zero change)
3. Proposed changes to vegetation (does not include landscaped area maintenance)
 - a. show adherence to drought-tolerant grass and native plant list
4. Proposed changes to the existing grade

Even if a project does not include any changes to impervious cover, vegetation, or grading, it must be submitted for review by the district to ensure that it does not impact access to any of the WCID facilities. Items that could impact access include:

5. Changes to location of vegetation or size of landscaped areas
6. Trail or path modifications or additions
7. Addition of fences or retaining walls

The WCID and its consultants will utilize the following documents for the basis of a review:

1. City of Austin current adopted edition of:
 - a. Drainage Criteria Manual
 - b. Environmental Criteria Manual
2. City of Dripping Springs
 - a. Reunion Ranch Development Agreement
3. State of Texas
 - a. TCEQ regulations regarding protection of the Edwards Aquifer (30 T.A.C. 213)

Review Process:

Process for reviewing any project that affects a common area including construction access across common areas for a private property construction site:

1. The HOA reviews and approves the project through the normal HOA process.
2. Once the HOA approves the project, the HOA will submit an Application for project review to the WCID.
 - a. Send the Application for review to WCID's attorney for distribution to appropriate Committee, WCID Engineer, and WCID Operator

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3. During the review, the WCID consultants and Board may ask for additional information to fully understand the impact to the common area.
4. The WCID Engineer and Operator will recommend either approval or rejection of project at a WCID Board meeting.
5. A WCID representative will inspect the project after project completion to review for adherence to plans and permanent erosion control installation.

Application to include the following:

1. Date:
2. HOA representative contact name, email address, and phone number:
3. Project Name:
4. Project Description:
5. Project Location:
6. Start date and proposed completion date:
7. HOA written approval of the project
8. City of Dripping Springs permit number and status if a permit is required
 - a. HOA to contact City to determine if a permit is required
9. Attach project plan, construction access plan and other supporting documentation:
10. Plant list (from HOA approved plant list or Austin Environmental Criteria Manual preferred plant list)

The WCID has prepared a form Application, which is attached.

Reunion Ranch WCID - Common Area Project Application
(TO BE SUBMITTED BY HOA)

Common Area Projects include any modification to common areas of Reunion Ranch - **including construction access across common areas** for a private property construction site.

Exceptions: maintenance of existing HOA landscape areas, amenities, trails/paths, irrigation systems. Firewise vegetation maintenance is permitted as long as: a) collected vegetation/deadfall is removed from common areas, and b) limited to removal of dead vegetation only. Removal of living trees must be approved.

Please complete the information below so that the District can review the proposed modification with regards to impact to water quality features and ability to maintain/access District infrastructure.

Contact Name: _____ Email: _____

Phone: _____ Project Start-End Date: _____

HOA Approved? (Yes/No) _____ City of Dripping Springs Approved? (Yes/No) _____

Please attach supporting documentation including HOA Approval, City of Dripping Springs permit application number and status, as well as project plan, construction access plan, plant list.

Project Location (address and/or description)

Project Description

Proposed Change to Impervious Cover

Proposed Changes to Vegetation (does not include landscape area maintenance and must show adherence to drought-tolerant grass/native plant list)

Proposed Changes to Existing Grade

Proposed Changes to Access/Easements (changes to vegetation or size of landscaped areas, modifications or addition of trails, modification or addition of fences or retaining walls)

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WCID Use

Received by: _____ Received Date: _____

District Engineer/Operator - Please attach completed WCID Checklist

District Engineer: _____

Approved Date: _____

District Operator: _____

Approved Date: _____

WCID Board Approval Date: _____

Reunion Ranch WCID Common Area Modification Review District Engineer & Operator Checklist

District Engineer AND Operator

1. Construction access route and construction activity area. (To minimize damage to common areas, construction on a homeowner's lot cannot be performed in a common area, only access is granted through a common area)
 - Acceptable
 - Potential conflicts, see attached information

2. Conflicts with or maintenance access to existing water, sewer, or storm water structures
 - Not Applicable
 - Acceptable
 - Potential conflicts, see attached information

3. Permanent vegetative stabilization per Austin Environmental Criteria Manual (proper revegetation of exposed soil areas)
 - Not Applicable
 - Provide at all exposed soil areas

District Engineer

1. Proposed change to impervious cover
 - Not Applicable
 - Acceptable
 - Over amount allowed, see attached information

2. Proposed changes to vegetation (comply with native plant list per HOA or Austin Environmental Criteria Manual)
 - Not Applicable
 - Acceptable
 - Proposed plants are not native

3. Proposed changes to the existing grade or changes to stormwater drainage
 - Not Applicable
 - Acceptable
 - Grade changes adversely affect drainage or water quality

4. Conflicts with environmental features and/or buffer zones
 - Not Applicable
 - Acceptable
 - Potential conflicts, see attached information

5. TCEQ regulations regarding protection of the Edwards Aquifer (30 T.A.C. 213)

- Project appears to meet requirements
- Concerns, see attached information

District Engineer

Reviewed by:

- Reviewed, no concerns from WCID based on the information provided
- Rejected, see items above to correct and resubmit

District Operator

Reviewed by:

- Reviewed, no concern's from WCID based on the information provided
- Rejected, see items above to correct and resubmit