



CONSTRUCTION PLAN GUIDELINES For the Non-Gated Community in River Crossing

The Architectural Control Committee (ACC) is chartered to review submitted improvements and new/renovation home construction documents in accordance with the covenants of River Crossing.

Approval by the ACC constitutes that the documents presented meets the minimum requirements of the River Crossing Covenants. The ACC committee meets monthly and does not review documents other than at these times.

Please review the document to ensure all necessary information is included. Any package will be returned if there is missing information, delaying your approval.

All documents are to be submitted through Associated Management Services (AMS) and must be accompanied by a permit deposit payable to the River Crossing POA.

*Association Management Services
1600 N. E. Loop 410, Ste. 202
San Antonio, TX, 78209
Office: 210-829-7202
Fax: 210-829-5207
Toll free: 866-232-4386
www.ams-sa.com*

All new home construction submittals must be accompanied by a \$1000.00 permit deposit.

Effective June 1, 2008, all other improvement submittals including, but not limited to, pools/spas, fences, sheds, detached buildings, propane tanks, flat work changes and flag poles must be accompanied by a \$500.00 deposit.

Once your application and documents have been approved (or denied), the property owner will be notified in writing by AMS. A Construction Permit will be issued upon approval and is to be posted within the construction site to provide visible evidence of approval.

Upon completion of the new construction or improvements, the deposit will be refunded as long as no expense has been incurred to clean up or correct violations of the Rules and/or Covenants. Request for the refund of the deposit must be made in writing to AMS. AMS will notify the POA Board to do a site visit to determine compliance.

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PROPERTY INFORMATION: (This page must be completed and submitted for ANY and ALL plan submissions along with the Applicable Check List and Drawings)

Address of Improvement or New Residence: _____

Lot # _____ Unit # _____ Golf Course Lot (Y/N) _____ Estimated Start Date: _____

Owner Name: _____

Owner Address (if different from above): _____

Owner Phone (s): _____ E-mail Address: _____

Builder/Installer Name: _____

Builder/Installer Phone (s): _____

Describe the Improvement: _____

Total Square Footage of Living Areas (New Home Only) _____ # Floor Levels _____

These guidelines are meant to assist in interpretation of the Declaration of Covenants, Conditions and Restrictions, and do not replace or override the Declaration. To the extent these guidelines may be construed to conflict or be found inconsistent with the Declaration, such guideline provisions are declared void and of no effect. If there is any question or doubt, the user is referred to and should consult the actual text of the Declaration, which is the controlling authority on the issues covered by the guidelines.

I have read the River Crossing Covenants associated with the Site specific Unit # where this improvement is located and understand their content as it relates to this application which I am submitting for review. I also agree that any improvement related to this application will be constructed in compliance with the National Electrical Code and International Residential Code (including plumbing) as specified by State law.

Owner's Signature: _____ Date : _____

Printed name: _____

*****Note: This must be signed or the application will not be approved by the ACC.*****

River Crossing New Residence Building Plan & Approval Checklist

I. SITE PLAN DETAILS:

Two copies of full size site plan drawings, plotted to scale

- _ Scale is noted on the plan
- _ Overall site plan includes legal pin locations and property boundary
- _ Outline of residence is on site plan
- _ Location of driveway, side walks and any other permanent structures are shown on the site plan
- _ Set off distances are shown on site plan

II. RESIDENCE DRAWING PACKAGE:

Drawings to include:

- _ Square footage of conditioned interior space is shown on floor plan and itemized by floor.
- _ Scale is noted on each drawing of floor plan
- _ Plan view of each floor level is on floor plan
- _ Top view of roof is on exterior plan and shows ridges, valleys, chimney locations, etc.
- _ Elevations: Front, rear and sides are on exterior plan
- _ Roof type and color is noted and is 30 year minimum.
- _ Exterior wall finish type and color are shown on exterior plan
- _ Soffit and fascia materials are noted on exterior plan (No vinyl or aluminum)
- _ Chimney material is noted on exterior plan
- _ Where applicable include the following information:
 - o Fence
 - o Swimming pool or spa
 - o Sheds/Detached Buildings
 - o Propane Tanks
 - o Solar Panel
 - o Rain Water Collection system
 - o Water Well (Units 1 and 2)

III. CONSTRUCTION RULES AND REGULATIONS

NO CONSTRUCTION CAN TAKE PLACE ON A PROPERTY UNTIL A RIVER CROSSING CONSTRUCTION PERMIT HAS BEEN ISSUED BY THE PROPERTY OWNERS ASSOCIATION (POA).

1. New construction is defined per the covenants as single family residence, driveways, garages, swimming pools, fences, and drainage culverts.
2. Improvements are defined as alterations to the exterior appearance and include but not limited to: areas for animal containment, antennas/satellite dishes, storage/work sheds, and greenhouses.
3. The Architectural Control Committee (ACC) shall have the sole authority for approval of all plans for “new” construction or “improvement”.
4. Construction of any structure approved by the ACC shall commence within six (6) months of such approval; the exterior must be completed within six (6) months of the start of the construction and the completion of such construction must be accomplished within twelve (12) months of the commencement of such construction. Exceptions are to be submitted and approved by the ACC.
5. The Construction Permit is to be continuously posted and visible within the envelope of the construction site and external to the home or building. A copy of variances approved by the ACC must be posted with the Construction Permit.
6. Unless special provisions are made with the ACC, hours of construction will be as follows:

| | |
|-------------------|-----------------------|
| Monday – Friday | 7:00 a.m. - 7:00 p.m. |
| Saturday – Sunday | 8:00 a.m. - 7:00 p.m. |
7. Builder must provide workmen with a port-o-potty for each new home work site.
8. A commercial dumpster must be in place for each new home work site when framing begins. Dumpster must be used for all construction debris and any trash generated by contractors. The dumpster must be removed at the completion of construction. **ALL BUILDERS MUST MAINTAIN A CLEAN JOB SITE.**

9. No topsoil, rock, gravel, pallet, cement or any other construction material is to be carried onto or dumped on streets, adjoining property or easements and no pallets are to be left on job sites. The responsible party shall be notified by the POA that they must perform the clean up. If they fail to do so, the POA shall have the clean up done and bill the homeowner (or builder) for the costs incurred.
10. The house address number must be visible from the street during construction.
11. At completion, the Builder is responsible for property clean-up of debris, dirt/stone piles, pallets, etc.
12. Builders may place a single, pre-approved sign that does not exceed four (4) feet by four (4) feet advertising a new or model home on the tract. The sign shall be free standing and shall be subject to the approval of the ACC. **NO SUBCONTRACTOR SIGNS ARE PERMITTED ON ANY LOT.**
13. A construction entrance (minimum 3 to 5 inch rock) must be installed prior to the start of any work on the lot. The entrance must be sufficient length to eliminate the tracking of dirt or other site material onto the paved roads and damage to the road and its edges. *Effective 7/20/2012*
14. Driving across or parking on any surrounding property without written approval from the property owner and notification in writing to AMS is prohibited.
15. **CONTRACTORS/BUILDERS ARE RESPONSIBLE FOR THEIR SUBCONTRACTORS' COMPLIANCE WITH THE ABOVE RULES.**
16. Failure to comply with these Construction Rules can result in the Construction Permit being revoked, cession of construction, loss of deposit and/or invoicing of the builder/property owner for costs incurred to remedy the violation.

IV. FINAL CHECKLIST FOR ACC REVIEW:

All the items listed below must be clearly provided in the documentation.

1. Building set backs for residences must be met. *(They are 60 feet on front and rear and 15 feet on the sides. If the lot is on a corner, the set back is a minimum of 25 feet.)* If the lot is on the golf course, *the set back is 75 feet from golf course.*
2. If the lot is on the golf course, all improvements, including but not limited to swimming pools, fences and storage buildings must be set back at least 50 feet from the property line adjoining the Golf Course.
3. The total square footage of the air conditioned living area must be clearly shown. *(Non-golf course lot-one story-2200 ft., two story-2400 ft. with 1200 ft. on first floor. Golf course lot-2500 ft. with 1250 ft. on ground floor.)*
4. The garage must be a side or rear entry. *(The ACC interprets side entry as 90 degrees or more relative to the street.)*
5. The roof must have at least a 30 year or more warranty.
6. The exterior walls must be at least 75% masonry, percentage to be verified by documentation.
7. The exterior of all chimneys must be 100% masonry or stucco.
8. The maximum height shall not exceed 35 feet to the top most point of the roof.
9. Exterior color schemes must be provided. *(Actual color charts, brands and color names should be provided, along with masonry and roof colors.)*
10. Propane tank location must be provided. *(See Propane Tank Guidelines.)*

CONSTRUCTION COMPLETION INSPECTION CHECKLIST

Owner / Builder Name: _____

Address / Lot Number: _____

1. _____ Notification of Construction Completion Date: _____
2. _____ Site Inspection Completion Date: _____
Approved: _____ Not Approved: _____ Deferred: _____
Inspected by: _____
3. _____ Debris, pallets and construction material removed from property
4. _____ No damage to street or adjoining property
5. _____ Port-o-Potty removed from property
6. _____ Commercial Dumpster removed from property
7. _____ Builder's sign removed from property
8. _____ Meets ACC approved documents
9. _____ Issue refund.
10. _____ Recommend to Homeowner add Street Address and reflective EMS Lot Number Sign for Emergency and Fire Department use.

River Crossing Fence Guidelines

Revised 9/23/2010

All walls or fences must be approved prior to construction by the Architectural Control Committee (ACC).

NON-GOLF COURSE LOTS:

- All walls or fences must be constructed of wood, metal pipe/tube, masonry, masonry veneer, wrought iron or a combination thereof.
- All wooden fences (except cedar and redwood) must be painted or stained and the color must be approved by the ACC. Only milled/finished type lumber is permitted.
- All fences shall be a minimum of 4' and a maximum of 6.5' in height.
- NO barbed, smooth, hog, chicken or like material/wire fencing is permitted on property.
- ACC may allow an Owner to attach 12 gauge wire fence (or larger wire size) to INSIDE bottom portion of approved fencing but not to exceed 48" in height.
- All wood (non privacy) or pipe fences with or without wire must have a minimum of 3 rails facing the street and 2 rails facing the side and rear of the lot. Effective 2-15-08 wrought iron fences must have 2 rails on all sides.
- Chain link fences may only be used for dog runs but must be out of sight of the road and/or golf course and must be approved by ACC.
- Gates are to be constructed per the same guidelines as provided for fences. Pre-fabricated galvanized pipe gates are not permitted.

GOLF COURSE LOTS:

- All walls and fences must be constructed of wrought iron, masonry (stucco, brick, rock or any combination) or a combination thereof.
- All fences fronting the Golf Course must be set-back at LEAST 50' from the property line. Note that if a VARIANCE from this is requested, then concurrence from the Golf Course owner is required prior to ACC approval.
- All fences and walls shall be a minimum of 4' and a maximum of 6.5' in height.

Fence Plan Submittal and Checklist
This information should be included with ALL fence plan submissions

I. SITE PLAN:

Two copies of site plan drawn to scale are included.

- _ Outline of Residence is on site plan.
- _ Location of fence and gate(s) shown on site plan.
- _ Property lines and set off distances are shown on site plan.

Photo or sketch detail of fence panel construction attached.

II. SPECIFICATIONS INPUTS: *Non-Golf Course Lot* (Options):

- _ Stucco wall and/or column Color_____
- _ Brick wall and /or column Color_____
- _ Stone wall and/or column Color_____
- _ Wrought Iron/Color_____
- _ Metal Pipe/Color_____
- _ Wood/Type_____
- _ Wood/Color (or NA)_____
- _ Wire Fence Gauge/Number_____
- _ Number of Rails: Front _____ Side/Rear _____
- _ Height: _____
- _ Gate: material, height and color_____

Golf Course Lot (Options):

_ Stucco wall and/or column Color_____

_ Brick wall and/or column /Color_____

_ Stone wall and/or column Color_____

_ Wrought Iron/Color_____

_ Number of Rails: Front_____ Side/Rear _____

_ Height: _____

_ Gate: material, height and color_____

River Crossing Swimming Pool and Spa Guidelines

(Effective 5-17-07)

- All swimming pools and spas must be approved by the Architectural Control Committee (ACC) prior to beginning construction.
- All swimming pools must be clearly in-ground and must be constructed of typical materials used for permanent in-ground pools in River Crossing. Above-ground or portable pools are not permitted.
- All spas may be in-ground, above-ground, or portable but must be self contained and constructed of solid materials and not inflatable.
- All building set backs and easements are to be honored when constructing a pool and/or spa, unless the spa is portable. (Note that set backs are different for Golf Course and Non-Golf Course lots.)
- Portable spas should be located directly behind the residence or hidden from view.
- Pool/spa equipment (both permanent and portable) should be located out of view from the street.
- Proper security measures should be taken and a permanent fence shall be constructed around the pool for personal safety. All fences must be approved by the ACC and in accordance with the River Crossing Fence Plan Guidelines.

SITE PLAN REQUIREMENTS:

Complete pool/spa specs from the company which includes proposed materials and colors.

Two copies of SITE PLAN drawn to scale with the following:

- _ Outline of the residence and any and all existing flatwork.
- _ Exact location of proposed swimming pool/spa and any proposed flatwork on the PLAN, and exact location of associated equipment and how it will be hidden.
- _ Property lines and set off distances clearly shown and dimensioned on the PLAN.

Note: Swimming pools will not be approved without an accompanying Fence Plan Submittal or an existing previously approved fence. Fences should be submitted using the Fence Plan Submittal and Checklist forms.

River Crossing Shed/Detached Building Guidelines

(Effective 2-15-08) Revised 9/23/2010

Shed Requirements

Definition

For the purposes of these requirements, a Shed is defined as a small enclosed structure normally used to store lawn maintenance tools, implements, materials and other small miscellaneous items. A Shed may also be a greenhouse. Sheds are only permitted on non-golf course lots.

Approvals

Prior to construction, Sheds must receive the written approval of the River Crossing Architectural Control Committee (ACC).

Size and Number

A Shed shall not exceed 150 square feet in size and limited to one story. Only one shed can be installed per residence.

Placement

Sheds shall be placed on the owner's property so as to not be visible to a passerby from any point on the front or side street. If the Shed can be seen from the side or rear neighbor's yard, every effort should be made to conceal it from the neighbor's view with the use of new shrubs, existing trees or other landscaping features. If the Shed is on a concrete foundation or is considered to be immovable, then building setback requirements must be met.

Sheds installed on corner lots will need to comply with Detached Building construction and placement requirements if they cannot be adequately screened from view from a side street. Screening is still required to limit view from side-street.

Construction

Sheds shall be constructed of wood or other ACC approved materials. No metal or plastic exteriors on Sheds shall be approved unless it is a greenhouse. Sheds may be erected prior to the main residence with prior approval from the ACC. Plan must be submitted with the house site plan.

Detached Building Requirements

Definition

Detached Buildings are all other detached enclosed structures not considered to be a Shed and include garages, workshops, storage buildings and one guest/servant house.

Approvals

Prior to construction, Detached Buildings must receive the written approval of the River Crossing ACC.

Size

Detached Buildings can be any reasonable size but if they are considered to be a guest/servant house, the air conditioned space must be between 500 and 1200 square feet. Detached buildings must comply with the maximum height requirements.

Placement

Building set back requirements must be met (Section 3.5 of the Covenants).

Construction

Detached Buildings must be at least 75% masonry with the architectural style, roof, trim, and all colors to match the main residence. Also Detached Buildings may **not** be erected prior to the main residence. Appropriate flat work should be planned in conjunction with the Detached Building.

Shed / Detached Building Submittal Checklist

This information should be included with ALL Shed/Detached Building plan submissions.

Two copies of full size site plan drawings, plotted to scale

- Scale is noted on the plan
- Overall site plan includes legal pin locations and property boundary
- Outline of residence is on site plan
- Location of shed or detached buildings
- Set off distances are shown on site plan
- Description and/or pictures of materials being used

River Crossing Propane Tank Guidelines

(Effective 2-15-07)

- Any new propane tanks installed in River Crossing must be approved prior to installation by the Architectural Control Committee.
- Any new propane tanks installed in River Crossing must be **buried**.

Note: Replacement of above ground tanks that were installed prior to 2/15/2007 are exempt.

- The National Fire Protection Association (NFPA) and Texas Railroad Commission (TRC) codes shall be complied with on the installation relative to distances from permanent structures (residences, etc.). The installers should also comply with the TRC rules by Texas Law.

Propane Tank Submittal Checklist

Information to be submitted with ALL propane tank submissions.

Two copies of the site plan drawn to scale, to include:

- Set backs from property lines
- The residence
- Any other structures
- Location of propane tank

River Crossing Solar Energy System Guidelines

(Effective 5/25/2010) revised 7/21/2012

Even though state law may stipulate the homeowner's right to install a solar Photovoltaic (PV), water heating solar system, or any other type of solar collection system, a request for approval must be submitted to the River Crossing Architectural Control Committee (ACC) prior to the start of installation. Construction can only start after notification of acceptance by the ACC.

The homeowner will ensure the planned installation is to be completed by a qualified/experienced contractor for the solar system and all Federal, State and Local codes and permitting requirements have been met.

Commonly, Solar Energy systems are installed as either a roof-mounted or a ground installed unit within the following guidelines:

- Ground installations are to be installed at the rear of the house out of view from the street and meets building set back requirement. All ground mounted solar panel systems must be within a fenced yard. If the solar panel can be seen from the side or rear neighbor's yard, every effort should be made to conceal it from the neighbor's view with the use of new shrubs, existing trees or other landscaping features.
- Roof-mounted installations require all installed equipment (except for panel) to match the roof material color. Solar panels must be an integrated part of the roof design and be flush mounted directly to the roof plane. Solar panel units must not break the roof ridgeline or extend beyond the roof edge along the eave. Solar panels are not permitted on the front of the home which faces the street. Street refers to the house address.
- Solar shingles resemble composition shingles in shape but function in a similar manner to solar panels. Solar shingles should be of similar color and design of shingles on the house.
- A construction drawing for the proposed installation is required. Ground installation systems require a site plan to be provided showing location with respect to lot lines, house and fence. Solar panel installation requires a drawing to show the attachment location of panels, panel height above roof plane, color of all exterior equipment, and color of existing roof. Solar shingle installation requires color, design and location.

- The ACC will grant a variance in accordance with state law if the alternate location is substantially more efficient.
 - If an alternate location increases the estimated annual energy production of the device more than 10 percent above the energy production of the device if located on the back of the home, the Association will authorize an alternate location in accordance with these rules and state law. It is the Owner's responsibility to provide sufficient evidence to the ACC of all energy production calculations. All calculations must be performed by an industry professional. (as determined by a publicly available modeling tool provided by the National Renewable Energy Laboratory, www.nrel.gov, or equivalent entity)
- The Solar Energy Device must be maintained in good operation and repair. Unused or inoperable solar devices must be removed.
- A sample or illustrations brochure from the manufacture of the system should be provided.

River Crossing Solar System Submittal Checklist
Information to be submitted with ALL solar panel submissions.

Two copies of full size site plan drawings, plotted to scale

- _ Scale is noted on the plan
- _ Overall site plan includes legal pin locations and property boundary
- _ Outline of residence is on site plan
- _ Location of ground solar system is shown on the site plan and fencing
- _ Location of solar panel or solar shingles shown on house plan
- _ Color and design of panels or shingles

River Crossing Rain Water Collection Systems Guidelines

(Effective 9/23/2010) revised 7/20/2012

State law provides homeowner's the right to install a rain barrel or rainwater harvesting device with prior approval by the Architectural Control Committee (ACC). System may be used for potable (in-house) or non-potable water (landscape irrigation) use.

TYPES OF SYSTEMS:

- Rain Barrel:
 - Decorative rain barrel not to exceed 48 inches in height.
 - May be located in front of the house in proximity to the downspout.
 - Shall be esthetically pleasing when viewed from the street.
 - When possible, should be same color of house.
- Rainwater Harvesting Device
 - Collection system using a gathering system, rain water storage tanks or bladders, and any other outdoor components.
 - Gutters and downspouts
 - Gutters, downspouts, and other components shall be painted a color that blends with the color of the adjacent materials.
 - Gutters and downspouts shall not be installed diagonally without prior approval of the ACC.
 - Storage tanks or bladders
 - Storage tanks may be buried in compliance with offsets.
 - Above ground storage tanks and storage bladder shall be place in compliance with offsets, behind the house, and not visible from the street.
 - If located on a corner lot, above ground tanks and storage bladders shall be screened from view from the street and the side street.
 - If the tank can be seen from the side or rear neighbor's yard, every effort should be made to conceal it from the neighbor's view with the use of new shrubs, existing trees or other landscaping features.
 - Tanks, piping and valves shall be painted to match the surrounding structure or vegetation.
 - Pumps, filters and other appurtenances shall be located in compliance with offsets, screened from neighbors, the street and side-street, if applicable.
 - If the property is a golf course lot, storage tanks or bladders **MUST** be out of view of the golf course. The homeowner must receive prior approval from the River Crossing Club prior to ACC review.

Rain WATER COLLECTION SYSTEM SUBMITTAL AND CHECKLIST
This information should be include with ALL rain water collection system plan submissions

SITE PLAN:

Two copies of site plan drawn to scale are included.

- _ Outline of Residence is on site plan.
- _ Location of gutters, downspouts, first flush devices, tanks, storage bladders pumps, filters and other appurtenances shown on site plan.
- _ Location and picture(s) of the rain barrel(s)
- _ Property lines and set off distances are shown on site plan.
- _ Photo or sketch detail of gutters, downspouts, other components of the gathering system, first flush devices, tanks and screening devices attached.
- _ Plans for shielding the tank(s) from view of neighbors
- _ Golf course lots must have approval by the River Crossing Club before submitting to the ACC.

River Crossing Water Well Guidelines

(Effective 05/13/2011) updated 07/20/2012

Water wells shall only be drilled on lots in unit one and unit two per the DCCRs, Section 3.17, unless the property deed specifically granted water rights.

- Must use licensed driller
- Must meet all state and / or county requirements, future water conservation district criteria, and any other governing agency requirements.
- Texas State regulations dictate drilling practices and procedures and must be drilled in accordance with state regulations.
 - Alternate compliance to 50 ft. from property line requirement
 - Concrete surface seal in oversized bore.
 - Cannot conflict with utility or other easements
 - No relief from spray field offset or septic tank
 - 100 ft. from septic drain/spray field (yours or neighbor's)
 - 50 ft. from septic tank
 - Wells drilled in flood plain must extend 3 ft. above 100 year flood plain
- Water Wells proposed adjacent to a vacant lot must be at least 50 ft. from the property line.
- If well water is to be used for in-house, Canyon Lake Water Service Company must be notified to ensure proper connections are made to prevent contamination of the water system.

Helpful information:

 - <http://www.clwsc.com/contractor-developers/guidelinesandspecifications>
 - <http://www.clwsc.com/customer-service/startingservice>
- Pressure and holding tanks must be behind the dwelling and shielded from view from the street. Tanks shall be painted to blend with surrounding vegetation or house. If the tank can be seen from the side or rear neighbor's yard, every effort should be made to conceal it from the neighbor's view with the use of new shrubs, existing trees or other landscaping features.
- Well heads shall be shielded from view from the street with the use of vegetation or other landscape material.
- If an above ground structure and / or "pump house" is required, it must meet the guidelines for Detached Building.
- The property owner shall be responsible for plugging the water well according to applicable State and County regulations, removal of slab and piping associated with the water well if abandoned, unserviceable or unused.

Water Well Plan Submittal

This information should be included with ALL Water Well plan submissions.

Two copies of full size site plan drawings, plotted to scale

- Scale is noted on the plan
- Overall site plan includes legal pin locations and property boundary
- Outline of residence is on site plan
- Location of proposed well and any above ground structures
- Location of septic and spray field on your property and neighbor's (if any)
- Design of above ground structure, if required
- Size and color of storage tank, if required
- Methods for shielding well head, pressure tank or storage tank