

CONTRIBUTING ZONE PLAN

LION & ROSE RESTAURANT AT DOMINION CREEK

23330 IH-10 W
SAN ANTONIO, TX 78257

RAMONES



ENGINEERING

PREPARED BY:
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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: Lion & Rose Dominion					2. Regulated Entity No.:				
3. Customer Name: GC SA Properties LLC					4. Customer No.:				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)	<input type="checkbox"/> WPAP	<input checked="" type="checkbox"/> CZP	<input type="checkbox"/> SCS	<input type="checkbox"/> UST	<input type="checkbox"/> AST	<input type="checkbox"/> EXP	<input type="checkbox"/> EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="checkbox"/> Residential		<input checked="" type="checkbox"/> Non-residential			8. Site (acres):		1.800 acres	
9. Application Fee:	\$4,000.00		10. Permanent BMP(s):			Contech Jellyfish Filter			
11. SCS (Linear Ft.):	n/a		12. AST/UST (No. Tanks):			n/a			
13. County:	Bexar		14. Watershed:			Leon Creek			

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.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
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 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.)	_1_	—	—	—	—
Region (1 req.)	_1_	—	—	—	—
County(ies)	_1_	—	—	—	—
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.

Print Name of Customer/Authorized Agent

Nicholas Ramones, PE

4/3/23

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):

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Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Nicholas Ramones, PE

Date: 4/3/2023

Signature of Customer/Agent:



Regulated Entity Name: Lion & Rose Dominion

Project Information

1. County: Bexar
2. Stream Basin: Leon Creek Watershed
3. Groundwater Conservation District (if applicable): Edwards Aquifer Authority
4. Customer (Applicant):

Contact Person: Allen Tharp

Entity: GC SA Properties LLC

Mailing Address: 16109 University Oak

City, State: San Antonio, Tx

Telephone: 210-878-0034

Email Address: ATharp@AllenTharp.com

Zip: 78249

Fax: _____

5. Agent/Representative (If any):

Contact Person: Nicholas Ramones, PE

Entity: Ramones Engineering PLLC

Mailing Address: 611 W Mistletoe Ave

City, State: San Antonio, Texas

Zip: 78212

Telephone: 210-882-8365

Fax: _____

Email Address: RamonesN@RamonesEngineering.com

6. Project Location:

- The project site is located inside the city limits of San Antonio.
- 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.

7. The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The project site is located approximately 3,700' North of the intersection of Interstate 10 and Dominion Drive in San Antonio, Texas

8. **Attachment A - Road Map.** A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9. **Attachment B - USGS Quadrangle Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
10. **Attachment C - Project Narrative.** A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
- Other: _____

12. The type of project is:

- Residential: # of Lots: _____
- Residential: # of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

13. Total project area (size of site): 1.800 Acres

Total disturbed area: 1.50 Acres

14. Estimated projected population: 100

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	6,011	÷ 43,560 =	0.138
Parking	35,806	÷ 43,560 =	0.822
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	41,817	÷ 43,560 =	0.960

Total Impervious Cover $0.960 \div$ Total Acreage $1.800 \times 100 = 53.33\%$ Impervious Cover

16. **Attachment D - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

N/A

18. Type of project:

- TXDOT road project.
- County road or roads built to county specifications.
- City thoroughfare or roads to be dedicated to a municipality.
- Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- Concrete
- Asphaltic concrete pavement
- Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.

Width of R.O.W.: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ impervious cover.

22. A rest stop will be included in this project.

A rest stop will not be included in this project.

23. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. **Attachment E - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

N/A

26. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

Attachment F - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the Dios Rios (name) Treatment Plant. The treatment facility is:

Existing.

Proposed.

N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

- Attachment G - Alternative Secondary Containment Methods.** Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

Total: _____ Gallons

30. Piping:

- All piping, hoses, and dispensers will be located inside the containment structure.
- Some of the piping to dispensers or equipment will extend outside the containment structure.
- The piping will be aboveground
- The piping will be underground

31. The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. **Attachment H - AST Containment Structure Drawings.** A scaled drawing of the containment structure is attached that shows the following:

- Interior dimensions (length, width, depth and wall and floor thickness).
- Internal drainage to a point convenient for the collection of any spillage.
- Tanks clearly labeled
- Piping clearly labeled
- Dispenser clearly labeled

33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

- In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

- In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 30'.
35. 100-year floodplain boundaries:
- Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
 - No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map 48029C0095F.
36. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
- The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
 N/A
43. Locations where stormwater discharges to surface water.
 There will be no discharges to surface water.
44. Temporary aboveground storage tank facilities.
 Temporary aboveground storage tank facilities will not be located on this site.

45. Permanent aboveground storage tank facilities.
 Permanent aboveground storage tank facilities will not be located on this site.
46. Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
48. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.
 A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.
 N/A
49. Owners must insure that permanent BMPs and measures are constructed and function as designed. 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 appropriate regional office within 30 days of site completion.
 N/A
50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 The site will be used for low density single-family residential development and has 20% or less impervious cover.
 The site will be used for low density single-family residential development but has more than 20% impervious cover.
 The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- Attachment I - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.

52. **Attachment J - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. **Attachment K - BMPs for On-site Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
- Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. **Attachment L - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

N/A

55. **Attachment M - Construction Plans.** Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

N/A

56. **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan.** A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

- Prepared and certified by the engineer designing the permanent BMPs and measures
- Signed by the owner or responsible party
- Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
- Contains a discussion of record keeping procedures

N/A

57. **Attachment O - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

N/A

58. **Attachment P - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

N/A

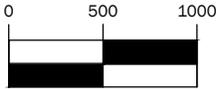
Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. The applicant is 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. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
60. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

61. 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.
62. Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63. The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
 - The Temporary Stormwater Section (TCEQ-0602) is included with the application.



GRAPHIC SCALE
1 inch = 1000 ft.

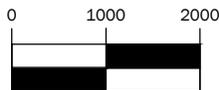
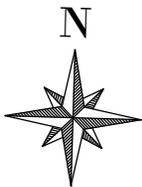
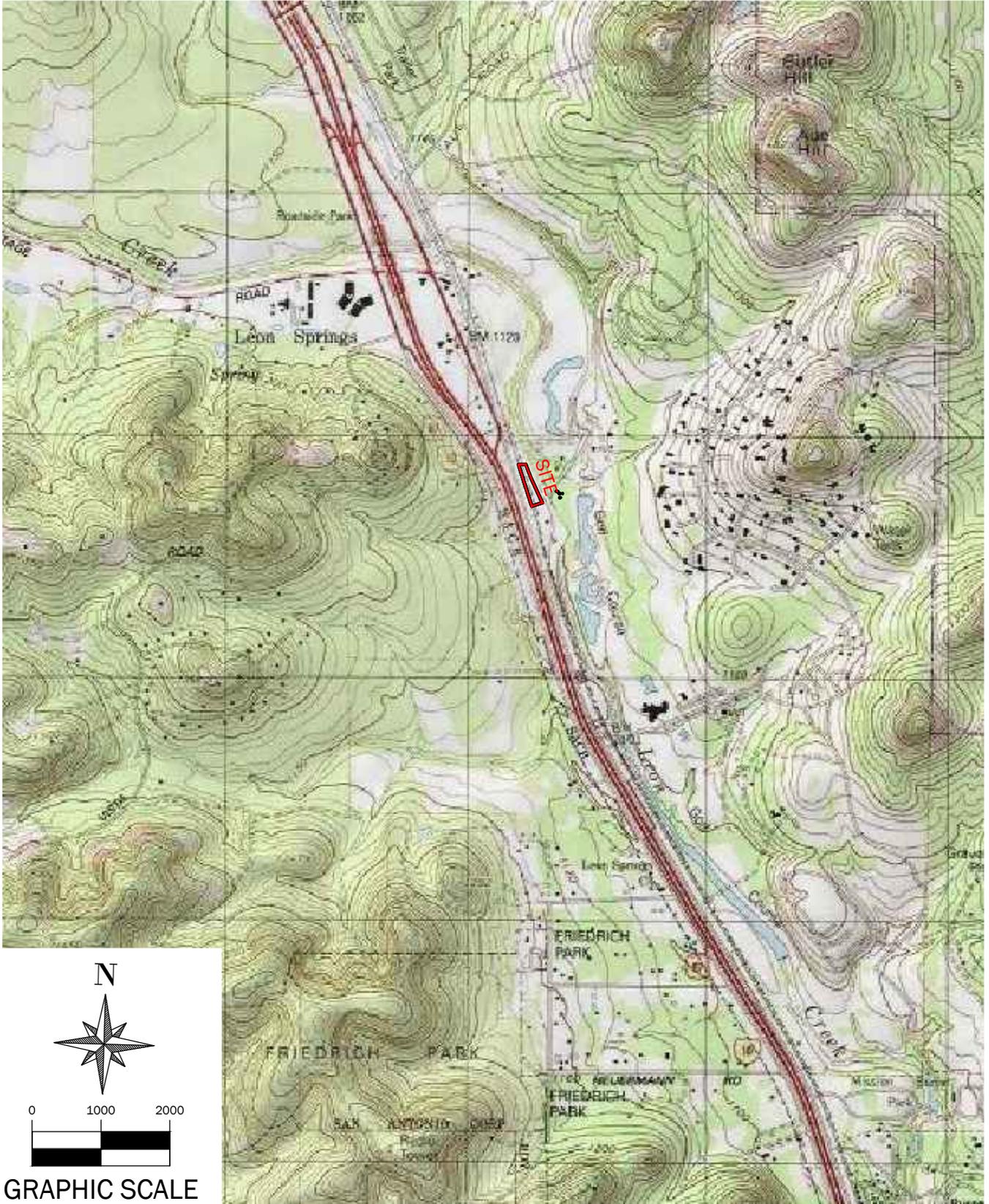
JOB NO: C-2213
 DATE: 4/3/23
 DESIGNED BY: N.R.
 CHECKED: N.R. DRAWN: N.R.
 SHEET: ATTACHMENT A

TCEQ ROAD MAP
 for
LION & ROSE RESTAURANT
AT DOMINION CREEK
 23330 IH-10 W, SAN ANTONIO, TX 78257

RAMONES
ENGINEERING



611 W. MISTLETOE AVE | SAN ANTONIO, TX 78212 | 210.882.8365 | TBPELS F-17682



GRAPHIC SCALE

1 inch = 2000 ft.

JOB NO: C-2213

DATE: 4/3/23

DESIGNED BY: N.R.

CHECKED: N.R. DRAWN: N.R.

SHEET: ATTACHMENT B

USGS QUADRANGLE MAP
for
LION & ROSE RESTAURANT
AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

**RAMONES
ENGINEERING**

611 W. MISTLETOE AVE | SAN ANTONIO, TX 78212 | 210.882.8365 | TBPELS F.17682



ATTACHMENT C

PROJECT NARRATIVE

The Lion & Rose Restaurant at Dominion Creek project is a proposed commercial development location within the City of San Antonio city limits, and more precisely located at 23330 I-10W, San Antonio, Texas 78257. The 1.800-acre undeveloped site is a platted lot with a legal description of: Lot 3, Block 110, NCB 16386, Dominion Retail Subdivision Plat, recorded in Volume 9720, Pages 159-160, Deed and Plat Records of Bexar County, Texas. The project is located entirely in the Edwards Aquifer Contributing Zone and within the Leon Creek Watershed.

Currently the 1.800-acre tract has a total of 0.000 acres of impervious cover. The proposed development will have a net increase of 0.960 acres (53.3%) of impervious cover. The proposed impervious cover will consist of approximately 0.822 acres of commercial parking/paved surfaces and approximately 0.138 acres of commercial structures/rooftops. The permanent BMP that will treat and release all site runoff will be a Jellyfish Filter, designed by Contech Engineered Solutions. The Jellyfish Filter was designed with a minimum removal efficiency of 86%, as specified by TCEQ.

The 1.800-acre site will be developed in one phase of construction. Construction will include one commercial restaurant building, all adjacent parking with drive aisles and the Contech Jellyfish Filter system. All Storm Water Pollution Prevention Plan will be maintained for the site and temporary BMPs will be implemented to prevent erosion and sedimentation until completion of the permanent BMP. All areas not covered by the building footprint, sidewalks, or pavement will be stabilized with either sod or landscaping when construction is complete and before the removal of the temporary BMPs.

There will not be any storage of regulated quantities of hazardous materials. SAWS will supply potable water. Wastewater will be collected and treated by SAWS.

ATTACHMENT D

FACTORS AFFECTING WATER QUALITY

Materials that are anticipated to be used on-site that could be a potential source of contamination include the following:

During Construction:

1. Concrete and Masonry Materials
2. Wood, plastic, and metal materials
3. Tar and hydrocarbons from paving operations
4. Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
5. Fertilizers, herbicides, and pesticides
6. Cleaning solutions and detergents
7. Miscellaneous construction trash and debris
8. Soil erosion and sedimentation due to construction activity

Ultimate Use:

1. Pollutants generated from vehicles utilizing the roadways
2. Fertilizers, Herbicides, and Pesticides used to maintain landscaping and lawns
3. Miscellaneous trash and debris generated from the public
4. Dumping of Hazardous Materials into the storm drainage system by the general public

(This is not intended to be an all-inclusive list)

All practical management practices will be used to reduce the risk of spills and other exposure of any contaminant to surface or groundwater.

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

The existing condition of the 1.800-acre site is undeveloped with an average slope around 2%-10%. The 1.800-acre site has an existing runoff coefficient of 0.39. The site is generally divided into two watersheds, Drainage Areas A & B. Drainage Area A is 1.060 acres and Drainage Area B is 0.740 acres. Drainage Area A has existing runoff rates of 2.1 cfs (5-year), 3.0 cfs (25-year), and 3.7 cfs (100-year). Drainage Area B has existing runoff rates of 1.5 cfs (5-year), 2.1 cfs (25-year), and 2.6 cfs (100-year). All runoff from both watersheds flows directly into Leon Creek. There is no upstream runoff entering the site.

The proposed project will develop all 1.060 acres of Drainage Area A in one commercial phase. The proposed runoff coefficient for Drainage Area A is 0.87. The proposed runoff rates for Drainage Area A are 7.2 cfs (5-year), 10.2 cfs (25-year), and 12.8 cfs (100-year). All runoff from the developed portion will flow through the proposed Jellyfish Filter BMP, before draining into Leon Creek.

All 0.740 acres of Drainage Area B will remain undeveloped with runoff rates remaining the same and flowing directly into Leon Creek.

Drainage Area Maps have been provided in **Exhibit 3** at the end of this report.

ATTACHMENT F

SUITABILITY LETTER FROM AUTHORIZED AGENT

No Onsite Sewage Facility is proposed. All wastewater lines will connect to a SAWS sewer line.

ATTACHMENT G

ALTERNATIVE SECONDARY CONTAINMENT METHODS

Not applicable. No aboveground storage tanks shall be installed.

ATTACHMENT H

AST CONTAINMENT STRUCTURE DRAWINGS

Not applicable. No aboveground storage tanks shall be installed.

ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

The site will have greater than 20% impervious cover. Therefore, a waiver will not be submitted for this project.

ATTACHMENT J

BMPS FOR UP-GRADIENT STORMWATER

Upgradient runoff will not be accepted by the site. The site is located on a high point and all runoff flows away from the site.

ATTACHMENT K

BMPS FOR ON-SITE STORMWATER

This site will have one permanent BMP to treat all runoff before leaving the site. A Jellyfish Filter designed by Contech Engineered Solutions will treat all of the site's impervious runoff. The required amount of pollutant load to be treated by the Jellyfish Filter is 783 pounds of TSS.

Construction plans and specifications are provided within the Exhibits Section of this report.

ATTACHMENT L

BMPS FOR SURFACE STREAMS

There are no existing surface streams on site. Therefore, additional BMPs are not required.

ATTACHMENT M

CONSTRUCTION PLANS

Calculations for the load removal requirements for the project and the load removal provided by the permanent BMP is provided in the attached spreadsheet, which has been signed and sealed by a professional engineer licensed in the State of Texas. The load removal requirements are derived from equations from the TCEQ Technical Guidance Manual based upon project area and increase in impervious cover. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMPs.

The table provided below outlines the proposed permanent BMP information for ease of understanding:

Drainage Area	BMP	Area (ac)	Pre-Dev Impervious Cover (ac)	Post-Dev Impervious Cover (ac)	Lm (lbs)
A	Jellyfish	1.06	0	0.960	783
B	n/a	0.74	0	0	0
TOTAL		1.80	0	0.960	783

All applicable construction plans, calculations, details, specifications, and construction notes are provided within the Exhibits Section of this report.

**Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations**

Project Name: Lion & Rose At Dominion Creek
Date Prepared: 1/5/2023

1. The Required Load Reduction for the total project:

Calculations from RG-348 Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
 A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = **Bexar**
Total project area included in plan * = **1.80** acres
Predevelopment impervious area within the limits of the plan * = **0.00** acres
Total post-development impervious area within the limits of the plan* = **0.96** acres
Total post-development impervious cover fraction * = **0.53**
P = **30** inches
 $L_{M\ TOTAL\ PROJECT}$ = **783** lbs.

Number of drainage basins / outfalls areas leaving the plan area = **1**

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area = **1.80** acres
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
Post-development impervious area within drainage basin/outfall area = **0.96** acres
Post-development impervious fraction within drainage basin/outfall area = **0.53**
 $L_{M\ THIS\ BASIN}$ = **783** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **JF** abbreviation
Removal efficiency = **86** percent

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7:
 $LR = (BMP\ efficiency) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

A_C = Total On-Site drainage area in the BMP catchment area
 A_I = Impervious area proposed in the BMP catchment area
 A_P = Pervious area remaining in the BMP catchment area
 L_R = TSS Load removed from this catchment area by the proposed BMP

A_C = **1.80** acres
 A_I = **0.96** acres
 A_P = **0.84** acres
 L_R = **869** lbs.

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M\ THIS\ BASIN}$ = **783** lbs.
F = **0.90**

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP = **0.00** acres
Offsite impervious cover draining to BMP = **0.00** acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity = **1.10** inches per hour
Effective Area = **0.89** acres
Cartridge Length = **54** inches

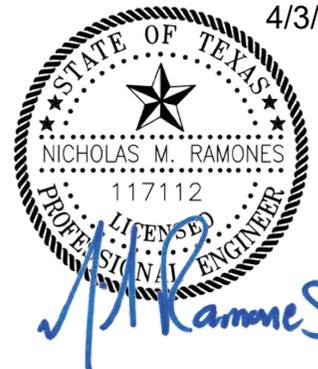
Peak Treatment Flow Required = 0.99 cubic feet per second

7. Jellyfish

Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size

Jellyfish Size for Flow-Based Configuration = **JFPD0806-5-2**
Jellyfish Treatment Flow Rate = **1.07** cfs



ATTACHMENT N

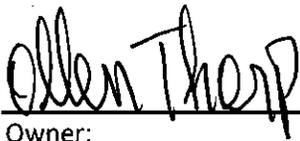
PERMANENT BEST MANAGEMENT PRACTICES

INSPECTION AND MAINTENANCE PLAN

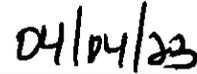
The attached inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to contract with a representative to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.



Owner:



Date:

MAINTENANCE GUIDELINES FOR CONTECH JELLYFISH FILTER

The primary purpose of the Stormwater Management Storm Filter is to filter and prevent pollutants from entering waterways. Like any effective filtration system, periodically these pollutants must be removed to restore the Jellyfish Filter to its full efficiency and effectiveness. Maintenance requirements and frequency are dependent on pollutant load characteristics.

Inspections

Inspections should take place a minimum of once a year. An inspection should be done before the winter season. During the inspection, the need for maintenance should be determined and, if disposal during maintenance will be required, samples of the accumulated sediments and media should be obtained. It is important to also check the condition of the Jellyfish Filter unit after major storms for potential damage caused by high flows and for high sediment accumulation that may be caused by localized erosion in the drainage area. It may be necessary to adjust the inspection/maintenance schedule depending on the actual operating conditions encountered by the system.

Inspection Procedure

The inspection should be performed by a person who is familiar with the operation and configuration of the Jellyfish Filter treatment unit. Safety equipment should be set up to notify surrounding vehicle and pedestrian traffic. The vault and cartridges should be visually inspected without entering the vault. If evidence of a chemical or hazardous material spill is detected, the worker should abort the inspection activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions.

Maintenance Frequency

Maintenance should occur when warranted by an inspection of the Jellyfish Filter cartridges. If maintenance is needed, it is recommended that maintenance occur during the dryer months in late summer to early fall.

Maintenance Procedure

The maintenance should be performed by a person who is familiar with the operation and configuration of the Jellyfish Filter treatment unit. The maintenance personnel should follow one of the two maintenance methods outlined by Contech Engineered Solutions in their Jellyfish Filter Maintenance Guide. Safety equipment should be setup to notify surrounding vehicle and pedestrian traffic. If vault entry is required, OSHA rules for confined spaces must be followed. If evidence of a chemical or hazardous material spill is detected, the worker should abort the inspection activities until the proper guidance is obtained. Notify the local hazard control agency and Contech Engineered Solutions.

Material Disposal

The accumulated sediment found in storm water treatment and conveyance systems must be handled and disposed of in accordance in regulatory protocols. It is possible for sediments to contain measurable concentrations of heavy metals and organic chemicals (such as pesticides and petroleum products). When scheduling maintenance, consideration must be made for the disposal of solid and liquid wastes. This typically requires coordination with a local landfill for solid waste disposal. For liquid waste disposal a number of options are available including a municipal vacuum truck decant facility, local wastewater treatment plant or on-site treatment and discharge.

ATTACHMENT O

PILOT-SCALED FIELD-TESTING PLAN

Not applicable. The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site, therefore pilot-scaled field testing is not required.



ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

No surface streams exist on-site. During the construction phase, temporary BMPs, both structural and non-structural, will be used to prevent pollution from leaving the site. All disturbed areas will be revegetated as soon as practical.



SECTION 2
TEMPORARY STORMWATER SECTION



Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); 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 **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Nicholas Ramones, PE

Date: 4/3/2023

Signature of Customer/Agent:



Regulated Entity Name: Lion & Rose Dominion

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: _____

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Leon Creek

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

- 7. **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of 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).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. Records must be kept at the site of 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.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A

SPILL RESPONSE ACTIONS

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

CLEANUP

1. Clean up leaks and spills immediately.
2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

MINOR SPILLS

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2. Use absorbent materials on small spills rather than hosing down or burying the spill.
3. Absorbent materials should be promptly removed and disposed of properly.
4. Follow the practice below for a minor spill:
 - Contain the spread of the spill.
 - Recover spilled materials.
 - Clean the contaminated area and properly dispose of contaminated materials.

SEMI-SIGNIFICANT SPILLS

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

1. Contain spread of the spill.
2. Notify the project foreman immediately.
3. If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

SIGNIFICANT /HAZARDOUS SPILLS

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at (512) 339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800- 832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

5. Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

VEHICLE AND EQUIPMENT MAINTENANCE

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

VEHICLE AND EQUIPMENT FUELING

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
2. Discourage "topping off" of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

During Construction:

1. Tar and hydrocarbons from paving operations
2. Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
3. Miscellaneous construction trash and debris
4. Construction debris
5. Silt leaving the site

Ultimate Use:

1. Pollutants generated from vehicles utilizing the roadways
2. Fertilizers, Herbicides, and Pesticides used to maintain landscaping and lawns
3. Groundwater contamination from leakage in wastewater system

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Intended schedule or Sequence of Major Activities:

1. Installation of Temporary BMPs
2. Rough subgrade preparation (earthwork, grading, street and drainage excavation and embankment)
3. Wet and dry utility construction
4. Final subgrade preparation
5. Installation of base materials
6. Concrete work (foundations, curbs, flatwork)
7. Building construction
8. Paving activities
9. Topsoil, irrigation, and landscaping
10. Site cleanup and removal of temporary BMPs

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FRACTURE

There will be no temporary sealing of any naturally occurring features on site.

ATTACHMENT F

STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. Inlet protection will be placed on all storm water inlets to prevent pollutants from entering the stormwater drainage system. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier clean-up of waste from concrete operations. The location of all structural temporary BMPs is shown on the site plan (**Exhibit 1**) and details and specifications are provided in **Exhibit 2** which can be found at the end of this report under the appropriate tab.

ATTACHMENT G

DRAINAGE AREA MAP

A drainage area map is included with this report as **Exhibit 3**. The exhibits can be found at the end of this report under the appropriate **Exhibit 3** tab.

ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

For this project, there are no disturbed areas over 10 acres at one time within a common drainage watershed. Therefore, no temporary sediment ponds are proposed.

ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPs

MAINTENANCE

All temporary and permanent erosion and sediment control BMPs will be maintained and repaired as needed to assure continued performance of their intended function. All maintenance and repair of BMPs will be conducted in accordance with manufacturers' specifications.

All temporary erosion and sediment control BMPs will be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment will be removed or stabilized on site. Disturbed soil areas resulting from removal of BMPs or vegetation will be permanently stabilized as soon as possible.

Erosion and sediment controls are designed to prevent soil erosion and sediment migration offsite, to the extent practicable, which may result from construction activity. This design considers local topography, soil type, and rainfall.

Control measures must be installed and maintained according to the manufacturer's specifications. If periodic inspections or other information indicates a control has been used inappropriately, or incorrectly, the permittee must replace or modify the control for site situations.

If sediment ponds are utilized the Sediment must be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%.

If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize off-site impacts, and whenever feasible, prior to the next rain event.

The controls must be installed, maintained, and operated in a manner that will limit, to the extent practicable, offsite transport of litter, construction debris, and construction materials.

INSPECTIONS

An inspection will be performed by the qualified personnel, as designated by the permittee, on a weekly basis and after any rainfall event. An inspection and maintenance report shall be made per inspection. An inspection form has been included in this report and in the SWPPP. Based on the inspection results, the controls shall be corrected before the next scheduled inspection.

A log of inspection results will be maintained on-site and will include the name of the inspector, date, major observations, and necessary corrective measures. Reports of maintenance and inspection activities will be maintained on-site, in conformance with the TPDES permit conditions. Reports must identify any incidents of non-compliance. Where a report does not identify any incidents of non-compliance, the report must contain a certification that the facility or site is in compliance with the SWPPP. This report must be signed by the responsible party.

Major observations shall, at a minimum, include the following:

- The locations of discharges of sediment or other pollutants from the site; Locations of BMPs that need to be maintained;
- Locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and
- Location where additional BMPs are needed.

All needed repairs or modifications will be reported to the contractors to permit the timely implementation of required actions. Necessary repairs or modifications will be implemented within seven days of inspection. The SWPPP will be modified within seven days to reflect any modifications to measures as a result of inspection.

The SWPPP must be amended whenever there is a change in design, construction, operation or maintenance that has a significant effect on the discharge of pollutants to the waters of the United States that was not addressed in the SWPPP.

The SWPPP must be amended when inspections or investigations by site operations, local, state or federal officials indicate that the SWPPP is proving ineffective in eliminating or significantly minimizing pollutants from the construction site or otherwise is not achieving the general objectives of controlling pollutants in storm water discharges associated with construction activity.

INSPECTION FORM

NAME OF INSPECTOR _____
(Inspector must attach a brief summary of qualifications to this report.)

DATE _____

BEST MANAGEMENT PRACTICES (BMPs)

Vegetative Buffers

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Soil Covering (Including mulch and temporary vegetation)

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Outlet Protection

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Sediment Control Basins

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Concrete Truck Washout Pit

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Trash Receptacles

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

General Site Cleanliness

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Other _____

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Other _____

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

Other _____

In Compliance Out of Compliance Not Applicable

Comments/Maintenance Required: _____

MAJOR OBSERVATIONS

At a minimum, inspector shall note any evidence of erosion, sediment discharges from the site, BMPs requiring maintenance, BMPs requiring modification, and any additional BMPs required.

CERTIFICATION

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

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

INSPECTOR NAME/SIGNATURE

DATE

OWNER NAME/SIGNATURE

DATE

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical. For interim stabilization during drought conditions best management practices will be implemented. These may include but are not limited to geotextile blankets and matting, hydromulch, diversion structures and/or structural controls such as silt fence and rock berms. These BMPs are to be maintained in accordance with the inspection/maintenance schedule provided in Attachment I.

PROJECT TIMELINE

DATES WHEN MAJOR GRADING ACTIVITIES OCCUR	
Date	Construction Activity

DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE	
Date	Construction Activity

DATES WHEN STABILIZATION MEASURES ARE INITIATED	
Date	Stabilization Activity

SECTION 3
ADDITIONAL FORMS



NOTICE OF INTENT (NOI)



Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly.

Incomplete applications delay approval or result in automatic denial.

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: <https://www3.tceq.texas.gov/steers/index.cfm>

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: <http://www.tceq.texas.gov/epay>.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number: [REDACTED]
 - Name printed on Check: [REDACTED]
- If payment was made via ePay, provide the following:
 - Voucher Number: [REDACTED]
 - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? Yes No

If Yes, provide the authorization number here: TXR15 [REDACTED]

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN [REDACTED]

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

[REDACTED]

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): [REDACTED]

First and Last Name: [REDACTED] Suffix: [REDACTED]

Title: [REDACTED] Credentials: [REDACTED]

Phone Number: [REDACTED] Fax Number: [REDACTED]

E-mail: [REDACTED]

Mailing Address: [REDACTED]

City, State, and Zip Code: [REDACTED]

Mailing Information if outside USA:

Territory: [REDACTED]

Country Code: [REDACTED] Postal Code: [REDACTED]

d) Indicate the type of customer:

- | | |
|---|---|
| <input type="checkbox"/> Individual | <input type="checkbox"/> Federal Government |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> County Government |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Trust | <input type="checkbox"/> City Government |
| <input type="checkbox"/> Sole Proprietorship (D.B.A.) | <input type="checkbox"/> Other Government |
| <input type="checkbox"/> Corporation | <input type="checkbox"/> Other: [REDACTED] |
| <input type="checkbox"/> Estate | |

e) Is the applicant an independent operator? Yes No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

0-20

251-500

21-100

501 or higher

101-250

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number:

Federal Tax ID:

Texas Secretary of State Charter (filing) Number:

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

Yes, go to Section 3

No, complete this section

Prefix (Mr. Ms. Miss):

First and Last Name: Suffix:

Title: Credential:

Organization Name:

Phone Number: Fax Number:

E-mail:

Mailing Address:

Internal Routing (Mail Code, Etc.):

City, State, and Zip Code:

Mailing information if outside USA:

Territory:

Country Code: Postal Code:

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN

(Refer to Section 3.a) of the Instructions)

- b) Name of project or site (the name known by the community where it's located): [REDACTED]
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): [REDACTED]
- d) County or Counties (if located in more than one): [REDACTED]
- e) Latitude: [REDACTED] Longitude: [REDACTED]
- f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: [REDACTED]

City, State, and Zip Code: [REDACTED]

Section B:

Location Description: [REDACTED]

City (or city nearest to) where the site is located: [REDACTED]

Zip Code where the site is located: [REDACTED]

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
 - Yes, do not submit this form. You must obtain authorization through EPA Region 6.
 - No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
 - No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? [REDACTED]
- d) What is the Secondary SIC Code(s), if applicable? [REDACTED]
- e) What is the total number of acres to be disturbed? [REDACTED]
- f) Is the project part of a larger common plan of development or sale?

Yes

No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? [REDACTED]

h) What is the estimated end date of the project? [REDACTED]

i) Will concrete truck washout be performed at the site? Yes No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? [REDACTED]

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? [REDACTED]

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

Yes No

If Yes, provide the name of the MS4 operator: [REDACTED]

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

Yes, complete the certification below.

No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: [REDACTED]

Operator Signatory Title: [REDACTED]

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

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

- Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- Check number and name on check is provided in this application.

If using ePay:

- The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

- If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

- Customer Number (CN) issued by TCEQ Central Registry
- Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- Name and title of responsible authority signing the application.
- Phone number and e-mail address
- Mailing address is complete & verifiable with USPS. www.usps.com
- Type of operator (entity type). Is applicant an independent operator?
- Number of employees.
- For corporations or limited partnerships - Tax ID and SOS filing numbers.
- Application contact and address is complete & verifiable with USPS. <http://www.usps.com>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- Site/project name and construction activity description
- County
- Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

- Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

- Indian Country Lands -the facility is not on Indian Country Lands.
- Construction activity related to facility associated to oil, gas, or geothermal resources
- Primary SIC Code that best describes the construction activity being conducted at the site.
www.osha.gov/oshstats/sicser.html
- Estimated starting and ending dates of the project.
- Confirmation of concrete truck washout.
- Acres disturbed is provided and qualifies for coverage through a NOI.
- Common plan of development or sale.
- Receiving water body or water bodies.
- Segment number or numbers.
- MS4 operator.
- Edwards Aquifer rule.

CERTIFICATION

- Certification statements have been checked indicating Yes.
- Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:

TCEQ

Stormwater Processing Center (MC228)

P.O. Box 13087

Austin, Texas 78711-3087

By Overnight or Express Mail:

TCEQ

Stormwater Processing Center (MC228)

12100 Park 35 Circle

Austin, TX

Application Fee:

The application fee of \$325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: <http://www.tceq.texas.gov/epay>

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application - status and form questions:

512-239-3700, swpermit@tceq.texas.gov

Technical questions:

512-239-4671, swgp@tceq.texas.gov

Environmental Law Division:

512-239-0600

Records Management - obtain copies of forms:

512-239-0900

Reports from databases (as available):

512-239-DATA (3282)

Cashier's office:

512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site <http://www.tceq.texas.gov>. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: <http://www15.tceq.texas.gov/crpub/> or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number.**

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: <http://www15.tceq.texas.gov/crpub/>. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: <https://tools.usps.com/go/ZipLookupAction!input.action>.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at <http://www15.tceq.texas.gov/crpub/>. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmapview.html>.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B*. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of “Common Plan of Development” in the Definitions section of the general permit or enter the following link into your internet browser:

www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for “Additional Guidance and Quick Links”. If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 - Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser:

www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOICERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No:
2. Amount of Check/Money Order:
3. Date of Check or Money Order:
4. Name on Check or Money Order:
5. NOI Information:

If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

Project/Site (RE) Name:

Project/Site (RE) Physical Address:

Staple the check or money order to this form in this space.

AGENT AUTHORIZATION FORM

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

I ALLEN THARP
Print Name
MANAGING MEMBER
Title - Owner/President/Other

of GC SA Properties LLC
Corporation/Partnership/Entity Name

have authorized Nicholas Ramones, PE
Print Name of Agent/Engineer

of Ramones Engineering, PLLC
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:

Allen Tharp
Applicant's Signature

01/06/23
Date

THE STATE OF Texas §
County of Brewer §

BEFORE ME, the undersigned authority, on this day personally appeared Allen Tharp 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 6th day of January, 2023



Belinda R Garcia
NOTARY PUBLIC
Belinda R. Garcia
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08/21/2023

APPLICATION FEE FORM

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Lion & Rose Dominion

Regulated Entity Location: Approximately 3,700' North of IH-10 and Dominion Drive

Name of Customer: GC SA Properties LLC

Contact Person: Allen Tharp

Phone: 210-878-0034

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN _____

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	1.800 Acres	\$ 4,000.00
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: Allen Tharp

Date: 04/04/23

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 Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
GC SA 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)
0801436504	32044405499	45-2493728	
11. Type of Customer:	<input 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"/> 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"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	16109 UNIVERSITY OAK		
	City	SAN ANTONIO	State TX ZIP 78249 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		ATHARP@ALLENTHARP.COM	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(210) 878-0034		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
Lion & Rose Dominion	

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	23330 IH-10 W						
	City	San Antonio	State	TX	ZIP	78257	ZIP + 4
24. County							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approx. 3,700' north of intersection of IH-10 & Dominion Drive, San Antonio, Tx						
26. Nearest City	San Antonio			State	TX	Nearest ZIP Code	78257
27. Latitude (N) In Decimal:	29.65833		28. Longitude (W) In Decimal:	98.62555			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29	39	30	98	37	32		
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)			
5812			722511				
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Restaurant							
34. Mailing Address:	16109 University Oak						
	City	San Antonio	State	TX	ZIP	78249	ZIP + 4
35. E-Mail Address:	ATHarp@AllenTharp.com						
36. Telephone Number	37. Extension or Code		38. Fax Number <i>(if applicable)</i>				
210-878-0034			() -				

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.

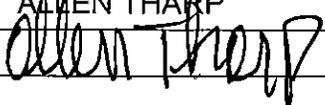
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Nicholas Ramones, PE, CFM	41. Title:	President
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 882-8365		() -	NRamones@RamonesEngineering.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:	GC SA PROPERTIES, LLC	Job Title:	CEO
Name <i>(In Print)</i> :	ALLEN THARP	Phone:	(210)878-0034
Signature:		Date:	01/20/23

RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. Grantee hereby accepts the Property in its present AS IS condition WITH ALL FAULTS.

GRANTEE ACKNOWLEDGES AND AGREES THAT EITHER GRANTEE IS, OR HAS ENGAGED AND IS RELYING ON PERSONS WHO ARE, EXPERIENCED IN THE OWNERSHIP, DEVELOPMENT AND/OR OPERATION OF PROPERTIES SIMILAR TO THE PROPERTY AND THAT GRANTEE HAS INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS WARRANTIES, IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND EXCEPT FOR THE EXPRESS WARRANTIES, NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE EXPRESS WARRANTIES, GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAVE) THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR THEIR REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY, EXCEPT FOR THE EXPRESS WARRANTIES. SUBJECT TO THE EXPRESS WARRANTIES, GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD AFTER THE DATE HEREOF.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Land unto Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Ad valorem taxes and special assessments, if any, against the Property for the year 2022 have been prorated between Grantor and Grantee as of the date of this Special Warranty Deed.

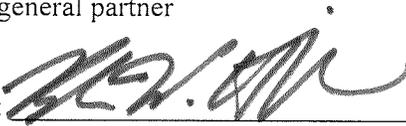
[Signature and Notary Page to Follow]

EXECUTED to be effective the 2nd day of November, 2022.

GRANTOR:

ABISO DOMINION CREEK, LP,
a Texas limited partnership

By: ABISO DEVELOPMENT, LLC,
a Texas limited liability company,
its general partner

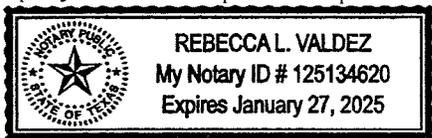
By: 
Blake W. Honigblum, Manager

THE STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

The foregoing instrument was acknowledged before me this 2nd day of November, 2022, by Blake W. Honigblum, the Manager of Abiso Development, LLC, a Texas limited liability company, the general partner of Abiso Dominion Creek, LP, a Texas limited partnership, on behalf of said limited liability company and limited partnership.




Notary Public/State of Texas

AFTER RECORDING,
PLEASE RETURN TO:

GC SA Properties, LLC
16109 University Oak
San Antonio, Texas 78249

EXHIBIT A

Legal Description

Lot 3, Block 110, New City Block 16386, Dominion Retail Subdivision, in Bexar County, Texas, according to the plat recorded in Volume 9720, Page 159, Deed and Plat Records, Bexar County, Texas.

EXHIBIT B

Exceptions

1. The following restrictive covenants of record itemized below:

Volume 9720, Page 159, Deed and Plat Records, Bexar County, Texas; Volume 7295, Page 704, Deed Records, Bexar County, Texas, Volume 2956, Page 61, Volume 4146, Page 73; Volume 4852, Page 556, Volume 15275, Page 1520, Volume 15411, Page 1356, Volume 15411, Page 1363, Volume 15459, Page 708, Volume 15459, Page 712, Volume 15694, Page 1279, Volume 15728, Page 692, Volume 16289, Page 1781, Volume 16320, Page 1929, Volume 16470, Page 2186, Volume 16513, Page 2004, Volume 16785, Page 291, Volume 17356, Page 914, Volume 17431, Page 1886, Volume 17823, Page 1667, Volume 17962, Page 1107, Volume 18177, Page 1349, Volume 18251, Page 416, Volume 18327, Page 948, Volume 18626, Page 658, Volume 18767, Page 323, Official Public Records of Real Property, Bexar County, Texas; Document Numbers 20180077495, 20180131062, 20190051039, 20220040579, 20220040580, 20220040581, 20220089225, Official Public Records, Bexar County, Texas (Dominion Covenants), Volume 11085, Page 1129, and Volume 16215, Page 1605, Real Property Records, Bexar County, Texas, and Document Numbers 20190081009 and 20210272648, Official Public Records, Bexar County, Texas (Dominion Creek Covenants).

2. Fourteen (14') foot gas electric, telephone, and cable television variable width drainage easement(s), and floodplain, for the purpose(s) shown therein and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded in Volume 9720, Page 159, Deed and Plat Records, Bexar County, Texas. Said 14' gas, electric, telephone and cable television easement, but only to the extent as depicted on the Survey dated September 29, 2022, prepared by W. Andrew McLaughlin of Open Range Field Services, LLC, under Job No. ORFSB-1000-460.
3. Deed Recordation Affidavit - Edwards Aquifer Protection Plan, as provided therein, recorded in Volume 18952, Page 1349, Real Property Records, Bexar County, Texas.
4. Utility Service Agreement, as provided therein, recorded in Volume 18668, Page 1206, Real Property Records, Bexar County, Texas.
5. Consent And Indemnity Agreement recorded in Document No. 20190022359, Official Public Records, Bexar County, Texas.
6. Lease with certain terms, covenants, conditions and provisions set forth therein, by and between Texas Department of Transportation, Lessor, and Abiso Dominion Creek, LP, Lessee, recorded January 22, 2018, in Document No. 20190072236, Official Public Records, Bexar County, Texas, and affected by Lease Assignment to 23110 W I-10 LLC, dated effective October 14, 2021, executed by Abiso Dominion Creek, LLP as assignor, and 23110 W I-10 LLC, as assignee, Official Public Records, Bexar County, Texas.
7. City of San Antonio variable width CPS easement, for the purpose(s) shown therein and rights incidental thereto, recorded July 27, 2020, in Document No. 20200164295, Official Public Records, Bexar County, Texas, as depicted on the Survey dated September 29, 2022, prepared by W. Andrew McLaughlin of Open Range Field Services, LLC, under Job No. ORFSB-1000-460.
8. Assessments, charges, and liens as set forth in Volume 2956, Page 61, and Volume 16216, Page 110, Real Property Records, Bexar County, Texas.

9. Terms, conditions and provisions for easements created and granted in Declaration of Easements, Covenants, Conditions and Restrictions recorded in Document No. 20210272648, Official Public Records, Bexar County, Texas.
10. The apparent protrusion or encroachment of the brick retaining wall over and/or into the southeastern corner of the property, as depicted on the Survey dated September 29, 2022, prepared by W. Andrew McLaughlin of Open Range Field Services, LLC, under Job No. ORFSB-1000-460.
11. Terms, conditions, restrictions, easements, assessments and/or provisions contained in the following instruments: Volume 14237, Page 2288, Volume 14744, Page 2430, Volume 14744, Page 2440, Volume 14744, Page 2448, Volume 15116, Page 492, Official Public Records, Bexar County, Texas, and Volume 16216, Page 110, Real Property Records, Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20220260613
Recorded Date: November 02, 2022
Recorded Time: 2:14 PM
Total Pages: 7
Total Fees: \$46.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

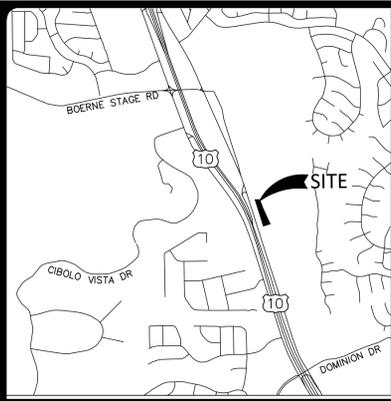
I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/2/2022 2:14 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

SECTION 4 EXHIBITS

EXHIBIT 1



★ LOCATION MAP ★

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

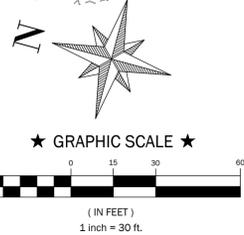
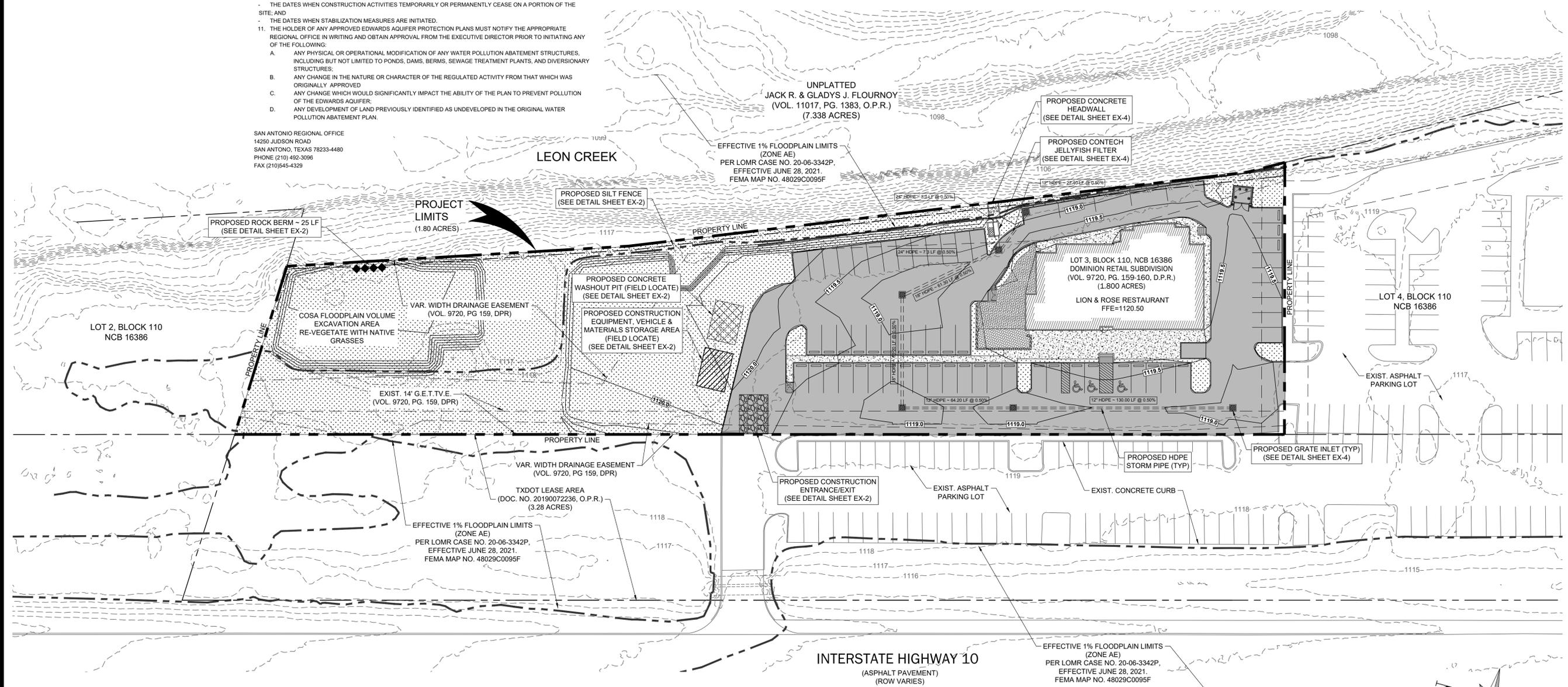
- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF APPROVED PROJECT
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ 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.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLANS MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURES, INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED
 - ANY CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 492-3096
FAX (210) 545-4329

PROPOSED IMPERVIOUS COVER	
TOTAL SITE ACREAGE:	1.800 AC / 78,400 SF
PROPOSED IMPERVIOUS COVER:	0.960 AC / 41,800 SF
IMPERVIOUS COVER %:	53.3%

LEGEND

PROPERTY LINE	---
EXISTING FENCE	—○—○—
100-YR EFFECTIVE FLOODPLAIN	---
PROPOSED CONCRETE WALK (IMPERVIOUS AREAS)	▨
PROPOSED LANDSCAPE AREAS (PERVIOUS AREAS)	▨
PROPOSED ASPHALT PAVEMENT (IMPERVIOUS AREAS)	▨
CONCRETE WASHOUT PIT	▨
CONSTRUCTION ENTRANCE	▨
CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA	▨
SILT FENCE	—
PROPOSED CONTOUR	—1120.00—
EXISTING CONTOUR	—1120—
PROPOSED GRATE INLET	▨
PROPOSED ROCK BERM	◆◆◆



THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 1

REVISIONS:

RAMONES ENGINEERING
1501 W. MONROE AVE | SAN ANTONIO, TX 78201 | 214.682.8800 | TYPICAL P-1700E

TCEQ CZP SITE PLAN for

LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: EX-1

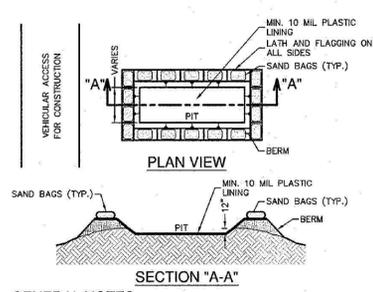
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INAPPROPRIATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

TEMPORARY POLLUTION ABATEMENT NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- CONTRACTOR, TO THE EXTENT PRACTICAL, SHALL MINIMIZE THE AMOUNT OF AREA DISTURBED. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADEMENT AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.
- ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.
- MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.
- PRIOR TO INITIATION OF SUBSEQUENT PHASES OF CONSTRUCTION, TEMPORARY BMPs INCLUDING SILT FENCING, CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND CONSTRUCTION STAGING AREA SHALL BE FIELD LOCATED AS APPROPRIATE FOR THE AREA OF CONSTRUCTION.
- TEMPORARY POLLUTION ABATEMENT MEASURES SHOWN ON THE PLAN ARE FOR THE OVERALL DEVELOPMENT. TEMPORARY BMPs MAY REQUIRE ADJUSTMENT BASED ON PHASING OF CONSTRUCTION OF THE DEVELOPMENT. RECORDS OF ADJUSTMENTS AND REVISIONS SHALL BE MAINTAINED AS APPROPRIATE.
- TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.
- UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.

PERMANENT POLLUTION ABATEMENT NOTES:

- TEMPORARY BMPs WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.
- DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIBLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.
- FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.
- PERMANENT BMPs FOR THIS SITE INCLUDE NATURAL AND ENGINEERED VEGETATIVE FILTER STRIPS. THESE PERMANENT BMPs HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 26.1 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).
- TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.4% TO 34%.
- SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.
- ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.
- CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.
- ALL PERMANENT BMPs MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.



GENERAL NOTES

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
- WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
- LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
- TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

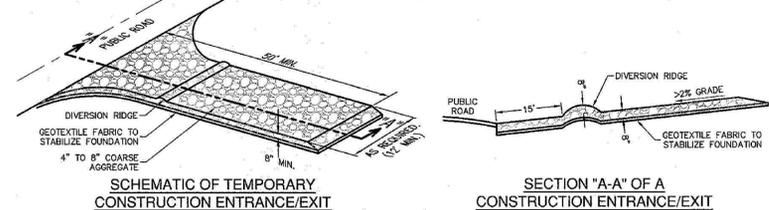
MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

- WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
- MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
- HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL
NOT-TO-SCALE



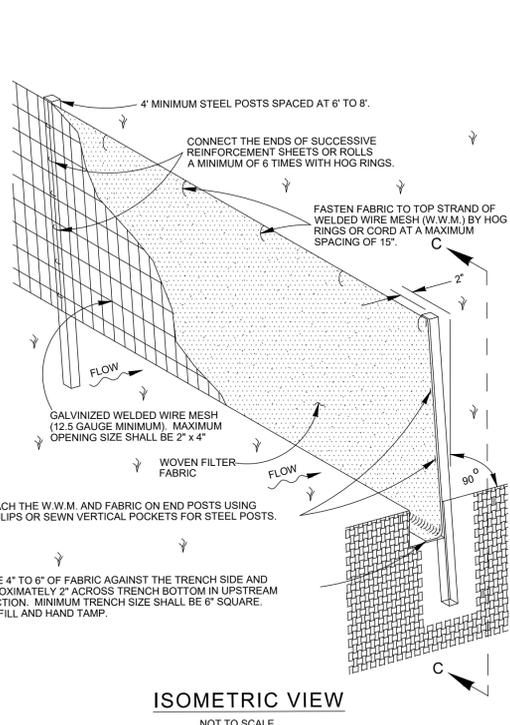
COMMON TROUBLE POINTS

- INADEQUATE RUNOFF CONTROL—SEDIMENT WASHES ONTO PUBLIC ROAD.
- STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.
- PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC—EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.
- PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.
- UNSTABLE FOUNDATION—USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

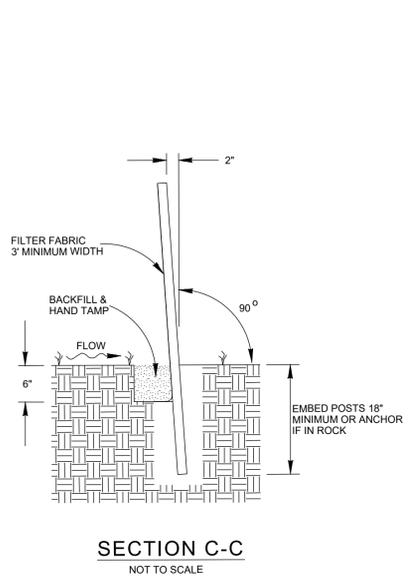
INSPECTION AND MAINTENANCE GUIDELINES

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT GRABS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL
NOT-TO-SCALE



TEMPORARY SEDIMENT CONTROL FENCE
NOT TO SCALE

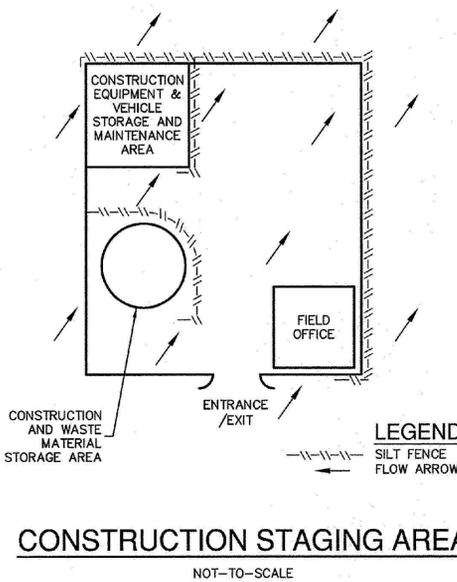


SECTION C-C
NOT TO SCALE

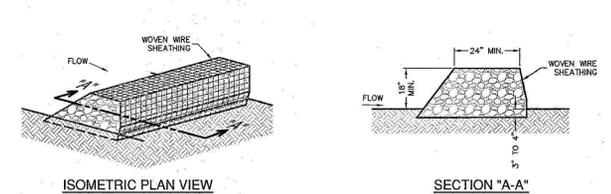
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM / FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



CONSTRUCTION STAGING AREA
NOT-TO-SCALE



ROCK BERM DETAIL
NOT-TO-SCALE

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SLOTTED FLOW. ROCK BERMS SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 2 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR THE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, CULLES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

COMMON TROUBLE POINTS

- INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).
- BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL
NOT-TO-SCALE

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EXHIBIT 2

REVISIONS:

RAMONES ENGINEERING
1501 W. INDUSTRIAL AVE. | SAN ANTONIO, TX 78207 | TEL: 214.342.8800 | FAX: 214.342.8801

4/3/23

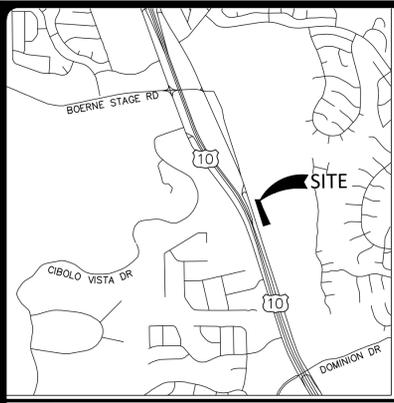
NICHOLAS M. RAMONES
REGISTERED PROFESSIONAL ENGINEER

EROSION CONTROL DETAILS
for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: EX-2

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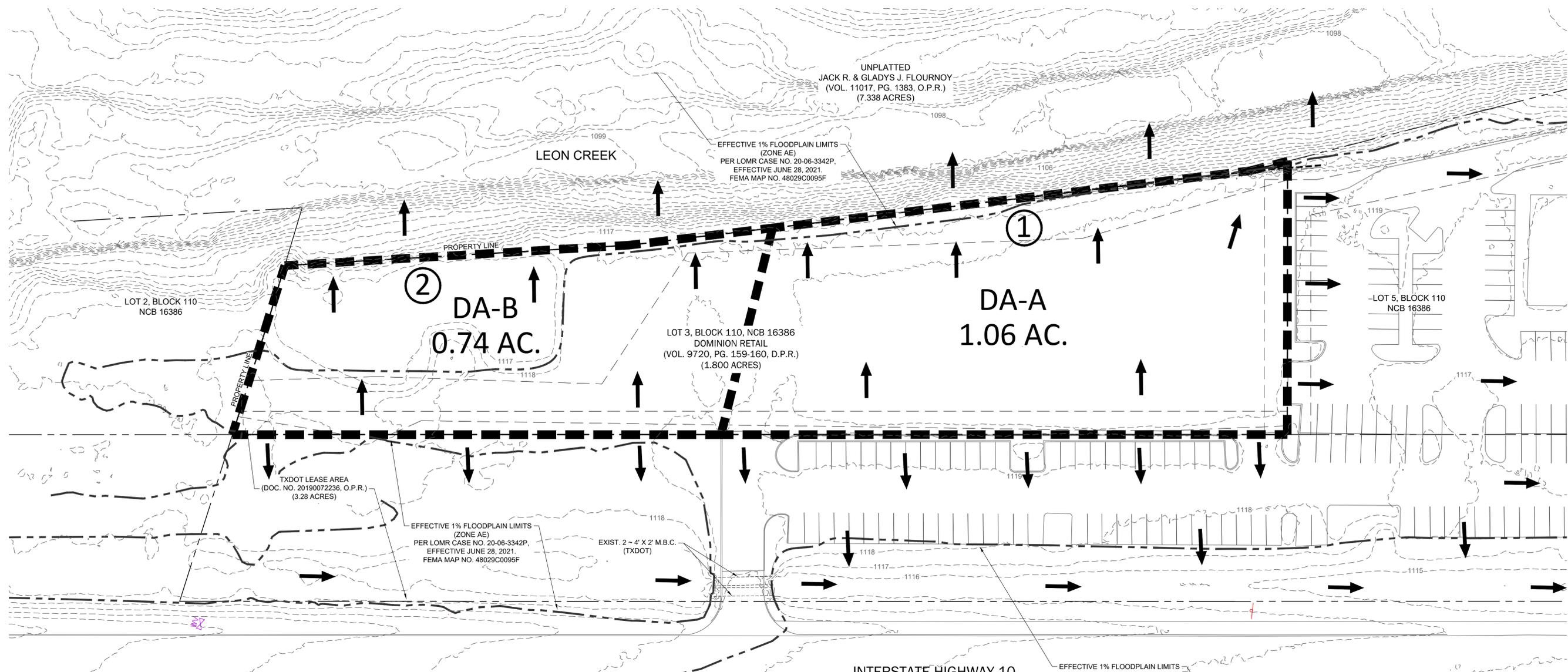
EXHIBIT 3



★ LOCATION MAP ★

LION & ROSE RESTAURANT - DOMINION CREEK												
RATIONAL METHOD												
PEAK DISCHARGE CALCULATIONS												
POINT NO.	DRAINAGE AREAS (DA)	AREA (AC.)	RUNOFF COEFFICIENT C	TOTAL CA	TIME OF CONCENTRATION (MIN)	INTENSITY			FLOW (Q=CIA)			COMMENTS
						I ₅ IN/HR	I ₂₅ IN/HR	I ₁₀₀ IN/HR	Q ₅ CFS	Q ₂₅ CFS	Q ₁₀₀ CFS	
EXIST												
1	A	1.06	0.39	0.41	16.0	5.14	7.15	8.94	2.1	3.0	3.7	
2	B	0.74	0.39	0.29	16.0	5.14	7.15	8.94	1.5	2.1	2.6	

EXISTING IMPERVIOUS COVER	
TOTAL SITE ACREAGE:	1.800 AC / 78,400 SF
PROPOSED IMPERVIOUS COVER:	0.000 AC / 41,800 SF
IMPERVIOUS COVER %:	0.0%



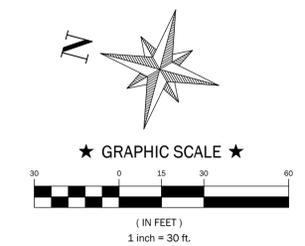
LION & ROSE RESTAURANT - DOMINION CREEK											
RATIONAL METHOD											
TIME OF CONCENTRATION CALCULATIONS											
PT. NO.	OVERLAND FLOW (MANNING KINEMATIC EQUATION)				CHANNEL FLOW (MANNING EQUATION)					TIME OF CONCENTRATION (MIN)	
	$T_t = (0.42(nL^{0.8} / (P2^{0.5}S^{0.4}))) + T_c$										
	LENGTH (FT)	MANNING'S N	SLOPE (FT/FT)	TRAVEL TIME (MIN)	LENGTH (FT)	MANNING'S N	SLOPE (FT/FT)	VELOCITY (FT/S)	TRAVEL TIME (MIN)		
EXISTING											
1	100	0.240	0.010	16.0							16.0
2	100	0.240	0.010	16.0							16.0

LION & ROSE - DOMINION CREEK						
RATIONAL METHOD						
DRAINAGE AREA CALCULATION SHEET						
DRAINAGE AREA	SLOPE			1%-3%		
	TOTAL ACRES	AVG. RESIDENTIAL R-5, R-6	UNDEVELOPED	GRASS COVER > 75%	SCHOOL SITE / R-4	BUSINESS
EXIST						
A	1.06					0.41
B	0.74					0.29

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EXHIBIT 3A



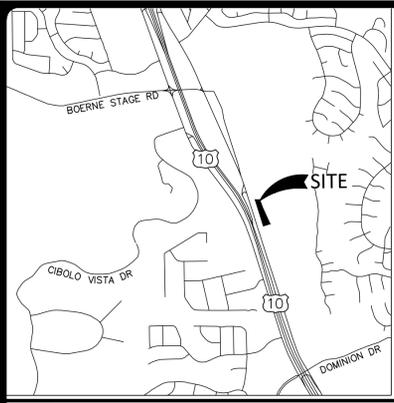
REVISIONS:

RAMONES ENGINEERING
 622 W. MONSTER AVENUE | SAN ANTONIO, TX 78217 | 214.682.2600 | TYPICAL P-17-02

EXISTING DRAINAGE AREA MAP
 for
LION & ROSE RESTAURANT AT DOMINION CREEK
 23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
 DATE: 1/28/2023
 DESIGN: N.M.R.
 DRAWN: N.M.R.
 CHECKED:
 SHEET: EX-3A

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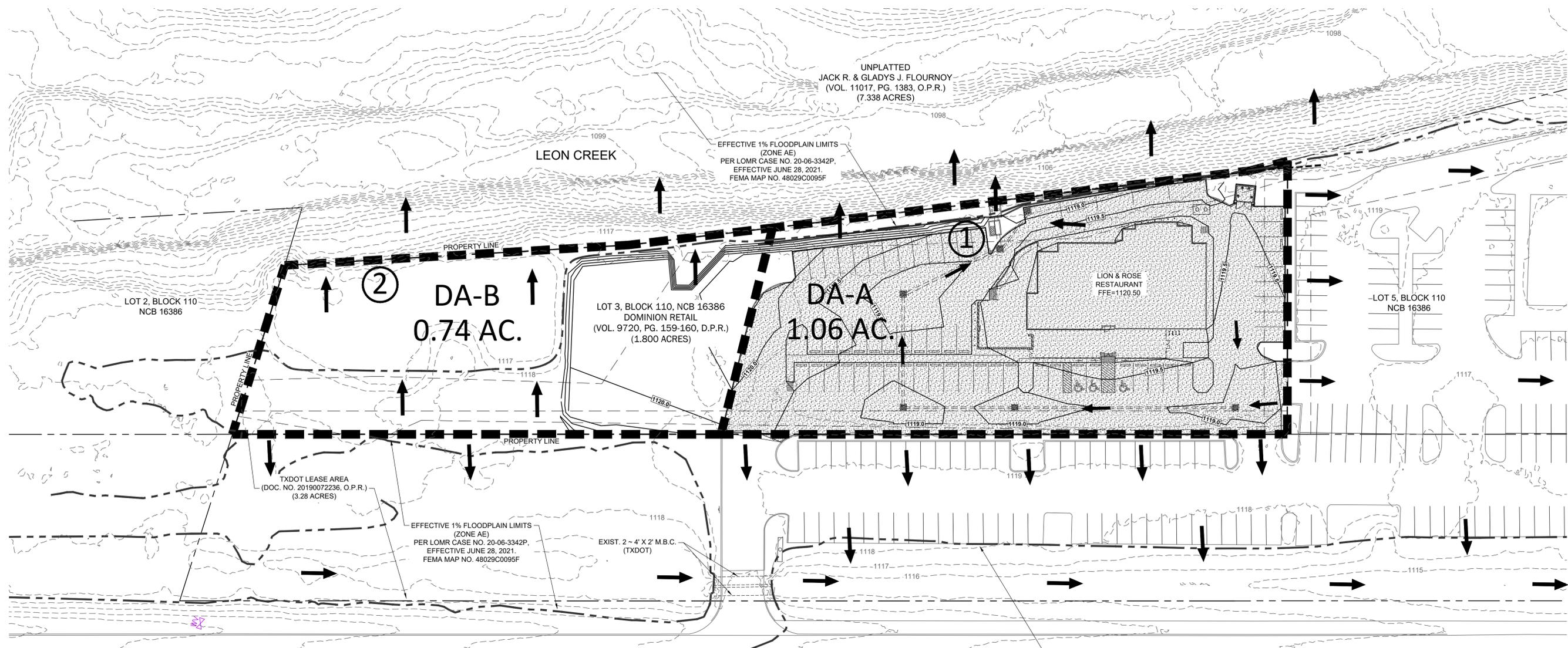
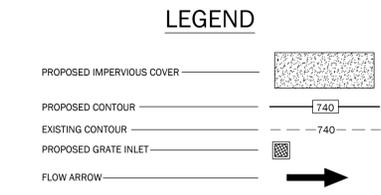
★ LOCATION MAP ★

LION & ROSE RESTAURANT - DOMINION CREEK
RATIONAL METHOD
PEAK DISCHARGE CALCULATIONS

POINT NO.	DRAINAGE AREAS (DA)	AREA (AC.)	RUNOFF COEFFICIENT C	TOTAL CA	TIME OF CONCENTRATION (MIN)	INTENSITY			FLOW (Q=CIA)			COMMENTS
						I ₅ IN/HR	I ₁₅ IN/HR	I ₁₀₀ IN/HR	Q ₅ CFS	Q ₁₅ CFS	Q ₁₀₀ CFS	
EXIST												
1	A	1.06	0.39	0.41	16.0	5.14	7.15	8.94	2.1	3.0	3.7	
2	B	0.74	0.39	0.29	16.0	5.14	7.15	8.94	1.5	2.1	2.6	
PROP/ULT												
1	A	1.06	0.87	0.92	5.2	7.86	11.02	13.88	7.2	10.2	12.8	
2	B	0.74	0.39	0.29	16.0	5.14	7.15	8.94	1.5	2.1	2.6	

PROPOSED IMPERVIOUS COVER

TOTAL SITE ACREAGE: 1.800 AC / 78,400 SF
 PROPOSED IMPERVIOUS COVER: 0.960 AC / 41,800 SF
 IMPERVIOUS COVER %: 53.3%



LION & ROSE RESTAURANT - DOMINION CREEK
RATIONAL METHOD
TIME OF CONCENTRATION CALCULATIONS

PT. NO.	OVERLAND FLOW (MANNING KINEMATIC EQUATION)				CHANNEL FLOW (MANNING EQUATION)				TIME OF CONCENTRATION (MIN)
	$T_1 = (0.42(nL)^{0.8} / (P^2)^{0.5} s^{0.4})$				$T_2 = L / (60V)$				
	LENGTH (FT)	MANNING'S N	SLOPE (FT/FT)	TRAVEL TIME (MIN)	LENGTH (FT)	MANNING'S N	SLOPE (FT/FT)	VELOCITY (FT/S)	
EXISTING									
1	100	0.240	0.010	16.0					16.0
2	100	0.240	0.010	16.0					16.0
PROP/ULT									
1	140	0.018	0.005	3.5	360	0.013	0.005	3.5	1.7
2	100	0.240	0.010	16.0					16.0

LION & ROSE - DOMINION CREEK
RATIONAL METHOD
DRAINAGE AREA CALCULATION SHEET

DRAINAGE AREA	SLOPE		1% - 3%				TOTAL CA
	TOTAL ACRES	AVG. RESIDENTIAL R-5, R-6	UNDEVELOPED	GRASS COVER > 75%	SCHOOL SITE / R-4	BUSINESS	
EXIST							
A	1.06			1.06			0.41
B	0.74			0.74			0.29
PROP/ULT							
A	1.06					0.96	0.92
B	0.74		0.74				0.29

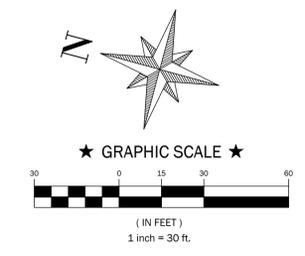
INTERSTATE HIGHWAY 10
(ASPHALT PAVEMENT)
(ROW VARIES)

EFFECTIVE 1% FLOODPLAIN LIMITS (ZONE AE)
PER LOMR CASE NO. 20-06-3342P,
EFFECTIVE JUNE 28, 2021,
FEMA MAP NO. 48029C0095F

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EXHIBIT 3B



REVISIONS:

RAMONES ENGINEERING
1521 W. MONTEREY AVE | SAN ANTONIO, TX 78221 | 214.682.8800 | T1001651-F-1012

NICHOLAS W. RAMONES
REGISTERED PROFESSIONAL ENGINEER
NO. 11127

LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
 DATE: 1/28/2023
 DESIGN: N.M.R.
 DRAWN: N.M.R.
 CHECKED:
 SHEET: EX-3B

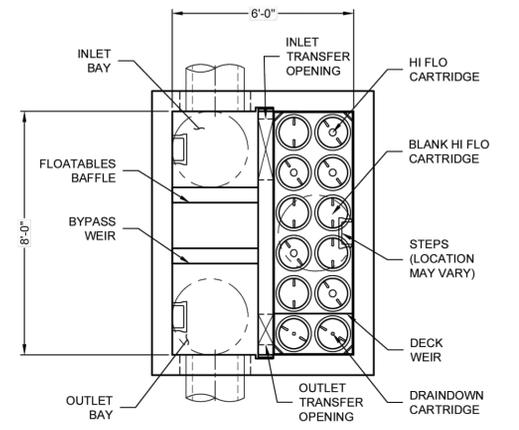
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EXHIBIT 4

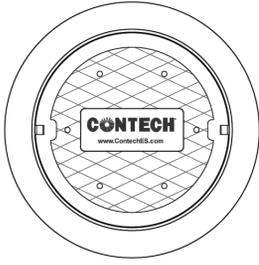
JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.96
DECK TO INSIDE TOP (MIN) (B)	5.00



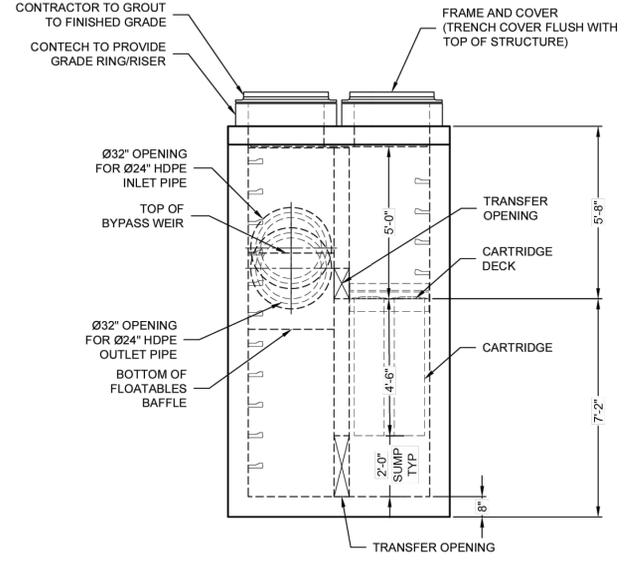
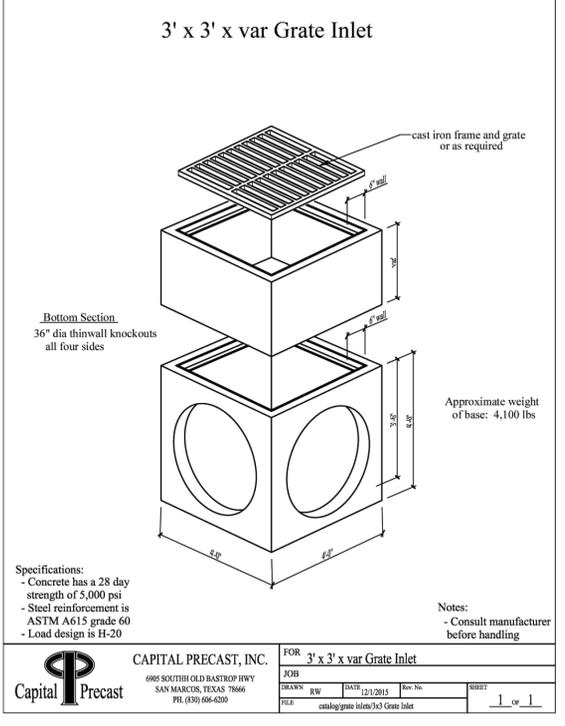
PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	BASIN A			
WATER QUALITY FLOW RATE (cfs)	1.07			
PEAK FLOW RATE (cfs)	12.8			
RETURN PERIOD OF PEAK FLOW (yrs)	100			
# OF CARTRIDGES REQUIRED (HF / DD)	5 / 2			
CARTRIDGE LENGTH	54"			
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %
INLET #1	1115.50'	HDPE	24"	0.50%
INLET #2	*	*	*	*
OUTLET	1115.00'	HDPE	24"	0.50%
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.				
RIM ELEVATION	1121.00'			
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT		
NOTES/SPECIAL REQUIREMENTS:				
* PER ENGINEER OF RECORD				



ELEVATION VIEW

RIM ELEV. = 1121.00'

TOP OF STRUCTURE ELEV. = 1120.67'

WEIR ELEV. = 1115.50'

INLET INV. ELEV. = 1115.50'

OUTLET INV. ELEV. = 1115.00'

STRUCTURE INV. ELEV. = 1108.50'

BOTTOM OF STRUCTURE ELEV. = 1107.83'

- #### GENERAL NOTES:
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.
- #### INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,267,726; 8,221,818; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH
ENGINEERED SOLUTIONS LLC

www.ContechES.com

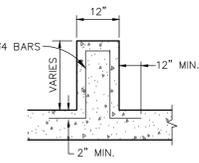
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069

800-338-1122 513-645-7000 513-645-7993 FAX

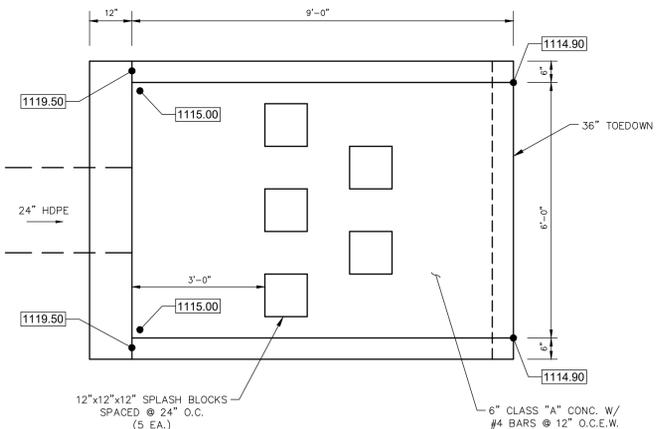
8' x 6' JELLYFISH - 735640- 010
LION & ROSE AT DOMINION CREEK
BEXAR, TX
SITE DESIGNATION: BASIN A

CONCRETE NOTES

- ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4"
- ALL CONCRETE SHALL BE A MINIMUM CLASS "A" 3000 psi. @ 28 DAYS UNLESS NOTED.
- COVER FOR REINFORCING STEEL IS 2" UNLESS NOTED.
- MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS SHALL BE 24 INCHES.



SPLASH BLOCK
NOT TO SCALE



DRAIN OUTFALL HEADWALL
NOT TO SCALE

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DRAINAGE & JELLYFISH FILTER DETAILS
 for
LION & ROSE RESTAURANT AT DOMINION CREEK
23330 IH-10 W, SAN ANTONIO, TX 78257

JOB #: C-2213
DATE: 1/28/2023
DESIGN: N.M.R.
DRAWN: N.M.R.
CHECKED:
SHEET: EX-4

1810B4 V1600-4 Assembly

COVER SECTION

FRAME SECTION

Product Number
41600483

Design Features

- Material: Gray Iron (CL358)
- Frame: Gray Iron (CL358)

Certification

- ASTM A48
- Country of Origin: USA

Major Components

00180783
41600410

Drawing Revision
02/02/2017 Designer: BMH
6/26/2017 Revised By: DAE

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Contact
800 338 4653
ejco.com

V1600-3 V1610-3 Assembly

PLAN VIEW

COVER SECTION

RING SECTION

Product Number
41600389

Design Features

- Material: Frame: Gray Iron (CL358); Cover: Gray Iron (CL358)

Certification

- ASTM A48
- Country of Origin: USA

Major Components

41600310
41600374

Drawing Revision
02/02/2017 Designer: DEW
6/20/2017 Revised By: DAE

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Contact
800 338 4653
ejco.com

I:\MIDLINE\PROJECTS\ACTIVITY\735640\735640-010-JELLYFISH\DRAWINGS\PROPOSAL\735640-010-IFD0896-PRO.DWG 1/15/2023 2:30 PM

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DATE: Apr 03, 2023, 14:36pm User: G. Victoria (User: Victoria.V@ejco.com) Project: Lion & Rose Restaurant at Dominion Creek Construction: Basin A (User: Victoria.V@ejco.com) SHEET: EX-4 (User: Victoria.V@ejco.com)