

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: The Learning Experience				2. Regulated Entity No.: 111016416					
3. Customer Name: Brytar Bulverde Crossing, LLC				4. Customer No.: CN605768266					
5. Project Type: (Please circle/check one)	New	Modification		Extension	Exception				
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	Non-residential			8. Site (acres):		0.20		
9. Application Fee:	\$500	10. Permanent BMP(s):			JellyFish Filter Structure.				
11. SCS (Linear Ft.):	43	12. AST/UST (No. Tanks):			N/A				
13. County:	Bexar	14. Watershed:			Mud 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.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input checked="" 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 checked="" 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.

T. Craig Carney, P.E.

Print Name of Customer/Authorized Agent

2-16-23

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):

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: T. Craig Carney, P.E.

Date: 2-10-23

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: The Learning Experience

2. County: Bexar

3. Stream Basin: East Elm Creek

4. Groundwater Conservation District (If applicable): _____

5. Edwards Aquifer Zone:

Recharge Zone

Transition Zone

6. Plan Type:

WPAP

SCS

Modification

AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: Mike Clements
Entity: Brytar Bulverde Crossing, LLC
Mailing Address: 8117 Preston Road #300
City, State: Dallas, Texas Zip: 75225
Telephone: 512-630-9571 FAX: _____
Email Address: MClements@EmbreeGroup.com

8. Agent/Representative (If any):

Contact Person: T. Craig Carney, P.E.
Entity: Carney Engineering, PLLC
Mailing Address: 5465 Legacy Dr.
City, State: Plano, TX Zip: 75024
Telephone: 469-855-8991 FAX: _____
Email Address: Craig@eng-firm.com

9. Project Location:

- The project site is located inside the city limits of _____.
- The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of San Antonio
- The project site is not located within any city's limits or ETJ.

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

21578 Bulverde Road, San Antonio 78259

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

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

- Project site boundaries.
- USGS Quadrangle Name(s).
- Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- Drainage path from the project site to the boundary of the Recharge Zone.

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

Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

Administrative Information

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

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

Details |

Basemap |

BULVERDE QUADRANGLE




About

Content

Legend

Legend

Edwards Aquifer Zones

-  Contributing Zone
-  Recharge Zone
-  Artesian Zone

EAA Jurisdictional Boundary



USGS 7.5 minute quadrangles



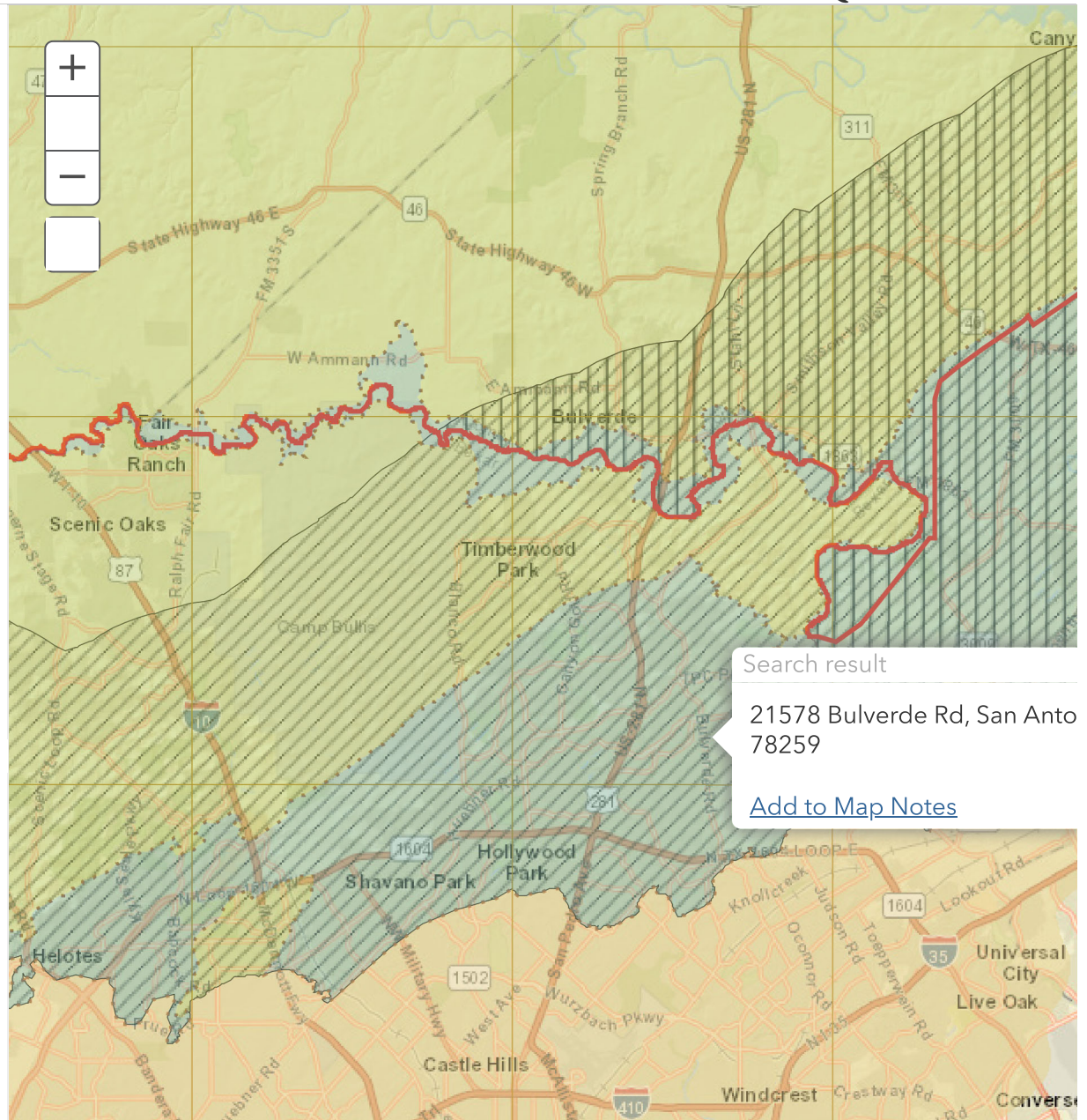
Subchapter G Regulated Area



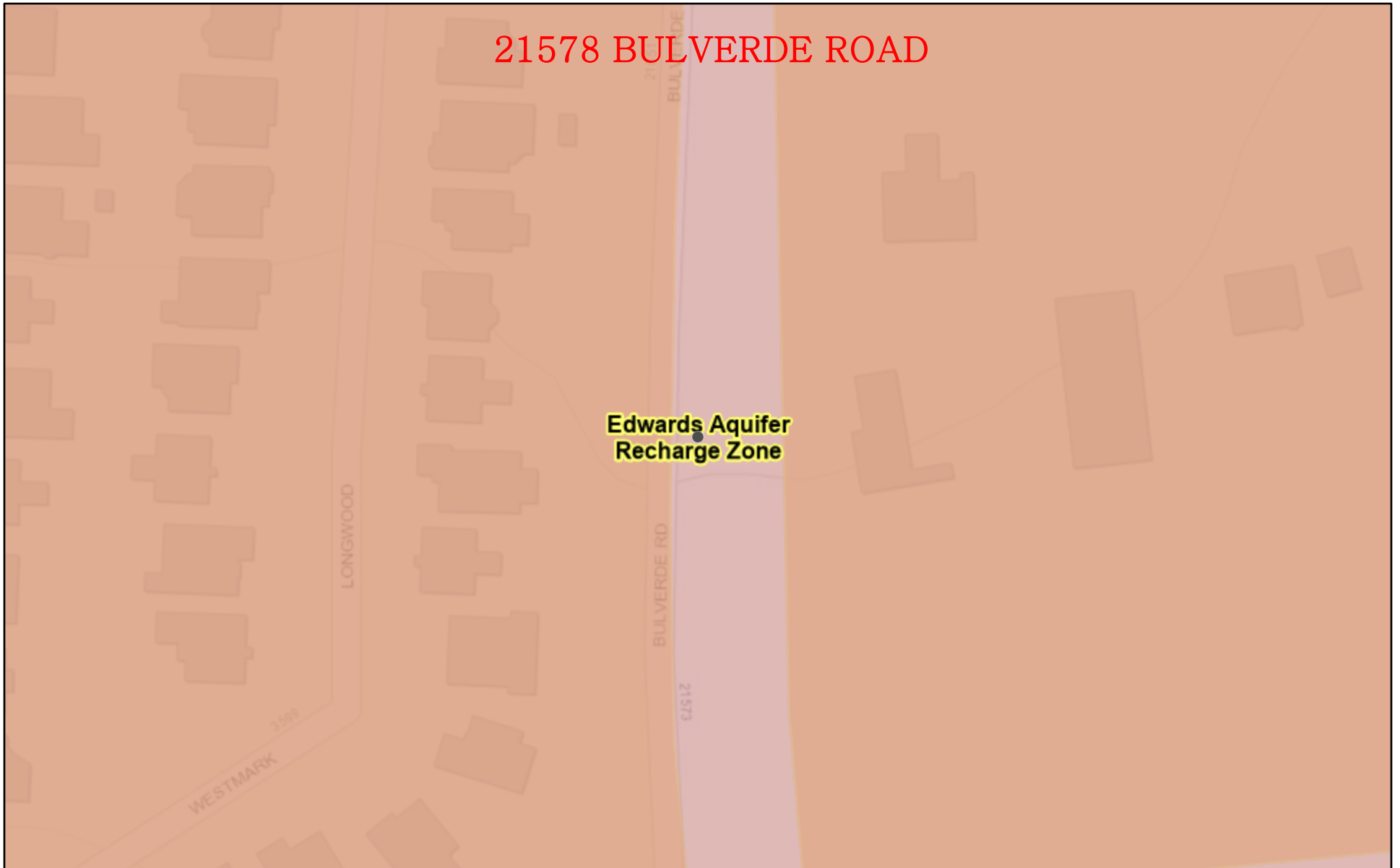
Subchapter E & F Regulated Area



Subchapter H Regulated Area

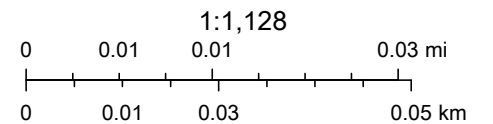


Edwards Aquifer Viewer Custom Print



2/10/2023, 3:48:47 PM

- Edwards Aquifer Label
- Groundwater Conservation Districts
- TX Counties
- City/Place
- Edwards Aquifer Authority
- 7.5 Minute Quad Grid
- Trinity Glen Rose GCD
- TCEQ_EDWARDS_OFFICIAL_MAPS



BCAD, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, TCEQ

Web AppBuilder for ArcGIS

BCAD, Comal County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | TCEQ |

**PROJECT NARRATIVE
21578 BULVERDE ROAD
SAN ANTONIO, TEXAS
February 13, 2023**

This application is Water Pollution Abatement Plan-Exception (WPAP-EXC) and Modification. We are requesting inclusion of a second 4,200 square foot building on the referenced site and revision of the TCEQ WPAP Approval Letter dated May 14, 2022. The original WPAP (prepared by Lique sheet C9.2) is shown as Exhibit A of the attached and did not include the second building. The WPAP (prepared by Carney Engineering sheet 6.1) includes the second building and is shown as Exhibit B.

A Plan revision that adds site improvements or changes the type or size of a BMP typically requires a WPAP Modification Plan. The BMP selected for this site was sized such that the selected BMP is adequately sized to accommodate the additional 4,200 square-foot building. The BMP that was approved in the May 14, 2022 TCEQ approval letter is a JellyFish JFPD 0806-5-2

The purpose of 30 TAC §213 Subchapter A is to regulate activities having the potential for polluting the Edwards Aquifer and hydrologically connected surface streams in order to protect existing and potential uses of groundwater and maintain Texas Surface Water Quality Standards. The activities addressed are those that pose a threat to water quality. No provision of 30 TAC §213 Subchapter A is being compromised by the requested exception.

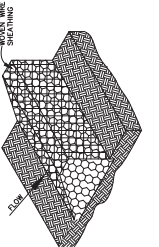
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	222.37'	2445.00'	57.42°	N 57.50° 49' W	222.37'

POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
001	15700777.81	21013071.19	1018.69	
004	15701004.46	21024245.27	1018.46	SIT MARK
009	15700901.20	21024821.10	1017.23	

AREA TO BE TREATED - 43,307.63 SQ FT (0.97 ACRES)
 AREA OF SOIL STABILIZATION - 7261.80 SQ FT (0.17 ACRES)

GENERAL NOTES:

- 1) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WOVEN WIRE SIZE OF 12 GAUGE. THE SHEATHING SHOULD BE COVERED WITH A MINIMUM 2 INCH THICKNESS OF GRANULAR COVER MATERIAL. ROCK SHOULD BE USED EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCK MAY BE USED.
- 2) CLEAN, WELL GRADED 3- TO 6-INCH DIAMETER ROCK SHOULD BE USED EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCK MAY BE USED.
- 3) BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
- 4) MAKE THE ROCK LAYING BY MOVING THE ROCK AND STONE DRAINAGE PIPE UP TO THE EDGE OF THE BERM TO OBTAIN OVERLAP AT LEAST 2 INCHES AND THE BERM RETAINING STRUCTURE SHOULD BE LOCATED WITHIN THE FLOOD PROTECTION OVERLAP AT LEAST 1 INCHES.
- 5) THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE OR AS NEAR AS POSSIBLE.
- 6) THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BUILT IN A TRENCH WHICH IS 12 INCHES DEEP TO PREVENT FLOODING OF THE BERM.
- 7) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN A TRENCH, THE BERM SHOULD BE INSPECTED WEEKLY. RECORD DRAINAGE INSPECTIONS.
- 8) REPAIR ANY LARGE WIRE SHEATHING GAPS OR DAMAGE TO FUNCTION AS INTENDED USE OF SILT ACCUMULATION.
- 9) THE BERM SHOULD BE RE-PLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS STABILIZED AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.
- 10) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



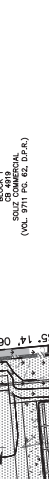
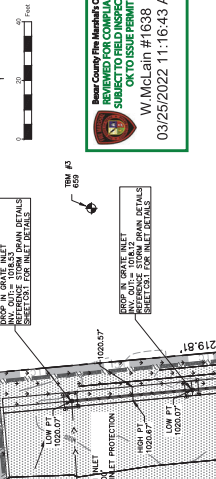
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- LIMITS OF CONSTRUCTION
- AREA OF SOIL STABILIZATION
- AREA TO BE TREATED
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- ROCK BERM
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED HIGH POINT
- PROPOSED DRAINAGE SWALE
- PROP. WALKWAY CONTOURS
- PROP. WALKWAY CONTOURS
- FLOOD PROTECTION
- FLOOD PROTECTION
- PROPOSED SILT FENCE



LOCATION MAP
 NOT TO SCALE

F.F.E. = XXXXX



GENERAL MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SHOWN IN THE PLAN.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
3. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE BUILT WITH A 4 INCH THICKNESS OF 1/2 INCH WASHED STONE OVER A STABLE FOUNDATION AS SHOWN IN THE PLAN. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE BUILT WITH A 4 INCH THICKNESS OF 1/2 INCH WASHED STONE OVER A STABLE FOUNDATION AS SHOWN IN THE PLAN.

- ### GENERAL MATERIALS (CONT.)
1. APPROX. CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBSTRUCTIBLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 2. THE MINIMUM WIDTH OF THE ENTRANCE/OUT SHOULD BE 12 FEET OR THE FULL WIDTH OF THE LOT WHATEVER IS GREATER.
 3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
 4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2% CONSTRUCTION A RIDGE OF 4 TO 8 INCHES HIGH WITH DRAINAGE SHALL BE REQUIRED TO DRAIN WATER FROM THE ENTRANCE TO THE ROAD.
 5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE MET AND GRASS ARE NOT SUITABLE FOR GRADE STABILIZATION.
 6. THE SLOPE SHOULD BE GRADUALLY SLOPED DOWN ON PLANS LEAVE SURFACE SMOOTH AND SUPE FOR DRAINAGE.
 7. EVERY ALL SURFACE RINOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
 8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

INSPECTION AND MAINTENANCE

1. THE BERM SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN A TRENCH, THE BERM SHOULD BE INSPECTED WEEKLY. RECORD DRAINAGE INSPECTIONS.
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4. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

CONSTRUCTION - STABILIZATION SEE THIS SHEET FOR DETAILS

- ### GENERAL MATERIALS (CONT.)
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4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2% CONSTRUCTION A RIDGE OF 4 TO 8 INCHES HIGH WITH DRAINAGE SHALL BE REQUIRED TO DRAIN WATER FROM THE ENTRANCE TO THE ROAD.
5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE MET AND GRASS ARE NOT SUITABLE FOR GRADE STABILIZATION.
6. THE SLOPE SHOULD BE GRADUALLY SLOPED DOWN ON PLANS LEAVE SURFACE SMOOTH AND SUPE FOR DRAINAGE.
7. EVERY ALL SURFACE RINOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

INSPECTION AND MAINTENANCE

1. THE BERM SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN A TRENCH, THE BERM SHOULD BE INSPECTED WEEKLY. RECORD DRAINAGE INSPECTIONS.
2. REPAIR ANY LARGE WIRE SHEATHING GAPS OR DAMAGE TO FUNCTION AS INTENDED USE OF SILT ACCUMULATION.
3. THE BERM SHOULD BE RE-PLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS STABILIZED AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.
4. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

CONSTRUCTION - STABILIZATION SEE THIS SHEET FOR DETAILS

CONSTRUCTION - STABILIZATION SEE THIS SHEET FOR DETAILS

CONSTRUCTION - STABILIZATION SEE THIS SHEET FOR DETAILS

CONSTRUCTION - STABILIZATION SEE THIS SHEET FOR DETAILS

WATER POLLUTION ABATEMENT PLAN
 SAN ANTONIO, BEXAR, TEXAS 78259
 21500 BULVERDE RD.
 THE LEARNING EXPERIENCE

LIQUE ENGINEERS
 8150 BULVERDE RD.
 SAN ANTONIO, TX 78212
 PHONE: 210-549-4207

THIS DRAWING OR PART THEREOF IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF LIQUE ENGINEERS.



REVISION #
 DATE

JOB: SCALE:
 DATE: 11/4/01: 1"=20'
 SHEET NO. C9.2

NO.	DATE	COMMENTS

DATE: 04/22/2022, 4:10PM (USER: dsk) 1714101.DWG (C:\DRAWING\1714101.DWG)

EROSION & SEDIMENT CONTROL SPECIFICATION

ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING WILL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN
 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE LANDS IN THAT AREA ARE STABILIZED.
 NO DISTURBED AREA SHALL REMAIN UNPROTECTED FOR MORE THAN 1 CALENDAR DAY, EXCEPT FOR PORTIONS OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 7 DAYS (I.E. THE BUILDING FOOTPRINT).

CONSTRUCTION SEQUENCE:

- GENERAL NOTES:**
- SEDIMENT TRAPS MAY BE CONSTRUCTED AS NECESSARY.
 - SILT FENCE MUST BE INSTALLED AT THE TOE OF SLOPES WITH BUFFER AREAS PER BLUE BOOK GUIDELINES.
 - BACKFILL SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL TRENCHES DURING UTILITY CONSTRUCTION.
 - PROTECT ALL EXISTING STORM SEWER FACILITIES AND WATERWAYS SURROUNDING THE SITE FROM SEDIMENT TRANSPORT.
- SEQUENCE:**
1. INSTALL SILT FENCE AS SHOWN. ADDITIONAL SILT FENCING MAY BE INSTALLED AS NECESSARY.
 2. DEMOLISH AND REMOVE EXISTING STRUCTURES.
 3. ROUGH GRADE SITE PER DESIGN AND INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. LIMIT ALL VEHICULAR TRAFFIC TO THIS ENTRANCE ONLY.
 4. PROVIDE SILT FENCING AROUND PERIMETER OF STAGED/STOCKPILED TOP SOIL AND/OR TEMPORARY STAGED PILE OR FILL.
 5. INSTALL UTILITIES. TRENCHES SHALL BE BACKFILLED/COMPACTED AND STABILIZED IMMEDIATELY AFTER BACKFILL OPERATION.
 6. CONSTRUCT BUILDING.
 7. ALL GRADED AREAS ARE TO BE SEEDED AND MULCHED FOR VEGETATIVE COVER IMMEDIATELY UPON COMPLETION OF EARTHWORK OPERATION.
 8. CONSTRUCT PARKING LOT.
 9. COMPLETE FINAL GRADING AND INSTALL PERMANENT SEEDING AND MULCH.
 10. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND GROUND IS STABILIZED, REMOVE EROSION CONTROL MEASURES AND RESEED ANY DISTURBED AREAS CREATED BY THEIR REMOVAL.

INSPECTION PROCEDURES & MAINTENANCE:

1. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY EROSION CONTROL FACILITIES. ALSO, AREAS THAT HAVE BEEN SEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS.
2. INSPECTIONS OF ALL DEVICES SHALL BE COMPLETED WEEKLY. REPAIRS SHOULD BE COMPLETED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
3. THE OWNER WILL DESIGNATE A QUALIFIED PERSON(S) TO PERFORM THE FOLLOWING INSPECTIONS:
 - A. STABILIZATION MEASURES: DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT.
 - B. STRUCTURAL CONTROLS: ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UP-SLOPE SIDE OF THE FILTER FABRIC.
 - C. DISCHARGE POINTS: DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
 - D. CONSTRUCTION ENTRANCES: LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
4. ALL SEEDED AREAS SHALL BE MAINTAINED AS FOLLOWS:
 - A. IDENTIFY SEEDED AREAS WITH STAKES, STRING AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDED AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
 - B. IMMEDIATELY RESEED AREAS WHICH DO NOT ESTABLISH VEGETATION.

PERMANENT EROSION CONTROL MEASURES NOTES

PERMANENT STABILIZATION NOTES: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

TOPSOIL SHALL HAVE AT LEAST TWO (2) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN SIX (6) PERCENT BLACK SOIL. SHALL NOT BE CONSIDERED TOPSOIL. TOPSOIL SHALL NOT HAVE LESS THAN 20 PERCENT FINE TEXTURED MATERIAL PASSING THE NO. 200 SIEVE AND NOT MORE THAN 10 PERCENT CLAY. TOPSOIL SHALL BE FINAL STAGES OVER 1 INCHES IN DIAMETER. TRASH: HEDGEOUS WEEDS SUCH AS NUT SEDGE AND QUACKGRASS, AND WILL HAVE LESS THAN 10 PERCENT GRAVEL BY VOLUME. REFER TO THE MYSBDM FOR INFORMATION ON TOPSOIL APPLICATION AND GRADING.

THE PERMANENT SEED MIX SHALL BE AS FOLLOWS:

SPECIES	RATE PER ACRE (LBS.)	RATE PER 1,000 SQ. FT. (LBS.)
KENTUCKY BLUEGRASS	115	2.8
PERENNIAL RYE	35	0.8
FINE FESCUE	25	0.6

FERTILIZER SHALL BE COMMERCIAL FERTILIZER (8-8-8) INORGANIC OR ORGANIC, CONTAINING NOT LESS THAN FIVE (5) PERCENT NITROGEN AND FIVE (5) PERCENT WATER SOLUBLE PHOSPHORUS.
 PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. REFER TO THE MYSBDM TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS.



811
 Know what's below,
 Call before you dig.

GRAPHIC SCALE
 1" = 20' 0"

SITE INFORMATION
 OWNER/DEVELOPER: BRYTAR BULVERDE CROSSING LLC
 8117 PRAIRIE STAR ROAD
 DALLAS TX 75225
 SITE ADDRESS: 21500 BULVERDE RD
 SAN ANTONIO, BEXAR COUNTY, TEXAS

EXHIBIT B

ISSUED FOR PERMIT 10/13/22

COMMERCIAL BUILDING
 21500 BULVERDE ROAD
 SAN ANTONIO, TEXAS
 BEXAR COUNTY

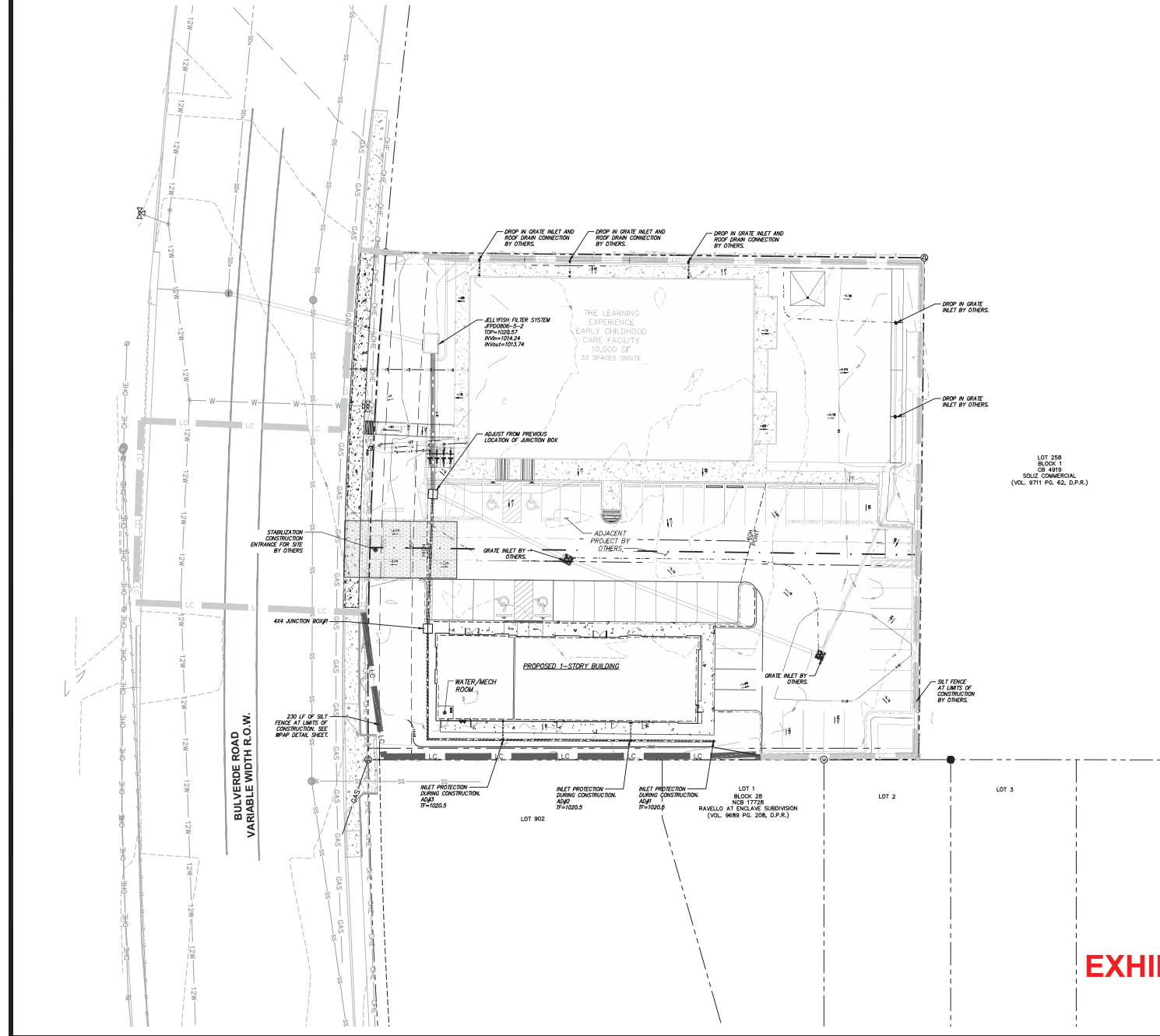
WATER POLLUTION
 ABATEMENT PLAN

CARNEY ENGINEERING, PLLC.
 5465 LEGACY DRIVE, SUITE 650
 FARM, TEXAS 75021
 PH (409) 445-0881
 FAX (409) 443-9883

811
 Know what's below,
 Call before you dig.

GRAPHIC SCALE
 1" = 20' 0"

THE MYSBDM REGISTRATION NO. 14603
 OWNER: ABM
 DRAWING: TSC
 DATE: 10/13/2022
 SCALE: SEE PLAN
 PROJECT NO.: 080808
 SHEET NO.: C6.1



Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality
30 TAC §213.9 Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Carney Engineering, PLLC

Date: 12-9-22

Signature of Customer/Agent:



(T. Craig Carney, P.E.)

Regulated Entity Name: RN111016416; Additional ID No. 13001110

Exception Request

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

Administrative Information

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

ATTACHMENT B
DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION
Regulated Entity No. RN111016416; Additional ID No. 13001110
21550 Bulverde Road
San Antonio, Texas

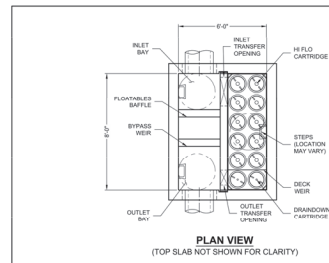
The same BMP (JellyFish JFPD 0806-5-2) that was approved in the May 14, 2022 TCEQ approval letter will be used for the additional 4,200 square-foot building. The size of the BMP is adequate to include the additional building.

Stormwater runoff from impervious areas of the proposed additional building will be collected by drop inlets and roof drains and conveyed via piped connections to the proposed Jellyfish Filter treatment unit adjacent to the TLE building which was originally permitted. Per the TCEQ Approval letter, the site was approved for 0.910 acres of impervious surface. The new total proposed impervious area based on the full site development is 0.988 acres.

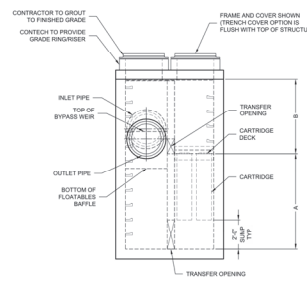
The Jellyfish Filter was configured to treat the original site design Required Peak Treatment Flow Rate of 0.99 cfs by providing enough cartridges capable of 1.07 cfs Treatment Flow Rate per the TCEQ Edwards Aquifer Rules Technical Guidance on BMPs. The approved measures meet the required 80 percent removal of the increase in TSS caused by the commercial/retail building.

The full site development calculated Required Peak Treatment Flow Rate, based on the new total impervious area, is 1.04 cfs. The original Jellyfish filter cartridge capability of 1.07 cfs is still capable of treating the increased flow with over 80% TSS Removal. A TSS removal calculation sheet is shown on the attached Exhibit C (Carney Engineering sheet C6.2) Water Pollution Abatement Plan Detail Sheet.

This Plan will also accommodate inclusion of the Temporary BMP form (TCEQ-0602) as there will likely be some increment of soil disruption during construction of the second building. Use of TBMP's will protect the permanent filter cartridges from being clogged and failing prematurely.



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

Jellyfish® Filter
THE PRODUCT IS NOT PROTECTED BY OR ON BEHALF OF THE PROVIDING ENGINEER OR ARCHITECT OR OTHER PROFESSIONAL DESIGNER OR CONSULTANT.

JELLYFISH DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STILLING BASIN DESIGN FOR 80 GPD IS BASED ON THE FOLLOWING DESIGN PARAMETERS. THE STANDARD PEAK DIVERSION STILLING BASIN DESIGN FOR 80 GPD IS BASED ON THE FOLLOWING DESIGN PARAMETERS. THE STANDARD PEAK DIVERSION STILLING BASIN DESIGN FOR 80 GPD IS BASED ON THE FOLLOWING DESIGN PARAMETERS.				
CALCULATION FOR 80 GPD				
Flow Rate (Q): 80 GPD				
Design Velocity (V): 1.00 ft/s				
Cross-sectional Area (A): 80 ft ³ /s / 1.00 ft/s = 80 ft ²				
Baffle Length (L): 80 ft				
Baffle Spacing (S): 10 ft				
Number of Baffles (N): 8				



24" TRENCH COVER
(LENGTH VARIES)
FRAME AND COVER (DIAMETER VARIES) N.T.S.

- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH UNUSUAL STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEER OR MANUFACTURER REPRESENTATIVE.
- 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 PRODUCT.
- STRUCTURE SHALL BE INSTALLED ON A SLAB OF CONCRETE OR EQUIVALENT, WHOEVER IS MORE STRINGENT, ASSURING EARTH COVER OF 7" 30 AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION.
- STRUCTURE SHALL BE PRECAST CONCRETE CONSTRUCTION TO ASTM C 94. ASTM C 94 AND LIGHTNING PROTECTION SHALL BE INSTALLED ON THE FRAME AND COVER. CASTINGS SHALL MEET ASHTO M 4000 LOAD BASKING AND BE CAST WITH THE CONCRETE COVER.
- OUTLET PIPE SHALL BE EQUAL TO THE CARTRIDGE DECK ELEVATION.
- THE OUTLET PIPE DIAMETER FOR NON-METALLIC 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 IN 15 DAYS PRIOR TO PRODUCTION DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

CONTECH ENGINEERED SOLUTIONS LLC
1885 Conner Park Dr., Suite 400, West Chester, OH 45380
937.633.1122 | 937.633.1100 | 937.633.1013 FAX

JELLYFISH JFSD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

CONTECH ENGINEERED SOLUTIONS CALCULATIONS FOR TEXAS CONSTRUCTION AN ENVIRONMENTAL QUALITY TSS REMOVAL CALCULATIONS

Project Name: Water Pollution Abatement

Site Address: 21500 Bulverde Road, San Antonio, TX

1. **The Required Load Reduction for the Initial Storm:**

Calculation for 80 GPD: $Q = 80 \text{ GPD}$

Design Velocity: $V = 1.00 \text{ ft/s}$

Cross-sectional Area: $A = 80 \text{ ft}^2$

Baffle Length: $L = 80 \text{ ft}$

Baffle Spacing: $S = 10 \text{ ft}$

Number of Baffles: $N = 8$

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	1
WATER QUALITY FLOW RATE (GPD)	80
PEAK FLOW RATE (GPD)	80
RETURN PERIOD OF PEAK FLOW (YRS)	1
TOP OF CARTRIDGE REQUIRED W/F (FOOT)	5.0
CARTRIDGE LENGTH	54"
PIPE DATA	1.5" MAIL DIA SLOPE % HSL
INLET #1	1.5" DIA HOSE 1.0"
INLET #2	1.5" DIA HOSE 1.0"
OUTLET	1.5" DIA HOSE 1.0"
SEE GENERAL NOTES # 4 FOR INLET AND OUTLET REQUIREMENTS AND TYPING WITH UNDERNOTES.	
RAIN ELEVATION	1020.52'
ANTI-FLOTTATION BALLAST	WIDTH HEIGHT
NOTES/SPECIAL REQUIREMENTS	
PER ENGINEER OF RECORD	

2. Calculate Annual Fraction of Annual Inflow to Treat the Drainage Basin / catchment area

Number of drainage basins / catchment basins being treated by this project = 1

Drainage Basin/Outfall Area (Ac) = 1

Total drainage basins/catchment areas = 1.00 acres

Development imperviousness area within drainage basin/catchment area = 0.70 acres

Post-development imperviousness area within drainage basin/catchment area = 0.70 acres

Pre-development imperviousness area within drainage basin/catchment area = 0.70 acres

Pre-development imperviousness area within drainage basin/catchment area = 0.70 acres

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = FF (check) (check)

4. Calculate Minimum TSS Load (lb.) for this Drainage Basin by the selected BMP Type.

80 GPD Flow Rate

1 lb = 16 oz

1 oz = 2.09 ac

1 lb = 16 oz

1 oz = 2.09 ac

1 lb = 16 oz

1 oz = 2.09 ac

1 lb = 16 oz

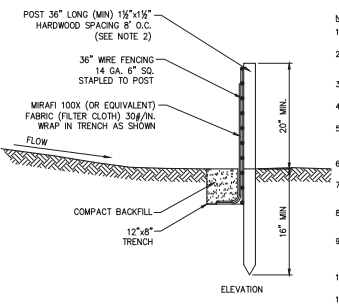
1 oz = 2.09 ac

1 lb = 16 oz

1 oz = 2.09 ac

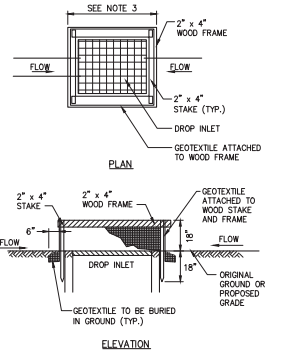
1 lb = 16 oz

1 oz = 2.09 ac



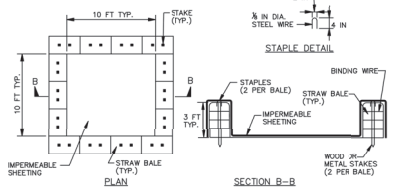
- NOTES:**
- THE FABRIC TO WIRE FENCE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - IF EXTRA STRENGTH FABRIC (GREATER THAN 50A/NICH) IS USED, WIRE CAN BE DELETED IF POST SPACING IS REDUCED TO 6' O.C.
 - AT THE ENDS OF THE FENCING THE FIRST 20' SHALL BE TURNED UP THE SLOPE 2'.
 - POSTS SHOULD BE INCLINED TOWARD THE DIRECTION FLOW CAME FROM.
 - OVER LAP FABRIC A MINIMUM OF 6" AND FOLDED AT JOINTS. ATTACH FILTER FABRICS TO STAKES ALLOWING EXTENSION INTO TRENCH AS SHOWN SECURE TO STAKES AS NOTED.
 - THE MAXIMUM AREA OF RUNOFF PER 100LF. OF FENCE SHALL NOT EXCEED 0.25 ACRES.
 - MAINTENANCE SHALL BE PERFORMED AS NECESSARY. THE FENCING SHALL BE CHECKED AFTER EVERY STORM TO ENSURE THEIR PROPER FUNCTIONING.
 - WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SOIL, THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDS.
 - FENCING SHOULD BE PLACED AS SHOWN ON THE DRAWING OR IF NOT SHOWN, 12' BEYOND THE TOE OF THE SLOPE AND AT A SPACING IN ACCORDANCE WITH THE TABLE.
 - EXCAVATE TRENCH AS PER DETAIL AND SET POSTS AT 10' O.C.
 - BACKFILL WITH COMPACTED, EXCAVATED SOIL FROM TRENCH.

SILT FENCE
SCALE: N.T.S.



- NOTES:**
- GEOTEXTILE SHALL BE CUT FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NECESSARY THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIAL WILL BE STANDARD 2" X 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES DENSELY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET DRIVE STAKES 18" MINIMUM INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
 - GEOTEXTILE SHALL BE EMBEDDED 12" BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO STAKES AND FRAME.
 - GEOTEXTILE FABRIC SHALL HAVE EDS OF 40-85.
 - A 2" X 4" WOOD FRAME SHALL BE FORMED AROUND THE CREST OF FABRIC FOR OVERFLOW STABILITY.
 - INLET PROTECTION TO REMAIN IN-PLACE UNTIL AREA IS STABILIZED.

FILTER FABRIC DROP INLET PROTECTION
SCALE: N.T.S.

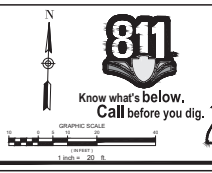


WASHOUT STRUCTURE WITH STRAW BALES

- CONSTRUCTION SPECIFICATIONS**
- LOCATE WASHOUT STRUCTURE A MINIMUM OF 30 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
 - SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
 - PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HILES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
 - PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
 - KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G. RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND LARGE QUANTITY OF ACCUMULATED MATERIAL. PREFERABLY DO NOT REUSE PLASTIC LINER. MET-VOLUIM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO REMOVAL OF LINER, REMOVE SOLIDS OR SAND FROM THE LINER. REMOVE LIQUIDS, REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE. LINER STRUCTURE IS REMOVED.

CONCRETE WASHOUT
SCALE: N.T.S.

EXHIBIT C



SITE INFORMATION

OWNER/DEVELOPER: BRYTAR BULVERDE CROSSING LLC
8117 Pavilion Blvd # 202,
Dallas TX 75225

SITE ADDRESS: 21500 BULVERDE RD
SAN ANTONIO, BEAR COUNTY, TEXAS

16/03/2021
ISSUED FOR PERMIT 16/03/2021

COMMERCIAL BUILDING
21500 BULVERDE ROAD
SAN ANTONIO, TEXAS
BEAR COUNTY

WATER POLLUTION
ABATEMENT PLAN
DETAIL SHEET



CARNEY ENGINEERING, PLLC.
5485 LEGACY DRIVE, SUITE 600
PLANO, TEXAS 75024
PH (469) 443-5081
FAX (469) 443-9883



DATE: 08/08
SCALE: SEE PLAN
PROJECT NO.: 08088

DATE: 08/08
SCALE: SEE PLAN
PROJECT NO.: 08088

DATE: 08/08
SCALE: SEE PLAN
PROJECT NO.: 08088

ATTACHMENT A
NATURE OF EXCEPTION
Regulated Entity No. RN111016416; Additional ID No. 13001110
21550 Bulverde Road
San Antonio, Texas

We are requesting inclusion of a second 4,200 square foot building on the referenced site and revision of the TCEQ WPAP Approval Letter dated May 14, 2022. The original WPAP (prepared by Lique sheet C9.2) is shown as Exhibit A of the attached and did not include the second building. The WPAP (prepared by Carney Engineering sheet 6.1) includes the second building and is shown as Exhibit B.

A Plan revision that adds site improvements or changes the type or size of a BMP typically requires a WPAP Modification Plan. The BMP selected for this site was sized such that the selected BMP is adequately sized to accommodate the additional 4,200 square-foot building. The BMP that was approved in the May 14, 2022 TCEQ approval letter is a JellyFish JFPD 0806-5-2

The purpose of 30 TAC §213 Subchapter A is to regulate activities having the potential for polluting the Edwards Aquifer and hydrologically connected surface streams in order to protect existing and potential uses of groundwater and maintain Texas Surface Water Quality Standards. The activities addressed are those that pose a threat to water quality. No provision of 30 TAC §213 Subchapter A is being compromised by the requested exception.

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: T. Craig Carney, P.E.

Date: 12-9-22

Signature of Customer/Agent:



Regulated Entity Name: _____ Regulated Entity No. RN111016416; Additional ID No. 13001110

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: N/A

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. **N/A** 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: 1910F

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

L. SPILL PREVENTION - MATERIAL MANAGEMENT PRACTICES

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

1. Good Housekeeping: The following good housekeeping practices will be followed onsite during the construction project:
 - a. An effort will be made to store only enough products required to do the job.
 - b. All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
 - c. Products will be kept in their original container with the original manufacturer's label.
 - d. Substances will not be mixed with one another unless recommended by the manufacturer.
 - e. Whenever possible, all of a product will be used before disposing of the container.
 - f. Manufacturers' recommendations for proper use and disposal will be followed.
 - g. The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.
 - h. An adequate supply of refuse containers will be available throughout the worksite to reduce build-up or ordinary refuse.
2. Hazardous Products: These practices are used to reduce the risks associated with hazardous materials:
 - a. Products will be kept in original containers.
 - b. Original labels and material safety data sheets will be retained; they contain important product information.

- c. If surplus product must be disposed of, manufacturers' or State recommended methods for proper disposal will be followed.
3. Petroleum Products: All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.
4. Fertilizers: Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.
5. Paints: All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or State and local regulations.
6. Spill Control Practices: In addition to the good housekeeping and materials management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and clean-up:
 - a. Manufacturer's recommended methods for spill clean-up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and clean-up supplies.
 - b. Materials and equipment necessary for spill clean-up will be kept in the material storage area onsite. Equipment and materials will include, but not be limited to brooms, dust pans, mops, rags, gloves, goggles, cat litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
 - c. All spills will be cleaned-up immediately after discovery.
 - d. The spill area will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

- e. Spills of toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- f. The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean-up the spill if there is another one. A description of the spill, what caused it, and the clean-up measures will also be included.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Pollutant-Generating Activities

Pollutant-Generating Activity (e.g., paving operations; concrete, paint, and stucco washout and waste disposal; solid waste storage and disposal; and dewatering operations)	Pollutants or Pollutant Constituents (e.g., sediment, fertilizers, pesticides, paints, caulks, sealants, fluorescent light ballasts, contaminated substrates, solvents, fuels)
Refueling	Diesel Fuel
Concrete	Portland Cement
Grease	Hydrocarbons
Hydraulic Fluid	Hydrocarbons
Paving	Asphalt
Painting	Paints/solvents
Landscaping	Fertilizer
Solid Construction Waste	Solid Construction Waste
Dewatering	Sediment

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The property is located at 21500 Bulverde Road in the City of San Antonio's ETJ. The total size of the property is 1.221-acres. A 10,000 square foot pre-school will occupy most of the property. The pre-school project (The Learning Experience) has already been given a Building Permit and TCEQ WPAP approval.

The project that is the subject of this submittal is a 4,200 square foot commercial building built on the balance of the 1.221-acre site. The building pad portion of this proposed construction was not included in the initial TCEQ WPAP submittal.

All the erosion control features including the construction entrance will be installed during the construction of the pre-school. The building pad portion including sidewalks will be disturbed during the construction of the pre-school. This area is approximately 0.18-acres (8,000 SF).

Following are the major activities:

1. Construct construction entrance (during pre-school construction)
2. Install sediment barriers (during pre-school construction)
3. Clear and grub (during pre-school construction)
4. Construct sediment basins and maintain storm water pollution prevention devices
5. Rough grade site (during pre-school construction)
6. Install underground utilities (during commercial building construction)
7. Prepare parking area during pre-school construction and building subgrade during commercial building construction.
8. Construction of pavement (during pre-school construction)
9. Final Grading of commercial building pad
10. Completion of onsite stabilization (hydromulch, sodding, landscaping)
11. Remove storm water pollution prevention devices

The receiving waters is an unnamed tributary that drains into the East Elm Creek. The main receiving water segment 1910F is south of the project site.

EROSION & SEDIMENT CONTROL SPECIFICATION

ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING SHALL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AS SHOWN. ADDITIONAL SILT FENCING MAY BE INSTALLED AS NECESSARY.
2. SILT FENCE MUST BE INSTALLED AT THE TOE OF SLOPES WITH BUFFER AREAS REAR BLUE BOOK REQUIREMENTS.
3. SLOPE PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EXCAVATION AND BEFORE ANY OTHER CONSTRUCTION ACTIVITIES.
4. PROTECT ALL EXISTING STORM SEWER FACILITIES AND WATERWAYS SURROUNDING THE SITE FROM CONSTRUCTION ACTIVITIES.

5. INSTALL SILT FENCE AS SHOWN. ADDITIONAL SILT FENCING MAY BE INSTALLED AS NECESSARY.
6. SLOPE PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EXCAVATION AND BEFORE ANY OTHER CONSTRUCTION ACTIVITIES.
7. PROTECT ALL EXISTING STORM SEWER FACILITIES AND WATERWAYS SURROUNDING THE SITE FROM CONSTRUCTION ACTIVITIES.
8. INSTALL SILT FENCE AS SHOWN. ADDITIONAL SILT FENCING MAY BE INSTALLED AS NECESSARY.
9. SLOPE PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF EXCAVATION AND BEFORE ANY OTHER CONSTRUCTION ACTIVITIES.
10. PROTECT ALL EXISTING STORM SEWER FACILITIES AND WATERWAYS SURROUNDING THE SITE FROM CONSTRUCTION ACTIVITIES.

INSPECTION PROCEDURES & MAINTENANCE

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. INSPECTIONS OF ALL DEVICES SHALL BE COMPLETED WEEKLY. REPAIRS SHOULD BE COMPLETED IMMEDIATE UPON DISCOVERY OF DEFICIENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FOLLOWING INSPECTIONS:
 - A. SLOPE PROTECTION SHALL BE INSPECTED FOR DAMAGE OR WEAR AND REPAIRED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
 - B. SLOPE PROTECTION SHALL BE INSPECTED FOR DAMAGE OR WEAR AND REPAIRED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
 - C. SLOPE PROTECTION SHALL BE INSPECTED FOR DAMAGE OR WEAR AND REPAIRED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
 - D. SLOPE PROTECTION SHALL BE INSPECTED FOR DAMAGE OR WEAR AND REPAIRED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
4. ALL SEEDING AREAS SHALL BE MAINTAINED AS FOLLOWS:
 - A. IDENTIFY SEEDING AREAS WITH PAGES, STRINGS AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDING AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
 - B. IMMEDIATELY RESEED AREAS WHICH DO NOT ESTABLISH VEGETATION.

PERMANENT EROSION CONTROL MEASURES NOTES

1. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
2. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
3. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
4. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.

5. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
6. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
7. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.
8. PERMANENT STABILIZATION METHODS OR OTHER METHODS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE OCCURRED SHALL BE INSTALLED WITHIN 30 DAYS OF THE COMPLETION OF CONSTRUCTION ACTIVITIES.



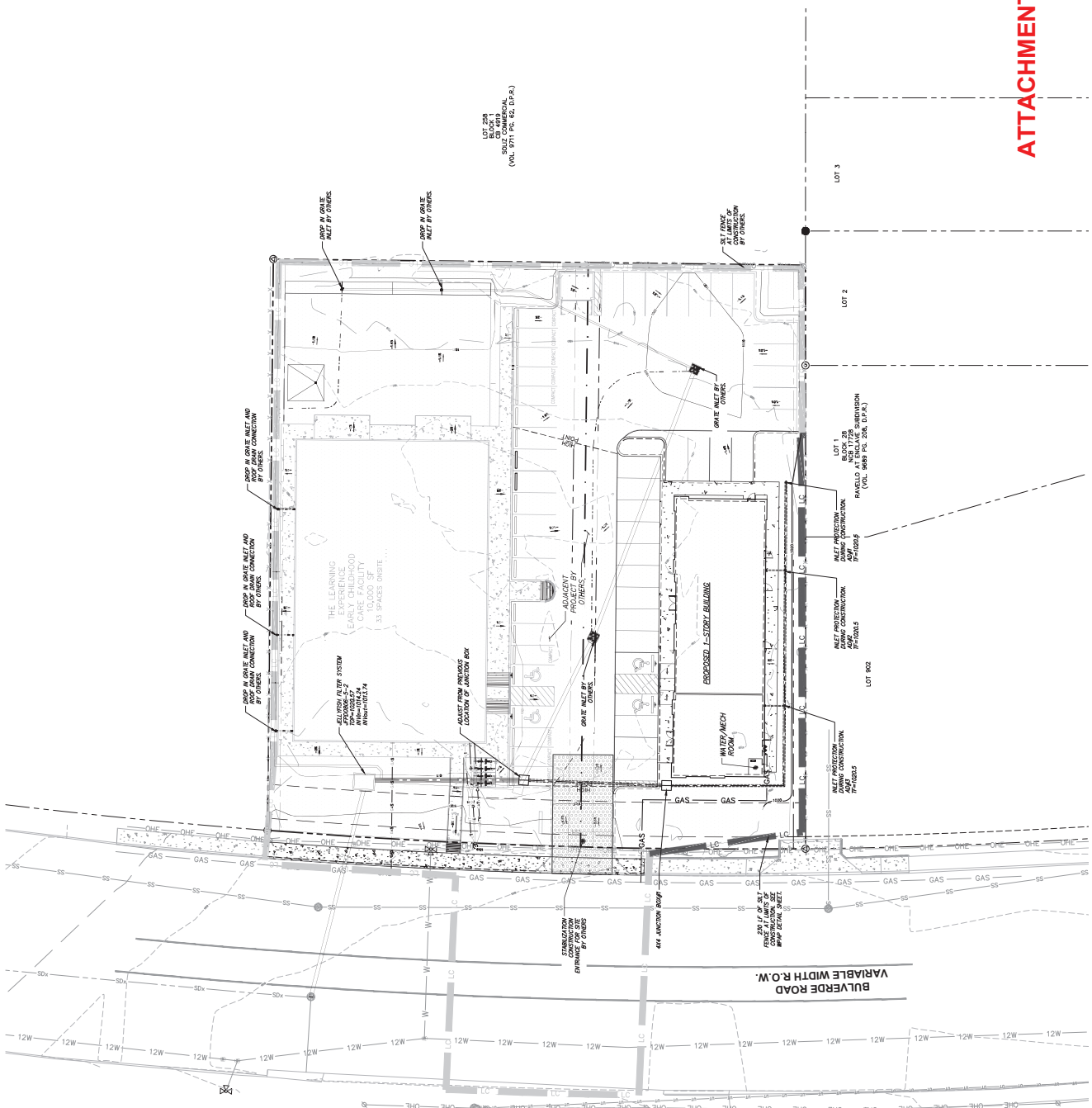
811

Know what's below.
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ONE CALL 811

www.811.org

SITE INFORMATION	
OWNER/DEVELOPER:	BEAR COUNTY, TEXAS
DATE:	11/17/2023
DATE:	11/17/2023
DATE:	11/17/2023
DATE:	11/17/2023
DATE:	11/17/2023
DATE:	11/17/2023
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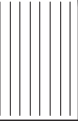
ATTACHMENT D

ATTACHMENT E - REQUEST TO TEMPORARILY SEAL A FEATURE

Not applicable. The site has no features to seal.

ATTACHMENT F – STRUCTURAL PRACTICES

The stormwater will be collected and routed to and treated at the existing JellyFish JFPD 0806-5-2 BMP



STORM DRAINAGE PLAN



CARNEY
ENGINEERING,
PLLC.
565 ELEGANT DRIVE, SUITE 600
SAN ANTONIO, TEXAS 78217
PH: (817) 442-9381
FAX: (817) 442-9383



DATE: 10/1/22
PROJECT: 21500 BULVERDE RD
SHEET NO: 03
SCALE: AS SHOWN
DRAWN BY: [unintelligible]
CHECKED BY: [unintelligible]
APPROVED BY: [unintelligible]

Know what's below.
Call before you dig.

STATE OF TEXAS
COMMERCIAL DISTRICT

SITE INFORMATION	
OWNER/DEVELOPER:	BEAR COUNTY CROSSING LLC
DATE:	11/17/2022
PROJECT:	21500 BULVERDE RD
SHEET NO.:	03
SCALE:	AS SHOWN
APPROVED BY:	[unintelligible]
SITE ADDRESS:	21500 BULVERDE RD SAN ANTONIO, BEAR COUNTY, TEXAS

ATTACHMENT G



LOT 204
L.C. AREA
SOUTH OF LOT 203
(VOL. 971 REC. 62, D.P.R.)

BEAR COUNTY CROSSING LLC
21500 BULVERDE RD
SAN ANTONIO, TX 78217
10/1/22

ATTACHMENT H - TEMPORARY SEDIMENT POND PLANS & CALCULATIONS

No temporary sediment ponds are a part of this project

ATTACHMENT I – INSPECTION & MAINTENANCE FOR BPM’S

POLLUTION/PREVENTION PLAN (SWPPP)

FOR CONSTRUCTION ACTIVITIES – COMMERCIAL BUILDING

INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.5 INCHES OR MORE

INSPECTOR: _____

DATE: _____

DAYS SINCE
LAST RAINFALL: _____

AMOUNT OF
LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED? (YES/NO)	STABILIZED WITH	CONDITION
General Site Area					
Silt Fences					
Check Dams					

STABILIZATION REQUIRED:

MEASURES TO BE PERFORMED BY: _____ ON OR BEFORE: _____

Copy for Distribution to: Carney Engineering, PLLC
Brytar Bulverde Crossing, LP

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
FOR CONSTRUCTION ACTIVITIES – COMMERCIAL BUILDING
INSPECTION AND MAINTENANCE REPORT FORM

TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.5 INCHES OR MORE

INSPECTOR: _____

DATE: _____

DAYS SINCE
 LAST RAINFALL: _____

AMOUNT OF
 LAST RAINFALL _____ INCHES

CONSTRUCTION ENTRANCES

SITE	DOES MUCH SEDIMENT GET TRACKED ON TO ROADWAY?	IS THE AREA CLEAN OR IS IT FILLED WITH SEDIMENT?

MAINTENANCE REQUIRED FOR CONSTRUCTION ENTRANCE

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

Copy for Distribution to: Carney Engineering, PLLC
 Brytar Bulverde Crossing, LP

ATTACHMENT J – INTERIM & PERMENANT SOIL STABILIZATION PRACTICES

Temporary Stabilization

Temporarily seed or cover stockpiles and disturbed portions of the site where construction activity temporarily ceases for at least 21 days - stabilize with temporary seed and mulch (if required) no later than 14 days from the last construction activity in that area. Temporary seeding, fertilizing, and mulching will be done in accordance with standards outlined in the 2004 Texas Department of Transportation Standard Specifications for Construction of Highways, Streets, and Bridges, Item 164. After seeding, areas specifically identified on the Construction Plans shall be mulched with hay. The hay mulch is to be tacked into place by a disk with blades set nearly straight.

Permanent Stabilization

Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent sod no later than 14 days after the last construction activity. Permanent seeding, fertilizing, mulching will be done in accordance with the Contract Construction Plans.

Site Stabilization

The staging or sequencing of earthmoving activities is considered a control measure when specifically integrated into the overall work plan. Through staging, the amount of earthmoving that will occur at any given time can be minimized and as a result, less extensive erosion and sedimentation control measures and facilities may be required.

Vegetation with fast growing grasses, or mulching with straw or wood chips may be used to temporarily stabilize disturbed areas. If necessary, jute mesh thatching or a similar type of fabric may be used on steep slopes to stabilize disturbed areas and reduce soil erosion. Exposed areas will be planted with grass and/or mulched. Permanent restoration/revegetation measures and landscaping serve to control erosion and sedimentation post-construction by establishing a perennial vegetative cover to protect the soil.

- Establish uniform, perennial vegetation (i.e., evenly distributed, without large bare areas) that provides 70 percent or more of the cover that is provided by vegetation native to local undisturbed areas; and/or

- Implement permanent non-vegetative stabilization measures to provide effective cover. Examples of permanent non-vegetative stabilization measures include riprap, gravel, gabions, and geotextiles.

Stabilization Deadlines

The Contractor must initiate soil stabilization measures whenever earth-disturbing activities have permanently or temporarily ceased on any portion of the site. Earth-disturbing activities that have temporarily or permanently ceased when clearing, grading and excavating within any area of the site that will not include permanent structures, and will not resume for a period of 4 or more calendar days shall be stabilized.

As soon as practicable, after the initiation of soil stabilization measures, the following must be completed:

- For vegetative stabilization, all activities necessary to initially seed or plant the area to be stabilized; and/or
- For non-vegetative stabilization, the installation or application of all such non-vegetative measures.

Seed shall be sown from April 1 to June 15, or from August 15 to September 30 unless otherwise approved by the Engineer. Deciduous planting season is April 1 to May 20 and October 1 to November 15th unless otherwise approved by the Engineer. Evergreen planting season is April 1 to May 20 unless otherwise approved by the Engineer.

Exceptions to Stabilization Deadlines

If the Contractor is unable to meet the permanent stabilization deadlines due to circumstances beyond their control (examples include problems with the supply of seed stock or with the availability of specialized equipment, unsuitability of soil conditions due to excessive precipitation or flooding), temporary stabilization will be used until permanent stabilization can be initiated. Compliance with the following stabilization deadlines may be used instead with authorization from the Engineer:

- Document the circumstances which are preventing meeting the deadlines required initiating and/or completing stabilization and discuss options with Engineer and Owner.
- Immediately initiate the installation of temporary non-vegetative stabilization measures to prevent erosion such as mulching with straw or wood chips;
- Complete all soil conditioning, seeding, watering or irrigation installation, mulching, and other required activities related to the planting and initial establishment of vegetation in the most critical areas of the project site, as soon as conditions or circumstances allow it;
- If construction is occurring during the seasonally dry period, indicate the beginning and ending dates of the seasonally dry period and the site conditions. Also include the schedule you will follow for initiating and completing vegetative stabilization, including watering plan and schedule.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 14, 2020

Mr. Scott Remphrey
Brytar Bulverde Crossing, LLC
8117 Preston Road
Dallas, Texas 75225

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: The Learning Experience; Located at 21550 Bulverde Road; San Antonio, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN111016416; Additional ID No. 13001110

Dear Mr. Remphrey:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the above-referenced project submitted to the San Antonio Regional Office by Lique Engineers on behalf of Brytar Bulverde Crossing, LLC on April 3, 2020. Final review of the WPAP was completed after additional material was received on April 29, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 1.218 acres. It will include the construction of a day care facility consisting of one building with associated parking, drives, and utilities. The impervious cover will be 0.910 acres (74.7 percent). Project wastewater will be disposed of by conveyance to the existing Steven M. Clouse Water Recycling Center owned by the San Antonio Water System.

EROSION & SEDIMENT CONTROL SPECIFICATION

ONE WEEK PRIOR TO BEGINNING EARTHWORK OPERATIONS, A PRE-CONSTRUCTION MEETING WILL BE HELD TO DISCUSS THE EROSION AND SEDIMENT CONTROL PLAN

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES. THE DEVICES PROVIDING PROTECTION TO A GIVEN AREA SHALL NOT BE REMOVED UNTIL THE LANDS IN THAT AREA ARE STABILIZED.

NO DISTURBED AREA SHALL REMAIN UNPROTECTED FOR MORE THAN 1 CALENDAR DAY, EXCEPT FOR PORTIONS OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 7 DAYS (I.E. THE BUILDING FOOTPRINT).

CONSTRUCTION SEQUENCE:

- SEDIMENT TRAPS MAY BE CONSTRUCTED AS NECESSARY.
- SILT FENCE MUST BE INSTALLED AT THE TOE OF SLOPES WITH BUFFER AREAS PER BLUE BOOK GUIDELINES.
- BACKFILL SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL TRENCHES DURING UTILITY CONSTRUCTION.
- PROTECT ALL EXISTING STORM SEWER FACILITIES AND WATERWAYS SURROUNDING THE SITE FROM SEDIMENT TRANSPORT.

SEQUENCE:

1. INSTALL SILT FENCE AS SHOWN. ADDITIONAL SILT FENCING MAY BE INSTALLED AS NECESSARY.
2. DEMOLISH AND REMOVE EXISTING STRUCTURES.
3. ROUGH GRADE SITE PER DESIGN AND INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. LIMIT ALL VEHICULAR TRAFFIC TO THIS ENTRANCE ONLY.
4. PROVIDE SILT FENCING AROUND PERIMETER OF STAGED/TROOPED TOP SOIL AND/OR TEMPORARY STAGED PILE OR FILL.
5. INSTALL UTILITIES. TRENCHES SHALL BE BACKFILLED/COMPACTED AND STABILIZED IMMEDIATELY AFTER BACKFILL OPERATION.
6. CONSTRUCT BUILDING.
7. ALL GRADED AREAS ARE TO BE SEEDED AND MULCHED FOR VEGETATIVE COVER IMMEDIATELY UPON COMPLETION OF EARTHWORK OPERATION.
8. CONSTRUCT PARKING LOT.
9. COMPLETE FINAL GRADING AND INSTALL PERMANENT SEEDING AND MULCH.
10. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND GROUND IS STABILIZED, REMOVE EROSION CONTROL MEASURES AND RESEED ANY DISTURBED AREAS CREATED BY THEIR REMOVAL.

INSPECTION PROCEDURES & MAINTENANCE:

1. DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING THE TEMPORARY EROSION CONTROL FACILITIES. ALSO, AREAS THAT HAVE BEEN SEEDED WILL BE INSPECTED REGULARLY AFTER SEED GERMINATION TO ENSURE COMPLETE COVERAGE OF EXPOSED AREAS.
2. INSPECTIONS OF ALL DEVICES SHALL BE COMPLETED WEEKLY. REPAIRS SHOULD BE COMPLETED IMMEDIATELY UPON DISCOVERY OF DEFICIENCIES.
3. THE OWNER WILL DESIGNATE A QUALIFIED PERSON(S) TO PERFORM THE FOLLOWING INSPECTIONS:
 - A. STABILIZATION MEASURES. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION WILL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. AFTER A PORTION OF THE SITE IS FINALLY STABILIZED, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH THROUGHOUT THE LIFE OF THE PROJECT.
 - B. STRUCTURAL CONTROLS. ALL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN WILL BE INSPECTED REGULARLY FOR PROPER POSITIONING, ANCHORING, AND EFFECTIVENESS IN TRAPPING SEDIMENTS. SEDIMENT WILL BE REMOVED FROM THE UPSTREAM OR UP-SLOPE SIDE OF THE FILTER FABRIC.
 - C. DISCHARGE POINTS. DISCHARGE POINTS OR LOCATIONS WILL BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT AMOUNTS OF POLLUTANTS FROM ENTERING RECEIVING WATERS.
 - D. CONSTRUCTION ENTRANCES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE WILL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
4. ALL SEEDED AREAS SHALL BE MAINTAINED AS FOLLOWS:
 - A. IDENTIFY SEEDED AREAS WITH STAKES, STRING AND BRIGHTLY COLORED FLAGGING. PROTECT SEEDED AREAS UNTIL VEGETATION HAS BEEN ESTABLISHED.
 - B. IMMEDIATELY RESEED AREAS WHICH DO NOT ESTABLISH VEGETATION.

PERMANENT EROSION CONTROL MEASURES NOTES

PERMANENT STABILIZATION NOTES: DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

TOPSOIL SHALL HAVE AT LEAST TWO (2) PERCENT BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN SIX (6) PERCENT BLACK SOIL. SHALL NOT BE CONSIDERED TOPSOIL. TOPSOIL SHALL NOT HAVE LESS THAN 20 PERCENT FINE TEXTURES MATERIAL PASSING THE NO. 200 SIEVE AND NOT MORE THAN 10 PERCENT CLAY. TOPSOIL SHALL BE FINAL FINISH WITH BENCHES OVER 1 INCHES IN DIAMETER. TRASH AND LOGS WILL BE SUCH AS NUT SHELLS AND QUACKGRASS, AND WILL HAVE LESS THAN 10 PERCENT GRAVEL BY VOLUME. REFER TO THE MYSBDM FOR INFORMATION ON TOPSOIL APPLICATION AND GRADING.

THE PERMANENT SEED MIX SHALL BE AS FOLLOWS:

SPECIES	RATE PER ACRE (LBS.)	RATE PER 1,000 SQ. FT. (LBS.)
KENTUCKY BLUEGRASS	115	2.8
PERENNIAL RYE	35	0.8
FINE FESCUE	25	0.6

FERTILIZER SHALL BE COMMERCIAL FERTILIZER (S+G) INORGANIC OR ORGANIC, CONTAINING NOT LESS THAN FIVE (5) PERCENT NITROGEN AND FIVE (5) PERCENT WATER SOLUBLE PHOSPHORUS.
PROVIDE AND INSTALL A MULCH ADEQUATE TO PROTECT THE SEEDING DURING ITS GROWING PERIOD. REFER TO THE MYSBDM TO DETERMINE THE APPROPRIATE MULCHING TECHNIQUES FOR THE PARTICULAR SITE CONDITIONS.

- AREA TO BE TREATED
- PROPOSED CONSTRUCTION ENTRANCE

811
Know what's below,
Call before you dig.

SITE INFORMATION

OWNER/DEVELOPER: BRYTAR BULVERDE CROSSING LLC
8117 Pavilion 502
Dallas TX 75225

SITE ADDRESS: 21500 BULVERDE RD
SAN ANTONIO, BEXAR COUNTY, TEXAS

ISSUED FOR PERMIT **19/13/22**

COMMERCIAL BUILDING
 21500 BULVERDE ROAD
 SAN ANTONIO, TEXAS
 BEXAR COUNTY

WATER POLLUTION
 ABATEMENT PLAN

CARNEY ENGINEERING, PLLC.

5465 LEGACY DRIVE, SUITE 650
PLANO, TEXAS 75024
PH (469) 445-0881
FAX (469) 443-0883

THE (PM) REGISTRATION NO. 14603

DRAWN: AMF
CHECKED: SSC
DATE: 10/13/2022
SCALE: SEE PLAN
PROJECT: 08089

DATE: 10/13/2022
BY: [Signature]
C6.1

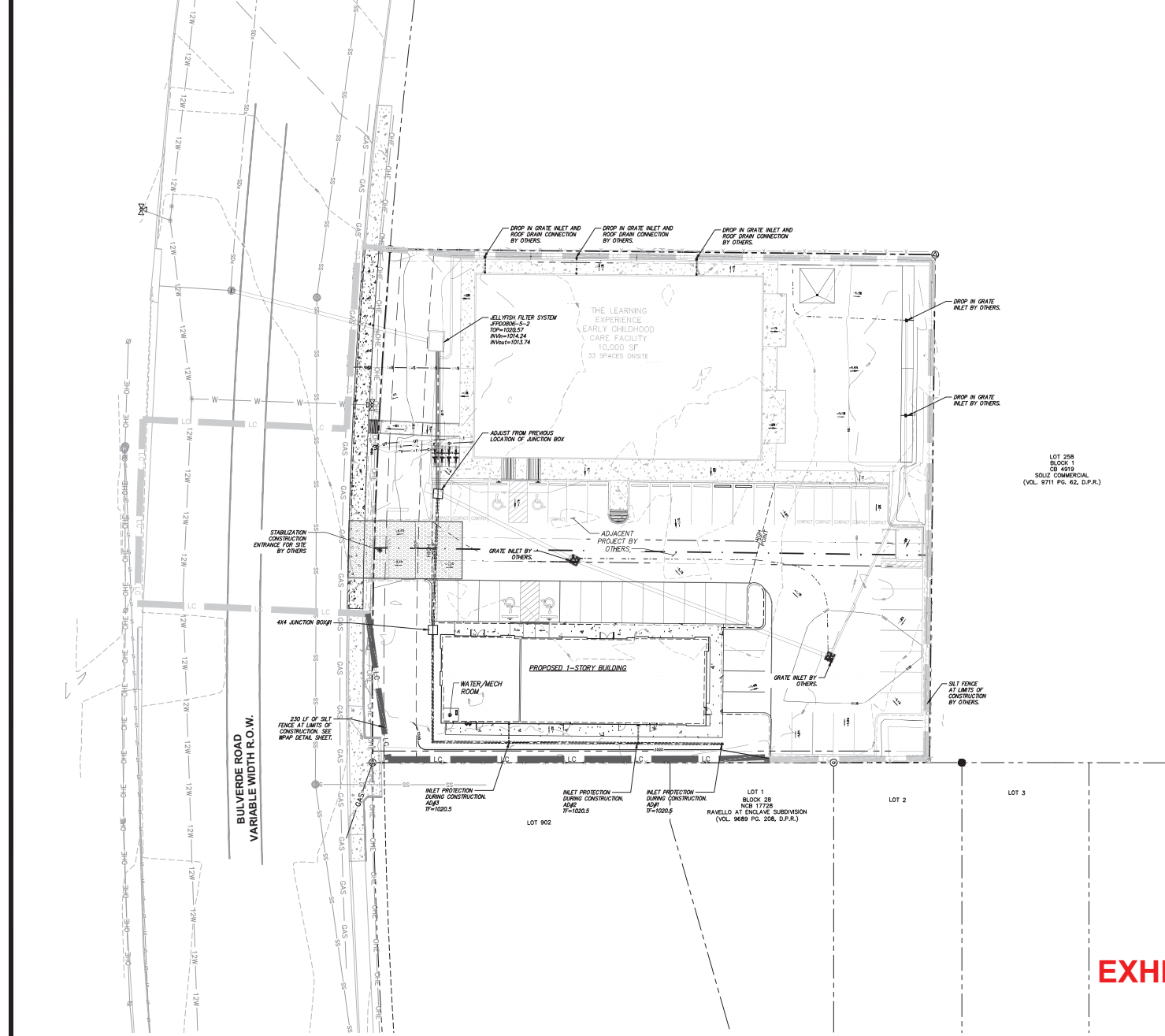


EXHIBIT B

Review: [illegible]

THE LEARNING EXPERIENCE

WATER POLLUTION ABATEMENT PLAN

SAN ANTONIO, BEXAR, TEXAS 78259

LIQUE
ENGINEERS
TYPE # 20405
810 BULVERDE RD
SAN ANTONIO, TX 78212
PHONE: 210-549-4207

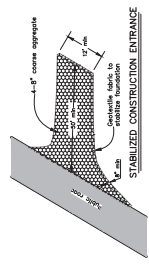
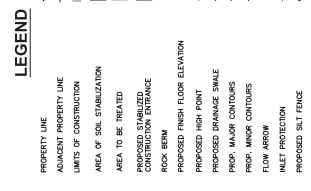
THESE DRAWINGS OR PARTS
REPRODUCED IN ANY FORM BY
ANY MEANS WITHOUT THE WRITTEN
CONSENT OF LIQUE ENGINEERS



REVISION # _____
JOB: _____ SCALE: 1" = 20'
DATE: 11/4/01 1" = 20'
SHEET NO. C9.2



LOCATION MAP
NOT TO SCALE



GENERAL MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SHOWN IN THE PLAN.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
3. THE STABILIZED ENTRANCE SHALL BE CONSTRUCTED WITH A MINIMUM THICKNESS OF 18 INCHES WITH AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 10 SIEVE.
4. THE MINIMUM THICKNESS OF THE CONSTRUCTION ENTRANCE SHALL BE 18 INCHES WITH A MINIMUM OF 4 INCH WASHED STONE OR EQUIVALENT MATERIAL TO BE INCLUDED IN THE PLAN. EXCESS WATER SHALL BE DIVERTED TO A SEDIMENT TRAP OR BASIN.

GENERAL MATERIALS (CONT.)

INSTALLATION

1. REMOVE CURBS ON PUBLIC ROADS AND STREET SIDINGS. REMOVE VEGETATION AND OTHER OBSTACLES FROM THE FOUNDATION AREA. GRADE DRAIN FOUNDATION FOR POSITIVE DRAINAGE TO THE STREET.
2. THE MINIMUM WIDTH OF THE ENTRANCE/OUTLET SHOULD BE 18 FEET OR THE FULL WIDTH OF THE LOT WHATEVER IS GREATER.
3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCTION A RISE OF 4 TO 8 INCHES HIGH WITH A 50:1 SLOPE TO THE STREET SHALL BE PROVIDED. APPROXIMATELY 15 FEET FROM THE ENTRANCE TO THE STREET, PLACE 6 INCHES OF 1/2 INCH WASHED STONE TO IMPROVE STABILITY, ESPECIALLY WHERE MET WITH GRASS.
5. PLACE GROUPEABLE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE MET WITH GRASS. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
6. EXERT ALL SURFACE BLOW OFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
7. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

INSPECTION AND MAINTENANCE

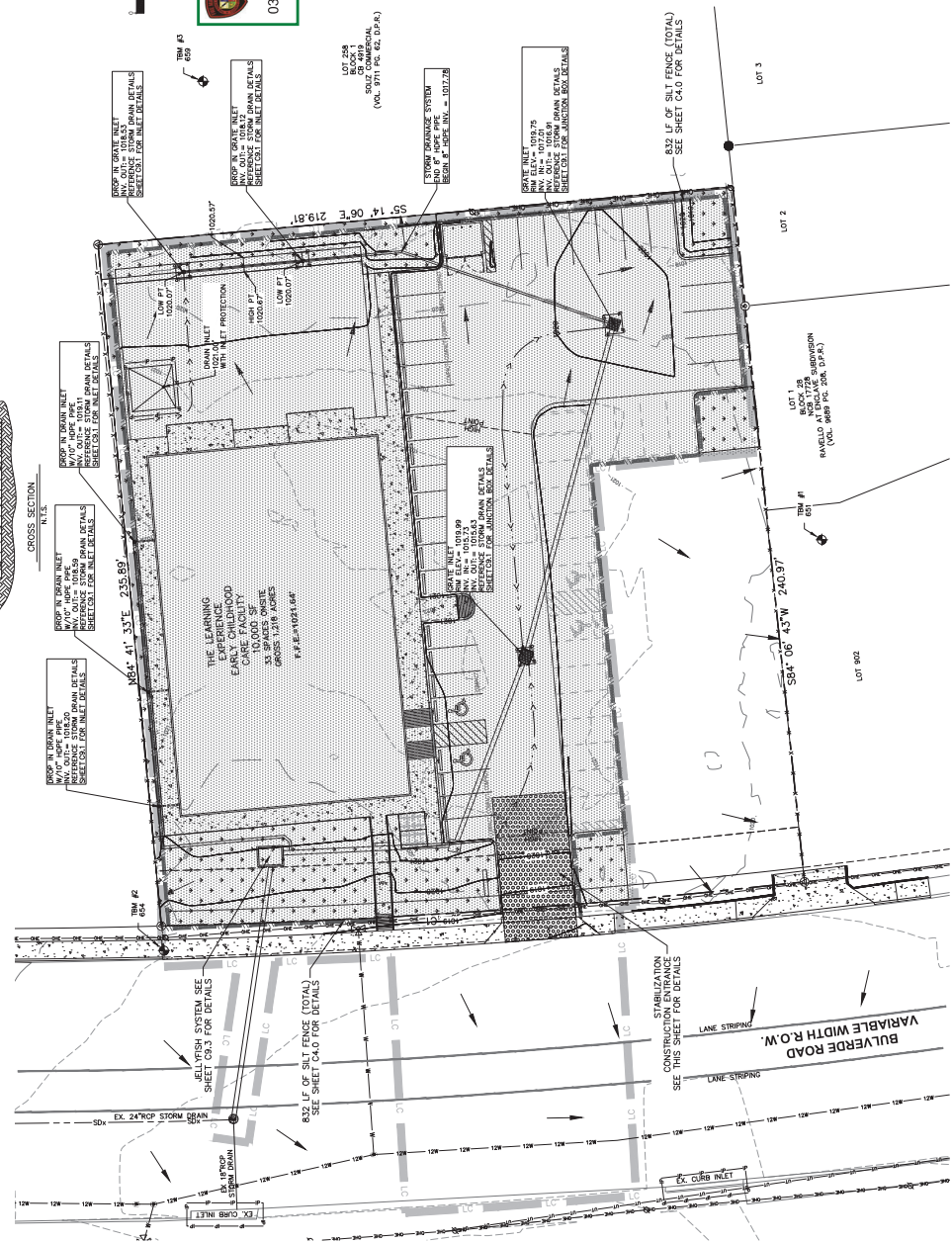
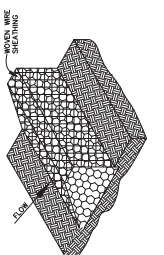
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROPOSED DRAWINGS AND NOTES.
2. ALL MATERIALS SHALL BE PLACED AND COMPACTED AS SHOWN AND NOTED. THE CONSTRUCTION SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE START OF THE CONSTRUCTION.
3. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY BY CONTRACTOR.
4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH COURSED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. THE CONSTRUCTION SHALL BE MAINTAINED TO PREVENT ANY STORM DRAIN, DITCH OR WATER COURSE FROM BEING OBSTRUCTED.

GENERAL NOTES:

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM OF 1/4 INCH. THE SHEATHING SHOULD BE PLACED OVER THE BERM AND THE BERM SHOULD BE COVERED WITH 2 INCHES OF CLEAN, WASHED GRADE 3- TO 4-INCH DIAMETER ROCK. SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCK MAY BE USED.
2. THE BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
3. MAKE THE ROCK-ACING AS CLOSE TO THE BERM AS POSSIBLE. THE WOVEN WIRE SHEATHING SHOULD OVERLAP AT LEAST 2 INCHES AND THE BERM SHOULD BE TIED INTO EXISTING UPGRADE GRASS OR AS NEAR AS POSSIBLE.
4. THE BERM SHOULD BE TIED INTO EXISTING UPGRADE GRASS OR AS NEAR AS POSSIBLE.
5. THE BERM SHOULD BE TIED INTO EXISTING UPGRADE GRASS OR AS NEAR AS POSSIBLE.
6. THE BERM SHOULD BE TIED INTO EXISTING UPGRADE GRASS OR AS NEAR AS POSSIBLE.
7. THE BERM SHOULD BE TIED INTO EXISTING UPGRADE GRASS OR AS NEAR AS POSSIBLE.

ROCK BERMS

1. INSPECTION SHOULD BE MADE IMMEDIATELY AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, THE BERM SHOULD BE REPAIRED OR REPLACED AS NEEDED.
2. REPAIR ANY LARGE WIRE SHEATHING, NEEDED DURING INSPECTION.
3. THE BERM SHOULD BE REPAIRED AS NEEDED.
4. THE BERM SHOULD BE REPAIRED AS NEEDED.
5. THE BERM SHOULD BE REPAIRED AS NEEDED.
6. THE BERM SHOULD BE REPAIRED AS NEEDED.
7. THE BERM SHOULD BE REPAIRED AS NEEDED.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	222.37'	2445.07'	57°24'21"	N7° 59' 49"W	222.37'

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	RAW DESCRIPTION
001	13787777.81	21013871.9	1018.69	STATION
002	13791004.68	21024527	1018.48	STATION
003	13789911.20	21024521	1017.23	STATION

AREA TO BE TREATED: 453972.63 SQFT (0.27 ACRES)
AREA OF SOIL STABILIZATION: 7261.80 SQFT (0.17 ACRES)

EXHIBIT A

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

I Rocky Hardin
_____ ,
Print Name

_____ ,
Title - Owner/President/Other

of Bulverde Crossing, LLC
_____ ,
Corporation/Partnership/Entity Name

have authorized T. Craig Carney, P.E.
_____ ,
Print Name of Agent/Engineer

of Carney 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:

Rocky Hardin
Applicant's Signature

2/13/2023
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Rocky Hardin 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 13th day of February, 2023

Teresa Santi

NOTARY PUBLIC

Teresa Santi
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 10/31/2024

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Learning Experience

Regulated Entity Location: 21578 Bulverde Road

Name of Customer: Brytar Bulverde Crossing LLC

Contact Person: T. Craig Carney, P.E. Phone: 469-855-8991

Customer Reference Number (if issued): CN Not issued

Regulated Entity Reference Number (if issued): RN 111016416

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: 

Date: 2-10-23

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 Core Data Form

TCEQ Use Only

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 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 checked="" type="checkbox"/> Other WPAP Exception Request	
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 [REDACTED]		RN 111016416

SECTION II: Customer Information

4. General Customer Information	5. Effective Date for Customer Information Updates (mm/dd/yyyy)	1/30/2023	
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
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: e.g.: Doe, John)		If new Customer, enter previous Customer below:	
Brytar Bulverde Crossing LLC		Mike Clements	
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
[REDACTED]	32071727567	82-280043	[REDACTED]
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input 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 checked="" type="checkbox"/> Other: LLC, Partnership	
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 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 type="checkbox"/> Owner <input checked="" 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: [REDACTED]			
15. Mailing Address:	ECMG c/o Mike Clements		
	4747 Williams Drive		
	City	Georgetown	State TX ZIP 78633 ZIP + 4 [REDACTED]
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
[REDACTED]		MClements@EmbreeGroup.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(512) 630 - 9571	[REDACTED]	([REDACTED]) [REDACTED] - [REDACTED]	

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 type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" 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.)	
The Learning Experience	

23. Street Address of the Regulated Entity: (No PO Boxes)	21578 Bulverde Road						
	City	San Antonio	State	TX	ZIP	78259	ZIP + 4
24. County	Bexar County						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:							
26. Nearest City				State		Nearest ZIP Code	
27. Latitude (N) In Decimal:		29.640669		28. Longitude (W) In Decimal:		-98.424232	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
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)	
5999				44512			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
34. Mailing Address:							
City		State		ZIP		ZIP + 4	
35. E-Mail Address:							
36. Telephone Number			37. Extension or Code		38. Fax Number (if applicable)		
() -			() -		() -		

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 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: T. Craig Carney, PE		41. Title: Professional Engineer	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
() -		() -	craig@eng-firm.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:	Carney Engineering, PLLC	Job Title:	Project Engineer
Name (In Print):	T. Craig Carney, P.E.	Phone:	(469) 443-861
Signature:		Date:	1-20-23

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS)(
) **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR)(

THAT, BULVERDE CHICKEN, LLC, a Texas limited liability company (hereinafter referred to as "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto BRYTAR BULVERDE CROSSING LLC, a Texas limited liability company (hereinafter referred to as "Grantee"), whose address is 8117 Preston Road, Suite 300, Dallas, Texas 75225, the following described property:

See Exhibit "A" attached hereto and made a part hereof, together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements (hereinafter called the "Property");

SUBJECT, HOWEVER, to the following:

1. Permitted Exceptions set forth on Exhibit "B" attached hereto and made a part hereof; and
2. Taxes for the year 2019, and subsequent years;

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the Grantee, its legal representatives, successors and assigns **FOREVER**, and Grantor does hereby bind itself and its legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof **BY, THROUGH, OR UNDER Grantor, BUT NOT OTHERWISE.**

Grantee, by its acceptance hereof, hereby assumes payment of all standby charges, ad valorem real estate taxes and assessments with respect to the 2019 calendar year and subsequent calendar years not yet due and payable, each to the extent attributable to all or any portion of the Property.

EXECUTED effective the 5th day of September, 2019, and on the date of the acknowledgement(s) below.

Grantor(s):

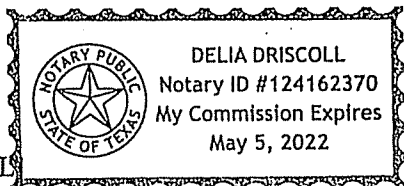
BULVERDE CHICKEN, LLC,
a Texas limited liability company

By: *Keith Bush*
Keith Bush, Manager

STATE OF TEXAS
COUNTY OF McLennan

)
)

THIS instrument was acknowledged before me on September 5th, 2019, by **Keith Bush, Manager of BULVERDE CHICKEN, LLC**, a Texas limited liability company, on behalf of said entity.



[SEAL]

Delia Driscoll
Notary Public, State of Texas.
Print Name: Delia Driscoll
Commission Expires: 5/5/22

Exhibit "A"

BEING A 1.221 ACRE (53,193 SQUARE FEET +/-) TRACT OF LAND, BEING THE REMAINING PORTION OF LOT 82 AND THE REMAINING PORTION OF LOT 83, COUNTY BLOCK 4919, NORTHWOOD HILLS, UNIT 1, ACCORDING TO PLAT RECORDED IN VOLUME 5300, PAGES 179-180, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; SAID 1.221 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED AS TRACT 1 AND TRACT 2, IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 17659, PAGE 2238, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS::

BEGINNING at a Mag Nail with Washer Marked "4612" Found on the Easterly right of way line of Bulverde Road, a variable width public right of way, and being the Southeasterly corner of a 0.19 Acre Right of Way Dedication, described in Warranty Deed according to document described in Volume 3873, Page 684, Official Public Records, Bexar county, Texas;

THENCE Along the Easterly right of way line of said Bulverde Road and a curve to the right having the following Parameters: Radius=2445.00 feet, Arc Length=223.03 feet, Chord Bearing = N 03° 59' 39" W and a Chord Distance of 222.96 feet to a Mag Nail with washer stamped "5578" Found, being the Northeasterly corner of said 0.19 Acre Right of Way Dedication;

THENCE N 84° 47' 01" E a distance of 236.35 feet along the common boundary line of said Lot 82 and said Lot 81 to a 1/2-inch Iron Rod Found on the Westerly boundary line of Lot 78, County Block 4919, Northwood Hill, Unit 1, Volume 5300, Pages 179-180, Deed and Plat Records, Bexar County Texas; and being the Northeasterly corner of said Lot 82;

THENCE S 05° 10' 26" E a distance of 219.75 feet along the Westerly boundary line of said Lot 78, to a 5/8-inch Iron Rod Found on the Northerly boundary line of Lot 2, Block 28, New City Block 17728, Ravello, according to Plat recorded in Volume 9689, Page 208, Deed and Plat Records, Bexar County, Texas and marking the Southeasterly corner of said Lot 83;

THENCE S 84° 01' 55" W a distance of 240.96 feet along the Southerly boundary line of said Lot 83 to the POINT OF BEGINNING and containing 1.221 acres of land (53,193 Square Feet) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Exhibit "B"
[Permitted Exceptions]

1. Restrictive Covenants recorded in/under in/under Volume 17659, Page 2238 of the Real Property Records of Bexar County, Texas.
2. Mineral and/or royalty interest, as described in instrument, dated September 1, 1967, filed September 12, 1967, recorded in/under Volume 5823, Page 857 of the Real Property Records of Bexar County, Texas, reference to said instrument is hereby made for all purposes. Title to said interest not checked subsequent to date of aforesaid instrument.

File Information

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

Document Number: 20190184615
Recorded Date: September 16, 2019
Recorded Time: 9:56 AM
Total Pages: 5
Total Fees: \$38.00

**** 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: 9/16/2019 9:56 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one JellyFish Filter System, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 743 pounds of TSS generated from the 0.910 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the site lies on the Person Formation. No features were identified by the project geologist. The site assessment conducted on April 27, 2020 revealed the site was generally as described in the geologic assessment.

SPECIAL CONDITIONS

- I. The permanent pollution abatement measure shall be operational prior to first occupancy of the facility.
- II. All sediment and/or media removed from the water quality treatment device during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the

regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. No wells exist on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities

Mr. Scott Remphrey
Page 4
May 14, 2020

will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. 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 San Antonio Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Joshua Vacek of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4028.

Sincerely,



Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/jv

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

cc: Mr. Damian Esquivel, P.E., Lique Engineers
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. George Wissmann, Trinity-Glen Rose Groundwater Conservation District
Mr. Scott Halty, San Antonio Water System

**Deed Recordation Affidavit
Edwards Aquifer Protection Plan**

THE STATE OF TEXAS §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ who, being duly sworn by me, deposes and says:

- (1) That my name is _____ and that I own the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on _____.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

- (4) The said real property is located in _____ County, Texas, and the legal description of the property is as follows:

LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this __ day of _____, _____.

NOTARY PUBLIC

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 __ day of _____, _____.

NOTARY PUBLIC

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

**Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures**

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.