Estates at Mitchell Ranch

A distinguished project by:

200 Mitchell Ranch, LLC

Contributing Zone Plan Report

Spring Branch, Texas
March 2023

Prepared by:

HMT
ENGINEERING & SURVEYING

290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

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 if not withdrawn the application will be denied and 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 to you:

- You can withdraw your application, and your fees will be refunded or credited for a resubmittal.
- 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 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 effected 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: Estates at Mitchell Ranch					2. Regulated Entity No.:				
3. Customer Name: 200 Mitchell Ranch, LLC					4. Customer No:				
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):		193.70	
9. Application Fee:	$8,000		10. Permanent BMP(s):			N/A			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Comal		14. Watershed:			Comal Creek & Guadalupe River			

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)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	__	_X_	__	__	__
Region (1 req.)	__	_X_	__	__	__
County(ies)	__	_X_	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	_X_Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__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.
Jessica Calhoun, P.E., CFM Print Name of Customer/Authorized Agent
Jessica Calhoun 03/03/2023 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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Jessica Calhoun, P.E., CFM

Date: 03/03/2023

Signature of Customer/Agent:

Jessica Calhoun

Regulated Entity Name: Estates at Mitchell Ranch

Project Information

1. County: Comal
2. Stream Basin: Comal Creek & Guadalupe River
3. Groundwater Conservation District (if applicable): Edwards Aquifer
4. Customer (Applicant):

   Contact Person: Phil Zaccaria
   Entity: 200 Mitchell Ranch, LLC
   Mailing Address: 7055 FM 1863
   City, State: Bulverde, Texas Zip: 78163
   Telephone: 210-860-7445 Fax: n/a
   Email Address: pnppetroleum@yahoo.com

5. Agent/Representative (If any):

Contact Person: William Ball, P.E.
Entity: HMT Engineering & Surveying
Mailing Address: 290 S. Castell Avenue, Ste. 100
City, State: New Braunfels, Texas Zip: 78130
Telephone: 830-625-8555 Fax: 830-625-8556
Email Address: billb@hmtnb.com

6. 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 City of Bulverde.
☐ The project site is not located within any city's limits or ETJ.

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

Beginning at TCEQ San Antonio regional office, turn right and head north on Judson Road, turn right onto Wenzel Road, turn left pmtp Topperwein Road, then turn right on Nacogdoches Road. Follow Nacogdoches for 5.5 miles then turn left onto FM 3009 N. Stay on FM 3009 N for 12.1 miles before turning left on TX-46W, then 5.1 miles down TX-46W turn right onto Mitchell Drive. Stay to the left at the fork and drive to the end of the roadway.

8. ☒ Attachment A - Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ Attachment B - USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ Attachment C - Project Narrative. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

- ☐ Existing commercial site
- ☐ Existing industrial site
- ☐ Existing residential site
- ☐ Existing paved and/or unpaved roads
- ☐ Undeveloped (Cleared)
- ☒ Undeveloped (Undisturbed/Not cleared)
- ☐ Other: _____

12. The type of project is:

- ☒ Residential: # of Lots: 30
- ☐ Residential: # of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

13. Total project area (size of site): 193.70 Acres

    Total disturbed area: 35.22 Acres

14. Estimated projected population: 105

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	300,000	÷ 43,560 =	2.296
Parking	1,006,800	÷ 43,560 =	2.984
Other paved surfaces	227,394	÷ 43,560 =	5.22
Total Impervious Cover	1,534,194	÷ 43,560 =	35.22

Total Impervious Cover 35.22 ÷ Total Acreage 193.70 X 100 = 18.20% Impervious Cover

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

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

☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (Ft3)	Gallons

Total: _____ Gallons

30. Piping:

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

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

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

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

☐ Dispenser clearly labeled

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

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

Site Plan Requirements

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

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 400'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
    ☒ No part of the project site is located within the 100-year floodplain.
    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panels 48091C0210F, 48091C220F, and 48091C230F effective 09/02/2009.

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☒ Surface waters (including wetlands).

☐ N/A

43. ☐ Locations where stormwater discharges to surface water.

☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

47. ☐ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☒ N/A

48. ☐ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☐ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☒ N/A

49. ☐ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☒ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to

Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

- ☒ The site will be used for low density single-family residential development and has 20% or less impervious cover.
- ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
- ☐ The site will not be used for low density single-family residential development.

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

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

52. ☐ Attachment J - BMPs for Upgradient Stormwater.

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

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

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

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

☒ N/A

55. ☐ Attachment M - Construction Plans. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☒ N/A

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

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

☒ N/A

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

☒ N/A

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

☐ N/A

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

59. ☐ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an

owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

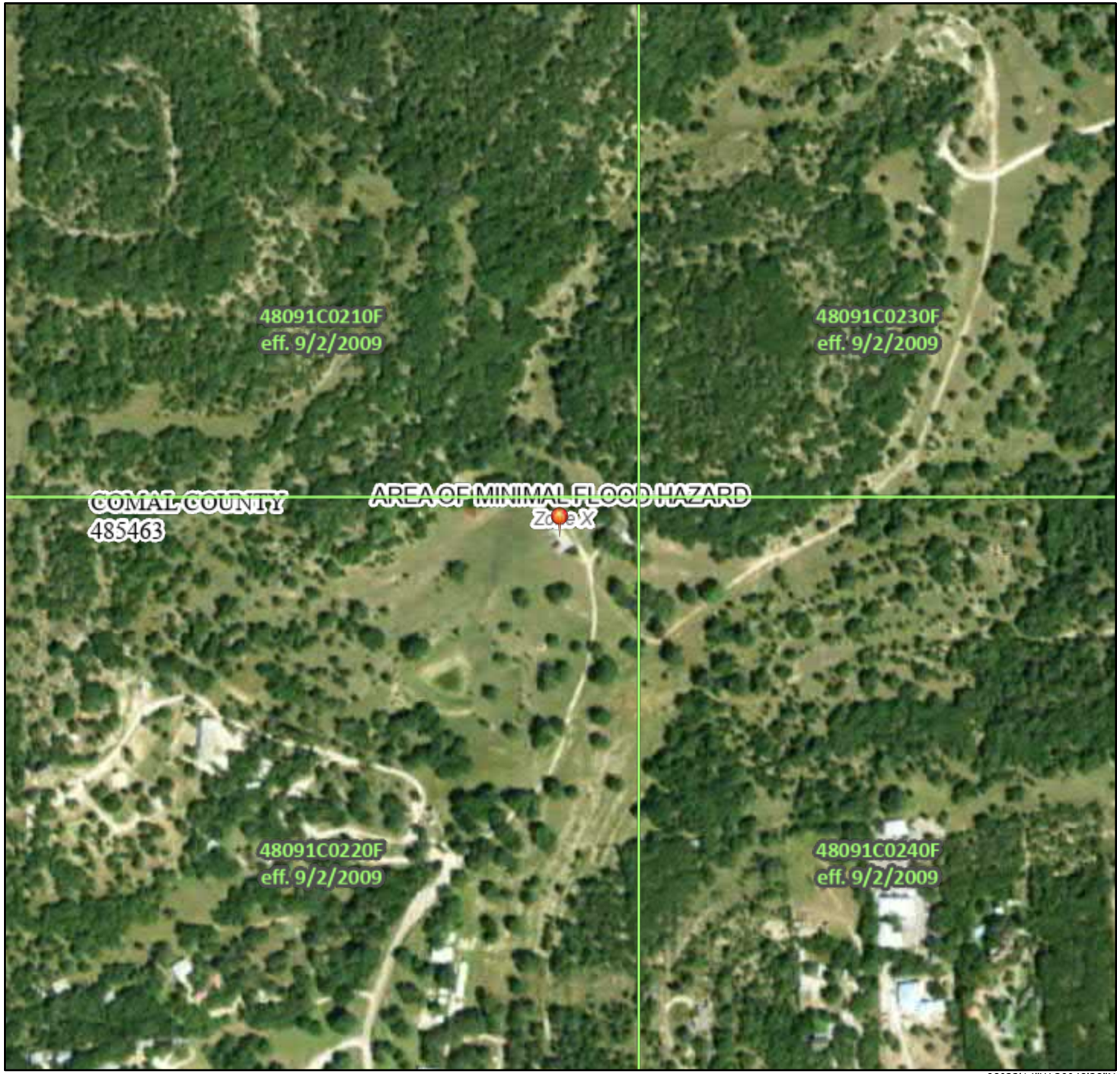
63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☐ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

National Flood Hazard Layer FIRMette

FEMA

98°22'51"W 29°48'59"N



98°22'14"W 29°48'28"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

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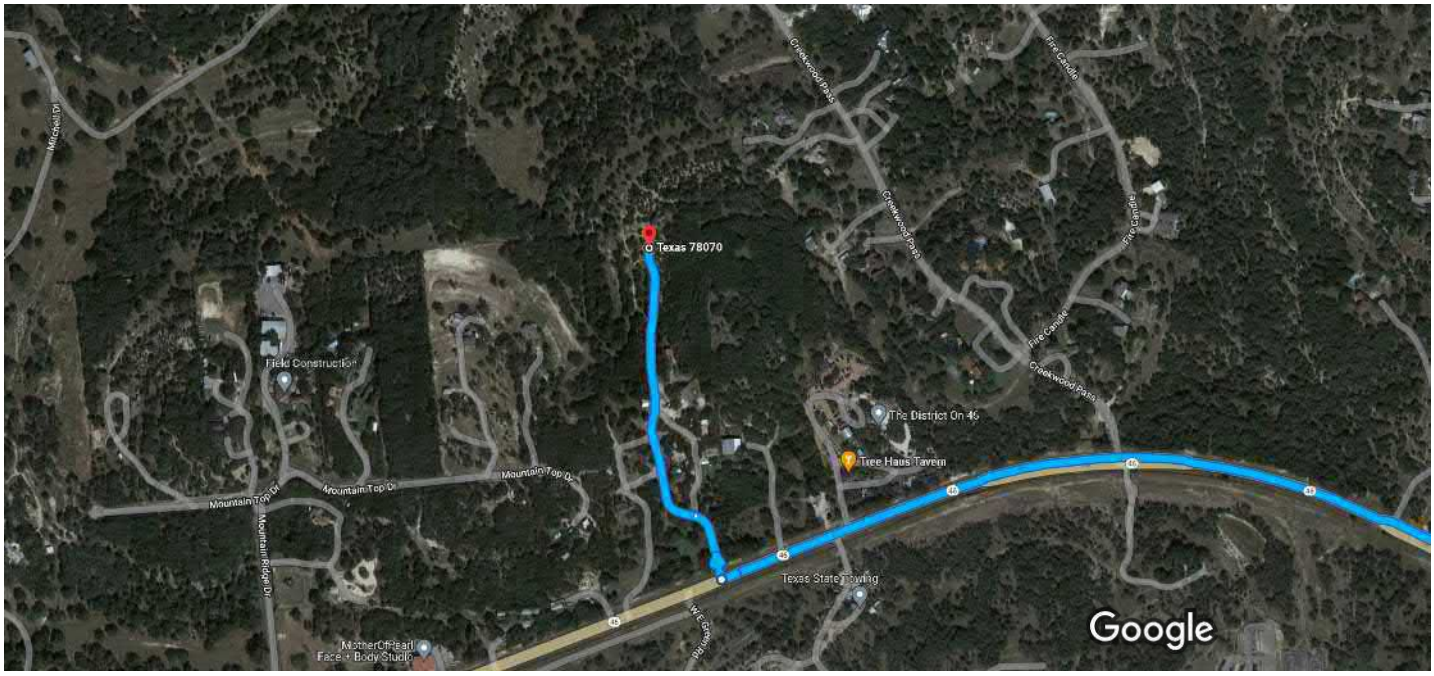
Texas Commission-Environmental, 14250 Judson Rd, San Antonio, TX 78233 to Comal County, Texas 78070

Drive 24.3 miles, 34 min

200 Mitchell Drive, Spring Branch, Texas (Estates at Mitchell Ranch)



Imagery ©2022 CAPCOG, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 200 ft

⚠ This route has restricted usage or private roads.

Texas Commission-Environmental

14250 Judson Rd, San Antonio, TX 78233

Continue to Judson Rd

16 s (200 ft)

1. Head southeast toward Judson Rd

115 ft

2. Turn right toward Judson Rd

85 ft

Follow Nacogdoches Rd, FM3009 N and TX-46 W to Comal County

34 min (24.0 mi)

3. Turn right onto Judson Rd

0.3 mi

4. Turn right onto Wenzel Rd

0.6 mi

5. Turn left onto Toepperwein Rd

0.4 mi

6. Turn right onto Nacogdoches Rd

Pass by Wendy's (on the left in 0.9 mi)

5.5 mi

7. Turn left onto FM3009 N

12.1 mi

8. Turn left onto TX-46 W

5.1 mi

Drive to your destination

2 min (0.3 mi)

9. Turn right

Restricted usage road

295 ft

10. Slight left

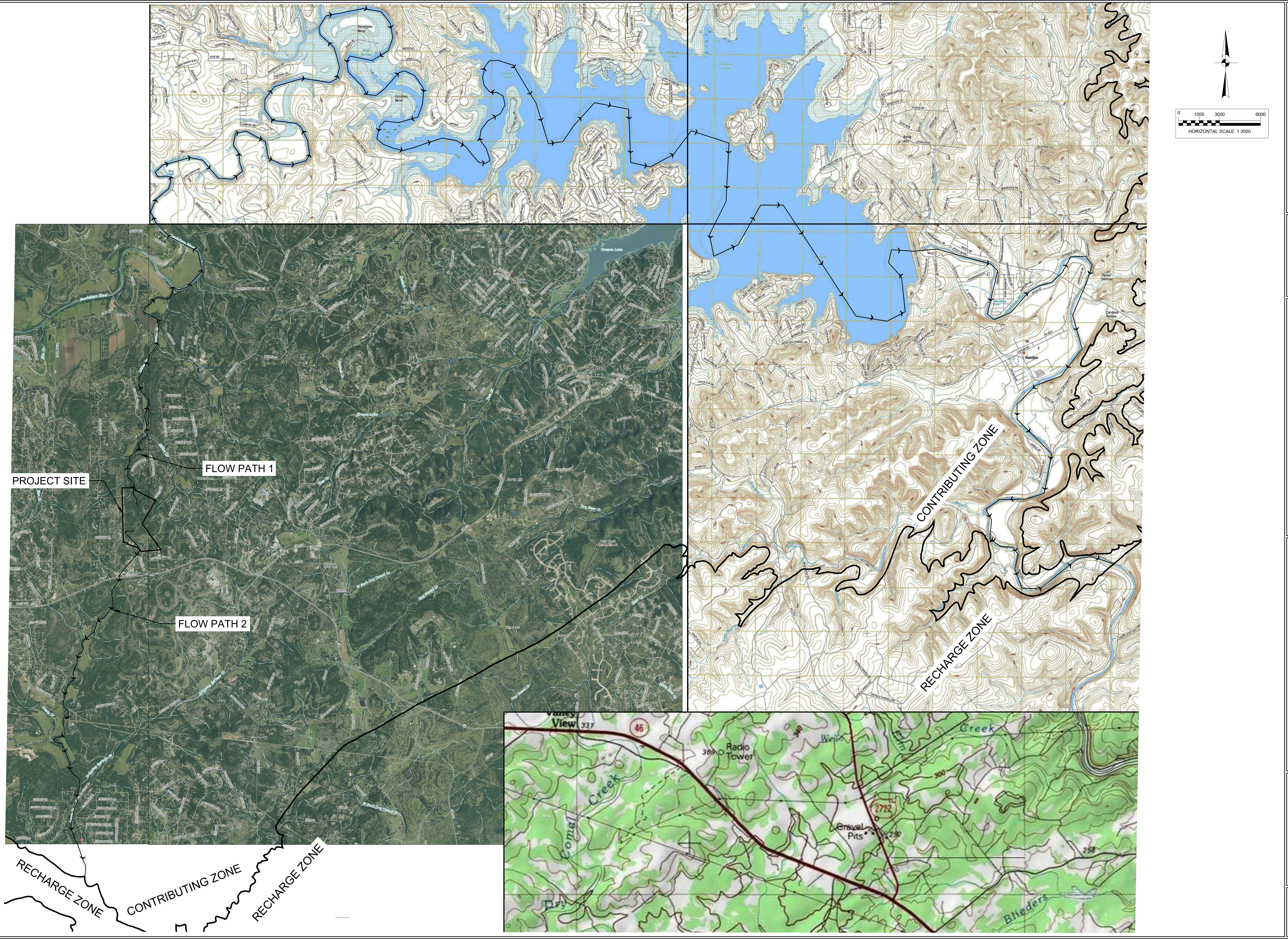
Restricted usage road

0.2 mi

Comal County

Texas 78070

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 1053600

STATE OF TEXAS
Ryan P. Shaw
144658
LICENSED
PROFESSIONAL ENGINEER

7/26/2022

ATTACHMENT A - USGS/EDWARDS RECHARGE ZONE MAP

CIVIL SITE CONSTRUCTION PLANS

MITCHELL TRACT

DATE: JULY 2022
DRAWN BY: ZAH
DESIGNED BY: RPS
CHECKED BY: RPS
REVIEWED BY: RPS
PROJECT NO.: 402.003

SHEET
A

CONTRIBUTING ZONE PLAN
ATTACHMENT C
Project Narrative

The proposed Estates at Mitchell Ranch project is located at 200 Mitchell Drive, Spring Branch, Texas. The site is located within the City of Bulverde ETJ. The project site covers a total of 193.70 acres. The project site is located at the top dividing line of two watersheds (Comal Creek & Guadalupe River) and has no offsite area draining to the site. The site is currently undeveloped (undisturbed/not cleared) with no existing impervious cover.

200 Mitchell Ranch, LLC is proposing a low density single-family residential development with 30 lots. This development will include the construction of 300,000 square feet (6.887 acres) of structures, 1,006,800 square feet (23.113 acres) of driveway, and 227,394 square feet (5.220 acres) of roadway. These improvements create an increase of 1,534,194 square feet (35.220 acres) of impervious cover. There was previously no impervious cover and the proposed conditions the impervious cover is 35.220 acres or 18.20% at full development of the site.

There is 20% or less impervious cover proposed and therefore 200 Mitchell Ranch, LLC is asking for a permanent BMP waiver.

CONTRIBUTING ZONE PLAN
ATTACHMENT D
Factors Affecting Water Quality

The Estates at Mitchell Ranch includes the construction of 1,534,194 square feet (35.220 acres) of impervious cover of structures, driveways, and roadways. The factor affecting water quality is runoff sediment transport from construction work being performed and upon completion from the subdivision traffic. The runoff from the site will travel over undisturbed vegetation on most of the site that will provide natural filtration. The vegetation will filter out runoff sediment from the proposed improvements and will reduce the velocity of the runoff therefore reducing the chance of erosion from the site.

CONTRIBUTING ZONE PLAN
ATTACHMENT E
Volume and Character of Stormwater

The Estates at Mitchell Ranch site cover 193.70 acres. The Existing Drainage Area Map and Proposed Drainage Area Map can be found on Sheet C1.01 and C1.02, respectively.

There is no existing impervious cover on the 193.70 acres. The proposed subdivision will increase the impervious cover to be 35.220 acres or 18.20% at full development of the site. The 18.20% impervious cover falls under the 20% or less impervious cover waiver eligibility. Therefore, there is a request to waive the requirements for permanent BMPs on site. Additionally, temporary BMPS have been designed, using the current Technical Guidance Manual, to treat stormwater during construction so that the water quality entering any surface water or ground water is not adversely affected.

The existing and proposed runoff from the site was determined using the SCS Method and the City of Bulverde Drainage Design Criteria Manual revised January 2019. The existing Runoff Curve Number's (CN) for the undeveloped site is a weighted average of 77 (woods) and 78 (meadow) both with a Hydrologic Soil Group of D. The proposed conditions CN is a weighted average of impervious (roofs, driveways, and paved road with open ditches), good condition lawns, woods, and meadows. The rainfall frequency values were taken from the NOAA Atlas 14 values taken from Table 3.2 of City of Bulverde Drainage Design Criteria Manual. The Existing and Proposed calculations resulting flows are attached below.

COMAL COUNTY

ENGINEER'S OFFICE

February 21, 2023

Ms. Jessica Calhoun, P.E.
HMT
290 S. Castell Ave., Suite 100
New Braunfels, TX 78130

Re: Estates at Mitchell Ranch Suitability Letter within Comal County Texas

Dear Ms. Calhoun:

In accordance with TAC §213.24(8)(B), Comal County has found that the entire referenced site is suitable for the use of private sewage facilities and will meet the requirements for on-site sewage facilities.

If you have any questions or need additional information, please contact our office.

Sincerely,

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Donna Eccleston, Comal County Commissioner, Precinct No. 1

195 David Jonas Dr, New Braunfels, Texas, 78132 – Phone (830) 608-2090

Greg W. Johnson, P.E.

170 Hollow Oak
New Braunfels, Texas 78132
830/905-2778

May 10, 2022

RYAN SHAW
HMT Engineering and Surveying
290 S. Castell Ave, Suite 100
New Braunfels, Texas 78130

RE: Soil survey & OSSF compatibility
H.&O.B.R.R. Co. Survey No. 847, A-726, being 193.22 acre tract
Mitchell Tract, being 28 lots greater than 5.01 ac
Comal County, Texas

TYPE SOILS AND DRAINAGE

This location was surveyed for soil types and their compatibility with development and installation of septic systems. Tested soils are shallow and have a moderate clay content and are a part of the Ekrant-Rock outcrop complex, steep (ErG) sloping 10-25%, and the Bracket Rock outcrop-Comfort complex, undulating, 3 to 15 percent slopes (BtD) moderately well drained. The soil profile consists of a brown clay loam of 8-16 inches over tan caliche to 12-36 inches over layered limestone.
No portion of the property is located in Flood Zone A according to FEMA Map #48091C0210F, #48091C0220F #48091C0230F &#48091C0240F.
Currently no septic systems are permitted on the property. This property is located on the Edwards Aquifer Contributing Zone and is located in the Anhalt & Smithson Valley USGS quadrangle map.

OSSF TYPES

Since the site has shallow depth soils with a moderate clay content with fair soil absorption characteristics, a variety of septic systems are suitable depending on each lot. Recommended On Site Sewage Facilities (OSSF) for this site are aerobic treatment plants with spray or drip irrigation or Low Pressure dosing. Adequate space is available for any of the referenced OSSF's and their respective replacement areas.

Property will be served by private water wells and service to each lot must be routed in such a way to provide a minimum of 10' separation from any part of each OSSF.

Respectfully yours,

Greg W. Johnson, P.E., F#2585

OSSF Sizing

Water usage and field requirements:

3 Bedroom Residence Q = 240 GPD
4 Bedroom Residence Q = 300 GPD
5 Bedroom Residence Q= 360 GPD

Aerobic Treatment Plant (Spray Irrigation)

A = Q / Ri Ri = 0.064 g/sf

3 BR A = 240/0.064 = 3750 sf.
4 BR A = 300/0.064 = 4688 sf.
5 BR A = 360/0.064 = 5625 sf.

Drip Irrigation and Low Pressure Dosing

A = Q/Ra Ra = 0.2 g/sf (Type III Soil)

3 BR A = 240/0.2 = 1200 sf.
4 BR A = 300/0.2 = 1500 sf.
5 BR A = 360/0.2 = 1800 sf.

HMT
ENGINEERING & SURVEYING
290 S. Castell Avenue, Ste 100
New Braunfels, TX 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

March 03, 2023

Texas Commission on Environmental Quality Region 8
14250 Judson Road
San Antonio, Texas 78233-4480

Re: Estates at Mitchell Ranch; Located on Mitchell Drive which is off State Highway 46; Comal County, Texas

Contributing Zone Plan Section – Attachment I
Request for 20% or Less Impervious Cover Waiver

To Whom It May Concern,

We are requesting a waiver on behalf of 200 Mitchell Ranch, LLC for the proposed Estates at Mitchell Ranch site located at 200 Mitchell Drive, Spring Branch, Texas in Comal County, Texas. The site is currently undeveloped with no existing impervious cover.

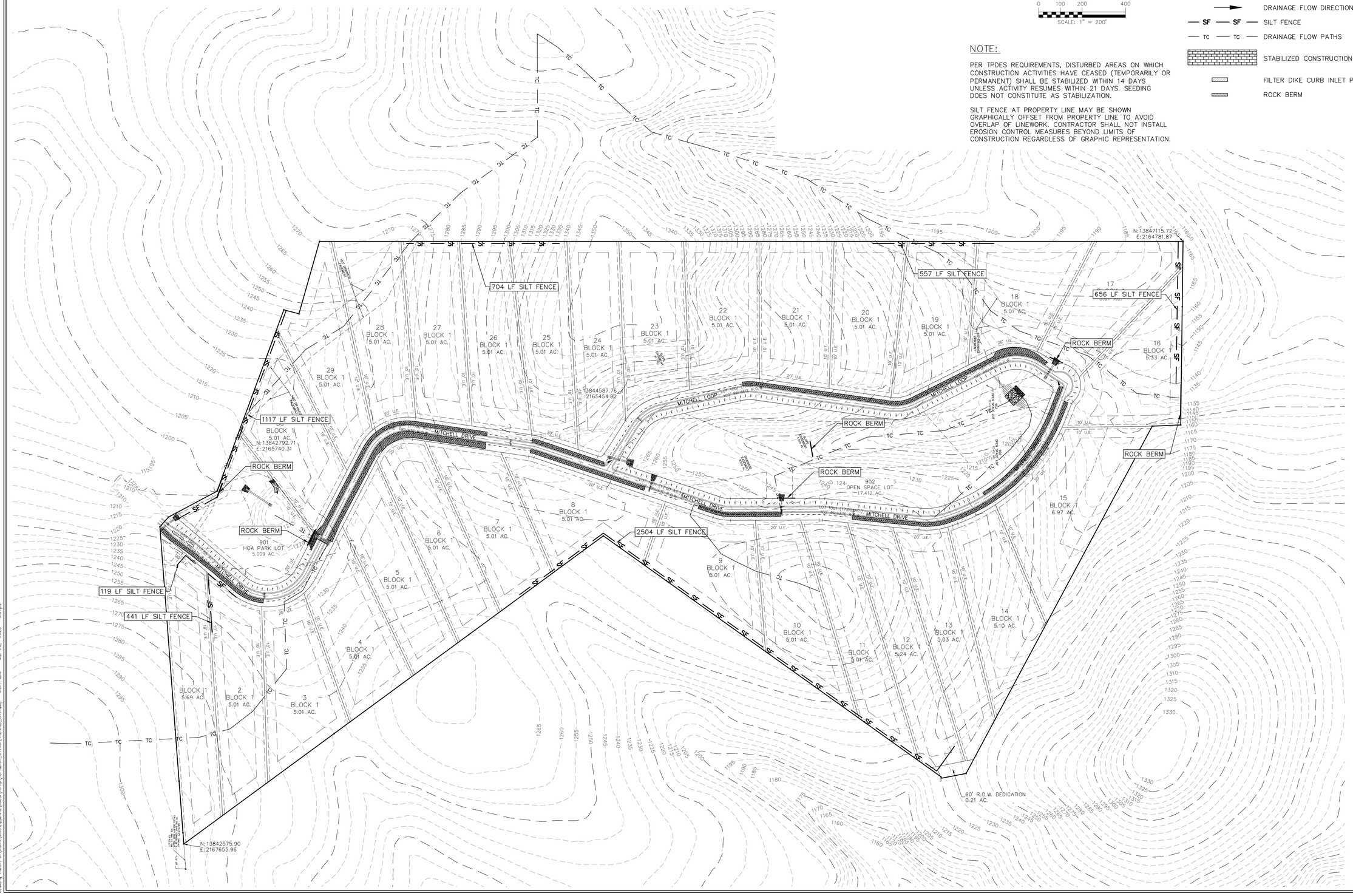
200 Mitchell Ranch, LLC is proposing the construction of 300,000 square feet (6.887 acres) of structures, 1,006,800 square feet (23.113 acres) of driveway, and 227,394 square feet (5.220 acres) of roadway. These improvements create an increase of 1,534,194 square feet (35.220 acres) of impervious cover. There was previously no impervious cover and the proposed conditions the impervious cover is 35.220 acres or 18.20% at full development of the site. The 18.20% impervious falls under the 20% or less impervious cover waiver eligibility. Therefore, we wish to request to waive the requirements for permanent BMPs on site.

If you have any questions or require additional information, please contact us.

Sincerely,

Jessica Calhoun

Jessica Calhoun, P.E., CFM
Project Manager



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
JESSICA L. CALHOUN
144588
LICENSED
PROFESSIONAL ENGINEER

03/06/2023

SITE PLAN

ESTATES AT MITCHELL RANCH
RESIDENTIAL DEVELOPMENT
BULVERDE, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	MARCH 2023
DRAWN BY:	WRC
DESIGNED BY:	JC
REVIEWED BY:	JC
HMT PROJECT NO.:	402.003

SHEET
C6.01

Estates at Mitchell Ranch Residential Development

A distinguished project by:

200 Mitchell Ranch, LLC.

Job No. 402.003

Storm Water Pollution Prevention Plan (SWPPP)

Bulverde, Texas
February 2023

Prepared by:

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE. STE. 100
NEW BRAUNFELS, TX. 78130
TBPE-FIRM F-10961
TBPLS FIRM 10153600

Table of Contents

1.0 Site Location/Description

The proposed Estates at Mitchell Ranch Residential Development is located roughly 0.4 miles north of the intersection of Mitchell Drive and State Highway 46, inside Comal County within the City of Bulverde ETJ, Texas (Reference Attachment A). The Estates at Mitchell Ranch is a proposed development of 193.70 acres, with the intention of have 30 single-family residential lots. This area is currently undeveloped woods and meadow land. There is no existing impervious cover on the 193.70 acres, with the proposed conditions the impervious cover increases to be 35.22 acres or 18.20% at the full development of the two phase development. No portion of this property is within the 100-year floodplain, according to FEMA Map Numbers 48091C0210F, 48091C0220F, and 48091C0230F date September 2, 2009 (Reference Attachment B).

The proposed improvements include the construction of 7,445.35 - LF of street paving and 30 lots. BMPs for this construction include silt fence, rock berm, stabilized construction entrance, concrete washout pit, and temporary soils and staging area (Attachment D). 200 Mitchell Ranch, LLC. is the permitted entity that will operate the proposed site.

a. Storm Water Drainage System

The total Estates at Mitchell Ranch Development covers 193.70 acres. There is no existing impervious cover. The proposed development will increase the impervious cover to be 35.22 acres or 18.20% at full development of the subdivision (including the homes). The existing runoff from the site was determined using the SCS Method. The runoff coefficient for the undeveloped site ranges from 0.4 to 0.55 based on the storm return interval for undeveloped pasture/range on a 2-11% slope. The proposed conditions runoff coefficient a weighted average of asphaltic, concrete and pasture/range on a 2-11% slope. These values were derived from the most current revision of the City of Bulverde Drainage Design Criteria Manual. Tables showing the drainage areas and resulting flows are the drainage area maps are in Attachment C.

2.0 SWPPP Coordinator

The SWPPP coordinator for the subdivision will be the contractor during construction. After construction is complete, the coordinator position will be turned over to the Home Owners Association (HOA). Any deficiency noted must be corrected immediately by the HOA.

The HOA Board of Directors will oversee the scheduling of inspections and maintenance. Phil Zaccaria of 200 Mitchell Ranch, LLC will sit on the Board of Directors for as long as 200 Mitchell Ranch, LLC is named Declarant and will establish the inspection and maintenance plans for the Organization; and inspection records will be maintained at the 200 Mitchell Ranch, LLC. offices.

3.0 Identification of Potential Storm Water Contaminants

This section identifies potential storm water contaminates located on the subdivision site during and after construction.

a. Potential Contaminants During Construction

This project includes the construction of storm drain and street paving. The possible sources of contamination include sediment transport from runoff and fuel spills by the Contractor while refueling equipment. Other small quantities of solvent for construction may be present. Contractor shall keep all fuel transfers and any other contaminants used secure. According to records, there have not been any spills in uncovered areas on the subdivision site.

b. Potential Contaminants Upon Completion of Construction

This project includes the construction of 30 platted residential lots on the 193.70-acre site. There will be an increase of impervious cover of 35.22 acres or 18.20% at full development. The potential sources of storm water contamination from residential lots include driveway and roadway runoff and residential household spills.

4.0 Storm Water Management Controls and Monitoring Plan

This section discusses the storm water management controls required by the permit and describes the best management practices selected to address the areas of concern identified in Section 3.0 of this SWPPP.

a. Stormwater Management During Construction

This project includes temporary erosion controls including silt fence, rock berms, concrete wash out area, filter curb inlet protection, and stabilized construction entrances and exits. There will 3,838.03 linear feet of silt fence used, placed down gradient of all proposed construction. The stabilized construction entrance will be installed at the beginning of the project and the rock berms will be established at the existing low points prior to construction.

Additionally, the contractor will pile the spoils from trench excavation on the uphill side of the trench, with a minimum of one foot between the trench and the pile, to prevent storm water from entering the trench. Furthermore, the contractor will be directed to minimize site disturbance and avoid having equipment in areas that are not necessary for the construction. Natural vegetation shall be left undisturbed and will help remove sediment if any bypass at silt fences or other structural measures occurs.

b. Monitoring Plan During Construction

The Contractor will be directed to inspect and maintain all temporary BMPs. The design engineer will also make regular visits to the project and will provide visual inspections as well. Any deficiency noted must be corrected immediately by the contractor.

Maintenance:

1. Inspect all silt fence, rock berms, concrete wash out areas, sediment basins, and stabilized concrete entrances and exits weekly and after any rainfalls. Inspect the filter curb inlet protection daily.

2. Remove sediment when buildup reaches 6 inches on silt fence, rock berms, or sediment basins or install a second line of silt fence parallel. Remove sediment when buildup reaches 2 inches in filter curb inlet protection.
3. Replace any torn fabric in the silt fence or filter curb inlet protection.
4. Replace or repair any sections crushed or collapsed during construction.
5. See storm water pollution plan details as shown in the construction plans for proper size and installation.
6. Contractor to maintain a daily log and note any deficiencies to temporary BMPs and corrective action taken. Rainfall events shall also be noted.

5.0 Compliance and Reporting Requirements

As per TCEQ requirements, a SWPPP was prepared for the Estates at Mitchell Ranch. The SWPPP will be maintained by 200 Mitchell Ranch, LLC. and will be made available to the state or federal compliance inspection officer upon request.

Inspection and maintenance will be held quarterly and after rainfall events of more than one inch. The inspection record can be found in Attachment E.

An employee training program will be developed and implemented to educate employees about the requirements of the SWPPP. This education program will include background on the components and goals of the SWPPP and hands-on training in proper inspection procedures. All new employees will be trained within one week of their start date.

Records described in the SWPPP must be retained on site for 5 years beyond the date of the approval date notifying the site of coverage under a storm water permit. Additionally, employee training records shall also be maintained.

If the subdivision expands, experiences any significant process modifications, or changes any requirements which could impact storm water, the SWPPP will be amended appropriately. The amended SWPPP will have a description of the new activities that contribute to the increased pollutant loading and planned source control activities.

The SWPPP will also be amended if the state or federal compliance inspection officer determines that it is ineffective in controlling storm water pollutants discharged to waters.

This plan has been approved and signed by Phil Zaccaria, the authorized representative of the HOA Board of Directors for Mitchell Tract Residential Development.

_____ _____

Party Responsible for Maintenance Date

Attachment A

Location Map

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

LOCATION MAP

4/20/2022

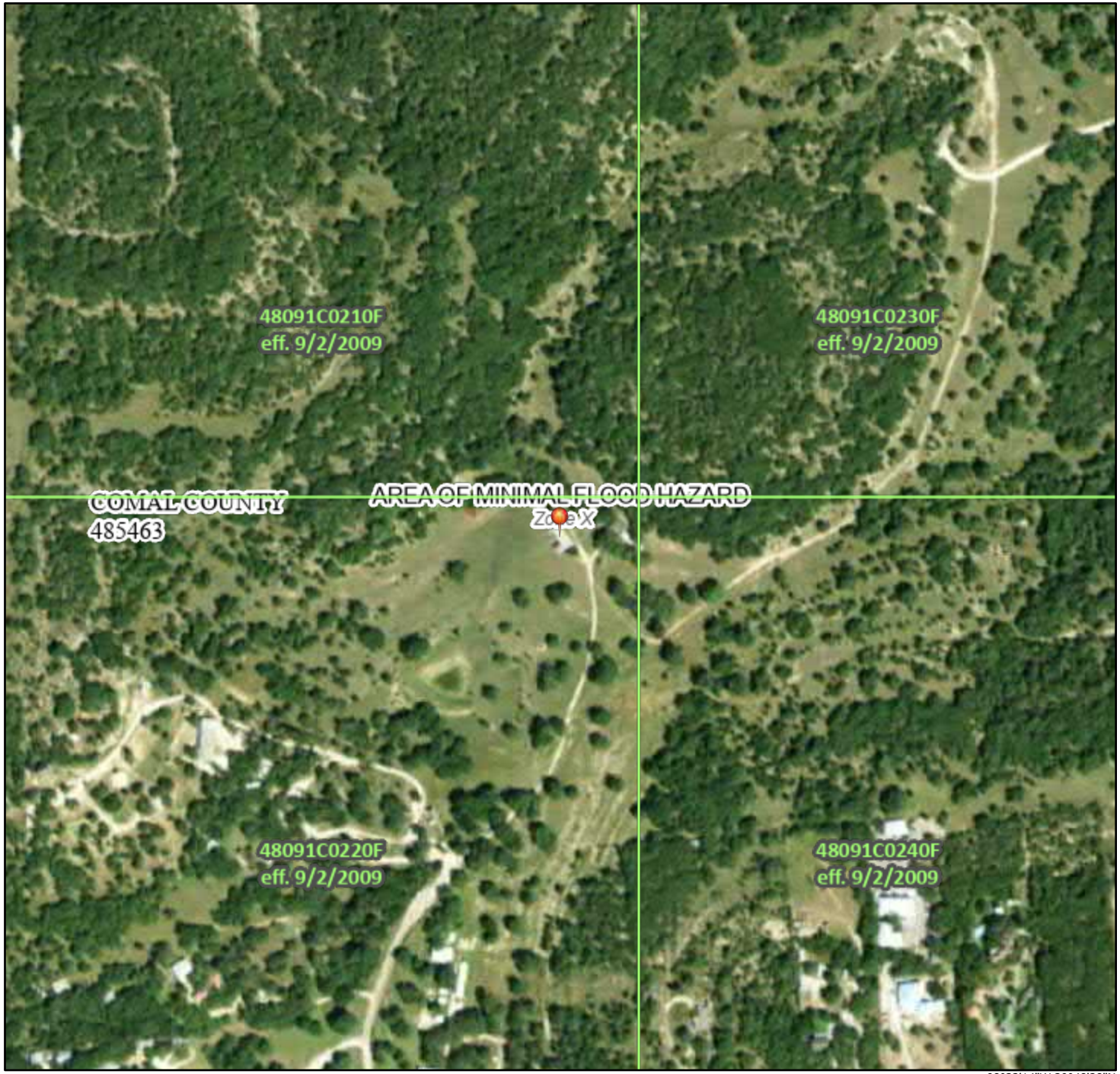
Attachment B

FEMA FIRM Map

National Flood Hazard Layer FIRMette

FEMA

98°22'51"W 29°48'59"N



98°22'14"W 29°48'28"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
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N

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Attachment C

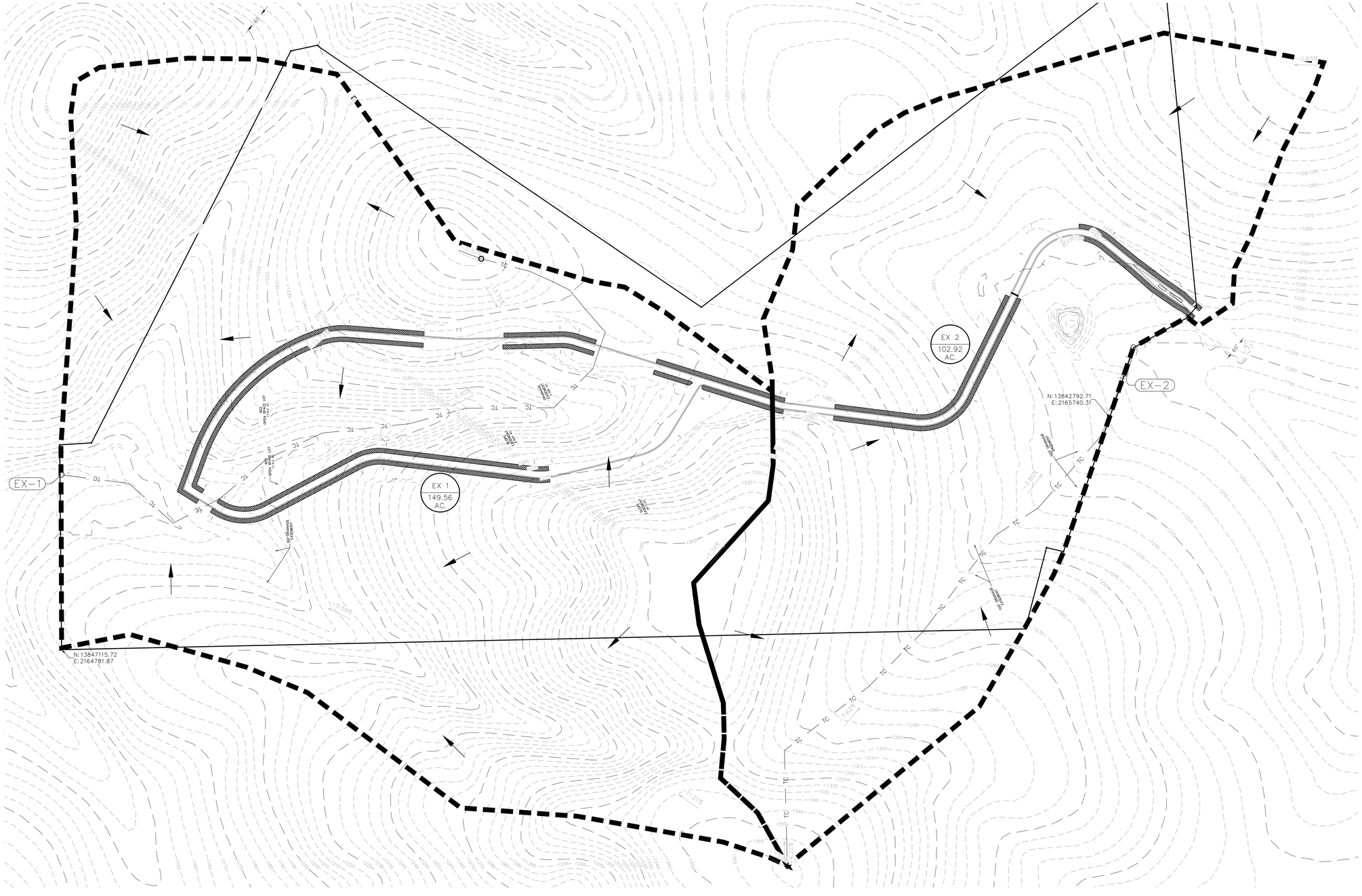
Drainage Calculations and Plans

Table 1-Existing Drainage Areas								
Point of Concentation	Drainage Area	Area	Tc	CN	Q2	Q10	Q25	Q100
1	EX-1	149.56	21.2	77	220.92	494.3	708.59	1120.58
2	EX-2	102.92	20	77	160.25	357.72	513.96	812.74

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- DRAINAGE AREA
- TC — TC — TIME OF CONCENTRATION
- A–1 — POINT OF CONCENTRATION
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL

0 100 200 400
HORIZONTAL SCALE: 1:200



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
RYAN P. SHAW
144658
LICENSED
PROFESSIONAL ENGINEER

2/7/2023

EXISTING DRAINAGE AREA MAP

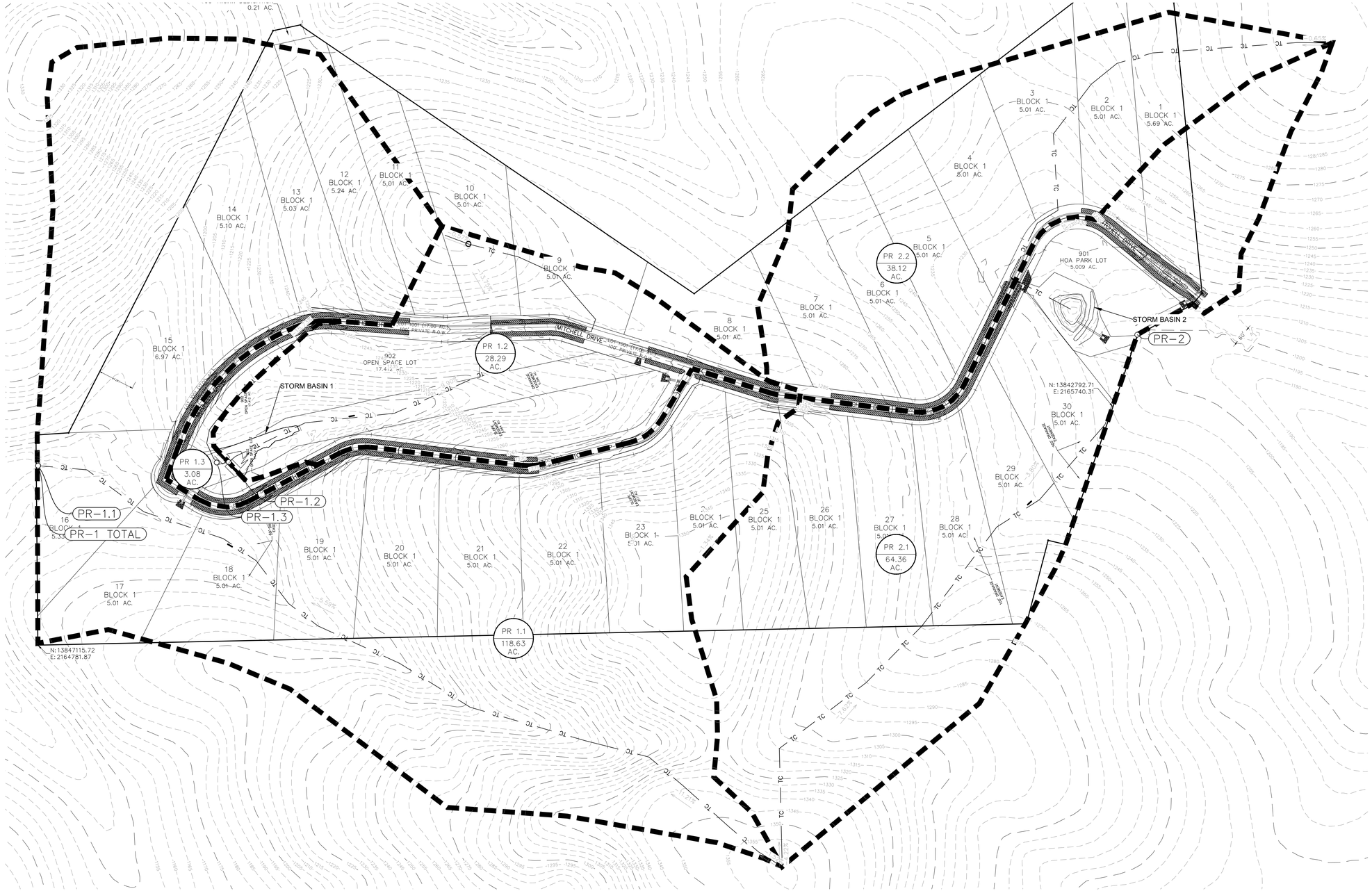
ESTATES AT MITCHELL RANCH
RESIDENTIAL DEVELOPMENT
BULVERDE, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	February 2023
DRAWN BY:	KP
DESIGNED BY:	ZH
REVIEWED BY:	RS
HMT PROJECT NO.:	402.003

SHEET
C1.01

Table 5 - Existing to Proposed Comparison (with ponds)					
Point of Concentration	Draiange Areas	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-1	EX 1	220.92	494.3	708.59	1120.58
PR-1	PROP 1.1-1.3	219.36	482.32	684.65	1073.33
Proposed is Less Than or Equal to Existing		YES	YES	YES	YES
Point of Concentration	Drainage Area	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-2	EX 2	160.25	357.72	513.96	812.74
PR-2	PROP 2.1-2.2	151.45	338.51	486.27	774.40
Proposed is Less Than or Equal to Existing		YES	YES	YES	YES



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600
HMT ENGINEERING & SURVEYING

STATE OF TEXAS
RYAN P. SHAW
144658
LICENSED PROFESSIONAL ENGINEER

2/7/2023

PROPOSED DRAINAGE AREA MAP

ESTATES AT MITCHELL RANCH
RESIDENTIAL DEVELOPMENT
BULVERDE, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

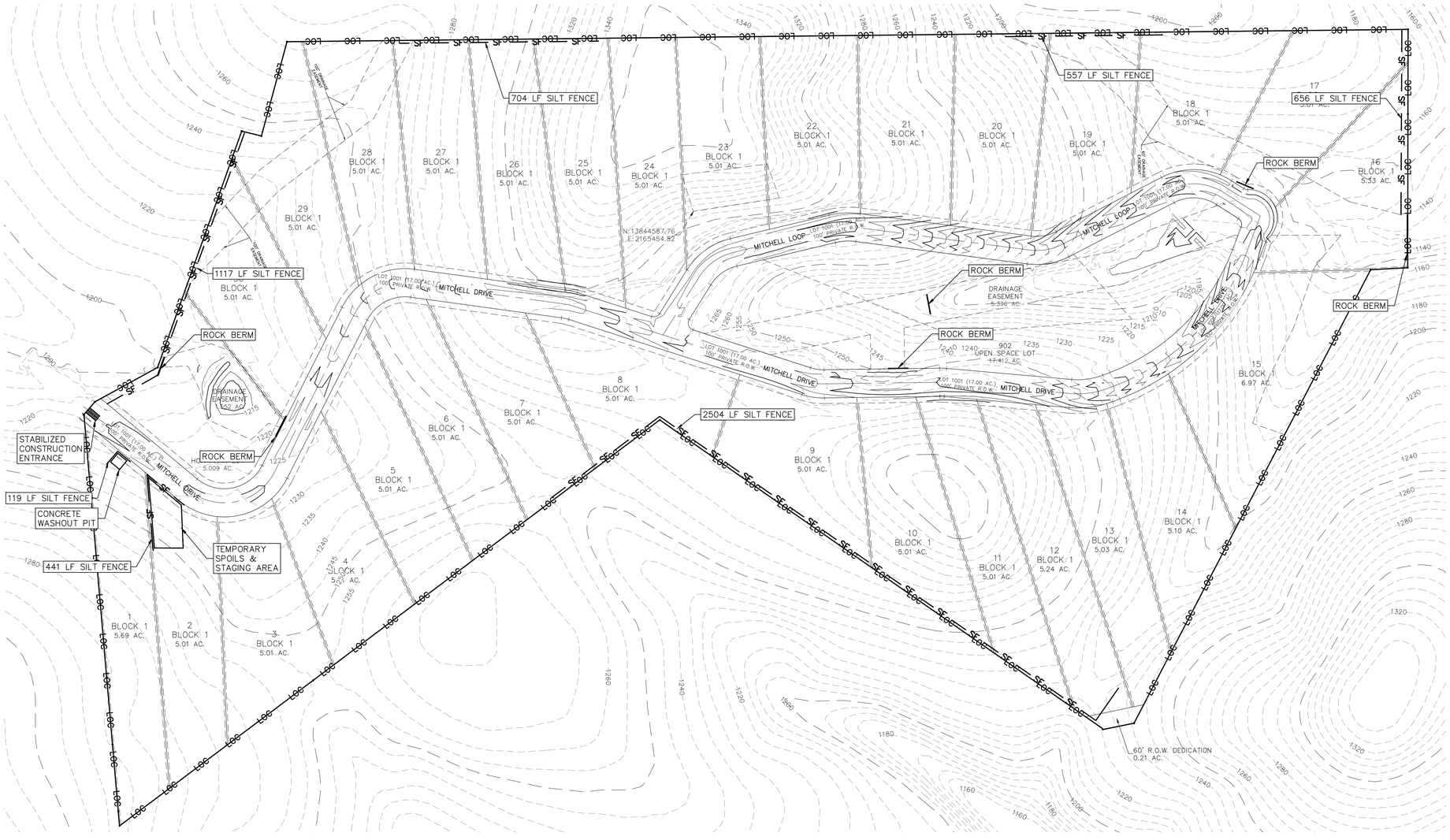
DATE:	February 2023
DRAWN BY:	KP
DESIGNED BY:	ZH
REVIEWED BY:	RS
HMT PROJECT NO.:	402.003

SHEET

C1.02

Attachment D

Temporary BMP Plans



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

NOTE:

PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINEWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

HMT ENGINEERING & SURVEYING

STATE OF TEXAS
RYAN P. SHAW
144658
LICENSED PROFESSIONAL ENGINEER

2/7/2023

EROSION CONTROL PLAN

ESTATES AT MITCHELL RANCH
RESIDENTIAL DEVELOPMENT
BULVERDE, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	February 2023
DRAWN BY:	KP
DESIGNED BY:	ZH
REVIEWED BY:	RS
HMT PROJECT NO.:	402.003

SHEET

C2.01

CONCRETE WASHOUT AREAS

THE PURPOSE OF CONCRETE WASHOUT AREAS IS TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

THE FOLLOWING STEPS WILL HELP REDUCE STORMWATER POLLUTION FROM CONCRETE WASTES:

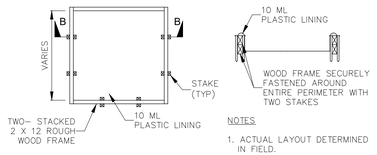
- INCORPORATE REQUIREMENTS FOR CONCRETE WASTE MANAGEMENT INTO MATERIAL SUPPLIER AND SUBCONTRACTOR AGREEMENTS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
- PERFORM WASHOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS.

FOR ONSITE WASHOUT:

- LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
- WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.

BELOW GRADE CONCRETE WASHOUT FACILITIES ARE TYPICAL. THESE CONSIST OF A LINED EXCAVATION SUFFICIENTLY LARGE TO HOLD EXPECTED VOLUME OF WASHOUT MATERIAL. ABOVE GRADE FACILITIES ARE USED IF EXCAVATION IS NOT PRACTICAL. TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAILS AT THE END OF THIS SECTION, WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

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

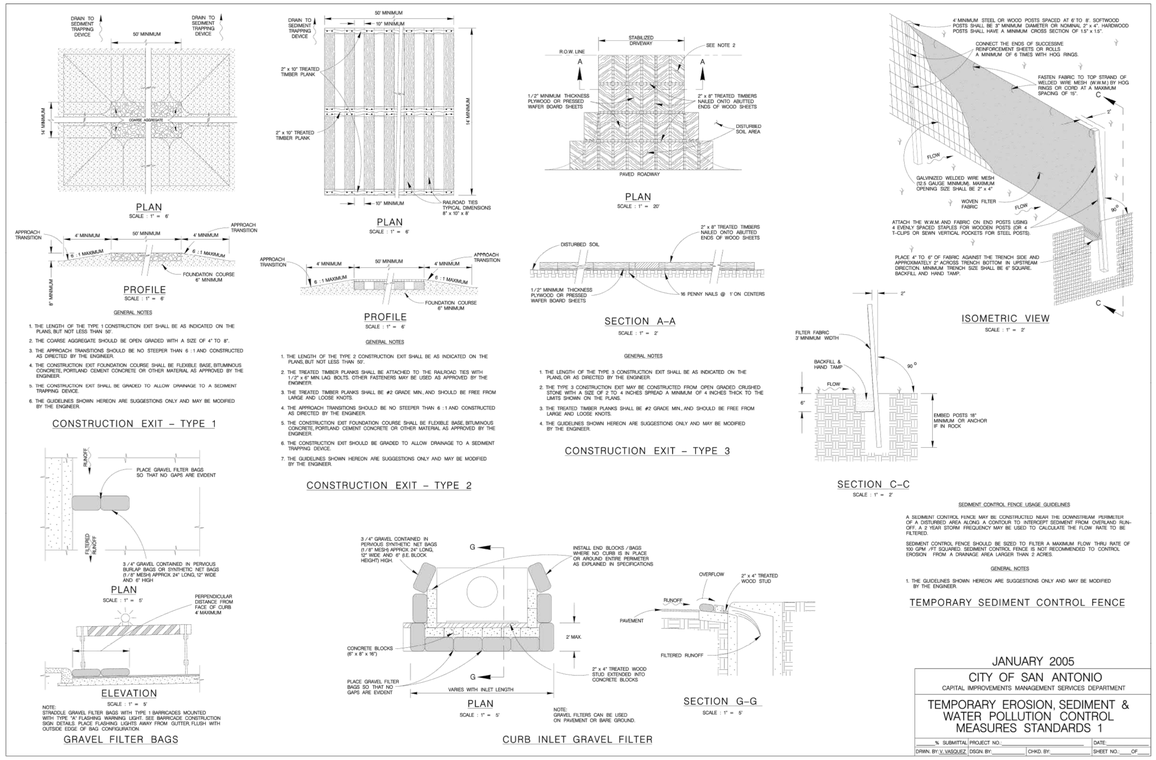


PLAN SECTION B–B

NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.

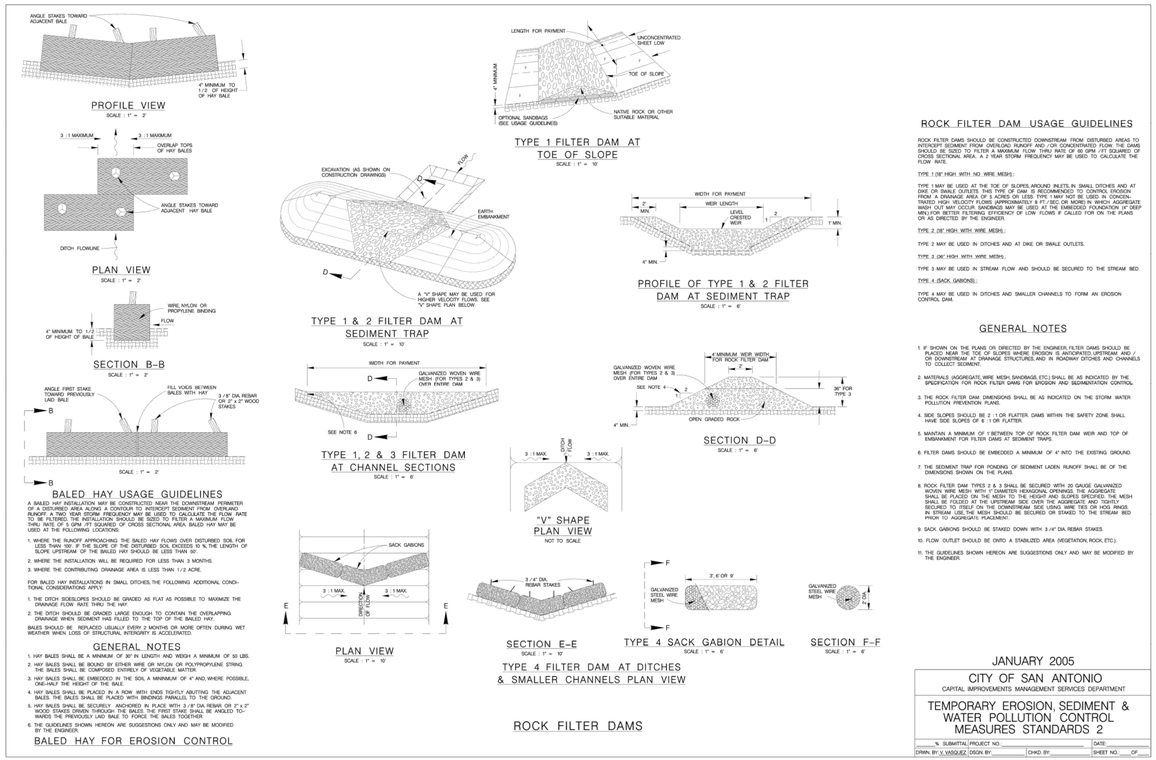
CONCRETE WASHOUT PIT DETAIL
TYPE "ABOVE GRADE"
NOT TO SCALE



JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

% SUBMITTAL	PROJECT NO.	DATE
DRWN. BY: V. VASQUEZ	DSGN BY:	CHKD. BY:

SHEET NO. OF



ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND FOR CONCENTRATED FLOW. THE DAMS MAY BE USED TO FILTER A MAXIMUM FLOW THRU RATE OF 50 GPM / FT SQUARED OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH, WITH NO WIRE MESH):

TYPE 1 MAY BE USED AT THE TOE OF SLOPES AROUND INLETS, IN SMALL DITCHES AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROXIMATELY 8 FT. / SEC) OR MORE) IN WHICH AGGREGATE OR ROCK FILTER DAMS SHOULD BE USED. TYPE 1 MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH, WITH WIRE MESH):

TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH, WITH WIRE MESH):

TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS):

TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED UPSTREAM AND / OR DOWNSTREAM AT DRAINAGE STRUCTURES AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE STORM WATER POLLUTION PREVENTION PLANS.
4. SIDE SLOPES SHOULD BE 2 : 1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES OF 6 : 1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO THE EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM AND DOWNSTREAM SIDES AND SHALL BE SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE, THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3 /4" DIA REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 2

% SUBMITTAL	PROJECT NO.	DATE
DRWN. BY: V. VASQUEZ	DSGN BY:	CHKD. BY:

SHEET NO. OF

LEGEND

- 700 EXISTING CONTOURS
- 700 PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SF SILT FENCE
- LOC LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 1053600

STATE OF TEXAS
RYAN P. SHAW
144658
LICENSED
PROFESSIONAL ENGINEER

2/7/2023

EROSION CONTROL DETAILS

ESTATES AT MITCHELL RANCH
RESIDENTIAL DEVELOPMENT
BULVERDE, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: February 2023
DRAWN BY: KP
DESIGNED BY: ZH
REVIEWED BY: RS
HMT PROJECT NO.: 402.003

SHEET
C2.02

Attachment E

SWPPP Inspection Records

SWPPP Inspection Report
Attachment D

Operator: _____ Date: _____

Job Name: _____ Receiving Waters: _____

Location: _____ Map Grid: _____

Inspector: _____ Inspector Qualifications: _____

Is this site over the Aquifer recharge or contributing zone ____ If this site is in compliance with the SWPPP and Permit _____

Visual Inspection of the Site	**Y**	**N**	**N/A**	**Comments**
NOI Posted?				
Site Notice Posted?				
Was a copy of the NOI sent to the Reporting agency?				
SWPPP Plan in Box?				
Copy of WPAP in the box? (If applies)				
SWPPP Information updates				
Material list updated?				
Project Milestone current with intended dates?				
All current locations of BMP's Identified on plans?				
Areas under operators control clearly Identified on site map?				
Trash Containers and Restrooms noted?				
Stabilized areas updated or noted on plans?				
Site Conditions				
Entrance and exits free from off site tracking?				
Trash and Debri being contained on site?				
Material storage area effectively controlling pollutants?				
Wash out pit working order?				
Are all pollutants contained on site?				
Erosion Control devices in working order?				
Are all BMP's Adequate for this site at this times				
Hazardous Waste				
Is there materials being exposed to storm water runoff?				
Any signs of major leaks or spills?				
Any leaks or spills of reputable Quanitiy need to be reported?				

SWPPP Inspection Report
Attachment D

Job Name: _____ Date: _____

Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date
Location	What Failed and Amount	Reason	Modification to be made	Correction Date

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

Qualified BMP Inspector: _____

SWPPP Inspection Report
Attachment D

Job Name: _____ Date: _____

Construction Activities and location

Block/Lot or Address	Work being done	Date

NOTES:

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

I Phil Zaccaria,
Print Name

Owner,
Title - Owner/President/Other

of 200 Mitchell Ranch, LLC,
Corporation/Partnership/Entity Name

have authorized Jessica Calhoun, P.E.
Print Name of Agent/Engineer

of HMT Engineering and Surveying
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:

Applicant's Signature

2-27-23
Date

THE STATE OF Texas §

County of Comal §

BEFORE ME, the undersigned authority, on this day personally appeared Philip Zaccaria 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 27 day of February, 2023.

NOTARY PUBLIC

GINGER ANN TAYLOR
Notary ID #133290703
My Commission Expires
August 24, 2025

Ginger Ann Taylor
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8/24/25

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Estates at Mitchell Ranch
Regulated Entity Location: 200 Mitchell Drive, Spring Branch, Texas 78070
Name of Customer: 200 Mitchell Ranch, LLC
Contact Person: Phil Zaccaria Phone: 210-860-7445
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☒ Comal ☐ Kinney

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

☐ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☒ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(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	193.70 Acres	$ 8,000
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	Each	$
Extension of Time	Each	$

Signature: Jessica Calhoun

Date: 02/24/2023

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

Project	Project Area in Acres	Fee
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	Cost per Linear Foot	Minimum Fee-Maximum Fee
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	Cost per Tank or Piping System	Minimum Fee-Maximum Fee
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	Fee
Exception Request	$500

Extension of Time Requests

Project	Fee
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)*

☒ New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Attachments **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)*

☐ Yes ☒ No

3. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	4. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy) 3/3/2023

6. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check only one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other: _____

7. General Customer Information

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State) ☐ No Change**

If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.

8. Type of Customer:	☒ Corporation	☐ Individual	☐ Sole Proprietorship- D.B.A
☐ City Government	☐ County Government	☐ Federal Government	☐ State Government
☐ Other Government	☐ General Partnership	☐ Limited Partnership	☐ Other:

9. Customer Legal Name *(If an individual, print last name first: ex: Doe, John)*	*If new Customer, enter previous Customer below*	*End Date:*
200 Mitchell Ranch, LLC		

10. Mailing Address:								
	7055 FM 1863							
	City	Bulverde	State	TX	ZIP	78163	ZIP + 4	4211

11. Country Mailing Information *(if outside USA)*	12. E-Mail Address *(if applicable)*
	pnppetroleum@yahoo.com

13. Telephone Number	14. Extension or Code	15. Fax Number *(if applicable)*
(210) 860-7445		( ) -

16. Federal Tax ID *(9 digits)*	17. TX State Franchise Tax ID *(11 digits)*	18. DUNS Number *(if applicable)*	19. TX SOS Filing Number *(if applicable)*
87-139916	32079833540		804123778

20. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

21. Independently Owned and Operated?

☒ Yes ☐ No

SECTION III: Regulated Entity Information

22. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information ☐ No Change** *(See below)*

****If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.**

23. Regulated Entity Name *(name of the site where the regulated action is taking place)*

Estates at Mitchell Ranch

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	200 Mitchell Drive							
	City	Spring Branch	State	TX	ZIP	78070	ZIP + 4	7010
25. Mailing Address:	7055 FM 1863							
	City	Bulverde	State	TX	ZIP	78163	ZIP + 4	4211

26. E-Mail Address:	pnppetroleum@yahoo.com

27. Telephone Number	28. Extension or Code	29. Fax Number *(if applicable)*
(210) 494-9189		( ) -

30. Primary SIC Code (4 digits)	31. Secondary SIC Code (4 digits)	32. Primary NAICS Code (5 or 6 digits)	33. Secondary NAICS Code (5 or 6 digits)
1521	1611	236115	237310

34. What is the Primary Business of this entity? *(Please do not repeat the SIC or NAICS description.)*
Residential Subdivision

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	Approximately 0.65 miles North of Mitchell Dr and TX-46 W Intersection

36. Nearest City	County	State	Nearest ZIP Code
Spring Branch	Comal	TX	78070

37. Latitude (N) In Decimal:	29.813590		38. Longitude (W) In Decimal:	-98.377430	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	48	48.924	98	22	38.748

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Industrial Hazardous Waste	☐ Municipal Solid Waste
☐ New Source Review – Air	☒ OSSF	☐ Petroleum Storage Tank	☐ PWS	☐ Sludge
☐ Stormwater	☐ Title V – Air	☐ Tires	☐ Used Oil	☐ Utilities
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☒ Other: Contributing Zone Plan

SECTION IV: Preparer Information

40. Name:	Jessica Calhoun, P.E., CFM	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 255-7873		(830) 625-8556	jessica.calhoun@hmtnb.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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	HMT Engineering & Surveying	Job Title:	Project Manager	
Name *(In Print)* :	Jessica Calhoun, P.E.		Phone:	(210) 255-7873
Signature:	Jessica Calhoun		Date:	3/3/2023