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: Alamo City Storm Soccer Club					**2. Regulated Entity No.:** 111723730				
3. Customer Name: Alamo City Storm Soccer Club					**4. Customer No.:** Not issued				
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):**			36.1293
9. Application Fee:	500		**10. Permanent BMP(s):**			NA			
11. SCS (Linear Ft.):	NA		**12. AST/UST (No. Tanks):**			0			
13. County:	Bexar		**14. Watershed:**			Cibolo Creek # 1908 - San Antonio 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 X Trinity-Glen Rose	___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.
Cari Harrington, Consultant Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 8/17/23

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: Cari Harrington

Date: August 7, 2023

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Alamo City Storm Soccer Club
2. County: Bexar
3. Stream Basin: Cibolo Creek # 1908 - San Antonio River Basin
4. Groundwater Conservation District (If applicable): Trinity Glen Rose
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☐ Modification
   ☐ AST
   ☐ UST
   ☒ Exception Request

7. Customer (Applicant):

   Contact Person: Clarence Franke
   Entity: Alamo City Storm Soccer Club
   Mailing Address: 2552 Boardwalk St.
   City, State: San Antonio, TX Zip: 78217
   Telephone: 210-481-5808 FAX: NA
   Email Address: gm@sacitysc.com

8. Agent/Representative (If any):

   Contact Person: Cari Harrington
   Entity: H2O GeoSolutions, LLC
   Mailing Address: PO Box 1446
   City, State: Bastrop, TX Zip: 78602
   Telephone: 512-785-9801 FAX: NA
   Email Address: cari@h2ogeotx.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 City 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.

    The project is located at 204 W. Specht Rd, San Antonio, TX 78260, Latitude: 29.727609° N / Longitude: -98.498653°W.

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: Soccer Fields

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:

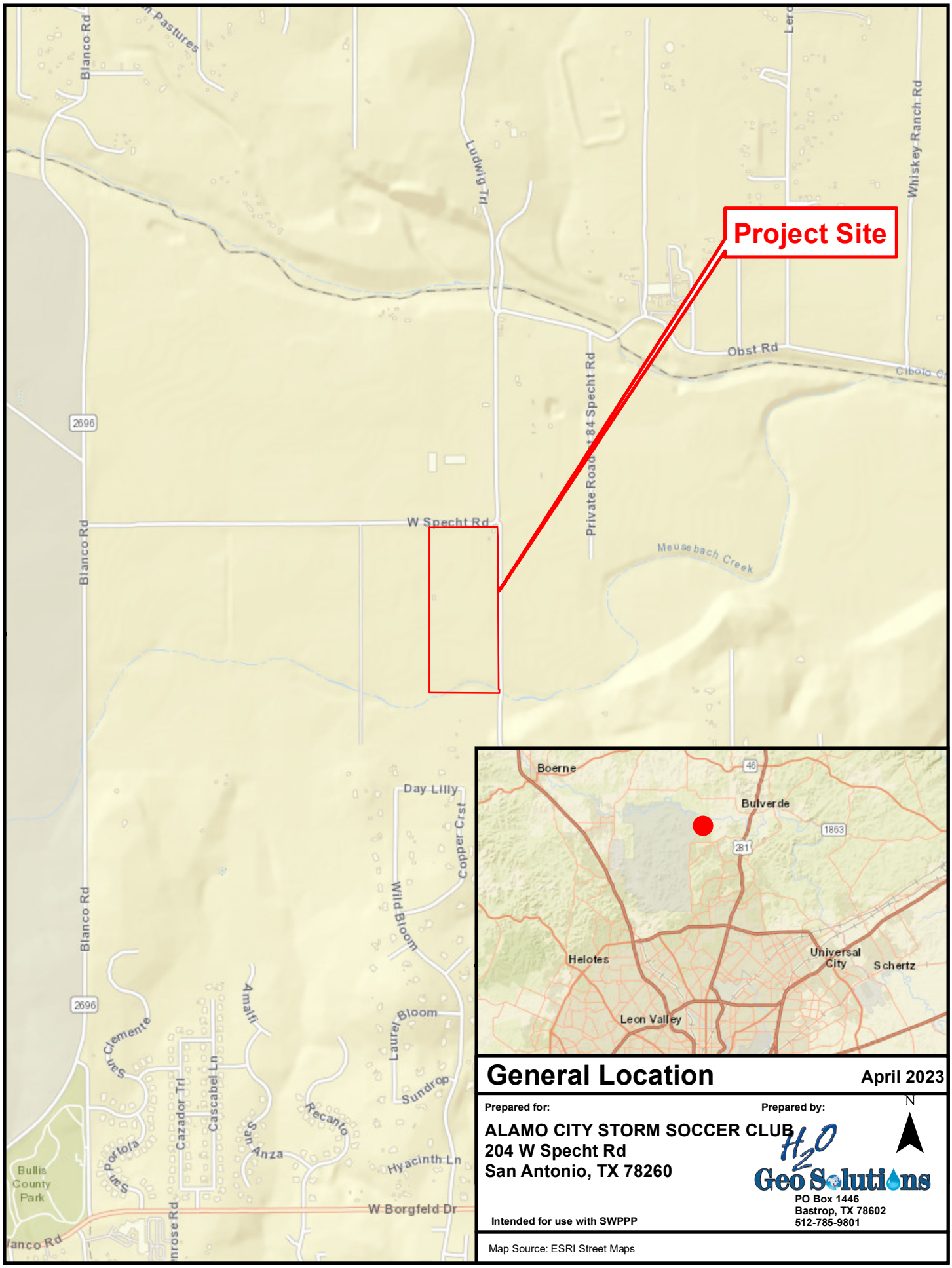
- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an 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.



General Location

April 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

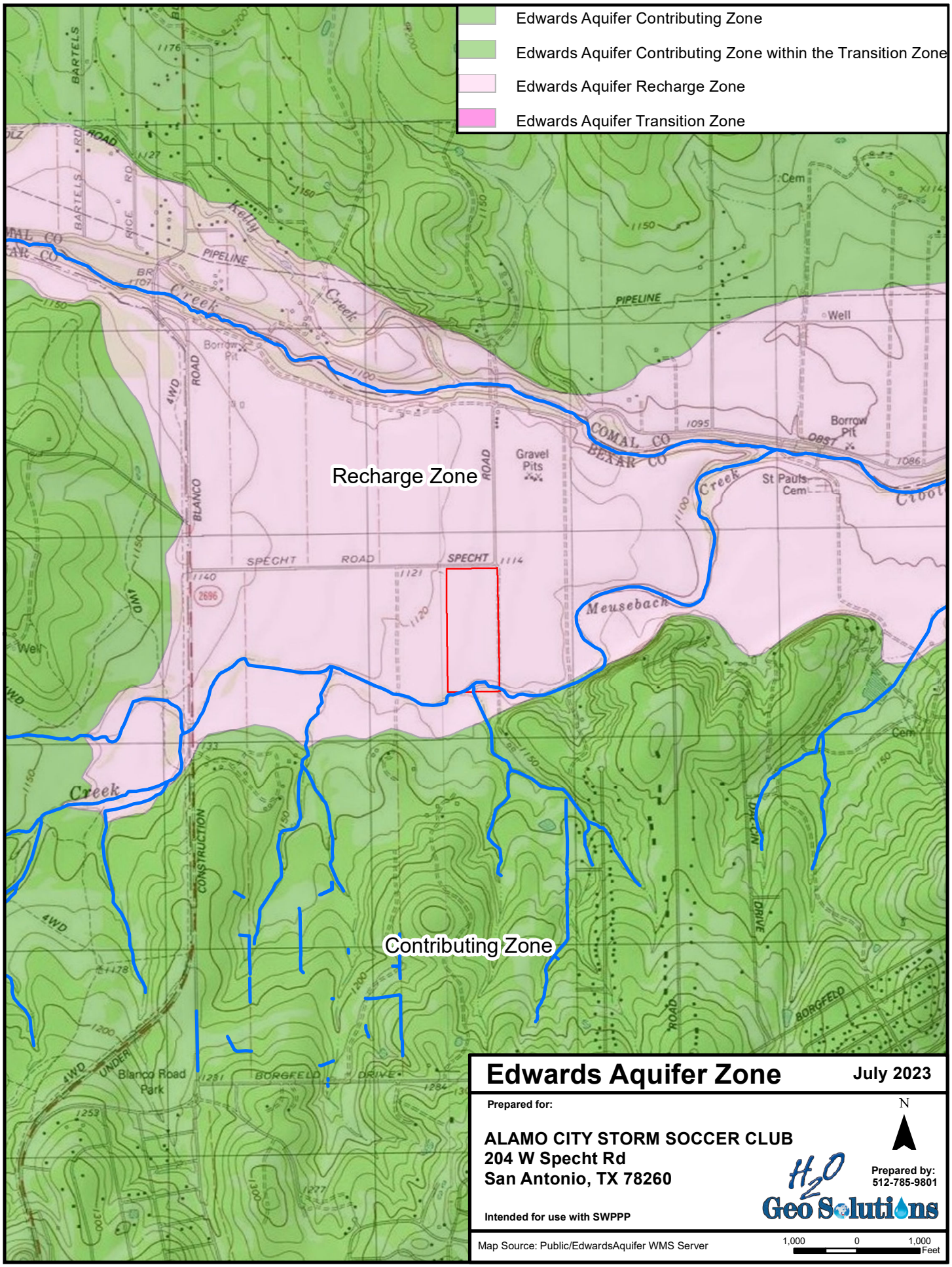
Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Map Source: ESRI Street Maps



Edwards Aquifer Zone

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

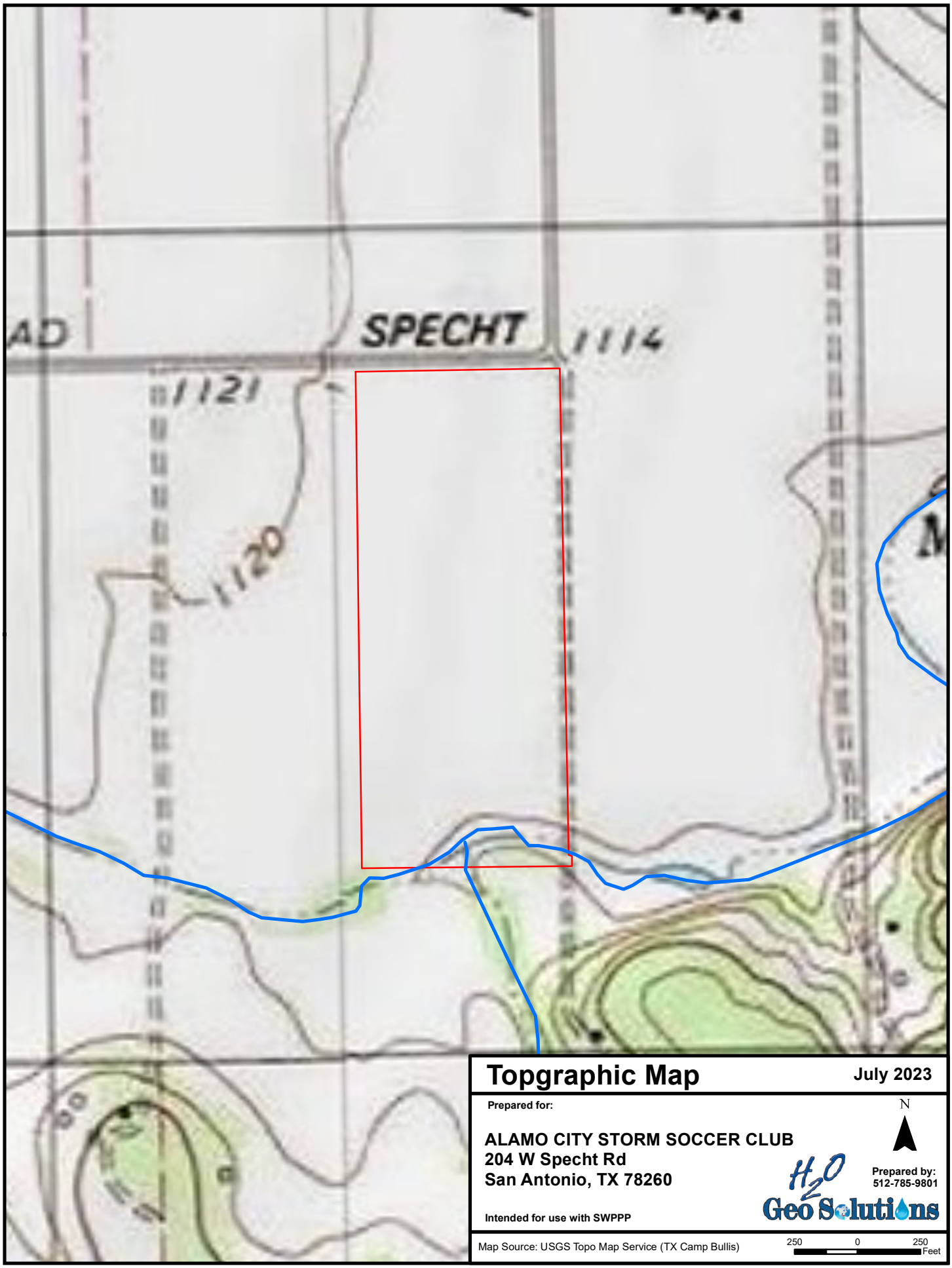
Intended for use with SWPPP

N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: Public/EdwardsAquifer WMS Server

1,000 0 1,000 Feet



Topgraphic Map

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with SWPPP

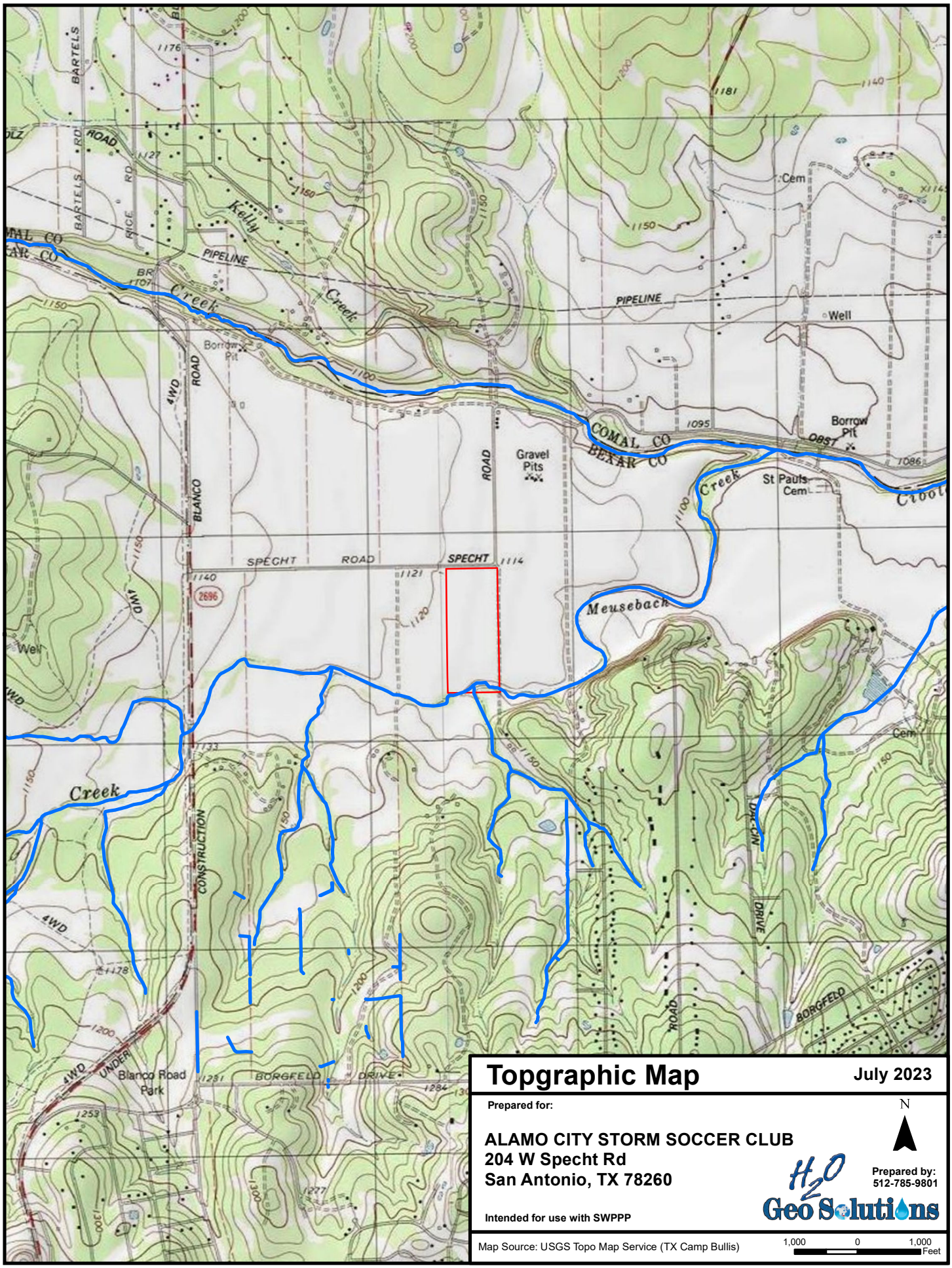
N

Prepared by:
512-785-9801

H_2O Geo Solutions

Map Source: USGS Topo Map Service (TX Camp Bullis)

250 0 250 Feet



Topgraphic Map

July 2023

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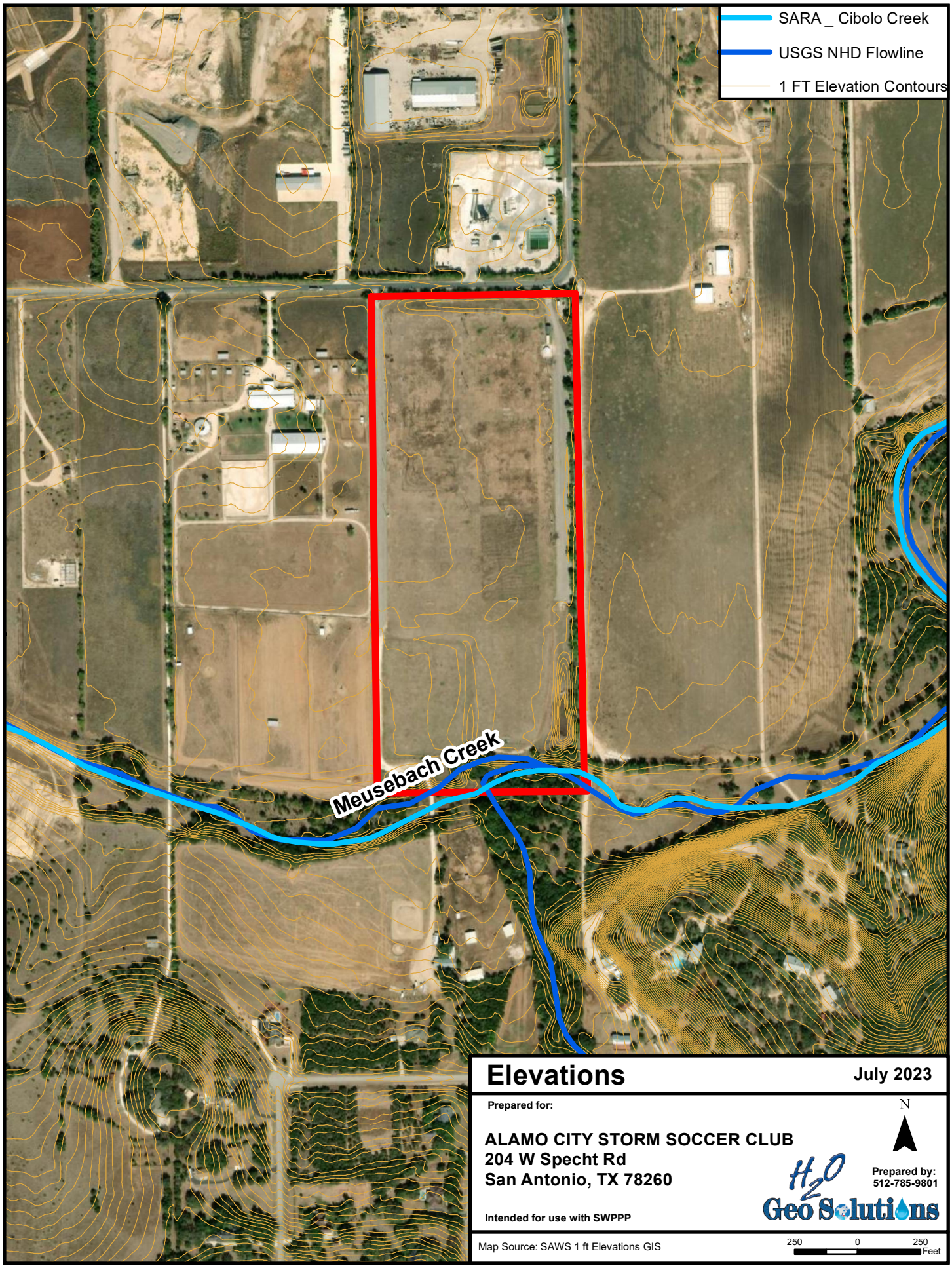
N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: USGS Topo Map Service (TX Camp Bullis)

1,000 0 1,000 Feet



Elevations

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

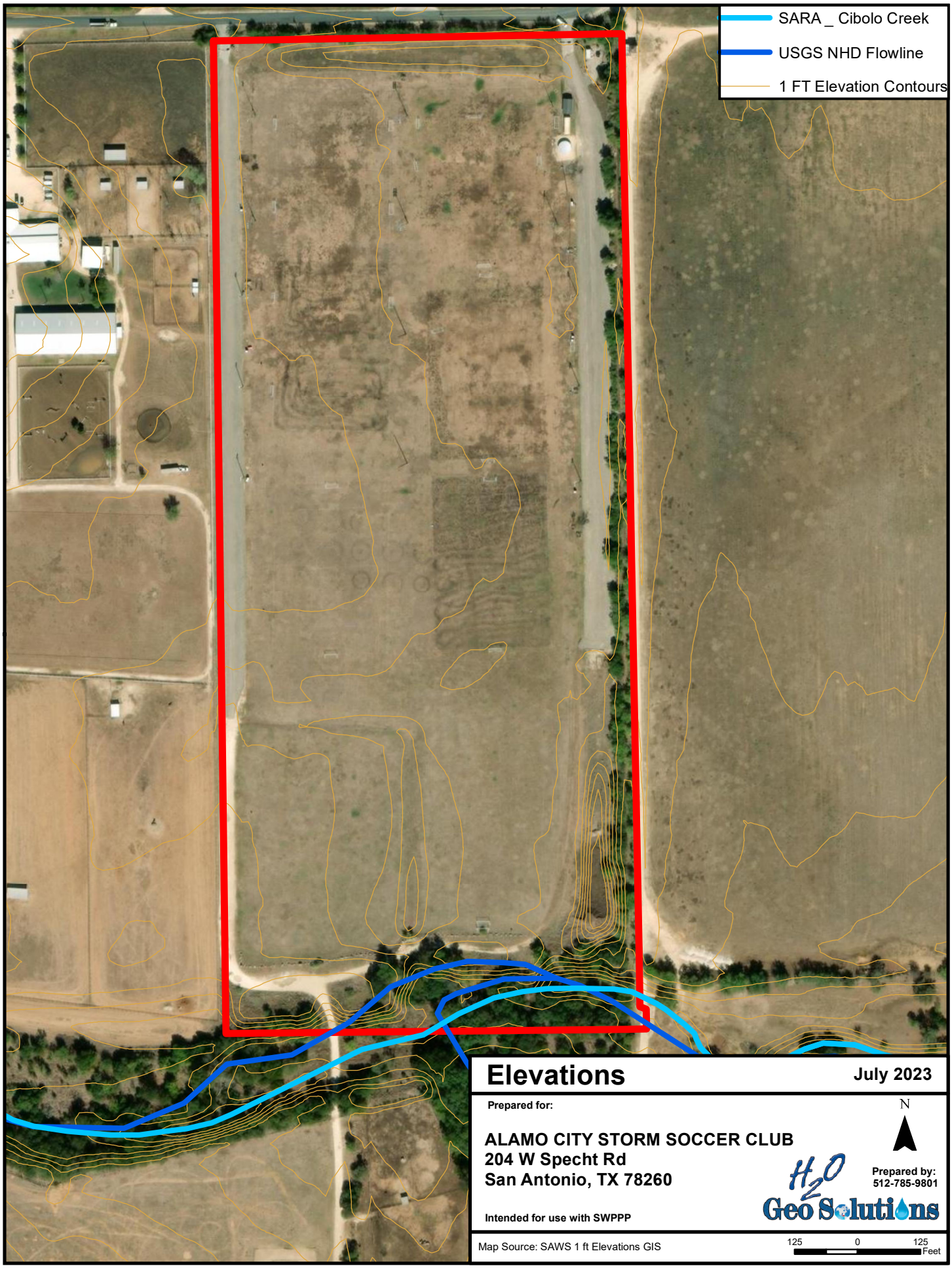
Intended for use with SWPPP

N

Prepared by:
512-785-9801
H_2O Geo Solutions

Map Source: SAWS 1 ft Elevations GIS

250 0 250 Feet



Elevations

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with SWPPP

N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: SAWS 1 ft Elevations GIS

125 0 125 Feet

ATTACHMENT C

PROJECT DESCRIPTION

DESCRIPTION OF PROPOSED ACTIVITIES

The project scope of work consists of the installation of two prebuilt 672 square foot public restroom facilities, installation of OSSF with spray irrigation, connections to existing underground utilities and resodding of the soccer fields. There will be no grading or fill activities. The current impervious cover, drainage patterns and elevations will not be altered. Construction activities will occur within the limits of construction (LOC) for this project which is 32.6 acres of the 36.071 acre property. The majority of the work will occur within the 1112 to 1116 ft ASL elevation. No work will occur beyond current drives / paths or near the stream.

NEW STRUCTURES

Prefabricated restrooms will be installed on the east and west sides of the existing soccer fields. Structures shall be placed on piers with anchors. The finished floor elevation will be 1 foot to 18 inches above the Base Flood Elevation after construction.

OWNERSHIP

According to Bexar County Central Appraisal District records for parcel number 261819, in February 2000 the Northeast Youth Soccer Club of San Antionio (NEYSO) acquired the property. The current Owner, Alamo City Storm Soccer Club (ACSSC) was deeded the property on December 08, 2022. Property surveys are included in the floodplain permit application in Appendix A.

EASEMENTS

The adjoining property to the south of the location, parcel 261820, has a 20-foot ingress/egress easement located on the east site of the property for access. This easement area is not developed or in use. The adjoining property owner currently utilizes the west entrance and roadway for property access.

A 50 ft easement for an underground gas line transverses the property.

HISTORICAL USE AND DEVELOPMENT

According to a review of historical photography from Bexar County, USDA and Google Earth dating prior to 1996, the site was undeveloped farm/crop land. A summary of developments based on the aerial photos in the floodplain application included in Appendix A are as follows:

- 2002 – Roads (dirt paths) to adjoining property
- 2003 – Drainage improvements, west side parking/drive, wellhouse and storage tank
- 2004 – Parking/drives expanded
- 2006 – Drainage appears fully developed (widened) and north ditch, compaction of south roadway/path, connection to southern property parcel drive
- 2008 – Roadway to south adjoining parcel expanded, creek drainage changes

CONVEYED WITH PROPERTY

When ACSSC took possession of the property, the existing soccer fields, four water wells, drainage swales and culverts, parking and driveways with asphalt/ gravel improvements were established. Structures included a wellhouse, six light poles, a shipping/storage container and two above ground tanks as shown on the Site Plan and Survey.

CHANGES MADE SINCE OWNERSHIP

A 25ft diameter non-potable water storage tank and six additional light poles on the south fields have been installed on the property.

PERMANENT STORMWATER CONTROLS

Existing permanent stormwater controls at the site include swales/channels and culverts conveying stormwater run on and run off for the site. A 0.712 acre drainage easement is located along the eastern parcel boundary. Details and photos of existing stormwater controls and drainage have been presented in Part 2.6 of the Floodplain permit application in Appendix A.

SURFACE WATERS

Direct storm water runoff from the site flows in an eastern and southern direction towards Muesebach Creek located south of the LOC. Muesebach Creek (subbasin HUC 10434) flows in a northeastern direction until its confluence with Cibolo Creek Segment No. 1908 1.6 miles from the site. Cibolo Creek is within in the San Antonio River Basin. The centerlines of Muesebach Creek differ slightly between the NHD Flowline and the Cibolo Creek S Hydro Reach alignments provided by SARA.

FLOODPLAINS

According to FIRM map number 48029C0130G, the site is within an AE (100 year) Zone. The base flood elevation is 1116 to 1117 with slopes less than 1 percent. The site is located between cross sections C and D in the FIS 48209CV003D - Profile 128 between stations 9,478 and 9,881 for Muesebach Creek.

TEMPORARY STORMWATER CONTROLS

Temporary stormwater controls and BMPs have been presented in the Stormwater Pollution Prevention Plan provided as an attachment to Form 0602.

GEOLOGIC ASSESSMENT

No Professional Geological Assessment has been performed at the site. A waiver to complete the assessment by a PG is being requested. A desktop review of the Geologic Atlas of Texas, UDSA web soil survey and geographic information system data available for the project site was completed. Exhibits have been provided in the Appendices.

PERMANENT STORMWATER CONTROLS

The applicant is requesting a waiver to the requirement for permanent BMPs for the site based on the existing and proposed impervious cover is less than less than 20 percent.

Waterline
Wellhouse
Tanks
Culvert
Restroom
OSSF
Culvert
Well
Culvert
Lighting
Property Boundary
Specht Road
Field 1
Field 2
Field 3
Field 4
Field 5
Field 6
Field 7
Field 8
Irrigation
Culvert
Well
Waterline
Restroom
OSSF
Lighting
Culvert
1113
1114
1115
1116
1117
1118
1119
1109
1110
1108
1111
1112

Site Plan Notes

1. This Site Plan qualifies for the "20% or Less Impervious Cover Waiver" and no permanent BMPs are required.
2. This Site Plan shows exisiting and proposed improvements.
3. This Site Plan utilizes existing topography and grading . No proposed grading is required.
4. The intented use for this Site Plan is for an Edwards Aquifer Water Pollution Abatement Plan Exception Request.

0 75 150 Feet

N

REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

STATE OF TEXAS
ROBERT H. THONHOFF
55674
LICENSED PROFESSIONAL ENGINEER
10-17-2023

THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
FIRM REGISTRATION NO. F-002521
TCE
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-9706 FAX (512) 328-9046

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

SITE PLAN

JOB NO. 230331.100

DESIGNED	RHT
DRAWN BY	CRH
APPROVED	RHT
DATE	OCT 2023
SCALE	AS NOTED

SHEET 1 OF 1
REVISION NO. △
DATE

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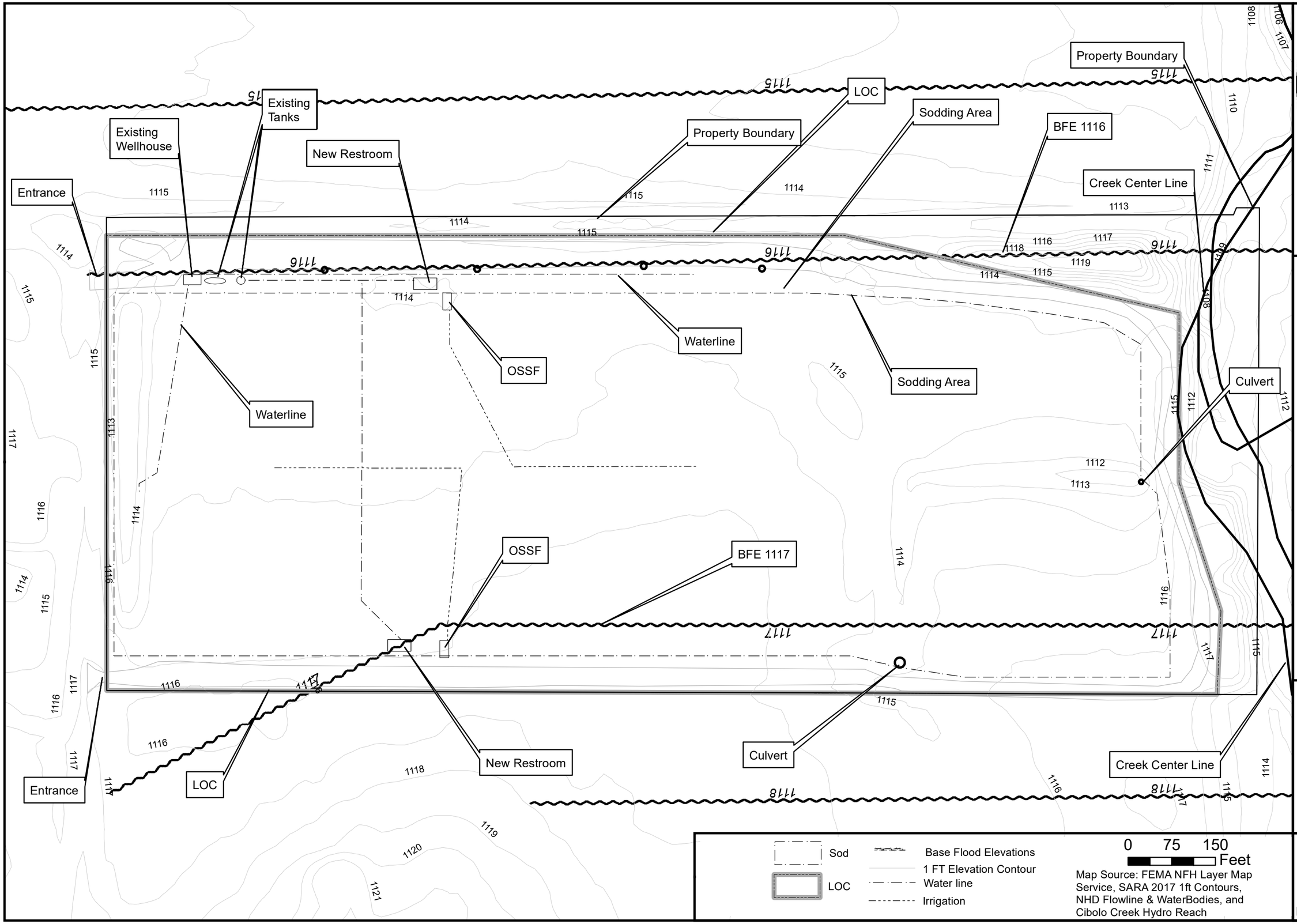


CERTIFIED FLOODPLAIN CFM® CARI R. HARRINGTON 2294-12N MANAGER

EXP 12-2023

SITE DRAWING with BFE

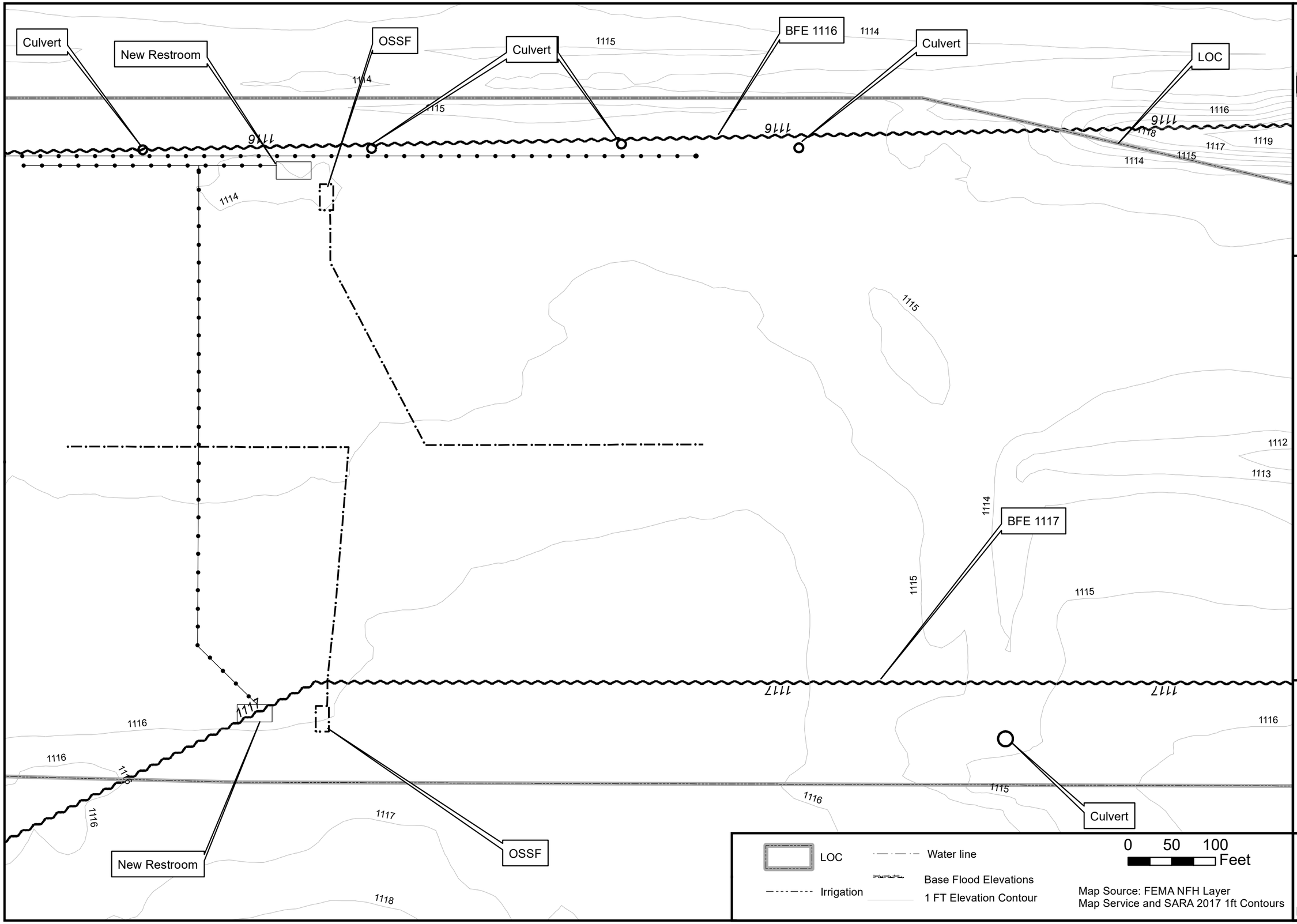
ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with Floodplain Permit

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.7

April 2023
REVISION 0



CERTIFIED FLOODPLAIN MANAGER
CFM®
CARI R. HARRINGTON
2294-12N

EXP 12-2023

NEW STRUCTURES with BFE

ALAMO CITY STORM SOCCER CLUB

204 W Specht Rd
San Antonio, TX 78260
Bexar County

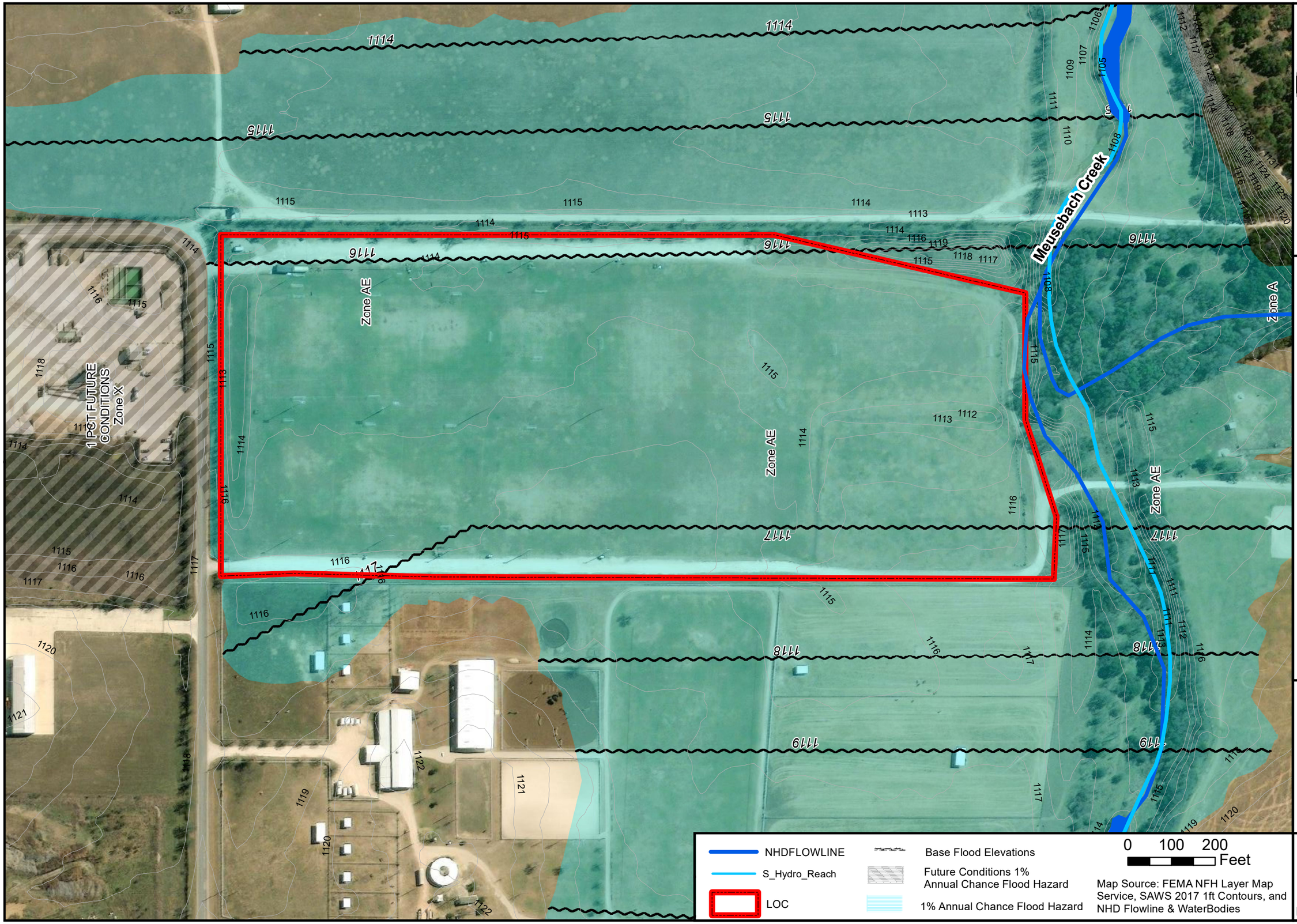
Intended for use with Floodplain Permit

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.8

April 2023
REVISION 0



CERTIFIED FLOODPLAIN MANAGER
CFM®
CARI R. HARRINGTON
2294-12N

EXP 12-2023

FLOODPLAIN with BFE

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with Floodplain Permit

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.4

April 2023
REVISION 0

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: Cari Harrington
Date: 8/7/23
Signature of Customer/Agent:

Regulated Entity Name: Alamo City Storm Soccer Club

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.

ATTACHMENTS A & B

NATURE OF EXCEPTION

The ACSSC is requesting an exception request in order to complete a minor construction project at the existing site. The project scope of work consists of the installation of two prebuilt 672 square foot public restroom facilities, installation of OSSF with spray irrigation, connections to existing underground utilities and resodding of the soccer fields. There will be no grading or fill activities. The current impervious cover, drainage and elevations will not be altered. Temporary BMPs for erosion control during construction have been designed.

No known WPAPs or environmental permits have been prepared for the project site prior to ACSSC acquiring the property in December of 2022.

The total site is 32.6 acres, with 3.75 acres of impervious cover. The applicant is requesting a waiver to the requirement for permanent BMPs for the site based on the existing and proposed impervious cover is less than less than 20 percent.

DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION

The sodding portion of the work consists of tilling 2 to 3 inches of topsoil prior to the placement of sod on the existing soccer fields. Disturbance related to the OSSF and utilities will be minimal. Vegetative buffers surround the activity areas. The creek is located beyond the LOC and will not be disturbed.

- Sodding activities will be phased so that all disturbed areas are stabilized by the end of each work day.
- No construction materials will be stored on the project site overnight.
- No portable restrooms are allowed onsite.
- Erosion control logs, rock berms and silt fence will be installed around activity areas during construction to prevent point source sedimentation loading to areas within and beyond the LOC.
- All mud, dirt, rocks, debris, etc. spilled, tracked or deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.
- All areas of native vegetation beyond the LOC shall be left undisturbed.
- Any sediment that escapes the construction will be collected and properly disposed of immediately to ensure it is not discharged.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- Although more than 10 acres may be disturbed on the project site, no more than 10 acres shall be disturbed within a common drainage area at one time.

Permit applications for building, OSSF, floodplain and stormwater have been submitted to Bexar County for approval and have been included in Appendix A. Bexar County requires the WPAP Exception to be approved by TCEQ in order to approve the floodplain and stormwater permits. The OSSF permit have been approved by Bexar County - # 20230099 and #20230337. A copy of the approval has been included in Appendix E.

Site photographs of existing conditions and drainage are located in Part 2.6 of the floodplain application and appendices.

A Stormwater Pollution Prevention Plan for construction has been prepared for the project and a Notice of Intent was completed as required by the TPDES General Permit. The plan has been included as an attachment to Form 0602.

TCEQ FORMS AND EXHIBITS SUBMITTED WITH EXCEPTION REQUEST

- **General Information Form (TCEQ-0587)**
  - Required Maps
  - Project Description
  - Project Site Maps
- **Recharge and Transition Zone Exception Request Form (TCEQ-0628)**
- **Temporary Stormwater Section (TCEQ-0602)**
  - Stormwater Pollution Prevention Plan for Construction
- **Permanent Stormwater Section (TCEQ-0600)**

Appendix

Geological and Soil Maps

Bexar County Floodplain Permit Application

Bexar County Septic Application and Approval

BEXAR COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
1948 Probandt St
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit No. SP-2023-0337

Date: 10/30/2023

Approval Date: 10/30/2023

Property Owner: ALAMO CITY STORM SOCCER CLUB
Mailing Address: 2552 BOARDWALK ST
Property Location: 204 W. SPECHT RD
Lot: 0 Block: 0

Notes:

This serves to notify all persons that the on-site sewage facility application, related technical data and appropriate fee(s) have been submitted by the above and has satisfied the design requirements of the Bexar County regulations for On-Site Sewage Facilities and 30 TAC Chapter 285. Approval is hereby granted for the construction as shown on the submitted plans. Any modifications to the design, structure, system components or changes of ownership may require a design revision and invalidate this approval. The owner must notify this office of any aforementioned changes.

You or your installer must contact Bexar County Environmental Services to arrange the required inspection(s) prior to completion. This is not a license to operate the on-site sewage facility. A license to operate the facility shall only be granted following a successful installation and inspection(s) of the system, indicating compliance with the regulations.

Approval of this authorization to construct will expire in one (1) year of the date received and is subject to the following restrictions: This does not apply when the septic system needs to be constructed as soon as possible, but within 30 days of the approval date.

_____

Designated Representative
Bexar County Environmental
Services Department

BEXAR COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
1948 Probandt St
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit No. SP-2023-0099

Date: 10/30/2023

Approval Date: 10/30/2023

Property Owner: ALAMO CITY STORM SOCCER CLUB
Mailing Address: 2552 BOARDWALK STREET
Property Location: 204 SPECHT RD
Lot: Block:

Notes:

This serves to notify all persons that the on-site sewage facility application, related technical data and appropriate fee(s) have been submitted by the above and has satisfied the design requirements of the Bexar County regulations for On-Site Sewage Facilities and 30 TAC Chapter 285. Approval is hereby granted for the construction as shown on the submitted plans. Any modifications to the design, structure, system components or changes of ownership may require a design revision and invalidate this approval. The owner must notify this office of any aforementioned changes.

You or your installer must contact Bexar County Environmental Services to arrange the required inspection(s) prior to completion. This is not a license to operate the on-site sewage facility. A license to operate the facility shall only be granted following a successful installation and inspection(s) of the system, indicating compliance with the regulations.

Approval of this authorization to construct will expire in one (1) year of the date received and is subject to the following restrictions: This does not apply when the septic system needs to be constructed as soon as possible, but within 30 days of the approval date.

_____

Designated Representative
Bexar County Environmental
Services Department

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.

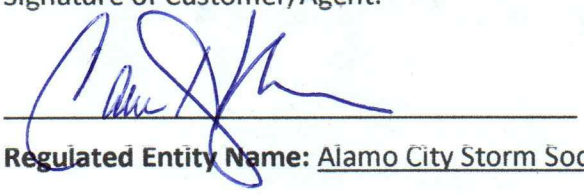
Signature

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: Cari Harrington

Date: 8/7/23

Signature of Customer/Agent:



Regulated Entity Name: Alamo City Storm Soccer Club

Project Information

Potential Sources of Contamination

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☐ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Muesebach Creek , Cibolo Creek Segment No. 1908 in the San Antonio River Basin

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

SPILL MEASURES

No spilled hazardous materials or hazardous wastes will be allowed to come in contact with precipitation, stormwater discharges or unprotected soils. If such contact occurs, the discharge will be contained until appropriate measures in compliance with state and federal regulations are taken to remediate the contamination.

CLEANUP

1. Clean up leaks and spills immediately.
2. Use containers suitable for the material stored.
3. Never hose down or bury dry material spills.
4. Clean up as much of the material as possible and dispose of properly.
5. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

MINOR SPILLS

Spills that are safely controlled and cleaned by personnel and pose no significant harm to the environment are considered minor spills. These are spills that occur near the source and are not likely to migrate from the site.

1. Contain the spread of the spill.
2. Recover spilled materials.
3. Properly dispose of contaminated materials.

SEMI-SIGNIFICANT SPILLS

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel. This response may require the cessation of all other activities.

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

SIGNIFICANT/HAZARDOUS SPILLS

State rules require the reporting of petroleum product releases in 30 TAC §327.3. According to TAC §327.4(b) the reportable quantity for petroleum products is 25 gallons spilled onto the land surface and quantities large enough to generate a surface sheen into waters discharging into State waters. When reportable quantities (RQ) is released at the quarry, the TCEQ will be notified within twenty-four (24) hours by calling the State Emergency Response Center at: 1-800-832-8224. Spills of hazardous waste in amounts that equal or exceed Reportable Quantity (RQ), as defined by the EPA through issued

regulations (40 CFR Part 110, 40 CFR Part 117, 40 CFR Part 119 or 40 CFR Part 302), will be handled in the following steps:

1. Notify the National Response Center immediately at 1-800-424-8802.
2. Notify TCEQ immediately at 1-210-490-3096 between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
3. Submit a written description of the release to the EPA Region office providing the date and circumstances of the release and the steps to be taken to prevent another release:
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Potential Pollutants	Source
Sediments to stormwater runoff	Sheet flow over disturbed soil, stockpiling and landscaping operations
Sediment tracking	Construction vehicles entering and exiting disturbed or laydown areas
Dust	Fugitive dust emissions generated from excavation, trenching, grading, stockpiles, vehicles and wind
Petroleum products, lubricants, oil and grease	Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings, fueling activities, and utility line construction
Solid waste and debris	Unsecured trash and construction debris, miscellaneous trash and litter from construction workers and material wrappings
Solvents, detergents, adhesives, aggregates, paint, etc.	General building materials used in construction and landscaping
Fertilizers (Phosphorus, Nitrogen)	Landscaping and vegetating activities

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

MAJOR CONSTRUCTION ACTIVITIES WITH BMPS

Before any earth disturbing or mobilization activities begin

Install erosion controls

Sodding

Limit areas of disturbance

Use brooms or street sweeping on roads with site.

MAJOR CONSTRUCTION ACTIVITIES WITH BMPS

FODs or stabilized entrance may be required if tracking reaches public roadway.

OSSF Installation

Stockpiles/spoils shall be secured with erosion control blankets, seeding or tarps if they are not to be used within 14 days. Remove as soon as possible. Stormwater perimeter control devices shall be installed at least 10 feet from stockpile materials.

Utilities and Irrigation

Materials excavated from trenching shall be protected from up gradient storm run-on.

Revegetate areas where activities have temporarily or permanently ceased.

Prefab Building Installation

Provide areas for stored materials that should not be exposed to weather.

Provide waste disposal containers

Final Stabilization

Remove all temporary control BMPs and stabilize any areas disturbed by their removal as needed once stabilization is reached.

SEQUENCING OF CONSTRUCTION ACTIVITIES

Limit the area of disturbance to minimize soil loss and prevent the discharge of impaired water from the construction site and incorporate staged stabilization measures as work progresses throughout the project.

- Monitor the weather to schedule any actives that will impact runoff.
- Avoid disturbing downsloped areas of site until upgradient areas are stabilized.
- Minimize the amount of soil exposed during construction activity.
- Minimize soil compaction and sediment discharges.
- Provide and maintain natural vegetative buffers at the site.

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

PROHIBITED ACTIVITIES

- Fuels and hazardous substances will not be stored on the site.
- No construction materials will be stored on the project site overnight.
- No portable restrooms are allowed onsite.
- No equipment maintenance will be performed onsite.

Temporary Best Management Practices (BMPs) will prevent pollution of surface and subsurface soils, surface water, groundwater, and stormwater. Temporary BMPs will be employed for erosion and sediment controls will be designed to retain sediment onsite to every extent practicable. Pollution prevention measures shall be used to minimize the discharge of any pollutants or sediment by any means, via water, air, vehicles, etc. Operators must address exposure to precipitation, stormwater, wind and other weather events. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants.

STORM WATER RUNOFF

Control increased storm water runoff due to surface cover disturbance from construction activities for this project.

- Prevent runoff into open drainage channels in excess of actual capacity.
- Anticipate runoff volume due for extreme weather events.
- Direct stormwater to vegetated areas to maximize stormwater infiltration and reduce pollutant discharges.

EROSION ON SITE

Minimize wind, water, and vehicular erosion of soil on site due to construction activities for this project.

- Control movement of sediment and soil from temporary stockpiles of soil.
- Prevent development of ruts due to equipment and vehicular traffic.
- Utilize dust control during arid/drought periods.

EROSION OFF SITE

Prevent erosion of soil and deposition of sediment on other properties caused by water leaving the project site due to construction activities for this project.

- Prevent windblown soil from leaving the project site.
- Prevent tracking of mud onto public roads outside site.
- Prevent mud and sediment from flowing onto sidewalks and pavements.

SEDIMENTATION OF WATERWAYS ON-SITE

Prevent sedimentation of waterways on the project site including open drainage ways and storm culverts.

- If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments;
- If sediment basins are used as temporary preventive measures, pump dry and remove deposited sediment after each storm.

SEDIMENTATION OF WATERWAYS OFF SITE

Prevent sedimentation of waterways off the project site, including rivers, streams, lakes, ponds, open drainage ways, storm sewers, and sanitary sewers. If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments.

OPEN WATERS

Prevent standing water that could become stagnant, provide harboring/breeding habitats for pests or create noxious odors.

SOLID WASTE STORAGE

Containers for waste and construction debris storage will be provided until it has been removed for disposal. For containers that do not have lids, a cover shall be utilized to minimize exposure of wastes to precipitation and wind discharge of pollutants.

DEWATERING

All stormwater removed from excavations will be filtered prior to being discharged. All dewatering activities will be supervised and documented.

MATERIALS STORAGE

Protected storage areas should be provided for potentially toxic material. Construction materials will not be stored overnight on site. Chemicals used on site, including paints/solvents/sealants, should be kept in small quantities and stored in closed containers and kept out of direct contact with stormwater.

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

Not applicable. No request is being made.

ATTACHMENT F

STRUCTURAL PRACTICES

Erosion control logs, rock berms and silt fence will be installed around activity areas during construction to prevent point source sedimentation loading to areas within and beyond the LOC.

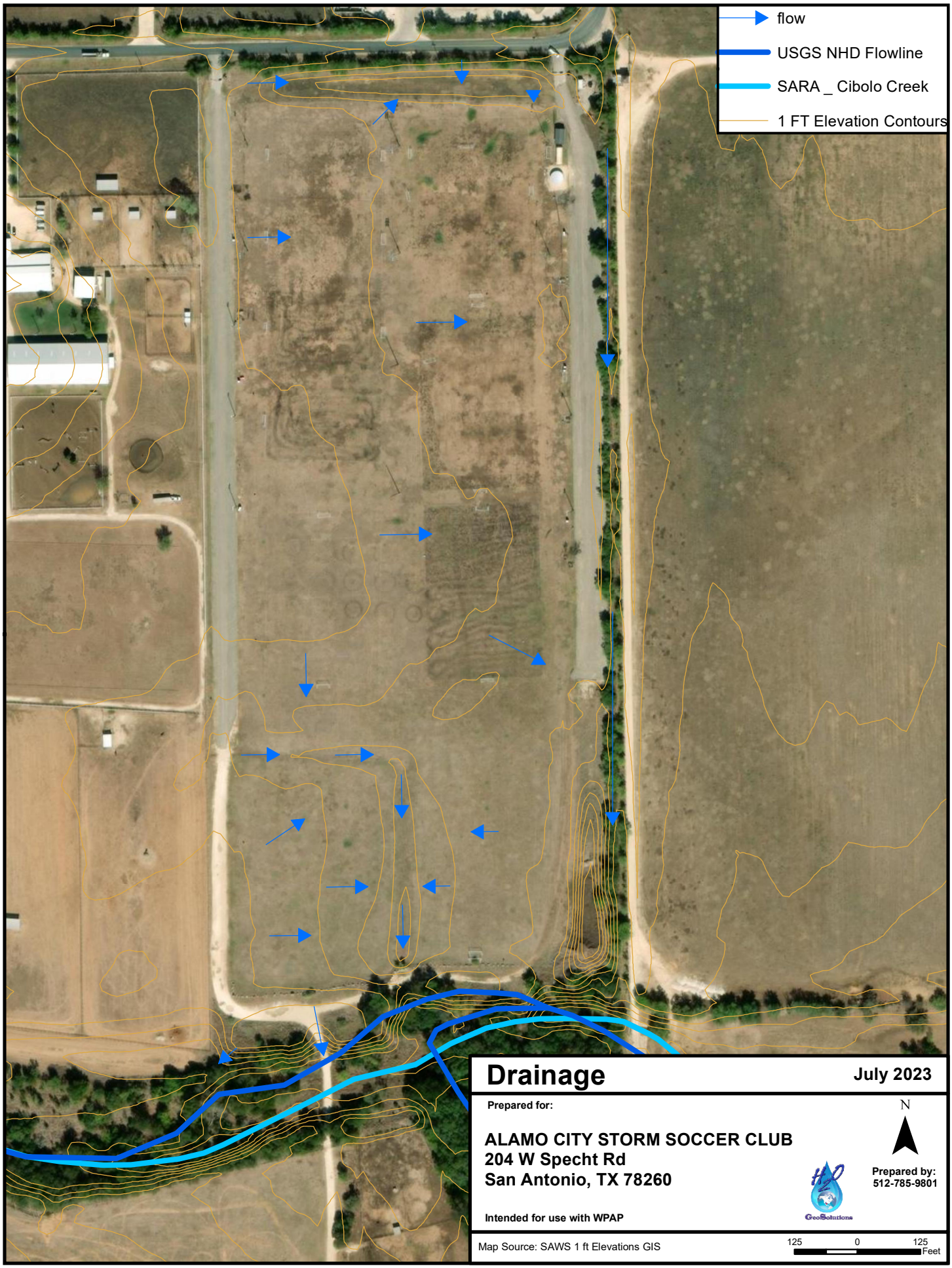
The following structure practices will be utilized for temporary erosion and sediment control during construction.

Controls and Practices	***Location On-Site***
Silt Fence	Along the LOC and at activity areas
Erosion Control Logs	Along the LOC and at activity areas
Rock Berms	In drainage channel
FODs	At gate and / activity areas

ATTACHMENT G

DRAINAGE AREA MAP

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.



Drainage

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with WPAP

N

Prepared by:
512-785-9801

Map Source: SAWS 1 ft Elevations GIS

125 0 125 Feet

ATTACHMENT H

TEMPORARY SEDIMENT POND PLANS AND CALCULATIONS

There is currently no proposed additional temporary sediment ponds recommended or planned for construction at the site.

ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and are allowing, or could potentially allow, pollutants to be discharged from the project site.

AREAS OF INSPECTION

Inspections shall include all areas of soil disturbance, areas designated for material and equipment storage that are exposed to weather and precipitation, structural and non-structural control measures, discharge locations or accessible points, vehicle access points, general site cleanliness, adjoining roadways and areas downgrade of the project site.

INSPECTION FREQUENCY

Inspections will occur at least every 14 days and after a rainfall event. Storm event inspections should be conducted within 24 hours of the end of a storm event of 0.5 inches. must occur on the first and last day of a storm for multi-day storm events. When the 24-hour inspection time frame occurs entirely outside of normal working hours, the inspection will be completed by the end of the next business day.

REPORTING

A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. Reports will be distributed electronically to all responsible personnel, owners, and engineers as specified. Inspection reports are required to be submitted to Bexar County Storm Water Program at least bi-monthly via e-mail (swq@bexar.org) or fax (210-335-6713).

RESULTS OF INSPECTIONS

The inspection report will include observations and actions that need to be taken as a result of the inspection such as:

- Discharges of sediment or other pollutants from the site;
- BMPs that need to be maintained;
- BMPs that failed to operate as designed or proved inadequate; and
- Locations where additional BMPs are needed.

If inspection results determine site conditions and/or control measures are found to be inadequate, the SWP3 will be updated within a period of 7 calendar days. If control measures need to be modified to assure effectiveness or if additional measures are determined to be necessary, implementation will be completed prior to the next anticipated storm event or as soon as practicable.

MAINTENANCE REQUIREMENTS

All protective measures must be maintained in working condition. Structural controls must be properly installed and maintained according to the manufacturer's or designer's specifications. As soon as the permittee determines that BMPs are not operating effectively, through inspections or other means, then the permittee shall perform maintenance as necessary to ensure the continued effectiveness of controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented and maintenance must be scheduled and accomplished as soon as possible.

Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

Maintenance of the pollution control measures incorporated into this project must be conducted to ensure effectiveness. This includes repairs to all erosion and sediment controls, including cleanout of all built up sediments. Particular attention should be paid to the sedimentation areas at rock berms and silt fences. Contaminated sediment removed shall be disposed of off-site in accordance with appropriate regulations. If sediment or other pollutant escapes the site, the permittee must work with the downgradient property owner to remove or remediate as soon as possible.

BMPs Installed	***Inspection / Maintenance Schedule***
Silt Fence	Silt fence will be inspected to ensure there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during inspection, the fence will be repaired or replaced. Accumulated sediment will be removed from the fence base when buildup reaches six inches. If accumulated sediment is creating a noticeable strain on the fence and the fence might fail from a storm event, the sediment will be removed more frequently.
Erosion Control Logs	Ensure proper placement and staking to control flow. The logs should be cleaned when sediment has accumulated to a depth of one half of the log diameter. Remove and replace logs that are punctured or flattened.
Rock Berms	Rock berm will be inspected to ensure proper function and drainage are occurring. The stone and or sheathing shall be replaced when the structure ceases to function as intended due to sediment accumulation among the rocks, washout, damage, etc. Accumulated sediment and debris shall be removed when it reaches a depth equal to one-third of depth.
FODS	Ensure FODs are in placed at egress points where vehicles and equipment exit onto roadways. Remove sediment build up between the pyramids. Vehicle tires only make contact with the tips of the pyramids so maintenance is required when sediment reaches 2.5" above the base of the mat. Maintenance is completed by cleaning the mats to remove sediment. Clean mats manually with shovel/brooms, with a skid steer with a broom attachment, or with a street sweeper with adjustable heads.
Hand / Street Sweeping	All sediment tracked, spilled, dropped, or washed onto the road will be swept up immediately. The construction site will be maintained in a condition that will prevent sediment tracking offsite.
Waste Storage	Containers shall be inspected to ensure they are in good condition. Remove vessels before they have a chance to leak, rust or fail. Initiate removal/disposal when 75% capacity is reached.

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

STABILIZATION

Sodding activities will be phased so that all disturbed areas are stabilized by the end of each work day.

Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. In the context of this requirement, "immediately" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.

ATTACHMENT K

A Stormwater Pollution Prevention Plan for construction has been prepared for the project and a Notice of Intent was completed as required by the TPDES General Permit.

6 REQUIREMENTS

Pollution prevention measures shall be used to minimize the discharge of any pollutants or sediment by any means, via water, air, vehicles, etc. Operators must address exposure to precipitation, stormwater, wind and other weather events. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants.

6.1 GOALS AND CRITERIA

6.1.1 Storm Water Runoff

Control increased storm water runoff due to surface cover disturbance from construction activities for this project.

- Prevent runoff into open drainage channels in excess of actual capacity.
- Anticipate runoff volume due for extreme weather events.
- Direct stormwater to vegetated areas to maximize stormwater infiltration and reduce pollutant discharges.

6.1.2 Erosion On Site

Minimize wind, water, and vehicular erosion of soil on site due to construction activities for this project.

- Control movement of sediment and soil from temporary stockpiles of soil.
- Prevent development of ruts due to equipment and vehicular traffic.
- Utilize dust control during arid/drought periods.

6.1.3 Erosion Off Site

Prevent erosion of soil and deposition of sediment on other properties caused by water leaving the project site due to construction activities for this project.

- Prevent windblown soil from leaving the project site.
- Prevent tracking of mud onto public roads outside site.
- Prevent mud and sediment from flowing onto sidewalks and pavements.

6.1.4 Sedimentation of Waterways On-Site

Prevent sedimentation of waterways on the project site including open drainage ways and storm culverts.

- If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments;
- If sediment basins are used as temporary preventive measures, pump dry and remove deposited sediment after each storm.

6.1.5 Sedimentation of Waterways Off Site

Prevent sedimentation of waterways off the project site, including rivers, streams, lakes, ponds, open drainage ways, storm sewers, and sanitary sewers. If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments.

6.1.6 Open Waters

Prevent standing water that could become stagnant, provide harboring/breeding habitats for pests or create noxious odors.

Texas Pollutant Discharge Elimination Systems (TPDES)

Construction Stormwater General Permit (TXR150000)

Stormwater Pollution Prevention Plan (SWP3)

ALAMO CITY STORM SOCCER CLUB

204 W Specht Rd
San Antonio, TX 78260

Prepared for:

Est - 11
IRONSIDE
BUILDING GROUP

3102 Eisenhauer, #C23
San Antonio, TX 78209

April 2023

BIRD DOG
CONSTRUCTION SERVICES

H2O Geo Solutions

Texas Pollutant Discharge Elimination Systems (TPDES)

Construction Stormwater General Permit (TXR150000)

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April 2023
Revised July 2023

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774

BIRD DOG
CONSTRUCTION SERVICES

H2O GeoSolutions

1 GENERAL INFORMATION

1.1 Project/Site Information

Name:	ALAMO CITY STORM SOCCER CLUB 204 W Specht Rd San Antonio, TX 78260
Coordinates:	Latitude: 29.727609° N / Longitude: -98.498653°W
Receiving Water:	Name: Cibolo Creek Stream Segment #: 1908
Acreage:	LOC: 32.64 Entire Property: 36.1293
Estimated Start Date:	Pending
Projected End Date:	Pending
TPDES Permit Number:	TXR1512MO

1.2 SWP3 Contact Information/Responsible Parties

Primary Operator:
Ironside Builders Group
3102 Eisenhauer, #C23
San Antonio, TX 78209

Project Manager:
Trey Siller
210-825-8161
treys@ironsidebuilders.com

SWP3 Plan Preparation and Inspections
H2O GeoSolutions
Cari Harrington, CPESC, CFM
PO Box 1446
Bastrop, TX 78602
512-785-9801
cari@h2ogeotx.com

Erosion Control and Inspections
Cody Kasper
Bird Dog Construction Services, LLC
PO Box 363
Round Rock, TX 78680
512-460-1222
cody@birddog-cs.com

Owner:
Alamo City Storm Soccer Club
2552 Boardwalk St.
San Antonio, TX 78217

Secondary Operators: _____

_____

1.3 Certification

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. Sign as required by 30 TAC 305.128.

Signed: _____ Date: _____

Name: _____

Title: _____

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2 INTRODUCTION

The Texas Commission on Environmental Quality (TCEQ) promulgated storm water regulations pursuant to Section 26.040 of the Clean Water Act as a Texas Pollutant Discharge Elimination System (TPDES) General Permit (GP) No. TXR150000. This Storm Water Pollution Prevention Plan (SWP3) has been developed for the permitted construction site according to the provisions in Part III.F. of the GP.

The purpose of the SWP3 is to minimize the potential release of pollutants directly or indirectly into stormwater collection systems or Waters of the United States. The SWP3 is intended to serve as a road map for how the operator will comply with the conditions of the GP. Although some level of flexibility is allowed under this SWP3, the permitee should consult H2OGeoSolutions or the Engineer of Record if major changes are required. The information included within the report in no way relieves the operator from compliance with all regulations of the GP. The complete permit and regulations are available for viewing at https://www.tceq.texas.gov/downloads/permitting/stormwater/general/construction/2023-cgp-txr150000.pdf. Questions concerning the permit should be directed to the TCEQ Stormwater Team Leader Wastewater Permitting Section at (512) 239-4671 or swgp@tceq.texas.gov.

2.1 PERMITEES (OPERATORS)

Permitees may be defined as a primary or secondary operator. For more information regarding primary vs. secondary operators, authorities, and responsibilities, see TCEQ RG-468 Primary and Secondary Operators.

2.2 AUTHORIZATION FOR LARGE CONSTRUCTION ACTIVITIES

Discharges from sites where the commencement of construction activity occurs must be authorized prior to the commencement of any construction activities. Primary operators of large construction activities that qualify for coverage under the GP must submit a completed Notice of Intent (NOI) to TCEQ prior to commencing construction activity at the site.

Two (2) days prior to commencing construction activities, provide a copy of the NOI to Bexar County and to any secondary construction operator.

2.2.1 Delegation of Authority Letters

If signatory authority is delegated by an authorized representative, then a Delegation of Signatory form must be submitted by the primary operator(s) electronically to TCEQ using the STEERS online permitting system.

2.3 TERMINATION OF COVERAGE

Each operator that submitted an NOI must apply to terminate authorization. The Notice of Termination (NOT) must be submitted to TCEQ, and a copy of the NOT must be provided to Bexar County within 30 days after any of the following conditions are met:

- Final stabilization has been achieved;
- Transfer of operational control has occurred; or
- Operator has obtained an alternative TPDES permit authorization.

Compliance with the conditions and requirements of this permit is required until the NOT is submitted and approved by TCEQ and the Construction Site Notice posting has been removed.

2.4 RESPONSIBILITIES OF OPERATORS

All primary and secondary operators shall be responsible for complying with the following requirements:

- Prominently post in a place for public viewing at the project site a signed copy of the TCEQ Construction Site Notice provided in Appendix B. The site notice must be displayed until final stabilization has been achieved.
- Implement and properly maintain all erosion and sediment controls presented in this SWP3.
- Keep an updated copy of the SWP3 on the project site or electronically throughout the duration of construction activities, updating and amending as necessary.
- Conduct regular site inspections.

2.4.1 Recordkeeping

Maintain a record of the dates when major earth disturbing or grading activities occur, when construction activities temporarily or permanently cease on a portion of the project site, and when temporary or final stabilization measures are implemented.

This SWP3 must be updated within 7 calendar days each time any of the following occurs, these modifications shall be recorded in the SWP3 in Appendix C.

- Change in design, construction, operation, or maintenance that has a significant effect on the discharge of pollutants that has not been previously addressed in the SWP3; or
- Changing site conditions based on updated plans and specifications, new operators, new areas of responsibility, and changes in Best Management Practices (BMPs); or
- Results of inspections or investigations indicate the SWP3 is proving ineffective in eliminating or significantly minimizing pollutants in discharges.

The permittee must retain the SWP3 for a minimum period of 3 years from the date the operator terminates coverage.

2.4.2 Documentation for Compliance with Approved State and Local Plans

Permitees must ensure that the SWP3 is consistent with state and local plans. In addition to the requirements above, the project site is located within the jurisdiction of the City San Antonio (ETJ), Bexar County and the Edwards Aquifer Authority. A list of additional requirements, notifications and procedures is as follows:

- Notify the Bexar County Stormwater Quality Inspector at least 2 working days prior to construction
- Submit inspection reports at least bi-monthly.
- Provide copy of SWP3, NOI, Site Notice, WOTUS and other required documentation provided in Appendix B as required.
- Water Pollution Prevention Plan Exemption Request application and TCEQ approval letters are considered part of the SWP3.
- Refer to Appendix D for Edwards Aquifer General Construction Notes.

3 PROJECT DESCRIPTION

3.1 DESCRIPTION OF CONSTRUCTION ACTIVITIES

The project scope of work consists of the installation of two prebuilt 672 square foot public restrooms, utility connections and resodding of the soccer field.

3.2 PROJECT SCHEDULE AND SEQUENCE OF MAJOR GRADING ACTIVITIES

Estimated Timeline of Activity	Major Construction Activities with BMPs
April 24, 2023	**Before any earth disturbing or mobilization activities begin** • Install erosion controls • Post site notice signage • Notify Bexar County
_____ to _____	**Sodding** • Limit areas of disturbance • Use brooms or street sweeping on roads with site. • FODs or stabilized entrance may be required if tracking reaches public roadway.
_____ to _____	**OSSF Installation** • Stockpiles/spoils shall be secured with erosion control blankets, seeding or tarps if they are not to be used within 14 days. Remove as soon as possible. Stormwater perimeter control devices shall be installed at least 10 feet from stockpile materials.
_____ to _____	**Utilities and Irrigation** • Materials excavated from trenching shall be protected from up gradient storm run-on. • Revegetate areas where activities have temporarily or permanently ceased.
_____ to	**Prefab Building Installation** • Provide areas for stored materials that should not be exposed to weather. • Provide waste disposal containers
_____	**Final Stabilization** • Remove all temporary control BMPs and stabilize any areas disturbed by their removal as needed once stabilization is reached. • Remove site notice signage. • File NOT • Notify Bexar County

This schedule must be updated during construction as part of the SWP3. Record project milestones with dates and locations. The following site information must be maintained.

- Site drawing with locations and dates when controls are installed and removed.
- The date(s) when construction activities temporarily/permanently cease on a portion or phase of the site.
- The date(s) when site stabilization measures are completed.

Use the Forms and Drawings provided in Appendix C to list when activities begin/end and maintain As-Built Drawings.

3.3 Permanent Stormwater Controls

Existing permanent stormwater controls at the site include swales/channels and culverts conveying stormwater run on and run off for the site. A 0.712 acre drainage easement is located along the eastern parcel boundary.

3.4 POTENTIAL POLLUTANTS AND THEIR SOURCES

Potential Pollutants	Source
Sediments to stormwater runoff	Sheet flow over disturbed soil, stockpiling and landscaping operations

Sediment tracking	Construction vehicles entering and exiting disturbed or laydown areas
Dust	Fugitive dust emissions generated from excavation, trenching, grading, stockpiles, vehicle and wind
Petroleum products, lubricants, oil and grease	Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings, fueling activities, minor equipment maintenance, and utility line construction
Solid waste and debris	Unsecured trash and construction debris, miscellaneous trash and litter from construction workers and material wrappings
Solvents, detergents, adhesives, aggregates, paint, etc.	General building materials used in construction and landscaping
Fertilizers (Phosphorus, Nitrogen)	Landscaping and vegetating activities

4 SITE DESCRIPTION

4.1 ACREAGE, TOPOGRAPHY, VEGETATION AND EXISTING CONDITIONS

Construction activities will occur within the limits of construction (LOC) for this project which is 32.6 acres. The total number of acres of the entire property is 36.07. The site has five existing water wells, a wellhouse small structure and storage tanks, grassed soccer fields and existing roadways. The surface elevations range from 1109 to 1116 ft ASL. The majority of the work will occur within the 1112 to 1116 elevation.

4.2 FLOODPLAINS

The site is located within AE Zone (100 year). The base flood elevation is 1116 to 1117 with slopes less than 1 percent.

4.3 CRITICAL HABITATS AND ENDANGERED SPECIES

The project is not within the boundaries of the critical habitats identified in the U.S. Fish and Wildlife Critical Habitat Portal for the occurrence of threatened, endangered, and candidate listed species. Refer to http://tpwd.texas.gov/gis/rtest/ for a list of Rare, Threatened, and Endangered Species of Texas by county.

4.4 EDWARDS AQUIFER

The project site is located within the Edwards Aquifer Recharge Zone.

4.5 SURFACE WATERS AND WETLANDS

Direct storm water runoff from the site flows in an eastern and southern direction towards to Muesebach Creek located 70 ft from the LOC. Muesebach Creek flows in a northeastern direction until its confluence with Cibolo Creek Segment No. 1908, 1.6 miles from the site. Cibolo Creek is listed as impaired on the 2022 Texas Integrated Report - Texas 303(d) List due to bacteria. There are no Total Maximum Daily Loads (TMDLs) established at this time for this segment.

According to the US Fish and Wildlife Service National Wetlands Inventory Map, there are no wetlands adjoining the property or within 0.25 miles of the site.

4.6 SOIL AND QUALITY OF DISCHARGE

4.6.1 Site Runoff Coefficient

The pre-construction site runoff coefficient: 0.17. Since there are no changes to impervious cover, the post construction site runoff coefficient will remain the same.

4.6.2 25-Year Storm Event for 24-Hour Duration

Atlas 14 has determined the depth of precipitation of the rainfall amount for 25 year / 24-hour storm for the project site is 8.5 inches. Bexar County which receives the highest amounts of rainfall in the months of May, June, September, and October.

4.6.3 Soils

Existing soils at the site include LvA—Lewisville silty clay, 0 to 1 percent slopes and LvB—Lewisville silty clay, 1 to 3 percent slopes.

5 MAPS

Flow and Drainage Maps as well as the Erosion Control Plans including drainage areas and location of all pollutant generating activities are compiled in Appendix D.

6 REQUIREMENTS

Pollution prevention measures shall be used to minimize the discharge of any pollutants or sediment by any means, via water, air, vehicles, etc. Operators must address exposure to precipitation, stormwater, wind and other weather events. Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants.

6.1 GOALS AND CRITERIA

6.1.1 Storm Water Runoff

Control increased storm water runoff due to surface cover disturbance from construction activities for this project.

- Prevent runoff into open drainage channels in excess of actual capacity.
- Anticipate runoff volume due for extreme weather events.
- Direct stormwater to vegetated areas to maximize stormwater infiltration and reduce pollutant discharges.

6.1.2 Erosion On Site

Minimize wind, water, and vehicular erosion of soil on site due to construction activities for this project.

- Control movement of sediment and soil from temporary stockpiles of soil.
- Prevent development of ruts due to equipment and vehicular traffic.
- Utilize dust control during arid/drought periods.

6.1.3 Erosion Off Site

Prevent erosion of soil and deposition of sediment on other properties caused by water leaving the project site due to construction activities for this project.

- Prevent windblown soil from leaving the project site.
- Prevent tracking of mud onto public roads outside site.
- Prevent mud and sediment from flowing onto sidewalks and pavements.

6.1.4 Sedimentation of Waterways On-Site

Prevent sedimentation of waterways on the project site including open drainage ways and storm culverts.

- If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments;
- If sediment basins are used as temporary preventive measures, pump dry and remove deposited sediment after each storm.

6.1.5 Sedimentation of Waterways Off Site

Prevent sedimentation of waterways off the project site, including rivers, streams, lakes, ponds, open drainage ways, storm sewers, and sanitary sewers. If sedimentation occurs, install or correct preventive measures immediately; remove deposited sediments.

6.1.6 Open Waters

Prevent standing water that could become stagnant, provide harboring/breeding habitats for pests or create noxious odors.

6.1.7 Air and Wind

Secure construction materials, packaging, solid waste, litter and other objects that could be blown offsite.

6.2 LIMITATIONS ON PERMIT COVERAGE

6.2.1 Eligible Non-Storm Water Discharges

The following are Non-Stormwater discharges authorized under this permit.

Eligible Non-storm Water Discharge	Used? (Yes / No)	Pollution Prevention Measure(s)	Implementation Date
Fire Fighting Activities	☐ ☒	Emergency fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities.	Not anticipated
Uncontaminated Fire Hydrant Flushing	☐ ☒	Includes flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants Excludes discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life, or systems utilizing reclaimed wastewater as a source water	Not anticipated
Utility Flushing	☒ ☐	Includes waterline flushings, but excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life	As utilities are brought online.
Washing of Vehicles, Buildings or Pavement	☐ ☒	Do not use solvents, detergents or soap Excludes locations where spills or leaks of toxic or hazardous materials have occurred	Not anticipated
Dust Control	☒ ☐	Water trucks may be utilized if wind erosion is observed throughout the site. Sprinkling will be applied at a rate of 3 gallons per acre to avoid soil becoming saturated or muddy. Uncontaminated non potable water may be used.	Once demolition and grading activities commence and/or as soon as wind erosion is observed.
Air Conditioning Condensate	☐ ☒	Not anticipated	Not anticipated
Uncontaminated Ground/Spring Water	☐ ☒	Not anticipated	NA
Irrigation watering drainage	☒ ☐	Watering may be used for landscape irrigation during temporary and final stabilization	Once landscaping is in place

6.2.2 Prohibition of Non-Stormwater Discharges

Only discharges that are composed entirely of stormwater associated with construction activity may be authorized under this general permit. Prohibited discharges include:

- Any soils, construction items, materials or substances that can be entrained in stormwater or have the potential to become airborne.
- Wastewater from wash out of concrete, cleanout of paint, form release oils, curing compounds, and other construction materials.
- Fuels, oils, or other pollutants used in vehicle equipment operation and maintenance.
- Soaps or solvents used in vehicle and equipment washing.
- Toxic or hazardous substances from a spill or other release.
- Discharge water from dewatering operations directly into any live or intermittent stream, channel, wetlands, surface water or any storm sewer.

6.2.2.1 Wastewater

Wastewater discharges from construction activities are prohibited under this permit. Discharges of stormwater runoff or any type of wastewater from dust control, cleaning, washouts, pits or mixers are not allowed. Water generated from the flushing of lines or in conjunction with hydrostatic testing will be applied in accordance with all Federal, State, and local laws and regulations.

6.2.2.2 Dewatering

Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls to address sediment and prevent erosion. See Section 9.2.

6.2.2.3 Post Construction Discharges

Discharges that occur after construction activities have been completed, and after the construction site and any supporting activity have undergone final stabilization, following the submission of the NOT or removal of the TCEQ site notice are not eligible for coverage under the GP.

6.3 SWP3 SITE INSPECTIONS

Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and are allowing, or could potentially allow, pollutants to be discharged from the project site.

6.3.1 Areas of Inspection

Inspections shall include:

- All areas of soil disturbance
- Areas designated for material and equipment storage that are exposed to weather and precipitation
- Structural and non-structural control measures
- Known discharge locations or accessible points
- Permanent seeding and planted areas
- Vehicle access points
- General site cleanliness
- Adjoining roadways and areas downgrade of the project site
- Any other GP noncompliance

6.3.2 Inspector Qualifications

A qualified person shall perform routine inspections throughout all construction phases. A copy of the inspectors' qualifications and certifications are included in Appendix E.

6.3.3 Inspection Frequency

Inspections will occur at least every 14 days and after a rainfall event. Storm event inspections should be conducted within 24 hours of the end of a storm event of 0.5 inches. must occur on the first and last day of a storm for multi-day storm events. When the 24-hour inspection time frame occurs entirely outside of normal working hours, the inspection will be completed by the end of the next business day.

The inspection frequency schedule can only be changed a maximum of once per calendar month and must be implemented within the first 5 business days of the calendar month. A change in frequency must be documented in the SWP3.

Inspection may be suspended for adverse conditions. In the event of flooding or other dangerous conditions which prohibit access to the site, inspections must be conducted as soon as access is practicable. Adverse conditions that result in the temporary suspension of a permit requirement to inspect must be documented in the SWP3 as an amendment.

6.3.4 Reporting

A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. Reports will be distributed electronically to all responsible personnel, owners, and engineers as specified, and filed in Appendix F.

Inspection reports are required to be submitted to Bexar County Storm Water Program at least bi-monthly via e-mail (swq@bexar.org) or fax (210-335-6713).

6.3.5 Results of Inspections

An inspection report form has been provided in Appendix F. The inspection report will include observations and actions that need to be taken as a result of the inspection such as:

- Discharges of sediment or other pollutants from the site;
- BMPs that need to be maintained;
- BMPs that failed to operate as designed or proved inadequate; and
- Locations where additional BMPs are needed.

If inspection results determine site conditions and/or control measures are found to be inadequate, the SWP3 will be updated within a period of 7 calendar days. If control measures need to be modified to assure effectiveness or if additional measures are determined to be necessary, implementation will be completed prior to the next anticipated storm event or as soon as practicable.

7 CONSTRUCTION ACTIVITIES AND SUPPORT FACILITIES

7.1 SEQUENCING OF CONSTRUCTION ACTIVITIES

Limit the area of disturbance to minimize soil loss and prevent the discharge of impaired water from the construction site and incorporate staged stabilization measures as work progresses throughout the project.

- Monitor the weather to schedule any actives that will impact runoff.
- Avoid disturbing downsloped areas of site until upgradient areas are stabilized.
- Minimize the amount of soil exposed during construction activity.
- Minimize soil compaction and sediment discharges.
- Provide and maintain natural vegetative buffers at the site.

7.2 SUPPORT FACILITIES, MATERIALS STORAGE AND POLLUTANT GENERATING ACTIVITIES

The following support facilities may be found at the site at any point during the construction.

Facility	*Description and BMPs*
Staging Area	Principal staging area where main laydown, storage and portable toilets will be located.
Fuel and Maintenance Area	An impermeable surface shall be designated for fueling and maintenance activities. Drip pans will be used. No fuel or petroleum products are allowed to be stored on site.
Materials Storage	Protected storage areas should be provided for potentially toxic material. Construction materials will not be stored overnight on site. Chemicals used on site, including paints/solvents/sealants, should be kept in small quantities and stored in closed containers and kept out of direct contact with stormwater.
Solid Waste Storage	Containers for waste and construction debris storage will be provided until it has been removed for disposal. For containers that do not have lids, a cover shall be utilized to minimize exposure of wastes to precipitation and wind discharge of pollutants.
Dewatering	All stormwater removed from excavations will be filtered prior to being discharged. All dewatering activities will be supervised and documented.

8 CONTROLS

8.1 EROSION CONTROL AND STABILIZATION PRACTICES

Stabilization is the most effective means to minimize erosion and offsite sediment. Stabilized soils have vegetative or other types of cover to prevent wind or water erosion. Maintaining stabilization involves taking key steps at planning, and continuing until the end of construction. During project planning, efforts will be made to retain all existing vegetation. This can be accomplished by phasing construction activity, limiting vehicular and equipment access and minimizing corridor widths for the utility construction.

8.2 STABILIZATION

Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. In the context of this requirement, “immediately” means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased.

Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.

Permanent stabilization must be achieved prior to removing any erosion or sedimentation controls at the site or terminating the permit. TCEQ does not expect that temporary or permanent stabilization measures will be applied to areas that are intended to be left un-vegetated or un-stabilized following construction.

8.3 SEDIMENT BASINS

No temporary sedimentation basins have been designed for this project. Although more than 10 acres may be disturbed on the project site, no more than 10 acres shall be disturbed within a common drainage area at one time, as the site is comprised of multiple sub-drainage areas. Other BMPs will be utilized for site disturbance and all are adequate for the drainage areas served.

8.4 PROJECT CONTROLS AND PRACTICES

Below is a list BMPs used, where they are located, when they will be implemented, and whether they are temporary or permanent.

Controls and Practices	*Location On-Site*	*Implementation Date*	*Temporary or Permanent*
Silt Fence	Along the LOC and at activity areas	Prior to construction	Temporary
Erosion Control Logs	Along the LOC and at activity areas	Prior to construction	Temporary
Rock Berms	In drainage channel	Prior to construction	Temporary
FODs	At gate and / activity areas	Prior to construction	Temporary

8.5 MAINTENANCE REQUIREMENTS

All protective measures must be maintained in working condition. Structural controls must be properly installed and maintained according to the manufacturer's or designer's specifications.
As soon as the permittee determines that BMPs are not operating effectively, through inspections or other means, then the permittee shall perform maintenance as necessary to ensure the continued effectiveness of controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented and maintenance must be scheduled and accomplished as soon as possible.

Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

Maintenance of the pollution control measures incorporated into this project must be conducted to ensure effectiveness. This includes repairs to all erosion and sediment controls, including cleanout of all built up sediments. Particular attention should be paid to the sedimentation areas at rock berms and silt fences. Contaminated sediment removed from containment areas (vehicle maintenance, concrete washout pits, etc.) shall be disposed of off-site in accordance with appropriate regulations. If sediment or other pollutant escapes the site, the permittee must work with the downgradient property owner to remove or remediate as soon as possible.

BMPs Installed	*Inspection / Maintenance Schedule*
Silt Fence	Silt fence will be inspected to ensure there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during inspection, the fence will be repaired or replaced. Accumulated sediment will be removed from the fence base when buildup reaches six inches. If accumulated sediment is creating a noticeable strain on the fence and the fence might fail from a storm event, the sediment will be removed more frequently.
Erosion Control Logs	Ensure proper placement and staking to control flow. The logs should be cleaned when sediment has accumulated to a depth of one half of the log diameter. Remove and replace logs that are punctured or flattened.
Rock Berms	Rock berm will be inspected to ensure proper function and drainage are occurring. The stone and or sheathing shall be replaced when the structure ceases to function as intended due to sediment accumulation among the rocks, washout, damage, etc. Accumulated sediment and debris shall be removed when it reaches a depth equal to one-third of depth.
FODS	Ensure FODs are in placed at egress points where vehicles and equipment exit onto roadways. Remove sediment build up between the pyramids. Vehicle tires only make contact with the tips of the pyramids so maintenance is required when sediment reaches 2.5" above

	the base of the mat. Maintenance is completed by cleaning the mats to remove sediment. Clean mats manually with shovel/brooms, with a skid steer with a broom attachment, or with a street sweeper with adjustable heads.
Hand / Street Sweeping	All sediment tracked, spilled, dropped, or washed onto the road will be swept up immediately. The construction site will be maintained in a condition that will prevent sediment tracking offsite.
Waste Storage	Containers shall be inspected to ensure they are in good condition. Remove vessels before they have a chance to leak, rust or fail. Initiate removal/disposal when 75% capacity is reached.

9 OTHER REQUIRED CONTROLS

9.1 DEWATERING

Discharges from dewatering activities, including discharges from dewatering of trenches, ponds, pits footings and excavations, are prohibited unless managed by appropriate controls and the permitee observes, evaluates and documents dewatering activities.

9.1.1 Requirements and Restrictions

Dewatering after a rain event or after groundwater intrusion must be conducted in a manner that does not cause pollution, erosion or sedimentation. Water to be disposed should be free from silt and other objectionable materials.

No sheeting action, soil erosion, discharge into storm sewers, discharge into defined drainage areas, or discharge into the "Waters of the State" are allowed.

Do not allow discharged water to pond/stand for long periods of time to prevent mosquito harborage and minimize odors.

Never release waters contaminated with building materials, adhesives, petroleum products or concrete slurry.

Water from dewatering operations shall be treated by filtration, settling basins, or other approved method to reduce the amount of pollutants and sediment contained in the water to allowable levels.

9.1.2 Observation and Evaluation of Dewatering Controls

Personnel provided by the permittee must observe and evaluate dewatering controls at a minimum of once per day on the days where dewatering discharges from the construction site occur. Personnel conducting these evaluations must be knowledgeable of the GP, the construction activities and the SWP3 for the site.

A report summarizing the scope of any observation and evaluation must be completed within 24-hours following the evaluation. The report must also include:

- Date of the observations and evaluation;
- Name(s) and title(s) of personnel making the observations and evaluation;
- Approximate times that the dewatering discharge began and ended on the day of evaluation, or if the dewatering discharge is a continuous discharge that continues after normal business hours, indicate that the discharge is continuous;
- Estimates of the rate (in gallons per day) of discharge on the day of evaluation;

- Whether or not any indications of pollutant discharge were observed at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution); and
- Major observations including the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.
- Actions taken as a result of evaluations, including the date(s) of actions taken, must be described. Reports must identify any incidents of non-compliance.

Use form provided in Appendix G and file each report.

9.1.3 Best Management Practices

Avoid the need for dewatering whenever possible by allowing evaporation or scheduling work during dry conditions.

Install a trench or berm or other protective measures around the perimeter of any excavation prior to storm events to keep water from flowing inside.

Pump stormwater to vegetative buffers, or detention pond before discharging offsite.

Sequence construction so vegetated discharge areas are available for dewatering. Release pumped water gradually so to not flood or inundate vegetation.

Permitee should have on hand enough equipment, hoses, filter bags, erosion control logs/matting or aggregate rock to be used as need.

Filter bags are manufactured products made typically from woven monofilament polypropylene textile (coarse material, e.g., sands) or non-woven geotextile (silts and clays chosen for the predominant sediment size). Filter bags are single-use products that must be replaced when they become clogged or half-full of sediment.

Permitee may use pipes and any pumps necessary to dewater. Utilize a floating suction hose or equivalent method to minimize the potential for pumping sediment directly from the bottom of pond, pit or trench. Pump intakes should be fitted with filter screening to prevent large objectionable material from entering the pump.

All stormwater removed from excavations will be discharged in accordance with the SWP3. If discharge is not possible, then water removed will be collected in tanks in accordance with the TCEQ and any other agencies with jurisdiction over the activity.

10 BEST MANAGEMENT PRACTICES

10.1 EMPLOYEE AND SUBCONTRACTOR TRAINING

An employee training program must be developed to educate personnel responsible for implementing any component of the SWP3, or personnel otherwise responsible for stormwater pollution prevention, with the provisions of the SWP3. The training should provide clear concept activities, problems, solutions and BMP implementation. Documentation to verify completion of training shall retained by permitee and included in Appendix C.

10.2 SEVERE STORMS

In the event of a severe storm warning, the permitee must:

- Secure equipment and materials and place materials that could be damaged in protected areas.
- Check for loose materials, equipment, debris, and other objects that could be blown away.
- Ensure that all temporary erosion controls are adequate.

10.3 MATERIALS STORAGE

No overnight storage of materials is allowed onsite.

10.4 STREET SWEEPING

- Consider street sweeping frequency based on factors such as traffic volume, land use, field observations of sediment, proximity to watercourses, etc. Maintain sweeping contractor invoices and schedule.
- Increase the sweeping frequency for streets with high pollutant loadings, especially in high traffic or after rainy conditions.
- Conduct street sweeping as needed prior to wetter seasons to remove accumulated sediment.
- Increase sweeping for special problem areas like during periods of heavy traffic in and out of the site, prior to rain events and high litter.
- Perform street cleaning during dry weather if possible.

10.5 DUST CONTROL

During extended dry periods, dust control should be performed routinely. A water spray truck or sprinklers may be used for the spraying of unpaved access roads and disturbed areas during times that fugitive dust emissions are deemed to be an issue. Other dust control measures include matting, mulching, vegetative cover, spray-on adhesives, and irrigation.

10.6 WASHWATER

Use phosphate-free biodegradable detergents for cleaning structures and equipment. Never use a detergent or degreaser that has a potential detrimental effect on the environment. Prevent runoff of any kind of contaminated flow. Contain and recycle or dispose of wash waters that are contaminated.

10.7 WASTE MANAGEMENT

All waste materials will be collected and disposed of into onsite metal dumpsters. Exposure of wastes to both precipitation and wind must be minimized.

- Dumpsters will have a secure watertight lid, be placed away from storm water conveyances and drains, and meet all federal, state, and municipal regulations.
- Wastes must be cleaned up immediately if containers overflow.
- Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site.
- Use only containers that are in good condition. Remove vessels before they have a chance to leak, rust or fail. Initiate removal/disposal when 75% capacity is reached.
- Trees, limbs, leaves, brush, and vegetation from clearing operations shall be disposed off-site in accordance with applicable regulations.

10.7.1 Litter Controls

Provide trash receptacles around the site and near areas where workers park, have meals or congregate. Collect litter periodically to avoid dispersal of trash offsite. Close waste container lids at the

end of the workday. For containers that do not have lids, provide a cover to minimize exposure of wastes to precipitation and the discharge of pollutants.

10.8 PORTABLE RESTROOM FACILITIES

The portable toilets will not be allowed onsite.

10.9 STOCKPILES AND EXCAVATED MATERIALS

Materials should have storm water perimeter control devices such silt fence or erosion control logs established at a minimum distance of 10 feet from the toe of the stockpile. Materials excavated from utility trenching shall be protected from upgradient storm run-on. Care should be taken to ensure all stockpiles are located away from the limits of construction. Trees and shrubs from site clearing should be shredded and used as mulching material after site stabilization. Stockpiles/spoils shall be secured with erosion control blankets, seeding or tarps if they are not to be used within 14 days. Remove as soon as possible. The depth of the pile will not exceed 10 feet in any area. Stormwater perimeter control devices shall be installed at least 10 feet from stockpile materials.

11 HAZARDOUS MATERIALS

No hazardous materials will be stored on the project site. Materials with hazardous properties include pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.

11.1 BEST MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of hazardous materials and substances:

- Personnel will be trained in the proper storage, use, and disposal of on-site materials;
- All products will be used in strict compliance with instructions on the product label;
- Products will be kept in their original containers with the original manufacturer's label in legible condition;
- Substances will not be mixed with one another unless recommended by the manufacturer;
- Material safety data sheets (SDS's) will be procured and used for each material;
- Whenever possible, all of a product will be used up before disposing of the container;

11.1.1 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 stormwater runoff. If stored onsite, all fertilizer will be stored in accordance with the manufacturers' recommendations and in a covered storage shed with proper ventilation. If re-sealable, fertilizers will be stored in its original bag/container. Otherwise, partially used bags of fertilizer will be transferred to sealable plastic bins to avoid spills.

11.1.2 Drums, Totes and Containers

Clearly label all containers. All containers must be completely sealed and watertight if located in areas where there is no cover. Store on wooden pallets and/or on nonporous surfaces. Provide sufficient spacing or aisles for access for moving equipment and emergency response. Do not store near drains, or in areas where they could be damaged by moving equipment or vehicles.

11.1.3 Petroleum, Oils and Lubricants (POL)

The uncontrolled discharge of POLs to groundwater, surface water or soil is prohibited. Immediate action must be taken to control, contain, and recover any discharged product.

11.1.3.1 Vehicle/Equipment Fueling and Maintenance

An impermeable surface shall be designated for fueling and maintenance activities. This area shall be equipped with a sign, fire extinguisher and spill containment material. If spills occur, they shall be cleaned up immediately.

All major equipment and vehicle maintenance will be performed off-site. Equipment will be inspected daily by first operator. Equipment and vehicles with leaks will be removed from the project. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment parked on the site overnight.

When vehicle fueling must occur on-site, the fueling activity will occur using drip pans or on an impermeable surface. Ample supplies of spill cleanup material will be available and accessible to clean up spills. Oily rags will be properly disposed of.

11.1.3.2 Onsite Fuel Storage Tanks

There will be no onsite fuel storage tanks.

11.2 GOOD HOUSEKEEPING

The following good housekeeping practices will be followed on site during the construction project:

- Storage will be limited to reasonable quantities or only enough product required to complete the job.
- Store in a neat, orderly manner and, if possible, under the roof or other enclosure.
- All containers must be completely sealed and watertight if located in areas where there is no cover.
- Store on wooden pallets and/or on nonporous surfaces.
- Provide sufficient spacing or aisles for access for equipment and emergency response.
- Do not store near drains, or in areas where they could be damaged by moving equipment or vehicles.

11.3 DISPOSAL

Hazardous waste materials and surplus products will be disposed of in the manner specified by federal, state, and/or local regulations and by the manufacturer of such products.

- All of the product in a container will be removed before the container is disposed of.
- All such containers will be triple-rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.
- Waste materials will be collected in receptacles designed for the purpose and disposed of off-site in accordance with applicable regulations.

11.4 SPILLS

It is the permitees' responsibility to minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

Spills or leaks must be cleaned up immediately after they occur and properly documented.

11.4.1 Minor Spills

Spills that are safely controlled and cleaned by personnel and pose no significant harm to the environment are considered minor spills. These are spills that occur near the source and are not likely to migrate from the site. All spills must be reported to onsite supervisor.

- DO NOT cover up any spill! All spills must be appropriately recovered via the use of vacuum equipment, absorbents, excavation, etc.
- Concrete areas – Clean initially with dry cleanup methods. Never wash down areas before dry cleanup has been done. Ensure that wash water is collected and properly disposed of.
- Soil and vegetated areas – Do not allow spills to penetrate soil. Never bury any spill.
- Shovel or sweep any granular absorbent from the spill area and place it in a proper disposal container. Do not hose contaminated granular sorbents with water.
- Dispose of sorbents properly. Granular sorbents contaminated with oil usually can be disposed of with the regular trash. Sorbents contaminated with gasoline, diesel and other fluids should be disposed of as a hazardous waste, unless testing proves otherwise.
- Remove and properly dispose of all spilled and contaminated material. Spoils are to be drummed or placed in containers.

11.4.2 Major Spills

Releases that cannot be controlled and remediated by onsite personnel, spilled materials which endanger human health, or pose a danger of fire or explosion are considered “Major Spill Emergencies.” If the spill is large enough to spread beyond the immediate spill area, reaches storm water drain systems, or causes an oil sheen on nearby surface water, the spills require immediate response from specialists and proper notification to emergency response officials and other regulatory agencies. **The permitee should immediately contact H2O GeoSolutions for further assistance, instructions and remediation assistance.**

In the event of a major release or spill emergency:

- If feasible, and if it is safe to do so, stop the source of the release. Contact 911 if necessary.
- The area should be closed off and kept "as is" at the time of the incident. This is vital for effective incident investigation.

11.4.3 Regulatory Spill Reporting Requirements

State and Federal regulations define the reportable quantities (RQ) for spills onto land or surface water. Where a leak, spill, or other release containing a hazardous substance in an amount equal to or in excess of a RQ occurs during a 24-hour period, the permitee must notify TCEQ and the National Response Center (NRC) as soon as one has knowledge of the release. Within 7 calendar days of knowledge of the release, provide a description of the release, the circumstances leading to the release, investigations and remediations.

Regulatory Authority	**Type of Oil**	**Reportable Quantity (RQ)**	
		Onto land	**Into Water**
State of Texas (TCEQ) 1-800-832-8224	Petroleum Fuels Used Oil Spent/Contaminated Oil	≥25 gal	Sheen
	Lube Oil, Hydraulic Fluid Transformer Oil, Other Non-Fuel Oils	≥210 gal	Sheen
Federal (NRC) 1-800-424-8802	Oil of Any Type	See product specific requirements	Sheen

6.1.7 Air and Wind

Secure construction materials, packaging, solid waste, litter and other objects that could be blown offsite.

6.2 LIMITATIONS ON PERMIT COVERAGE

6.2.1 Eligible Non-Storm Water Discharges

The following are Non-Stormwater discharges authorized under this permit.

Eligible Non-storm Water Discharge	Used? (Yes / No)	Pollution Prevention Measure(s)	Implementation Date
Fire Fighting Activities	☐ ☒	Emergency fire-fighting activities do not include washing of trucks, run-off water from training activities, test water from fire suppression systems, or similar activities.	Not anticipated
Uncontaminated Fire Hydrant Flushing	☐ ☒	Includes flushings from systems that utilize potable water, surface water, or groundwater that does not contain additional pollutants Excludes discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life, or systems utilizing reclaimed wastewater as a source water	Not anticipated
Utility Flushing	☒ ☐	Includes waterline flushings, but excluding discharges of hyperchlorinated water, unless the water is first dechlorinated and discharges are not expected to adversely affect aquatic life	As utilities are brought online.
Washing of Vehicles, Buildings or Pavement	☐ ☒	Do not use solvents, detergents or soap Excludes locations where spills or leaks of toxic or hazardous materials have occurred	Not anticipated
Dust Control	☒ ☐	Water trucks may be utilized if wind erosion is observed throughout the site. Sprinkling will be applied at a rate of 3 gallons per acre to avoid soil becoming saturated or muddy. Uncontaminated non potable water may be used.	Once demolition and grading activities commence and/or as soon as wind erosion is observed.
Air Conditioning Condensate	☐ ☒	Not anticipated	Not anticipated
Uncontaminated Ground/Spring Water	☐ ☒	Not anticipated	NA
Irrigation watering drainage	☒ ☐	Watering may be used for landscape irrigation during temporary and final stabilization	Once landscaping is in place

6.2.2 Prohibition of Non-Stormwater Discharges

Only discharges that are composed entirely of stormwater associated with construction activity may be authorized under this general permit. Prohibited discharges include:

- Any soils, construction items, materials or substances that can be entrained in stormwater or have the potential to become airborne.
- Wastewater from wash out of concrete, cleanout of paint, form release oils, curing compounds, and other construction materials.
- Fuels, oils, or other pollutants used in vehicle equipment operation and maintenance.
- Soaps or solvents used in vehicle and equipment washing.
- Toxic or hazardous substances from a spill or other release.
- Discharge water from dewatering operations directly into any live or intermittent stream, channel, wetlands, surface water or any storm sewer.

6.2.2.1 Wastewater

Wastewater discharges from construction activities are prohibited under this permit. Discharges of stormwater runoff or any type of wastewater from dust control, cleaning, washouts, pits or mixers are not allowed. Water generated from the flushing of lines or in conjunction with hydrostatic testing will be applied in accordance with all Federal, State, and local laws and regulations.

6.2.2.2 Dewatering

Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls to address sediment and prevent erosion. See Section 9.2.

6.2.2.3 Post Construction Discharges

Discharges that occur after construction activities have been completed, and after the construction site and any supporting activity have undergone final stabilization, following the submission of the NOT or removal of the TCEQ site notice are not eligible for coverage under the GP.

6.3 SWP3 SITE INSPECTIONS

Inspections are intended to identify areas where the pollutant control measures at the site are ineffective and are allowing, or could potentially allow, pollutants to be discharged from the project site.

6.3.1 Areas of Inspection

Inspections shall include:

- All areas of soil disturbance
- Areas designated for material and equipment storage that are exposed to weather and precipitation
- Structural and non-structural control measures
- Known discharge locations or accessible points
- Permanent seeding and planted areas
- Vehicle access points
- General site cleanliness
- Adjoining roadways and areas downgrade of the project site
- Any other GP noncompliance

6.3.2 Inspector Qualifications

A qualified person shall perform routine inspections throughout all construction phases. A copy of the inspectors' qualifications and certifications are included in Appendix E.

6.3.3 Inspection Frequency

Inspections will occur at least every 14 days and after a rainfall event. Storm event inspections should be conducted within 24 hours of the end of a storm event of 0.5 inches. must occur on the first and last day of a storm for multi-day storm events. When the 24-hour inspection time frame occurs entirely outside of normal working hours, the inspection will be completed by the end of the next business day.

The inspection frequency schedule can only be changed a maximum of once per calendar month and must be implemented within the first 5 business days of the calendar month. A change in frequency must be documented in the SWP3.

Inspection may be suspended for adverse conditions. In the event of flooding or other dangerous conditions which prohibit access to the site, inspections must be conducted as soon as access is practicable. Adverse conditions that result in the temporary suspension of a permit requirement to inspect must be documented in the SWP3 as an amendment.

6.3.4 Reporting

A report summarizing the scope of any inspection must be completed within 24-hours following the inspection. Reports will be distributed electronically to all responsible personnel, owners, and engineers as specified, and filed in Appendix F.

Inspection reports are required to be submitted to Bexar County Storm Water Program at least bi-monthly via e-mail (swq@bexar.org) or fax (210-335-6713).

6.3.5 Results of Inspections

An inspection report form has been provided in Appendix F. The inspection report will include observations and actions that need to be taken as a result of the inspection such as:

- Discharges of sediment or other pollutants from the site;
- BMPs that need to be maintained;
- BMPs that failed to operate as designed or proved inadequate; and
- Locations where additional BMPs are needed.

If inspection results determine site conditions and/or control measures are found to be inadequate, the SWP3 will be updated within a period of 7 calendar days. If control measures need to be modified to assure effectiveness or if additional measures are determined to be necessary, implementation will be completed prior to the next anticipated storm event or as soon as practicable.

7 CONSTRUCTION ACTIVITIES AND SUPPORT FACILITIES

7.1 SEQUENCING OF CONSTRUCTION ACTIVITIES

Limit the area of disturbance to minimize soil loss and prevent the discharge of impaired water from the construction site and incorporate staged stabilization measures as work progresses throughout the project.

- Monitor the weather to schedule any actives that will impact runoff.
- Avoid disturbing downsloped areas of site until upgradient areas are stabilized.
- Minimize the amount of soil exposed during construction activity.
- Minimize soil compaction and sediment discharges.
- Provide and maintain natural vegetative buffers at the site.

7.2 SUPPORT FACILITIES, MATERIALS STORAGE AND POLLUTANT GENERATING ACTIVITIES

The following support facilities may be found at the site at any point during the construction.

Facility	*Description and BMPs*
Staging Area	Principal staging area where main laydown, storage and portable toilets will be located.
Fuel and Maintenance Area	An impermeable surface shall be designated for fueling and maintenance activities. Drip pans will be used. No fuel or petroleum products are allowed to be stored on site.
Materials Storage	Protected storage areas should be provided for potentially toxic material. Construction materials will not be stored overnight on site. Chemicals used on site, including paints/solvents/sealants, should be kept in small quantities and stored in closed containers and kept out of direct contact with stormwater.
Solid Waste Storage	Containers for waste and construction debris storage will be provided until it has been removed for disposal. For containers that do not have lids, a cover shall be utilized to minimize exposure of wastes to precipitation and wind discharge of pollutants.
Dewatering	All stormwater removed from excavations will be filtered prior to being discharged. All dewatering activities will be supervised and documented.

8 CONTROLS

8.1 EROSION CONTROL AND STABILIZATION PRACTICES

Stabilization is the most effective means to minimize erosion and offsite sediment. Stabilized soils have vegetative or other types of cover to prevent wind or water erosion. Maintaining stabilization involves taking key steps at planning, and continuing until the end of construction. During project planning, efforts will be made to retain all existing vegetation. This can be accomplished by phasing construction activity, limiting vehicular and equipment access and minimizing corridor widths for the utility construction.

8.2 STABILIZATION

Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. In the context of this requirement, “immediately” means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased.

Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days.

Permanent stabilization must be achieved prior to removing any erosion or sedimentation controls at the site or terminating the permit. TCEQ does not expect that temporary or permanent stabilization measures will be applied to areas that are intended to be left un-vegetated or un-stabilized following construction.

8.3 SEDIMENT BASINS

No temporary sedimentation basins have been designed for this project. Although more than 10 acres may be disturbed on the project site, no more than 10 acres shall be disturbed within a common drainage area at one time, as the site is comprised of multiple sub-drainage areas. Other BMPs will be utilized for site disturbance and all are adequate for the drainage areas served.

8.4 PROJECT CONTROLS AND PRACTICES

The Contract Documents prepared for the project have identified controls needed to reduce or eliminate potential contamination of stormwater run-off. Below is a list BMPs used, where they are located, when they will be implemented, and whether they are temporary or permanent.

Controls and Practices	***Location On-Site***	***Implementation Date***	***Temporary or Permanent***
Silt Fence	Along the LOC and at activity areas	Prior to construction	Temporary
Erosion Control Logs	Along the LOC and at activity areas	Prior to construction	Temporary
Rock Berms	In drainage channel	Prior to construction	Temporary
FODs	At gate and / activity areas	Prior to construction	Temporary

8.5 MAINTENANCE REQUIREMENTS

All protective measures must be maintained in working condition. Structural controls must be properly installed and maintained according to the manufacturer's or designer's specifications.
As soon as the permittee determines that BMPs are not operating effectively, through inspections or other means, then the permittee shall perform maintenance as necessary to ensure the continued effectiveness of controls, and prior to the next rain event if feasible. If maintenance prior to the next anticipated storm event is impracticable, the reason shall be documented and maintenance must be scheduled and accomplished as soon as possible.

Erosion and sediment controls that have been intentionally disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately upon discovery.

Maintenance of the pollution control measures incorporated into this project must be conducted to ensure effectiveness. This includes repairs to all erosion and sediment controls, including cleanout of all built up sediments. Particular attention should be paid to the sedimentation areas at rock berms and silt fences. Contaminated sediment removed from containment areas (vehicle maintenance, concrete washout pits, etc.) shall be disposed of off-site in accordance with appropriate regulations. If sediment or other pollutant escapes the site, the permittee must work with the downgradient property owner to remove or remediate as soon as possible.

BMPs Installed	***Inspection / Maintenance Schedule***
Silt Fence	Silt fence will be inspected to ensure there are no gaps where the fence meets the ground or tears along the length of the fence. If gaps or tears are found during inspection, the fence will be repaired or replaced. Accumulated sediment will be removed from the fence base when buildup reaches six inches. If accumulated sediment is creating a noticeable strain on the fence and the fence might fail from a storm event, the sediment will be removed more frequently.
Erosion Control Logs	Ensure proper placement and staking to control flow. The logs should be cleaned when sediment has accumulated to a depth of one half of the log diameter. Remove and replace logs that are punctured or flattened.
Rock Berms	Rock berm will be inspected to ensure proper function and drainage are occurring. The stone and or sheathing shall be replaced when the structure ceases to function as intended due to sediment accumulation among the rocks, washout, damage, etc. Accumulated sediment and debris shall be removed when it reaches a depth equal to one-third of depth.
FODS	Ensure FODs are in placed at egress points where vehicles and equipment exit onto roadways.

	Remove sediment build up between the pyramids. Vehicle tires only make contact with the tips of the pyramids so maintenance is required when sediment reaches 2.5" above the base of the mat. Maintenance is completed by cleaning the mats to remove sediment. Clean mats manually with shovel/brooms, with a skid steer with a broom attachment, or with a street sweeper with adjustable heads.
Hand / Street Sweeping	All sediment tracked, spilled, dropped, or washed onto the road will be swept up immediately. The construction site will be maintained in a condition that will prevent sediment tracking offsite.
Waste Storage	Containers shall be inspected to ensure they are in good condition. Remove vessels before they have a chance to leak, rust or fail. Initiate removal/disposal when 75% capacity is reached.

9 OTHER REQUIRED CONTROLS

9.1 DEWATERING

Discharges from dewatering activities, including discharges from dewatering of trenches, ponds, pits footings and excavations, are prohibited unless managed by appropriate controls and the permitee observes, evaluates and documents dewatering activities.

9.1.1 Requirements and Restrictions

Dewatering after a rain event or after groundwater intrusion must be conducted in a manner that does not cause pollution, erosion or sedimentation. Water to be disposed should be free from silt and other objectionable materials.

No sheeting action, soil erosion, discharge into storm sewers, discharge into defined drainage areas, or discharge into the "Waters of the State" are allowed.

Do not allow discharged water to pond/stand for long periods of time to prevent mosquito harborage and minimize odors.

Never release waters contaminated with building materials, adhesives, petroleum products or concrete slurry.

Water from dewatering operations shall be treated by filtration, settling basins, or other approved method to reduce the amount of pollutants and sediment contained in the water to allowable levels.

9.1.2 Observation and Evaluation of Dewatering Controls

Personnel provided by the permittee must observe and evaluate dewatering controls at a minimum of once per day on the days where dewatering discharges from the construction site occur. Personnel conducting these evaluations must be knowledgeable of the GP, the construction activities and the SWP3 for the site.

A report summarizing the scope of any observation and evaluation must be completed within 24-hours following the evaluation. The report must also include:

- Date of the observations and evaluation;
- Name(s) and title(s) of personnel making the observations and evaluation;
- Approximate times that the dewatering discharge began and ended on the day of evaluation, or if the dewatering discharge is a continuous discharge that continues after normal business hours, indicate that the discharge is continuous;
- Estimates of the rate (in gallons per day) of discharge on the day of evaluation;

- Whether or not any indications of pollutant discharge were observed at the point of discharge (e.g., foam, oil sheen, noticeable odor, floating solids, suspended sediments, or other obvious indicators of stormwater pollution); and
- Major observations including the locations of where erosion and discharges of sediment or other pollutants from the site have occurred; locations of BMPs that need to be maintained; locations of BMPs that failed to operate as designed or proved inadequate for a particular location; and locations where additional BMPs are needed.
- Actions taken as a result of evaluations, including the date(s) of actions taken, must be described. Reports must identify any incidents of non-compliance.

Use form provided in Appendix G and file each report.

9.1.3 Best Management Practices

Avoid the need for dewatering whenever possible by allowing evaporation or scheduling work during dry conditions.

Install a trench or berm or other protective measures around the perimeter of any excavation prior to storm events to keep water from flowing inside.

Pump stormwater to vegetative buffers, or detention pond before discharging offsite.

Sequence construction so vegetated discharge areas are available for dewatering. Release pumped water gradually so to not flood or inundate vegetation.

Permitee should have on hand enough equipment, hoses, filter bags, erosion control logs/matting or aggregate rock to be used as need.

Filter bags are manufactured products made typically from woven monofilament polypropylene textile (coarse material, e.g., sands) or non-woven geotextile (silts and clays chosen for the predominant sediment size). Filter bags are single-use products that must be replaced when they become clogged or half-full of sediment.

Permitee may use pipes and any pumps necessary to dewater. Utilize a floating suction hose or equivalent method to minimize the potential for pumping sediment directly from the bottom of pond, pit or trench. Pump intakes should be fitted with filter screening to prevent large objectionable material from entering the pump.

All stormwater removed from excavations will be discharged in accordance with the SWP3. If discharge is not possible, then water removed will be collected in tanks in accordance with the TCEQ and any other agencies with jurisdiction over the activity.

10 BEST MANAGEMENT PRACTICES

10.1 EMPLOYEE AND SUBCONTRACTOR TRAINING

An employee training program must be developed to educate personnel responsible for implementing any component of the SWP3, or personnel otherwise responsible for stormwater pollution prevention, with the provisions of the SWP3. The training should provide clear concept activities, problems, solutions and BMP implementation. Documentation to verify completion of training shall retained by permitee and included in Appendix C.

10.2 SEVERE STORMS

In the event of a severe storm warning, the permitee must:

- Secure equipment and materials and place materials that could be damaged in protected areas.
- Check for loose materials, equipment, debris, and other objects that could be blown away.
- Ensure that all temporary erosion controls are adequate.

10.3 MATERIALS STORAGE

No overnight storage of materials is allowed onsite.

10.4 STREET SWEEPING

- Consider street sweeping frequency based on factors such as traffic volume, land use, field observations of sediment, proximity to watercourses, etc. Maintain sweeping contractor invoices and schedule.
- Increase the sweeping frequency for streets with high pollutant loadings, especially in high traffic or after rainy conditions.
- Conduct street sweeping as needed prior to wetter seasons to remove accumulated sediment.
- Increase sweeping for special problem areas like during periods of heavy traffic in and out of the site, prior to rain events and high litter.
- Perform street cleaning during dry weather if possible.

10.5 DUST CONTROL

During extended dry periods, dust control should be performed routinely. A water spray truck or sprinklers may be used for the spraying of unpaved access roads and disturbed areas during times that fugitive dust emissions are deemed to be an issue. Other dust control measures include matting, mulching, vegetative cover, spray-on adhesives, and irrigation.

10.6 WASHWATER

Use phosphate-free biodegradable detergents for cleaning structures and equipment. Never use a detergent or degreaser that has a potential detrimental effect on the environment. Prevent runoff of any kind of contaminated flow. Contain and recycle or dispose of wash waters that are contaminated.

10.7 WASTE MANAGEMENT

All waste materials will be collected and disposed of into onsite metal dumpsters. Exposure of wastes to both precipitation and wind must be minimized.

- Dumpsters will have a secure watertight lid, be placed away from storm water conveyances and drains, and meet all federal, state, and municipal regulations.
- Wastes must be cleaned up immediately if containers overflow.
- Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site.
- Use only containers that are in good condition. Remove vessels before they have a chance to leak, rust or fail. Initiate removal/disposal when 75% capacity is reached.
- Trees, limbs, leaves, brush, and vegetation from clearing operations shall be disposed off-site in accordance with applicable regulations.

10.7.1 Litter Controls

Provide trash receptacles around the site and near areas where workers park, have meals or congregate. Collect litter periodically to avoid dispersal of trash offsite. Close waste container lids at the

end of the workday. For containers that do not have lids, provide a cover to minimize exposure of wastes to precipitation and the discharge of pollutants.

10.8 PORTABLE RESTROOM FACILITIES

The portable toilets will not be allowed onsite.

10.9 STOCKPILES AND EXCAVATED MATERIALS

Materials should have storm water perimeter control devices such silt fence or erosion control logs established at a minimum distance of 10 feet from the toe of the stockpile. Materials excavated from utility trenching shall be protected from upgradient storm run-on. Care should be taken to ensure all stockpiles are located away from the limits of construction. Trees and shrubs from site clearing should be shredded and used as mulching material after site stabilization. Stockpiles/spoils shall be secured with erosion control blankets, seeding or tarps if they are not to be used within 14 days. Remove as soon as possible. The depth of the pile will not exceed 10 feet in any area. Stormwater perimeter control devices shall be installed at least 10 feet from stockpile materials.

11 HAZARDOUS MATERIALS

No hazardous materials will be stored on the project site. Materials with hazardous properties include pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.

11.1 BEST MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of hazardous materials and substances:

- Personnel will be trained in the proper storage, use, and disposal of on-site materials;
- All products will be used in strict compliance with instructions on the product label;
- Products will be kept in their original containers with the original manufacturer's label in legible condition;
- Substances will not be mixed with one another unless recommended by the manufacturer;
- Material safety data sheets (SDS's) will be procured and used for each material;
- Whenever possible, all of a product will be used up before disposing of the container;

11.1.1 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 stormwater runoff. If stored onsite, all fertilizer will be stored in accordance with the manufacturers' recommendations and in a covered storage shed with proper ventilation. If re-sealable, fertilizers will be stored in its original bag/container. Otherwise, partially used bags of fertilizer will be transferred to sealable plastic bins to avoid spills.

11.1.2 Drums, Totes and Containers

Clearly label all containers. All containers must be completely sealed and watertight if located in areas where there is no cover. Store on wooden pallets and/or on nonporous surfaces. Provide sufficient spacing or aisles for access for moving equipment and emergency response. Do not store near drains, or in areas where they could be damaged by moving equipment or vehicles.

11.1.3 Petroleum, Oils and Lubricants (POL)

The uncontrolled discharge of POLs to groundwater, surface water or soil is prohibited. Immediate action must be taken to control, contain, and recover any discharged product.

11.1.3.1 Vehicle/Equipment Fueling and Maintenance

An impermeable surface shall be designated for fueling and maintenance activities. This area shall be equipped with a sign, fire extinguisher and spill containment material. If spills occur, they shall be cleaned up immediately.

All major equipment and vehicle maintenance will be performed off-site. Equipment will be inspected daily by first operator. Equipment and vehicles with leaks will be removed from the project. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment parked on the site overnight.

When vehicle fueling must occur on-site, the fueling activity will occur using drip pans or on an impermeable surface. Ample supplies of spill cleanup material will be available and accessible to clean up spills. Oily rags will be properly disposed of.

11.1.3.2 Onsite Fuel Storage Tanks

There will be no onsite fuel storage tanks.

11.2 GOOD HOUSEKEEPING

The following good housekeeping practices will be followed on site during the construction project:

- Storage will be limited to reasonable quantities or only enough product required to complete the job.
- Store in a neat, orderly manner and, if possible, under the roof or other enclosure.
- All containers must be completely sealed and watertight if located in areas where there is no cover.
- Store on wooden pallets and/or on nonporous surfaces.
- Provide sufficient spacing or aisles for access for equipment and emergency response.
- Do not store near drains, or in areas where they could be damaged by moving equipment or vehicles.

11.3 DISPOSAL

Hazardous waste materials and surplus products will be disposed of in the manner specified by federal, state, and/or local regulations and by the manufacturer of such products.

- All of the product in a container will be removed before the container is disposed of.
- All such containers will be triple-rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.
- Waste materials will be collected in receptacles designed for the purpose and disposed of off-site in accordance with applicable regulations.

11.4 SPILLS

No spilled hazardous materials or hazardous wastes will be allowed to come in contact with precipitation, stormwater discharges or unprotected soils. If such contact occurs, the discharge will be contained until appropriate measures in compliance with state and federal regulations are taken to remediate the contamination.

It is the permitees' responsibility to minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.

Spills or leaks must be cleaned up immediately after they occur and properly documented.

11.4.1 Minor Spills

Spills that are safely controlled and cleaned by personnel and pose no significant harm to the environment are considered minor spills. These are spills that occur near the source and are not likely to migrate from the site. All spills must be reported to onsite supervisor.

- DO NOT cover up any spill! All spills must be appropriately recovered via the use of vacuum equipment, absorbents, excavation, etc.
- Concrete areas – Clean initially with dry cleanup methods. Never wash down areas before dry cleanup has been done. Ensure that wash water is collected and properly disposed of.
- Soil and vegetated areas – Do not allow spills to penetrate soil. Never bury any spill.
- Shovel or sweep any granular absorbent from the spill area and place it in a proper disposal container. Do not hose contaminated granular sorbents with water.
- Dispose of sorbents properly. Granular sorbents contaminated with oil usually can be disposed of with the regular trash. Sorbents contaminated with gasoline, diesel and other fluids should be disposed of as a hazardous waste, unless testing proves otherwise.
- Remove and properly dispose of all spilled and contaminated material. Spoils are to be drummed or placed in containers.

11.4.2 Major Spills

Releases that cannot be controlled and remediated by onsite personnel, spilled materials which endanger human health, or pose a danger of fire or explosion are considered “Major Spill Emergencies.” If the spill is large enough to spread beyond the immediate spill area, reaches storm water drain systems, or causes an oil sheen on nearby surface water, the spills require immediate response from specialists and proper notification to emergency response officials and other regulatory agencies. **The permitee should immediately contact H2O GeoSolutions for further assistance, instructions and remediation assistance.**

In the event of a major release or spill emergency:

- If feasible, and if it is safe to do so, stop the source of the release. Contact 911 if necessary.
- The area should be closed off and kept "as is" at the time of the incident. This is vital for effective incident investigation.

11.4.3 Regulatory Spill Reporting Requirements

State and Federal regulations define the reportable quantities (RQ) for spills onto land or surface water. Where a leak, spill, or other release containing a hazardous substance in an amount equal to or in excess of a RQ occurs during a 24-hour period, the permitee must notify TCEQ and the National Response Center (NRC) as soon as one has knowledge of the release. Within 7 calendar days of knowledge of the release, provide a description of the release, the circumstances leading to the release, investigations and remediations.

Regulatory Authority	**Type of Oil**	**Reportable Quantity (RQ)**	
		Onto land	**Into Water**
State of Texas (TCEQ) 1-800-832-8224	Petroleum Fuels Used Oil Spent/Contaminated Oil	≥25 gal	Sheen
	Lube Oil, Hydraulic Fluid Transformer Oil, Other Non-Fuel Oils	≥210 gal	Sheen
Federal (NRC) 1-800-424-8802	Oil of Any Type	See product specific requirements	Sheen

Appendix B – Forms

TCEQ Large Construction Site Notice

Primary Operator

Large construction sites disturb more than five acres or are part of a larger common plan of development that disturbs more than five acres. Primary operators of large construction sites will fill out this notice. Primary operators will then post this notice at the construction site in a location where it is safely and readily available for viewing by the general public and local, state, and federal authorities. Additional information about the TCEQ Construction Stormwater General Permit may be found on TCEQ's webpage on Assistance Tools for Construction Stormwater General Permits.

Note: You must also develop a Stormwater Pollution Prevention Plan prior to the commencement of construction.

Site-Specific TPDES Authorization Number: TXR15 12MO

Primary Operator Name: Ironside Building Group

Contact Name and Phone Number: Trey Siller 210-825-8161

Project Description:

Physical Location/Description Alamo City Storm Soccer Club 204 W. Specht Rd

Estimated Start Date April 24, 2023

Projected End Date or Date Disturbed Soils Will Be Stabilized June 9, 2023

Location of Stormwater Pollution Prevention Plan (SWP3): Onsite

Texas Commission on Environmental Quality

Construction Notice of Intent

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Alamo City Storm Soccer Club
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	204 W Specht Rd
City	San Antonio
State	TX
ZIP	78260
County	BEXAR
Latitude (N) (##.######)	29.727609
Longitude (W) (-###.######)	-98.498653
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Alamo City Storm Soccer Club
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	204 W Specht Rd
City	San Antonio
State	TX
ZIP	78260
County	BEXAR
Latitude (N) (##.######)	29.727609
Longitude (W) (-###.######)	-98.498653
Facility NAICS Code	
What is the primary business of this entity?	

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	

Type of Customer	General Partnership

Full legal name of the applicant:

Legal Name	Ironside Building Group
Texas SOS Filing Number	
Federal Tax ID	
State Franchise Tax ID	
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	0-20
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Ironside Building Group
Prefix	
First	Trey
Middle	
Last	Siller
Suffix	
Credentials	
Title	General Contractor

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	3102 EISENHAUER RD APT C23
Routing (such as Mail Code, Dept., or Attn:)	
City	SAN ANTONIO
State	TX
ZIP	78209
Phone (###-###-####)	2108258161
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	treys@ironsidebuilders.com

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	

Organization Name	H2O GeoSolutions
Prefix	
First	Cari
Middle	
Last	Harrington
Suffix	
Credentials	CFM
Title	Consultant
Enter new address or copy one from list:	

Mailing Address

Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	PO BOX 1446
Routing (such as Mail Code, Dept., or Attn:)	
City	BASTROP
State	TX
ZIP	78602
Phone (###-###-####)	5127859801
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	

CNOI General Characteristics

1	Is the project or site located on Indian Country Lands?	No
2	Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3	Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4	What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	1542
5	If applicable, what is the Secondary SIC Code(s)?	
6	What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	32.6
7	What is the construction project or site type?	Other
8	Is the project part of a larger common plan of development or sale?	No
9	What is the estimated start date of the project?	04/24/2023
10	What is the estimated end date of the project?	06/09/2023
11	Will concrete truck washout be performed at the site?	No

12	What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	Cibolo Creek
13	What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1908
14	Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	No
15	Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	No
16	I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17	I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18	I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

Certification

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

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

1. I am Cari Harrington, the owner of the STEERS account ER059582.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Construction Notice of Intent.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OPERATOR Signature: Cari Harrington OPERATOR

Customer Number:	
Legal Name:	Ironside Building Group
Account Number:	ER059582
Signature IP Address:	76.186.43.242
Signature Date:	2023-04-23
Signature Hash:	5405CF4063CDBF4F57D9658728471FA6562DCCEBB43C256FECBC878650BD5861
Form Hash Code at time of Signature:	FBF38B622BE3FE82B521D96C2A9DD95E5355371FAC55FAE6F0C169B614F9CA98

Fee Payment

Transaction by:	The application fee payment transaction was made by ER059582/Cari Harrington
Paid by:	The application fee was paid by CARI HARRINGTON
Fee Amount:	$225.00
Paid Date:	The application fee was paid on 2023-04-23
Transaction/Voucher number:	The transaction number is 582EA000545366 and the voucher number is 635387

Submission

Reference Number:	The application reference number is 556352
Submitted by:	The application was submitted by ER059582/Cari Harrington
Submitted Timestamp:	The application was submitted on 2023-04-23 at 16:53:47 CDT
Submitted From:	The application was submitted from IP address 76.186.43.242
Confirmation Number:	The confirmation number is 458885
Steers Version:	The STEERS version is 6.62

Additional Information

Application Creator: This account was created by Cari Harrington

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 23, 2023

Dear Applicant:

Re: TPDES General Permit for Construction Stormwater Runoff (TXR150000)
Notice of Intent Authorization

Your Notice of Intent (NOI) application for authorization under the general permit for discharge of stormwater associated with construction activities has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Division Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the authorization number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

Authorization under the Edwards Aquifer Protection Program is required before construction can begin where the site is located within the Edwards Aquifer Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone. See https://www.tceq.texas.gov/permitting/eapp/viewer.html for additional information.

It is the responsibility of the Operator to notify the TCEQ Stormwater Processing Center of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

A Notice of Termination must be submitted when permit coverage is no longer needed.

For questions related to processing of your application you may contact the Stormwater Processing Center by email at SWPERMIT@tceq.texas.gov or by telephone at (512) 239-3700. If you have any technical questions regarding the general permit, you may contact the stormwater technical staff by email at SWGP@tceq.texas.gov or by telephone at (512) 239-4671. Also, you may obtain information on the stormwater web site at https://www.tceq.texas.gov/permitting/stormwater.

Sincerely,

Robert Sadlier, Deputy Director

Water Quality Division

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Texas Pollutant Discharge Elimination System
Stormwater Construction General Permit

The Notice of Intent (NOI) for the facility listed below was received on April 23, 2023. The intent to discharge stormwater associated with construction activity under the terms and conditions imposed by the Texas Pollutant Discharge Elimination System (TPDES) stormwater Construction General Permit (CGP) TXR150000 is acknowledged. Your facility's unique TPDES CGP stormwater authorization number is:

TXR1512MO

Coverage Effective: April 23, 2023

The TCEQ's stormwater CGP requires certain stormwater pollution prevention and control measures, possible monitoring and reporting, and periodic inspections. Among the conditions and requirements of this permit, you must have prepared and implemented a stormwater pollution prevention plan (SWP3) that is tailored to your construction site. As a facility authorized to discharge under the stormwater CGP, all terms and conditions must be complied with to maintain coverage and avoid possible penalties.

Project/Site Information:
RN111723730
Alamo City Storm Soccer Club
204 W Specht Rd
San Antonio, TX 78260
Bexar County

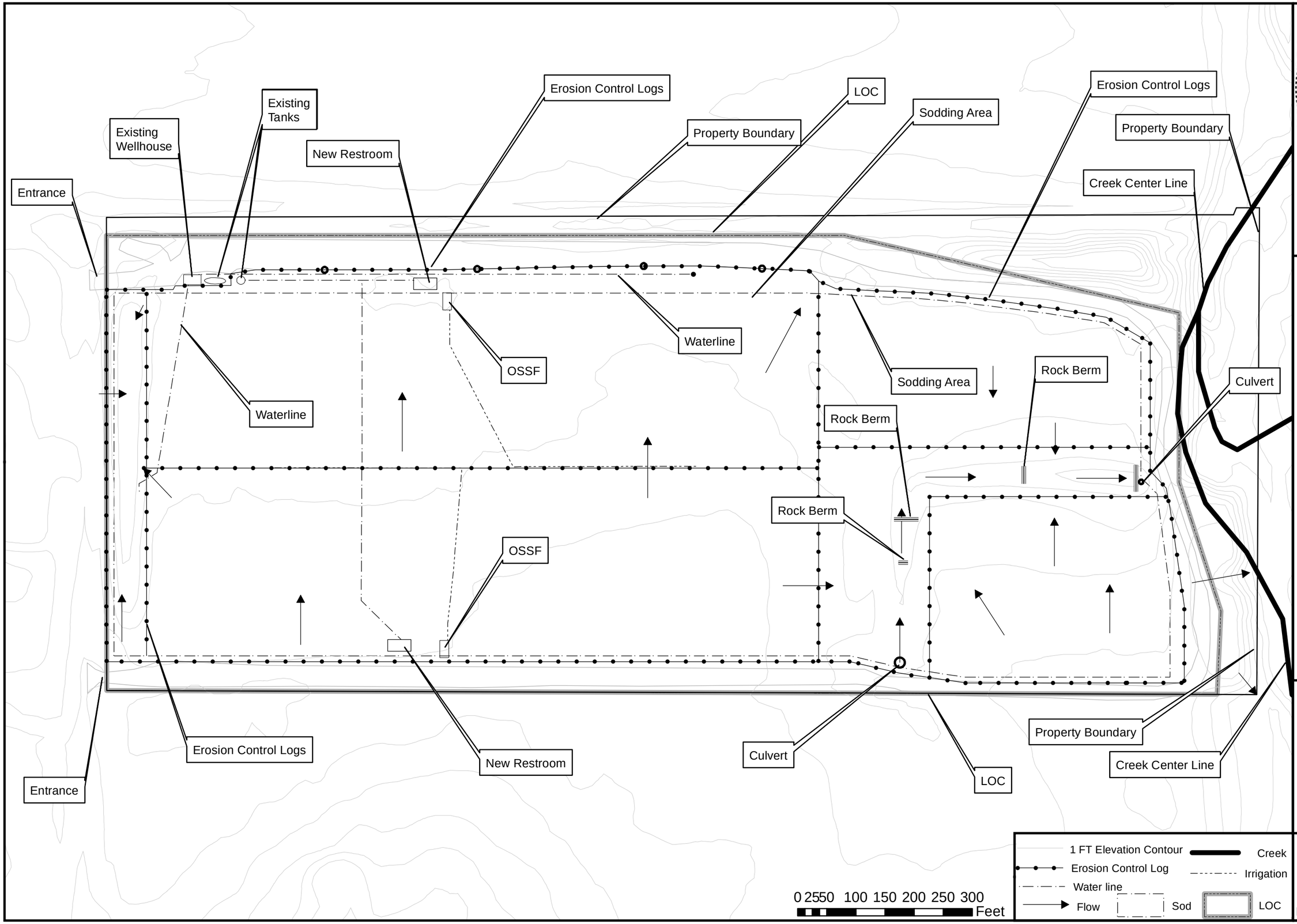
Operator:
CN606132819
Ironside Building Group
3102 Eisenhauer Rd Apt C23
San Antonio, TX 78209

This CGP and all authorizations expire on March 5, 2028, unless otherwise amended. If you have any questions related to processing of your application, you may contact the Stormwater Processing Center by **email at** SWPERMIT@tceq.texas.gov **or by telephone at (512) 239-3700**. For technical issues, you may contact the stormwater technical staff by **email at** SWGP@tceq.texas.gov **or by telephone at (512) 239-4671**. Also, you may obtain information on the TCEQ web site at https://www.tceq.texas.gov/goto/wq-dpa. A copy of this document should be kept with your SWP3.

Issued Date: April 23, 2023

FOR THE COMMISSION

Appendix D – Drawings and Maps



CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774
EXP 07-2023

SITE DRAWING

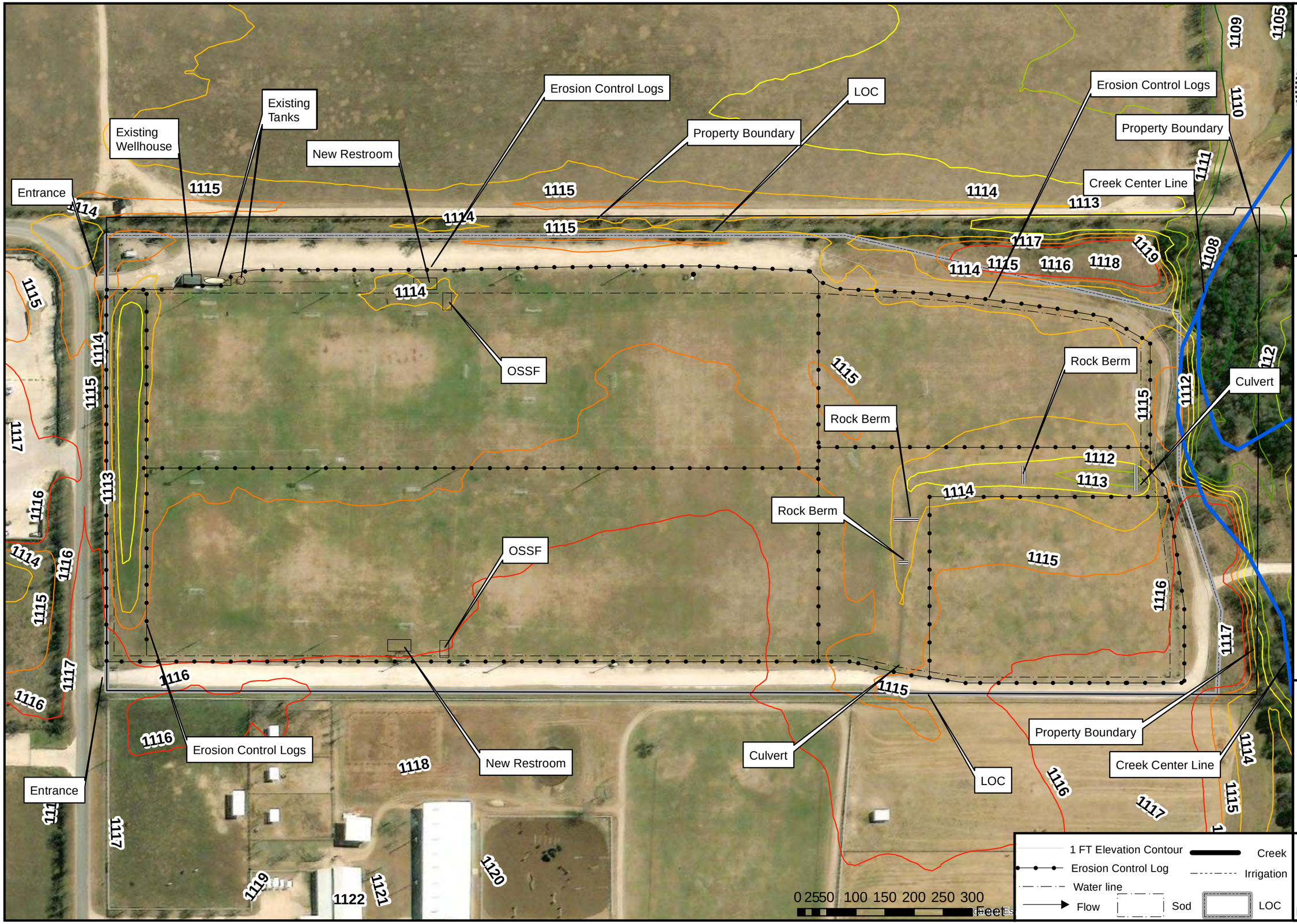
ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with SWP3

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

SHEET NO.
OF 4 SHEETS
1

April 2023
REVISION 0



CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774
EXP 07-2023

SITE DRAWING

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with SWP3

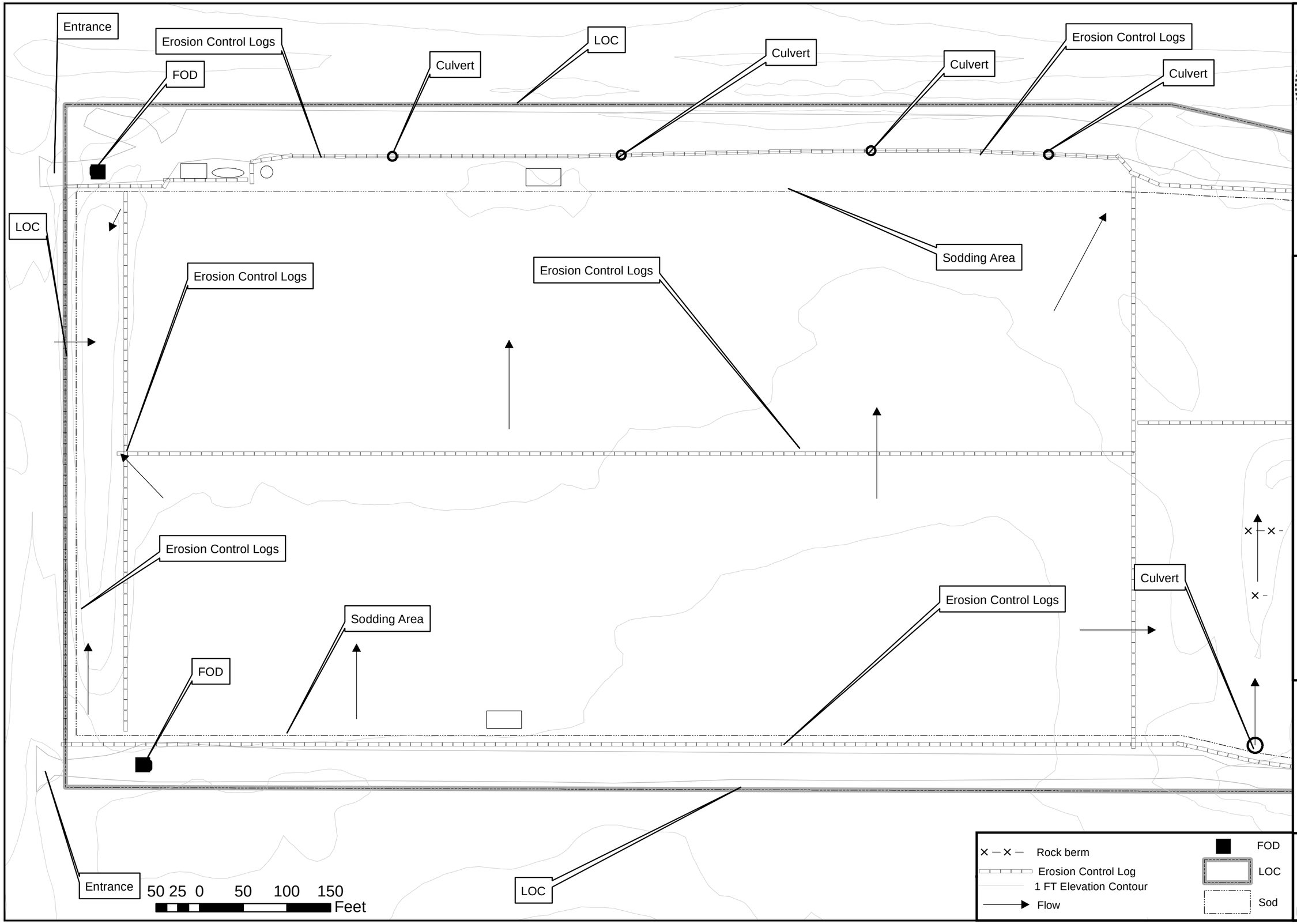
N

H2O GeoSolutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

SHEET NO.
OF 4 SHEETS

April 2023
REVISION 0

1a



CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774

EXP 07-2023

EROSION CONTROL SHEET

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with SWP3

N

H2O GeoSolutions

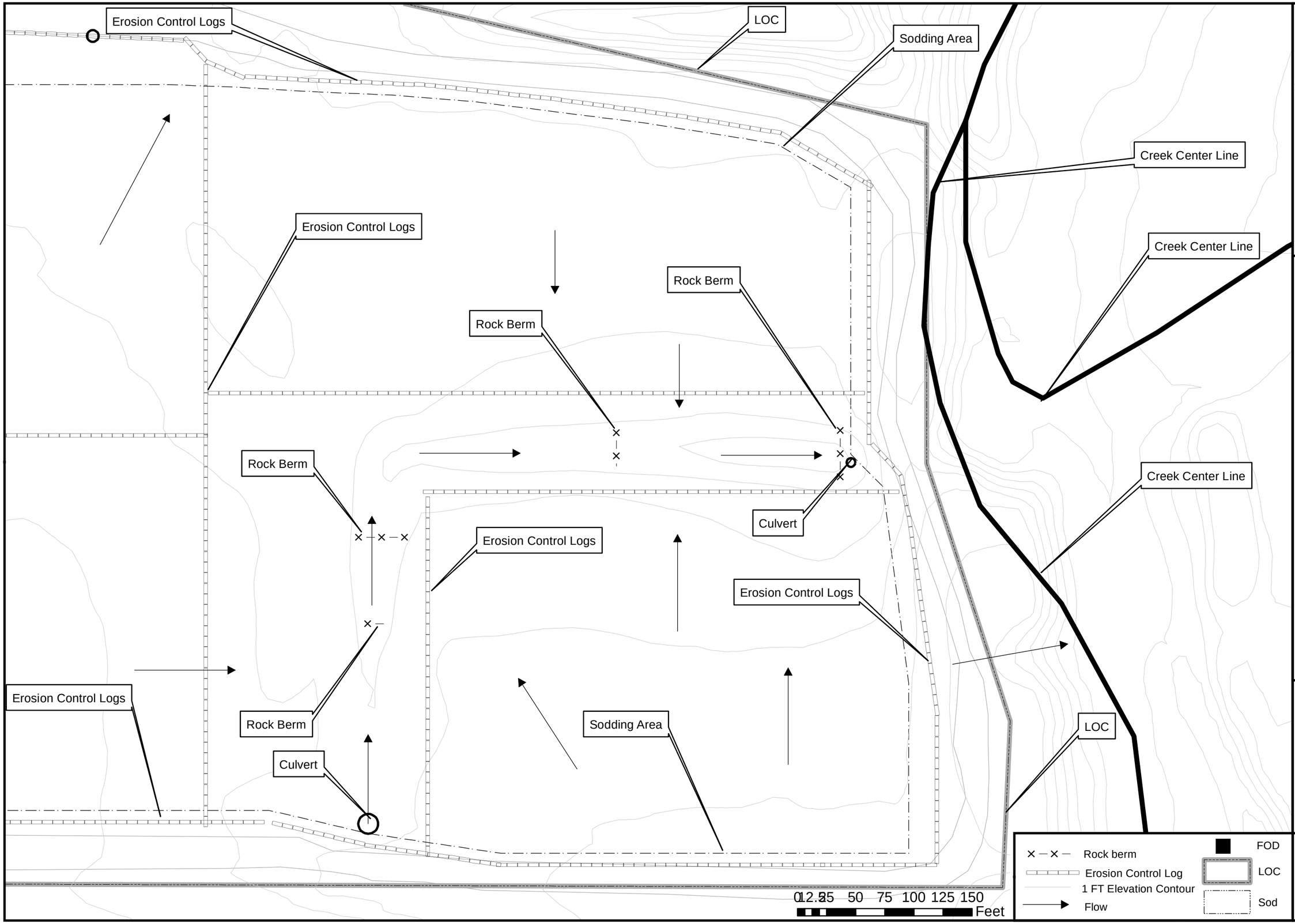
PO BOX 1446
BASTROP, TX 78602
512-785-9801

Rock berm
Erosion Control Log
1 FT Elevation Contour
Flow
FOD
LOC
Sod

SHEET NO.
OF 4 SHEETS

2

April 2023
REVISION 0



CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774

EXP 07-2023

EROSION CONTROL SHEET

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with SWP3

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

SHEET NO.
OF 4 SHEETS
3

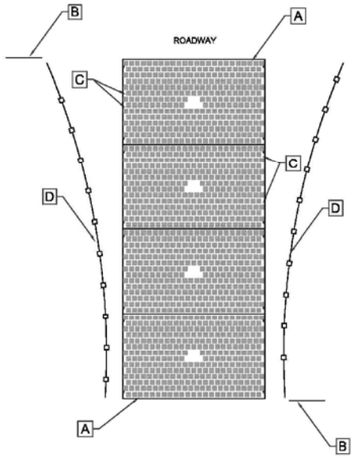
April 2023
REVISION 0

FODS TRACKOUT CONTROL SYSTEM INSTALLATION

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



TYPICAL ONE-LANE LAYOUT

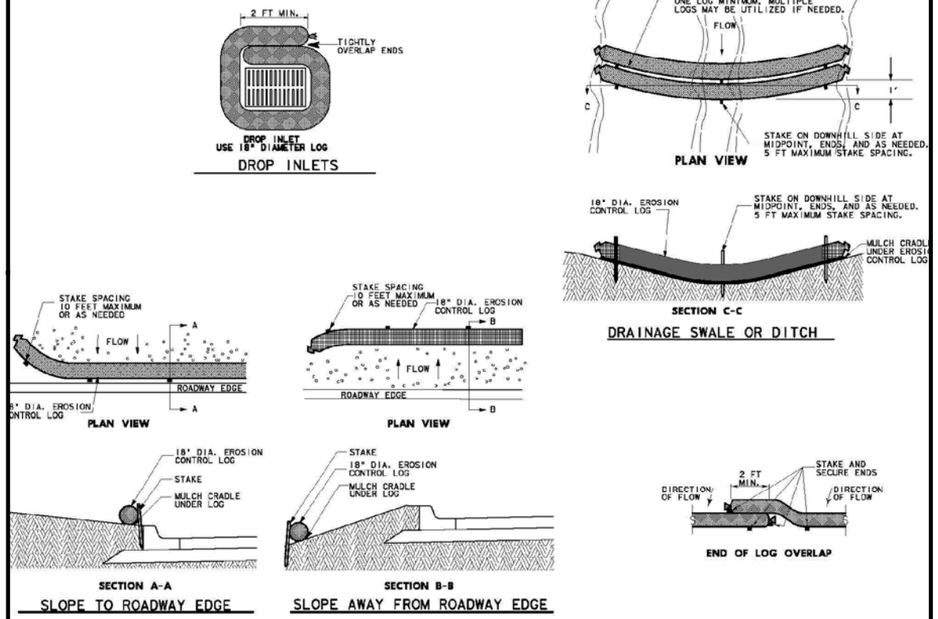
INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

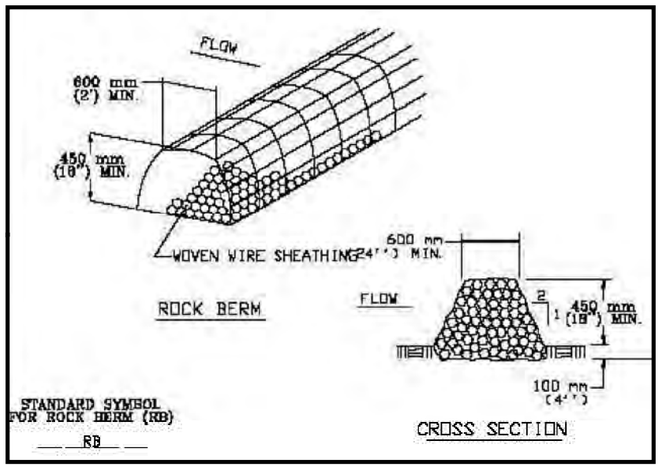
USE AND MAINTENANCE:
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

DROP INLETS AND OTHER LOCATIONS
18" DIAMETER LOGS

ITEM 5049-2002 BIODGRD EROSION CONTROL LOGS (18" DIA) LF





Erosion and Sedimentation Notes:
No materials will be stored on site overnight.

No portable restrooms are allowed onsite.

No concrete pours are anticipated for the project.

Phase sodding activities so that all disturbed areas are stabilized by the end of each work day.

All required Notices and Permits must be placed in a highly visible location onsite before the commencement of construction.

All erosion and sedimentation controls must be installed prior to any disturbance to the project site.

Erosion control logs and FODs are to be moved around activity areas as necessary during construction in order to prevent point source sedimentation loading to areas within and beyond the LOC.
Install accordingly for run-on diversion or offsite sediment control depending on up or down slope, facing post side on the down gradient side

All mud, dirt, rocks, debris, etc. spilled, tracked or deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.

All areas of native vegetation beyond the LOC shall be left undisturbed.

Avoid disturbing areas of the project that are not necessary for construction.

CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL
CPESC
CARI HARRINGTON
No. 8774
EXP 07-2023

EROSION CONTROL NOTES

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with SWP3

N

H2O GeoSolutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

SHEET NO.
OF 4 SHEETS
4

April 2023
REVISION 0

Texas Commission on Environmental Quality
Water Pollution Abatement Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

7. Sediment must be removed from the sediment traps or sedimentation basins not later than

when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

11. The following records shall be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

1. This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.

2. All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.

3. A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

4. Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.

7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.

8. Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.

9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

   The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

   It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: _____.

    If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: _____.

    Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet __ of __. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet __ of __ and marked after backfilling as shown in the detail on Plan Sheet __ of __.

13. Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:

(a) For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:

(1) *Low Pressure Air Test.*

(A) A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.

(B) For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.

(i) A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.

(ii) Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3 $$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches

L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

(C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter *(inches)*	**Minimum Time** *(seconds)*	**Maximum Length for Minimum Time** *(feet)*	**Time for Longer Length** *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.

(E) If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.

(F) Wastewater collection system pipes with a 27 inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.

(G) A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) *Infiltration/Exfiltration Test.*

(A) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.

(B) An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.

(C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.

(D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.

(E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce

the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

(b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:

(1) For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.

(A) *Mandrel Sizing.*

(i) A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.

(ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.

(iii) All dimensions must meet the appropriate standard.

(B) *Mandrel Design*.

(i) A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.

(ii) A mandrel must have nine or more odd number of runners or legs.

(iii) A barrel section length must equal at least 75% of the inside diameter of a pipe.

(iv) Each size mandrel must use a separate proving ring.

(C) *Method Options.*

(i) An adjustable or flexible mandrel is prohibited.

(ii) A test may not use television inspection as a substitute for a deflection test.

(iii) If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.

(2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.

(3) A deflection test method must be accurate to within plus or minus 0.2% deflection.

(4) An owner shall not conduct a deflection test until at least 30 days after the final backfill.

(5) Gravity collection system pipe deflection must not exceed five percent (5%).

(6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

16. All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.

(a) All manholes must pass a leakage test.

(b) An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.

(1) Hydrostatic Testing.

(A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.

(B) To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.

(C) A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.

(2) Vacuum Testing.

(A) To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.

(B) No grout must be placed in horizontal joints before testing.

(C) Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.

(D) An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.

(E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.

(F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.

(G) A test does not begin until after the vacuum pump is off.

(H) A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

17. All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

Permanent 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)(C), (D)(Ii), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Robert H. Thonhoff, P.E.

Date: 10-17-2023

Signature of Customer/Agent

Robert H. Thonhoff, Jr.

Regulated Entity Name: Alamo City Storm Soccer Club

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

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

   ☒ N/A

2. ☐ 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

3. ☐ 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

4. 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.

5. 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 A - 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.

6. ☐ **Attachment B - 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.

7. ☐ **Attachment C - 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.

8. ☐ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☒ N/A

9. ☐ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☐ Design calculations (TSS removal calculations)
☐ TCEQ construction notes
☐ All geologic features
☐ All proposed structural BMP(s) plans and specifications

☒ N/A

11. ☐ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

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

    ☒ N/A

12. ☐ **Attachment H - 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

13. ☐ **Attachment I -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 results in water quality degradation.

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. ☐ 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.

    ☒ N/A

15. ☐ 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.

    ☒ N/A

ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

The site will not be used for low density single-family residential development.

The site will not be used for multi-family residential developments, schools, or small business sites. The site will for a soccer field and has 20% or less impervious cover. The total acreage for the site is 36.071 acres, with 3.75 acres of impervious cover (10.3 %). Construction activities will occur within the limits of construction (LOC) for this project which is 32.6 acres.

A request to waive the requirements for other permanent BMPs and measures is requested. Once approved, this exemption from permanent BMPs will 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 may no longer apply and the property owner must notify the TCEQ Region 13 office of changes.

ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

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.

ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

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.

ATTACHMENT D

BMPS FOR SURFACE STREAMS

Not applicable.

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

Not applicable. No request is being made.

ATTACHMENT F

CONSTRUCTION PLANS

Waterline
Wellhouse
Tanks
Culvert
Restroom
OSSF
Culvert
Well
Culvert
Lighting
Property Boundary
Specht Road
Field 1
Field 2
Field 3
Field 4
Field 5
Field 6
Field 7
Field 8
Irrigation
Culvert
Well
Waterline
Restroom
OSSF
Lighting
Culvert
1113
1114
1115
1116
1117
1118
1119
1109
1110
1108
1111
1112

Site Plan Notes

1. This Site Plan qualifies for the "20% or Less Impervious Cover Waiver" and no permanent BMPs are required.
2. This Site Plan shows exisiting and proposed improvements.
3. This Site Plan utilizes existing topography and grading . No proposed grading is required.
4. The intented use for this Site Plan is for an Edwards Aquifer Water Pollution Abatement Plan Exception Request.

0 75 150 Feet

N

REVISIONS

REV. NO.	REVISION DESCRIPTION	APPROVED BY	DATE

STATE OF TEXAS
ROBERT H. THONHOFF
55674
LICENSED PROFESSIONAL ENGINEER
10-17-2023

THONHOFF CONSULTING ENGINEERS, INC.
MUNICIPAL • ENVIRONMENTAL • WATER & WASTEWATER
FIRM REGISTRATION NO. F-002521
TCE
1301 CAPITAL OF TEXAS HWY. SOUTH SUITE A-236 AUSTIN, TEXAS 78746
(512) 328-9706 FAX (512) 328-9046

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

SITE PLAN

JOB NO. 230331.100

DESIGNED	RHT
DRAWN BY	CRH
APPROVED	RHT
DATE	OCT 2023
SCALE	AS NOTED

SHEET 1 OF 1
REVISION NO. △
DATE

\\TCESERVER\TCE Network Drive\Jobs_Blocks Standards\TB_22X34.dwg

ATTACHMENT G

INSPECTION, MAINTENCE, REPAR AND RETROFIT PLAN

Not applicable.

ATTACHMENT H

PILOT – SCALE FIELD TESTING PLAN

Not applicable.

ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Not applicable.

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

I Clarence Franke,
Print Name

General Manager,
Title - Owner/President/Other

of Alamo City Storm Soccer Club,
Corporation/Partnership/Entity Name

have authorized Cari Harrington, CFM, CPESC
Print Name of Agent/Engineer

of H2O GeoSolutions, LLC
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.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Alamo City Storm Soccer Club
Regulated Entity Location: 204 W. Specht Rd, San Antonio, TX 78260
Name of Customer: Alamo City Storm Soccer Club
Contact Person: Clarence Franke
Phone: 210-481-5808
Customer Reference Number (if issued):CN Not issued
Regulated Entity Reference Number (if issued):RN 111723730
Austin Regional Office (3373)

- ☐ Hays
- ☐ Travis
- ☐ Williamson

San Antonio Regional Office (3362)

- ☒ Bexar
- ☐ Comal
- ☐ Medina
- ☐ Kinney
- ☐ Uvalde

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
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088
☒ 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	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: 8/08/23

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

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

SIGNATURE PAGE:

Clarence Francke
Aug 7, 2023

Applicant's Signature Date

THE STATE OF TX §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Clarence Franke 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 7th day of August, 2023

Dawn B Aldrete
NOTARY PUBLIC

DAWN BENSON ALDRETE
My Notary ID # 7376074
Expires February 6, 2027

Dawn Benson Aldrete
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/06/2027

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions on completing 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. 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 NA		RN 111723730

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ 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: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

Alamo City Storm Soccer Club

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0800142459	13836616378	38-3661637	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: non-profit

12. Number of Employees
☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ Yes ☐ No

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

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address: 2552 Boardwalk St.

City	San Antonio	State	TX	ZIP	78217	ZIP + 4	

16. Country Mailing Information *(if outside USA)*

17. E-Mail Address *(if applicable)*
gm@sacitysc.com

18. Telephone Number | **19. Extension or Code** | **20. Fax Number** *(if applicable)*

(210) 481-5808		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core 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.)*

Alamo City Storm Soccer Club

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	204 W. Specht Rd							
	City	San Antonio	**State**	TX	**ZIP**	78260	**ZIP + 4**	
24. County	Bexar							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:			
26. Nearest City		**State**	**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	29.727609°		**28. Longitude (W) In Decimal:**	-98.498653°W.	
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)
7997	6732	711211	813410

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

34. Mailing Address:	**2552 Boardwalk St.**							
	City	**San Antonio**	**State**	**TX**	**ZIP**	**78217**	**ZIP + 4**	
35. E-Mail Address:	**gm@sacitysc.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 481-5808		( ) -

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.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☒ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Cari Harrington	41. Title:	Consultant

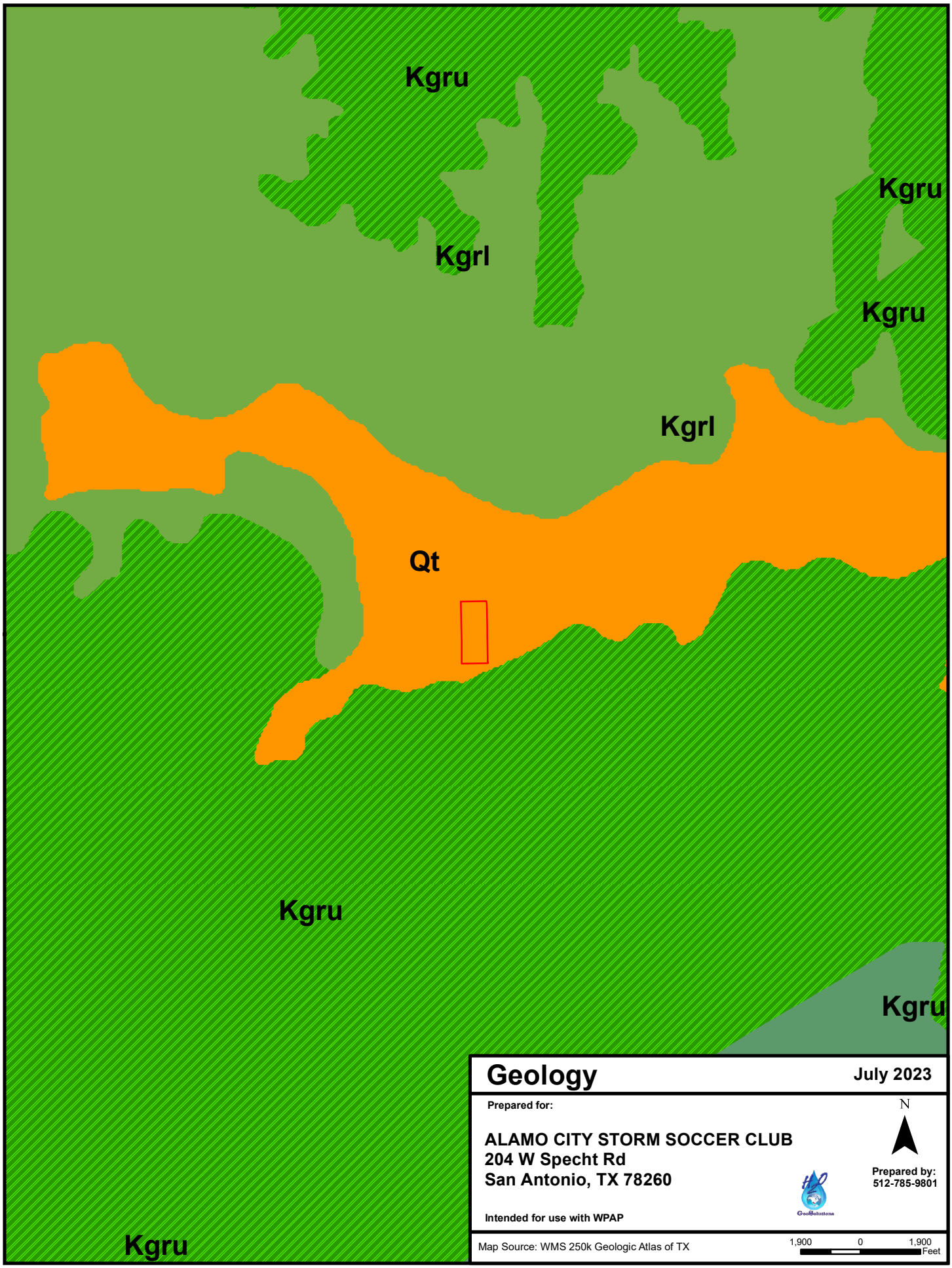
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 785-9801		( ) -	cari@h2ogeotx.com

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:	Alamo City Storm Soccer Club	**Job Title:**	General manager
Name *(In Print):*	Clarence Franke	**Phone:**	(210) 481- 5808
Signature:	Clarence Franke	**Date:**	Aug 9 2023

Appendix A



Geology

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

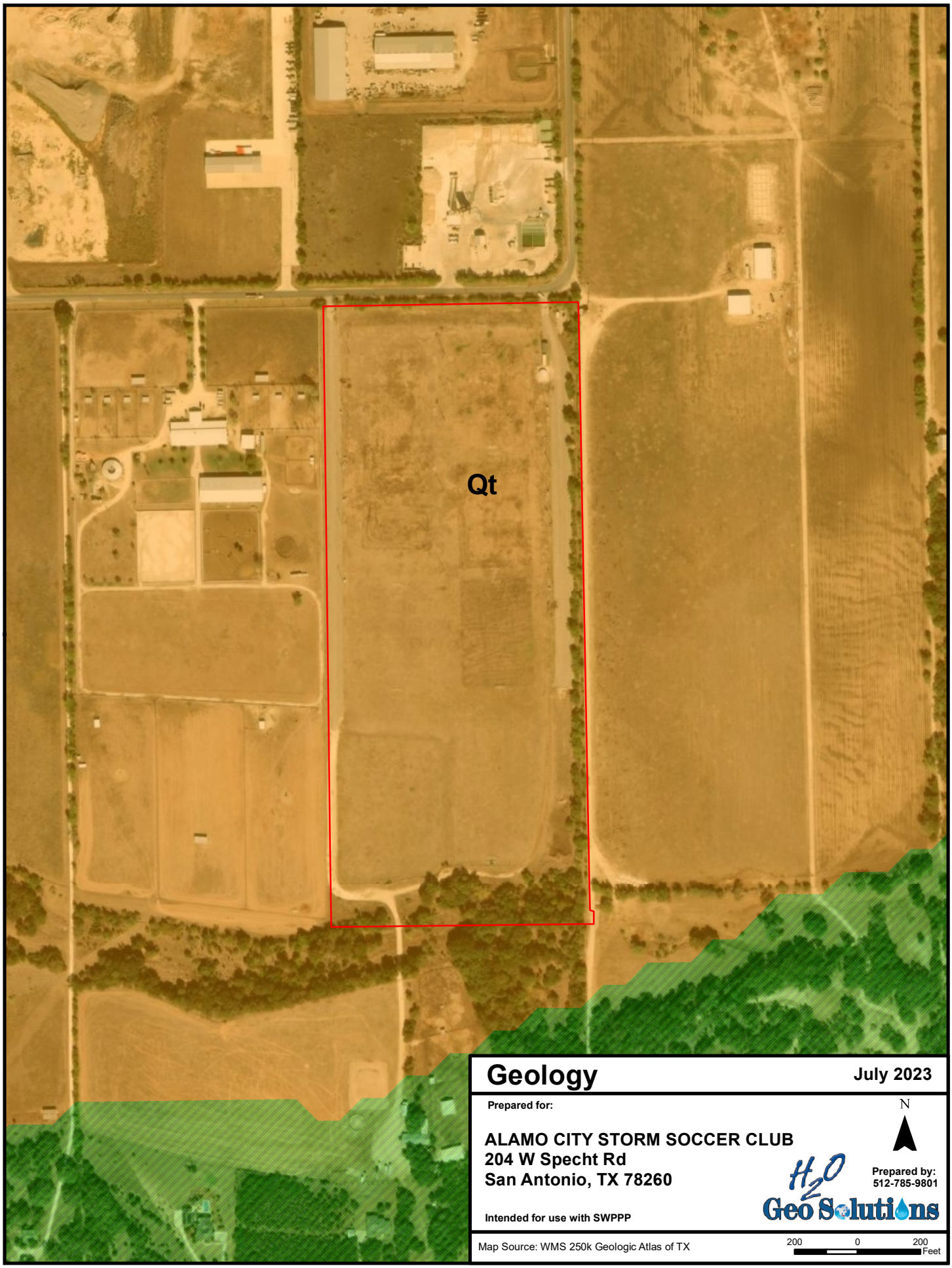
Intended for use with WPAP

N

Prepared by:
512-785-9801

Map Source: WMS 250k Geologic Atlas of TX

1,900 0 1,900 Feet



Geology

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

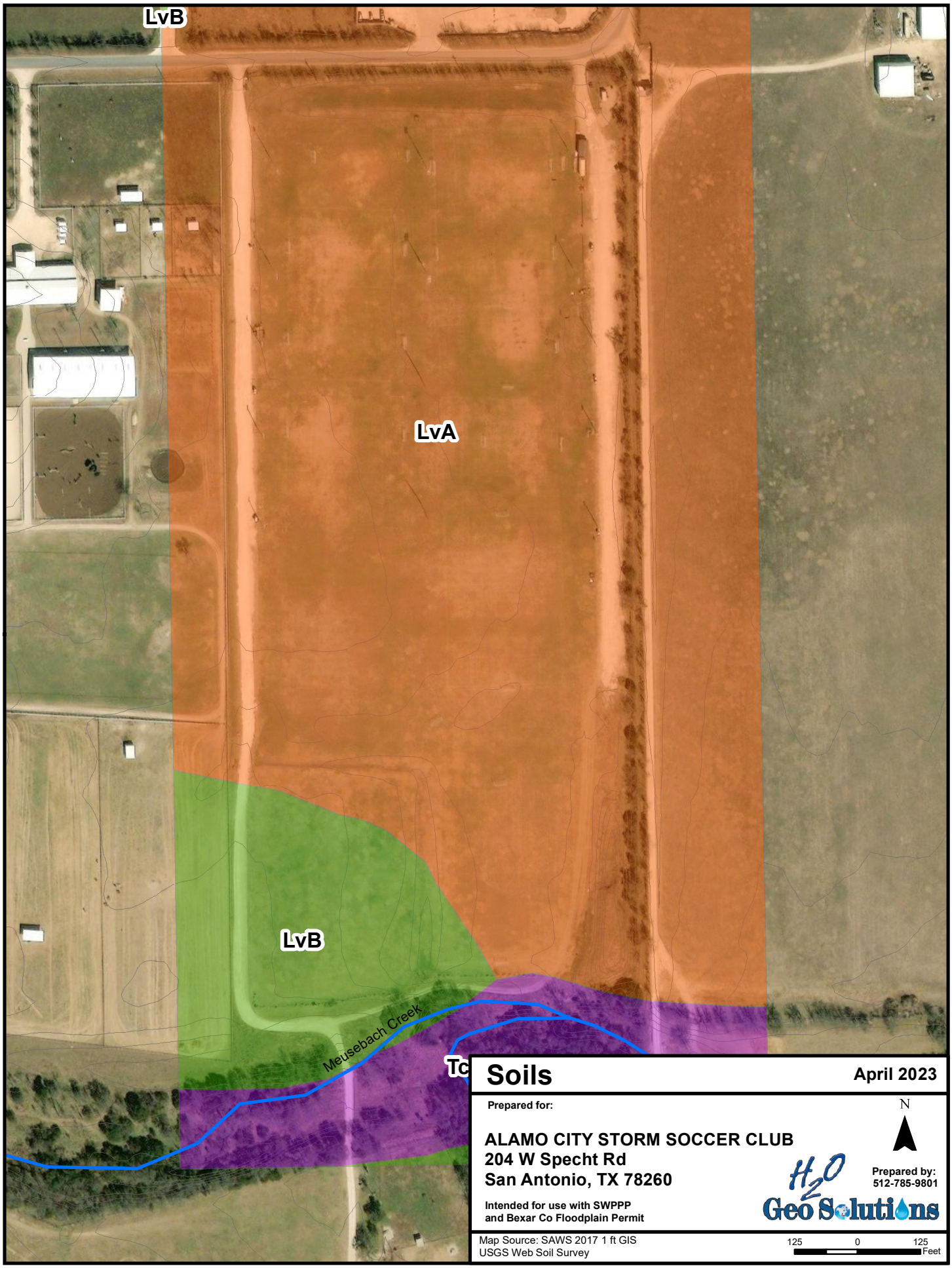
Intended for use with SWPPP

N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: WMS 250k Geologic Atlas of TX

200 0 200 Feet



Soils

April 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with SWPPP
and Bexar Co Floodplain Permit

N

Prepared by:
512-785-9801

H_2O Geo Solutions

Map Source: SAWS 2017 1 ft GIS
USGS Web Soil Survey

125 0 125 Feet

Bexar County, Texas

LvB—Lewisville silty clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2vtgn
Elevation: 240 to 1,470 feet
Mean annual precipitation: 32 to 44 inches
Mean annual air temperature: 63 to 68 degrees F
Frost-free period: 240 to 270 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Lewisville and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lewisville

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous clayey alluvium derived from mudstone

Typical profile

Ap - 0 to 15 inches: silty clay
Bk1 - 15 to 38 inches: silty clay
Bk2 - 38 to 69 inches: silty clay

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline (0.7 to 1.1 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Minor Components

Altoga

Percent of map unit: 10 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Branyon

Percent of map unit: 5 percent
Landform: Stream terraces, stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai, circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 26, Aug 24, 2022

Bexar County, Texas

LvA—Lewisville silty clay, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2vtgz
Elevation: 330 to 1,360 feet
Mean annual precipitation: 32 to 40 inches
Mean annual air temperature: 66 to 69 degrees F
Frost-free period: 258 to 274 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Lewisville and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lewisville

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Calcareous clayey alluvium derived from mudstone

Typical profile

Ap - 0 to 17 inches: silty clay
Bk1 - 17 to 44 inches: silty clay
Bk2 - 44 to 61 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 40 percent
Maximum salinity: Nonsaline (0.7 to 1.1 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R086AY007TX - Southern Clay Loam
Hydric soil rating: No

Minor Components

Branyon

Percent of map unit: 10 percent
Landform: Stream terraces, stream terraces
Landform position (three-dimensional): Tread
Microfeatures of landform position: Circular gilgai, circular gilgai
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R086AY011TX - Southern Blackland
Hydric soil rating: No

Data Source Information

Soil Survey Area: Bexar County, Texas
Survey Area Data: Version 26, Aug 24, 2022

BEXAR COUNTY OSSF SITE EVALUATION FORM

Applicant/Site Information		Site Evaluator Information		
Name	ALAMO CITY STORM SOCCER CLUB a Texas Corporation	Name	GREG W. JOHNSON, P.E.	
Address	204 W. SPECHT ROAD	Address	170 HOLLOW OAK	
City, State, Zip	SAN ANTONIO, TEXAS 78260	City, State, Zip	NEW BRAUNFELS, TEXAS 78132	
Site location	36.1293 ACRES OUT OF THE JUAN RIVAS SURVEY No. 191, A-612	TCEQ or PE License No.	P.E. # 67587	Expiration Date: March 31, 2023

Soil Boring/Backhoe Pit Number _____ Surface Evaluation: X Proposed Depth Elevation:

Depth (Feet)	Soil Texture	Texture Class (la, 1b, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes - (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock-, Recent Weather, etc.)
0 1 2 3 4 5 60" 6	CLAY (SILTY)	IV	N/A	BROWN SILTY CLAY TO 60" WITH NO RESTRICTIVE HORIZON OBSERVED

Soil Boring/Backhoe Pit Number: _____ Surface Evaluation: X Proposed Depth Elevation:

Depth (Feet)	Soil Texture	Texture Class (la, 1b, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
1 2 3 4 5 6	SAME		AS	ABOVE

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my. ability. I understand that any misrepresentation of the information contained in Us report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a SPRAY IRRIGATION disposal system with AEROBIC treatment. According to Table XIII, the site is suitable/not suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the results of this site evaluation.

Signature: _____ TCEQ or PE license #- 67587 Date: November 9, 2022

Existing Wells

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with WPAP

N

Prepared by:
512-785-9801

Map Source: Survey

125 0 125 Feet

Bexar County Floodplain Permit Application

ALAMO CITY STORM SOCCER CLUB

204 W Specht Rd
San Antonio, TX 78260

Prepared for:

Est-11
IRONSIDE
BUILDING GROUP

3102 Eisenhauer, #C23
San Antonio, TX 78209

Prepared by:

H2O Geo Solutions

PO Box 1446
Bastrop, TX 78602

~~**April 2023**~~
July 2023 – Revision 1

Bexar County Floodplain Permit Application

ALAMO CITY STORM SOCCER CLUB

204 W Specht Rd
San Antonio, TX 78260

3102 Eisenhauer, #C23
San Antonio, TX 78209

~~**April 2023**~~

July 2023 – Revision 1

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Bexar County OSSF Permit Applications

1 GENERAL INFORMATION

1.1 PROJECT/SITE INFORMATION

Name:	ALAMO CITY STORM SOCCER CLUB 204 W Specht Rd San Antonio, TX 78260
Coordinates:	Latitude: 29.727609° N / Longitude: -98.498653°W
Receiving Water:	Name: Cibolo Creek Stream Segment #: 1908
Acreage:	36.1293
TPDES Permit Number:	TXR1512MO
OSSF Permit Number:	SP#2023-099 System # 1 SP#2023-0337 System #2
Bexar Co Building Permit	02887

1.2 CONTACT INFORMATION / RESPONSIBLE PARTIES

Project Manager:	Ironside Builders Group 3102 Eisenhauer, #C23 San Antonio, TX 78209 Trey Siller 210-825-8161 treys@ironsidebuilders.com
Plan Preparation	H2O GeoSolutions Cari Harrington, CPESC, CFM PO Box 1446 Bastrop, TX 78602 512-785-9801 cari@h2ogeotx.com
Owner:	Alamo City Storm Soccer Club 2552 Boardwalk St. San Antonio, TX 78217 Clarence Franke 210-481-5808 gm@sacitysc.com

2 SITE BACKGROUND AND INFORMATION

2.1 OWNERSHIP

According to Bexar County Central Appraisal District records for parcel number 261819, in February 2000 the Northeast Youth Soccer Club of San Antionio (NEYSO) acquired the property. The current Owner, Alamo City Storm Soccer Club (ACSSC) acquired the property on December 08, 2022.

2.2 ADJOINING PROPERTY OWNER EASEMENT

The adjoining property to the south of the location, parcel 261820 has an easement through the property for access.

Facing South

2.3 HISTORICAL USE AND DEVELOPMENT

According to a review of historical photography from Bexar County, USDA and Google Earth dating prior to 1996, the site was undeveloped farm/crop land. A summary of developments based on the aerial photos in Appendix A are as follows:

- 2002 – Roads (dirt paths) to adjoining property
- 2003 – Drainage improvements, west side parking/drive, wellhouse and storage tank
- 2004 – Parking/drives expanded
- 2006 – Drainage looks fully developed as is now (widened) and north ditch, compaction of south roadway/path, connection to southern property parcel drive
- 2008 – Roadway to south adjoining parcel expanded, creek drainage changes

2.4 CONVEYED WITH PROPERTY

When ACSSC took possession of the property, the existing soccer fields, drainage swales/channels and culverts, parking and driveways with asphalt/gravel improvements were established. Structures included a wellhouse, six light poles and two above ground tanks. Photographs of the existing drainage and other improvements are provided in Appendix B.

2.5 CHANGES MADE SINCE OWNERSHIP

A non-potable water storage tank and six additional light poles on the south fields have been constructed on the property.

2.6 DRAINAGE

The current drainage improvements on the property are shown on the Site Plan in Appendix A.
A swale at the northern portion of property 550’ L X 45-50’ W X 1-1.5’ D.**

Facing West

A “L” shaped swale beginning on the west side and turning south through the existing fields. Approximate 800’ L X 40-45’ W X 1.5-2‘ D**

Facing West

Facing South

Four 12-inch culverts under the west side drive conveying to the “L” shaped swale in the southern portion of the property.

Two 24 inch culverts under the west drive conveying to the creek drainage area

Four 8 inch culverts are located along the east side parking conveying water under the imperious area to the drainage easement flowing south outside of the fence line.

Easement outside of property boundary as indicated on survey as 0.712 acres.

Facing Northeast

Parking area / channel edge

Facing South

** Note: All measurements provided are based off a combination of field measurements and 1ft elevations contours provided by TNRIS and Bexar County and are estimates.

Additional photographs of the existing drainage are provided in Appendix B.

2.7 TOPOGRAPHY

The surface elevations range from 1109 to 1116 ft ASL. The majority of the work will occur within the 1112 to 1116 elevation.

2.8 SURFACE WATERS

Direct storm water runoff from the site flows in a eastern and southern direction towards to Muesebach Creek located south of the LOC. Muesebach Creek (subbasin HUC 10434) flows in a northeastern direction until its confluence with Cibolo Creek Segment No. 1908. The centerlines of Muesebach differ slightly between the NHD Flowline and the Cibolo Creek S Hydro Reach alignments provided by SARA.

2.9 FLOODPLAINS

According to FIRM map number 48029C0130G, the site is within an AE (100 year) Zone. The base flood elevation is 1116 to 1117 with slopes less than 1 percent. The site is located between cross sections C and D in the FIS 48209CV003D - Profile 128 between stations 9,478 and 9,881 for Muesebach Creek as shown in Section 4.6.

2.10 SOILS

Existing soils at the site include LvA—Lewisville silty clay, 0 to 1 percent slopes and LvB—Lewisville silty clay, 1 to 3 percent slopes.

3 PROJECT DESCRIPTION

3.1 DESCRIPTION OF CONSTRUCTION ACTIVITIES

The project scope of work consists of the installation of two prebuilt foot public restroom facilities, OSSF installation, connections to existing underground utilities and resodding of the soccer fields. There will be no major grading or fill activities. The current drainage patterns and elevations will not be altered. Construction activities will occur within the limits of construction (LOC) for this project which is 32.6 acres. The majority of the work will occur within the 1112 to 1116 elevation. No work will occur beyond current drives and paths or near the stream.

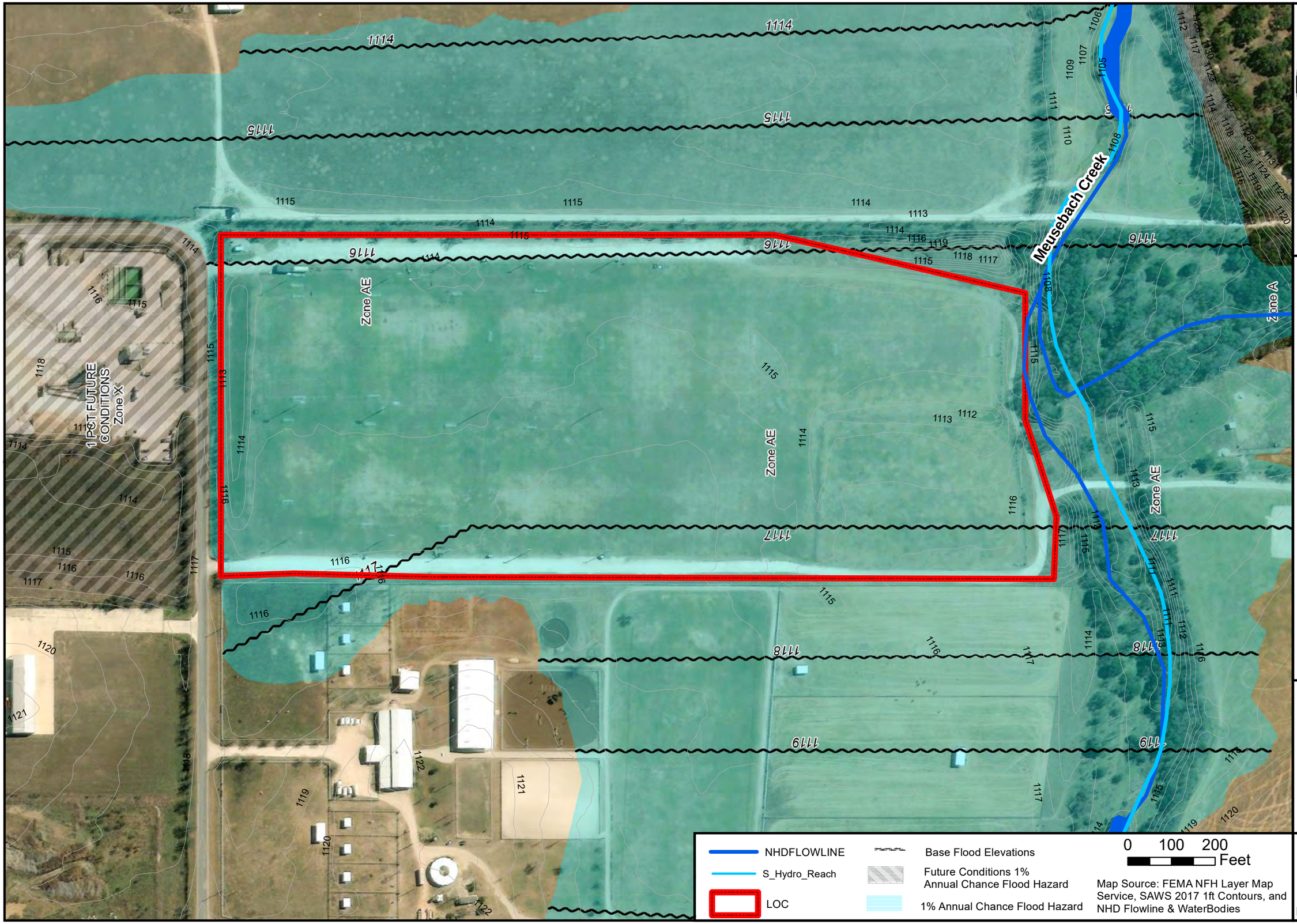
3.2 NEW STRUCTURES

Prefabricated restrooms will be installed on the east and west sides of the existing soccer fields. Structures shall be placed on piers and anchors. According to the SARA 2017 1 ft contours, the west restroom will be located at 1116 ASL, east at 1115. The finished floor elevation will be 1 foot to 18 inches above the BFE after construction. See Appendix C for building, pier and anchorage details.

3.3 TEMPORARY STORMWATER CONTROLS DURING CONSTRUCTION

Rock berms will be placed in the south drainage area for stormwater filtration during construction. Erosion control logs and silt fence will be used to outline areas of disturbance during the phased construction activities.

4 DRAWINGS AND MAPS



CERTIFIED FLOODPLAIN MANAGER
CFM®
CARI R. HARRINGTON
2294-12N
EXP 12-2023

FLOODPLAIN with BFE

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with Floodplain Permit

NHDFLOWLINE
S_Hydro_Reach
LOC
Base Flood Elevations
Future Conditions 1% Annual Chance Flood Hazard
1% Annual Chance Flood Hazard

0 100 200 Feet

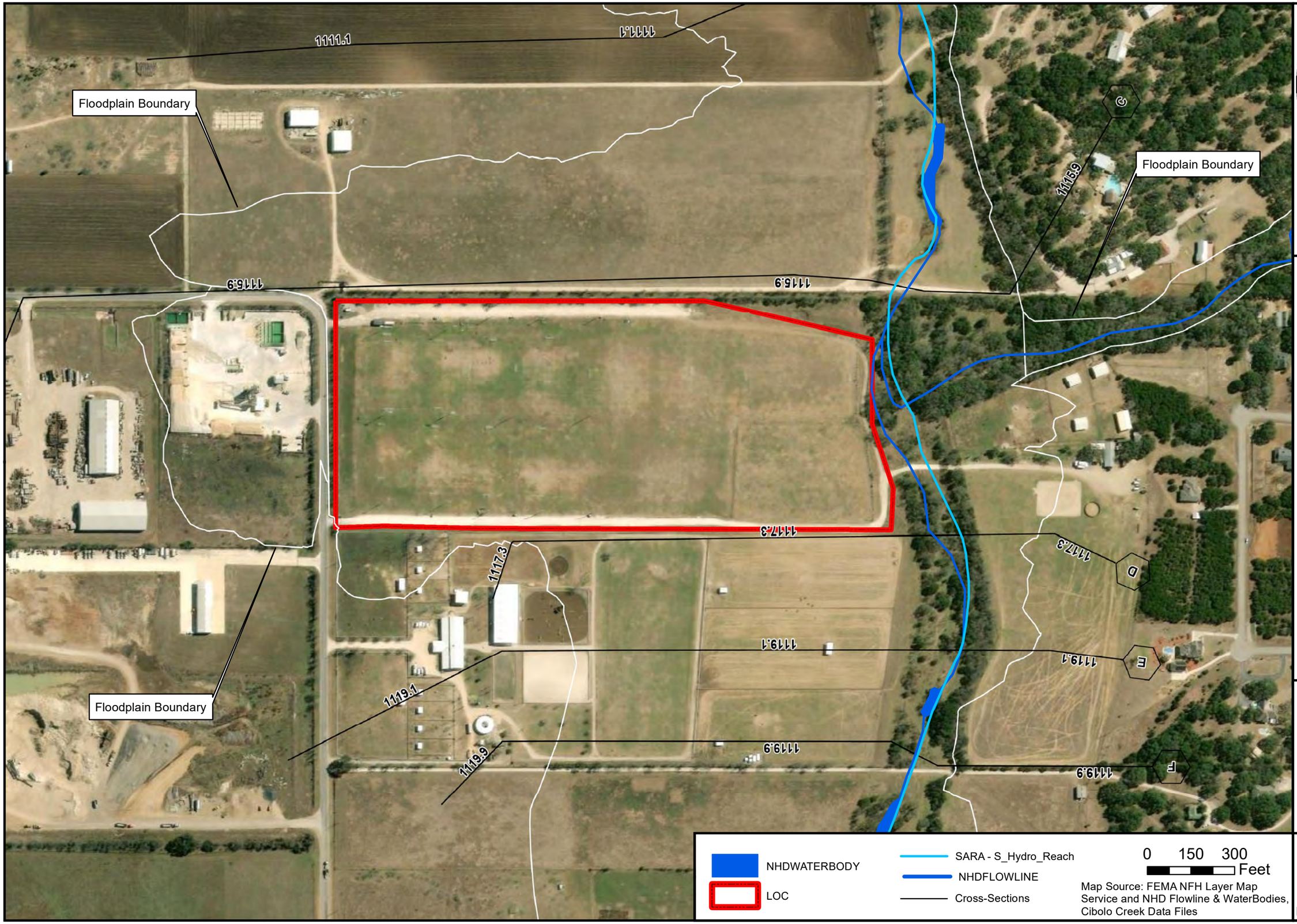
Map Source: FEMA NFH Layer Map Service, SAWS 2017 1ft Contours, and NHD Flowline & WaterBodies

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.4

April 2023
REVISION 0



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2294-12N

EXP 12-2023

FLOODPLAIN Cross Sections

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with Floodplain Permit

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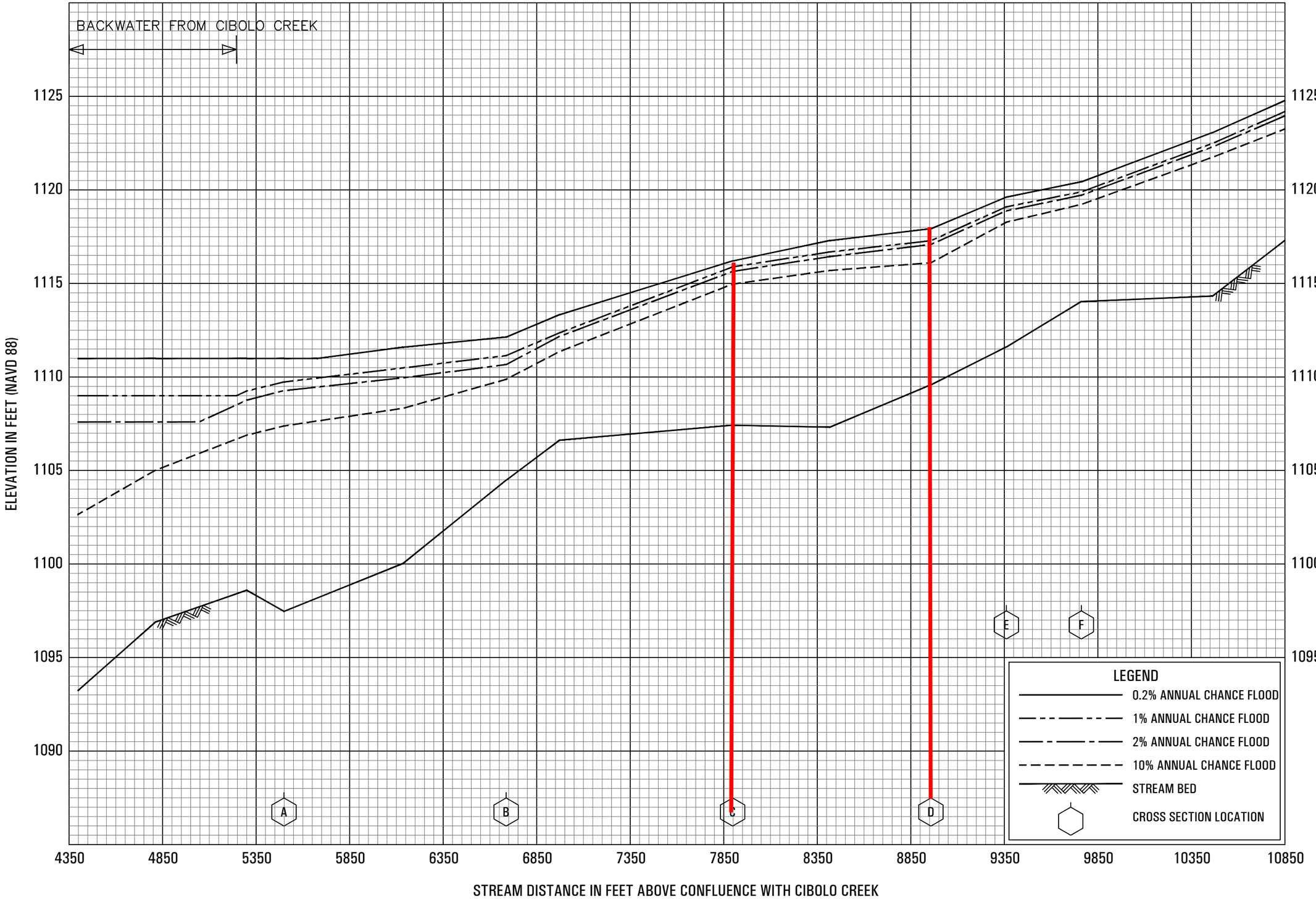
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.5

April 2023
REVISION 0



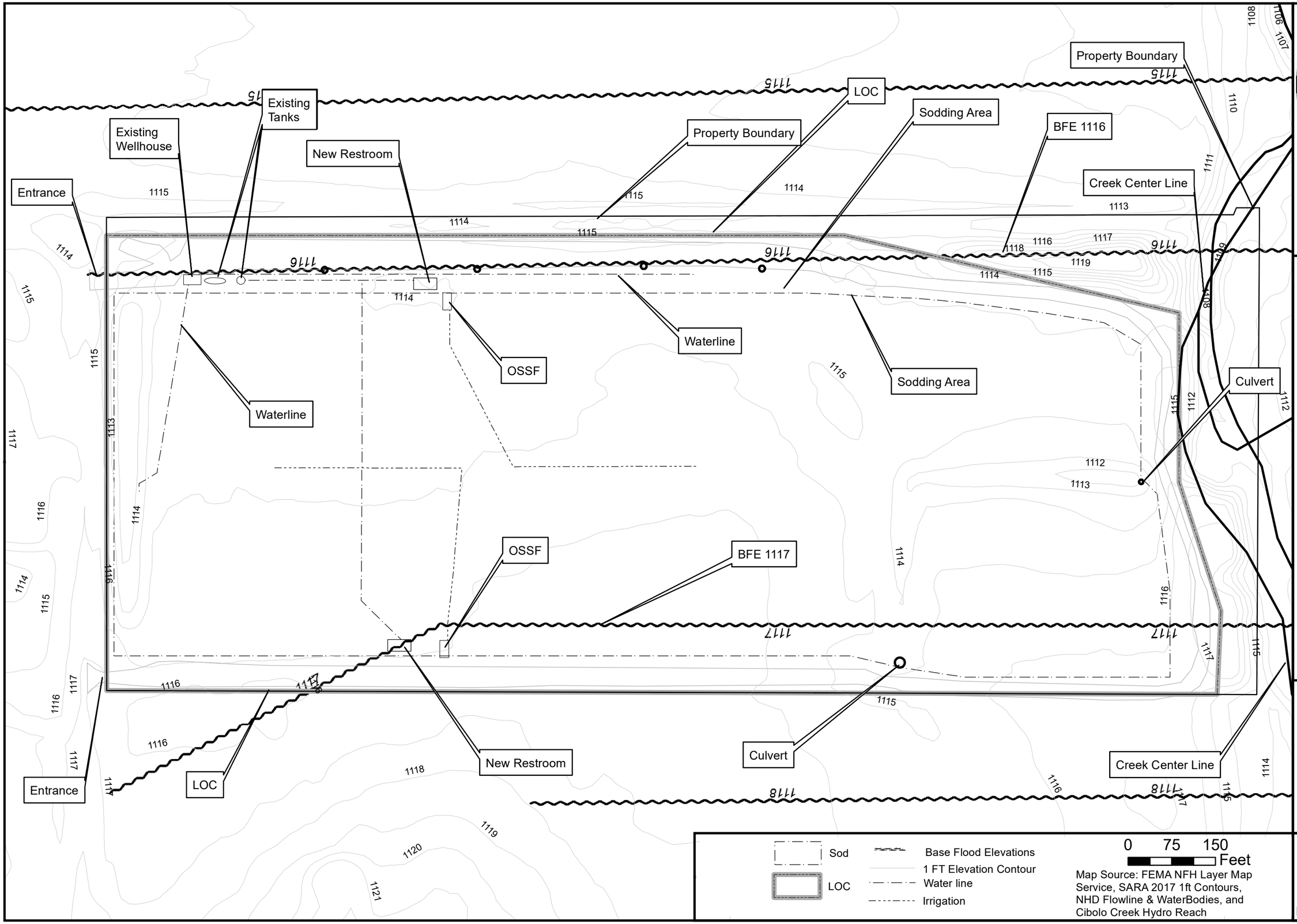
FLOOD PROFILES

MEUSEBACH CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

BEXAR COUNTY, TX

AND INCORPORATED AREAS



CERTIFIED FLOODPLAIN CFM® CARI R. HARRINGTON 2294-12N MANAGER

EXP 12-2023

SITE DRAWING with BFE

ALAMO CITY STORM SOCCER CLUB

204 W Specht Rd
San Antonio, TX 78260
Bexar County

Intended for use with Floodplain Permit

N

H2O Geo Solutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.7

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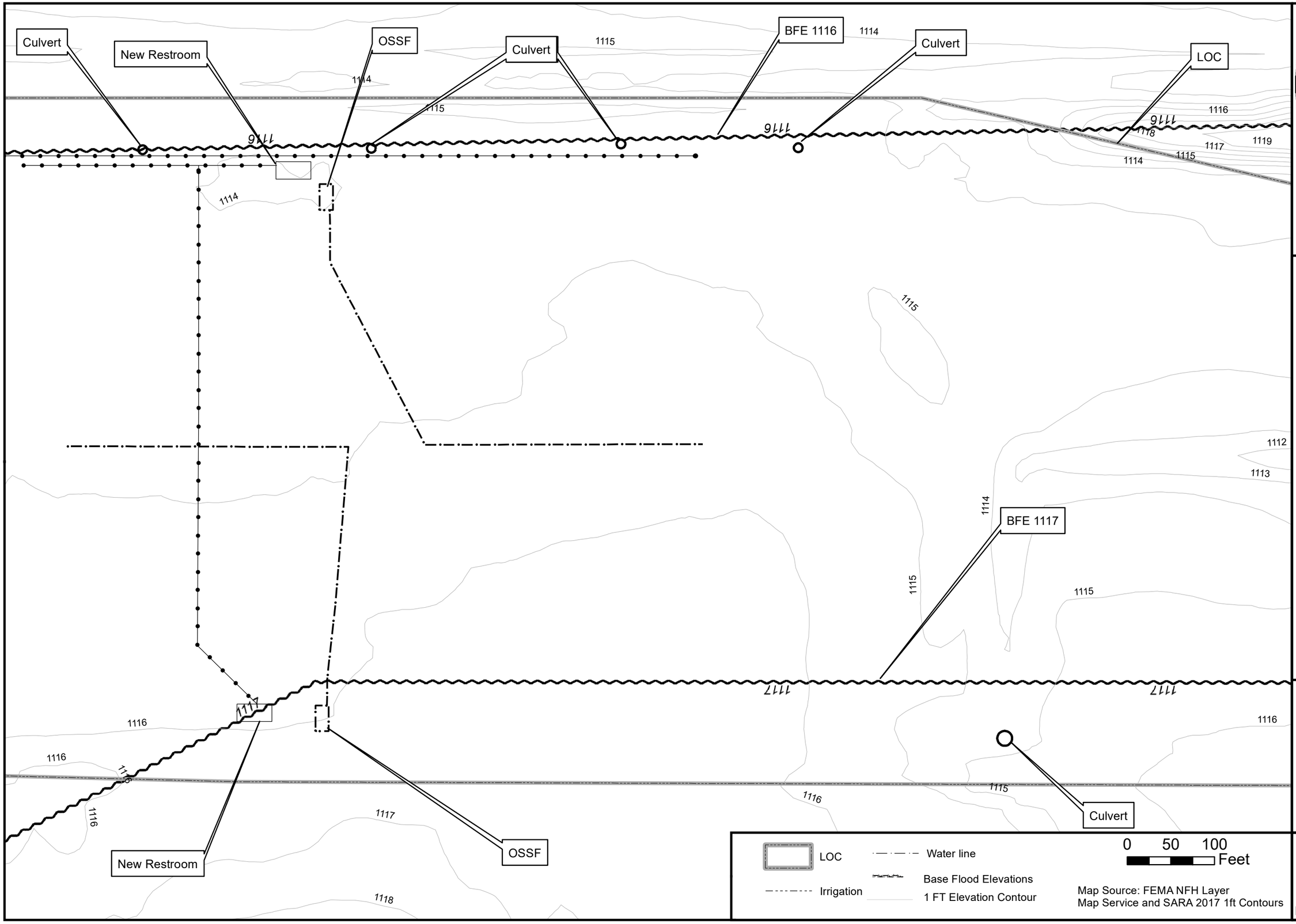
REVISION 0



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2294-12N

EXP 12-2023

NEW STRUCTURES with BFE

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260
Bexar County
Intended for use with Floodplain Permit

N

H2O GeoSolutions
PO BOX 1446
BASTROP, TX 78602
512-785-9801

4.8

April 2023
REVISION 0

Appendix A
Historical Imagery

1996 Aerial

June 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with WPAP

N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: TOP96 cir 1m

125 0 125 Feet

Aerial 2004

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

2004 Aerial

June 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with WPAP

N

Prepared by:
512-785-9801
H2O Geo Solutions

Map Source: NAIP 2004 1m

125 0 125 Feet

Aerial 2006

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Map Source: ESRI Street Maps

Aerial 2008

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Aerial 2012

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Map Source: ESRI Street Maps

Aerial 2014

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Aerial 2018

July 2023

Prepared for:

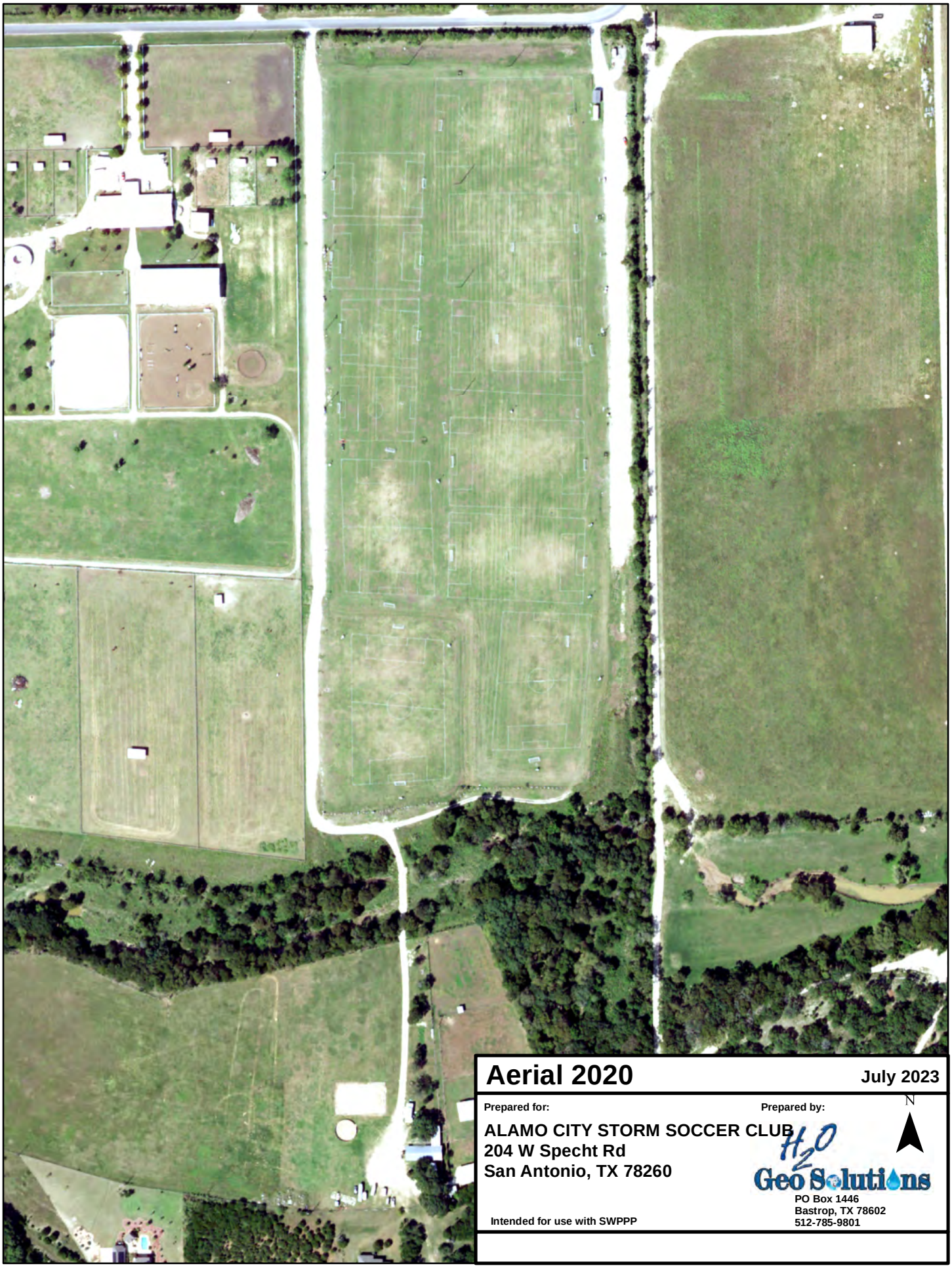
ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Intended for use with SWPPP

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N



Aerial 2020

July 2023

Prepared for:

ALAMO CITY STORM SOCCER CLUB
204 W Specht Rd
San Antonio, TX 78260

Prepared by:

H2O Geo Solutions
PO Box 1446
Bastrop, TX 78602
512-785-9801

N

Intended for use with SWPPP

Appendix B

Existing Conditions and Structures Conveyed with Property

Existing Drainage Areas

ACSSCE Improvements in 2023





NIKE SPEED













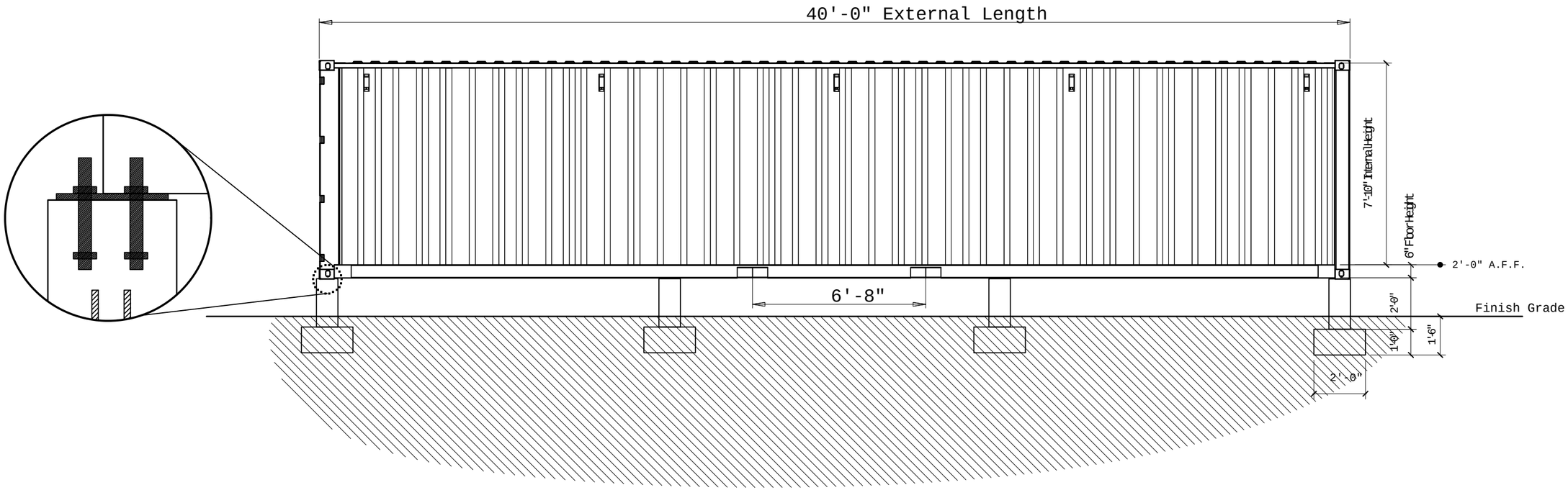







Appendix C

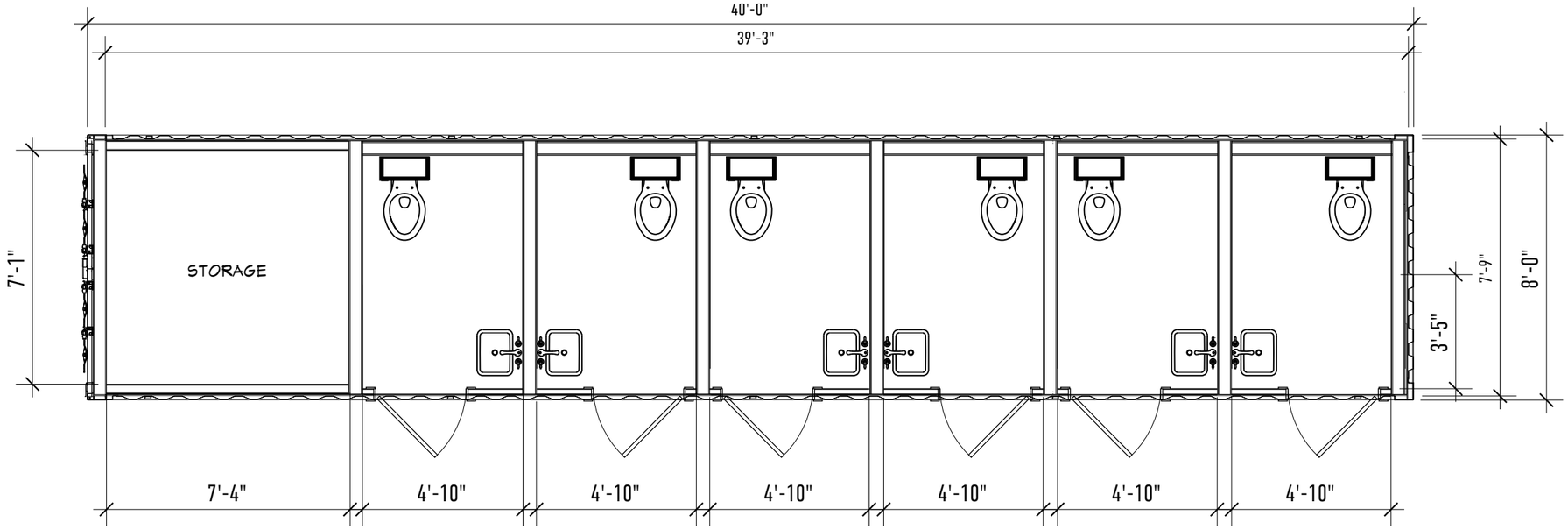
New Structures Details
Construction Estimate
Survey / Plat
Water and Wastewater Site Plan (from OSSF permit application)



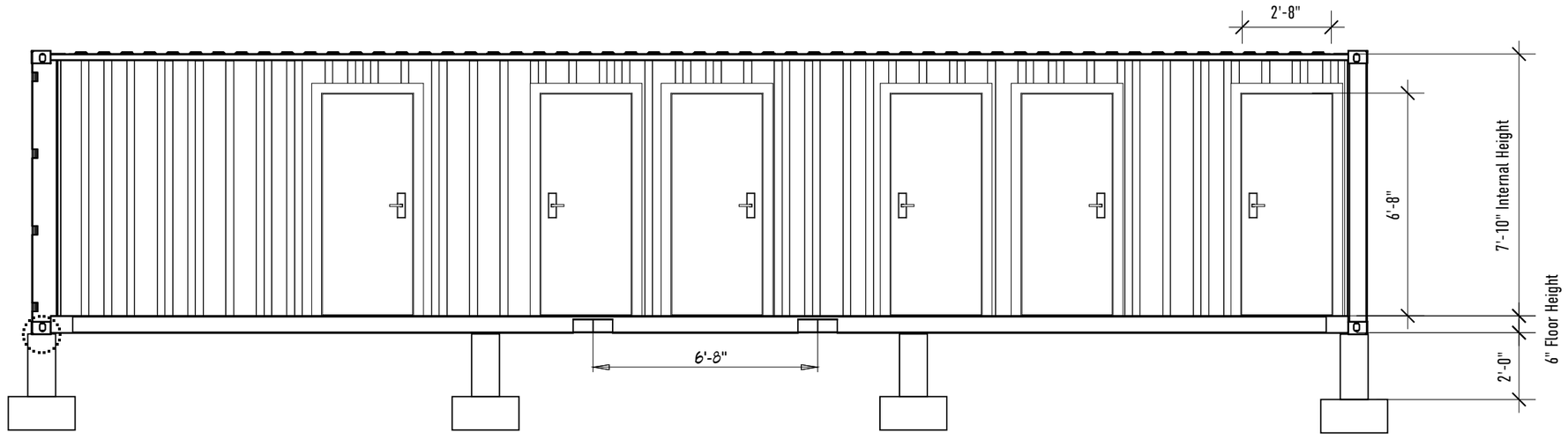
PROJECT: SA City Soccer Club Bathroom Containers	
DESCRIPTION: 40' Standard Container	A1
SCALE: 1:48 (UNLESS STATED OTHERWISE)	SHEET 1 OF 1

PROJECT SPECHTS SPORTS COMPLEX	CLIENT SA CITY SOCCER CLUB	ADDRESS 204 W Specht Rd, San Antonio, TX 78260	PLAN MULTI-USE RESTROOM	DATE 06/15/2023

PROJECT SPECHTS SPORTS COMPLEX	CLIENT SA CITY SOCCER CLUB	ADDRESS 204 W Specht Rd, San Antonio, TX 78260	PLAN MULTI-USE RESTROOM	DATE 06/15/2023

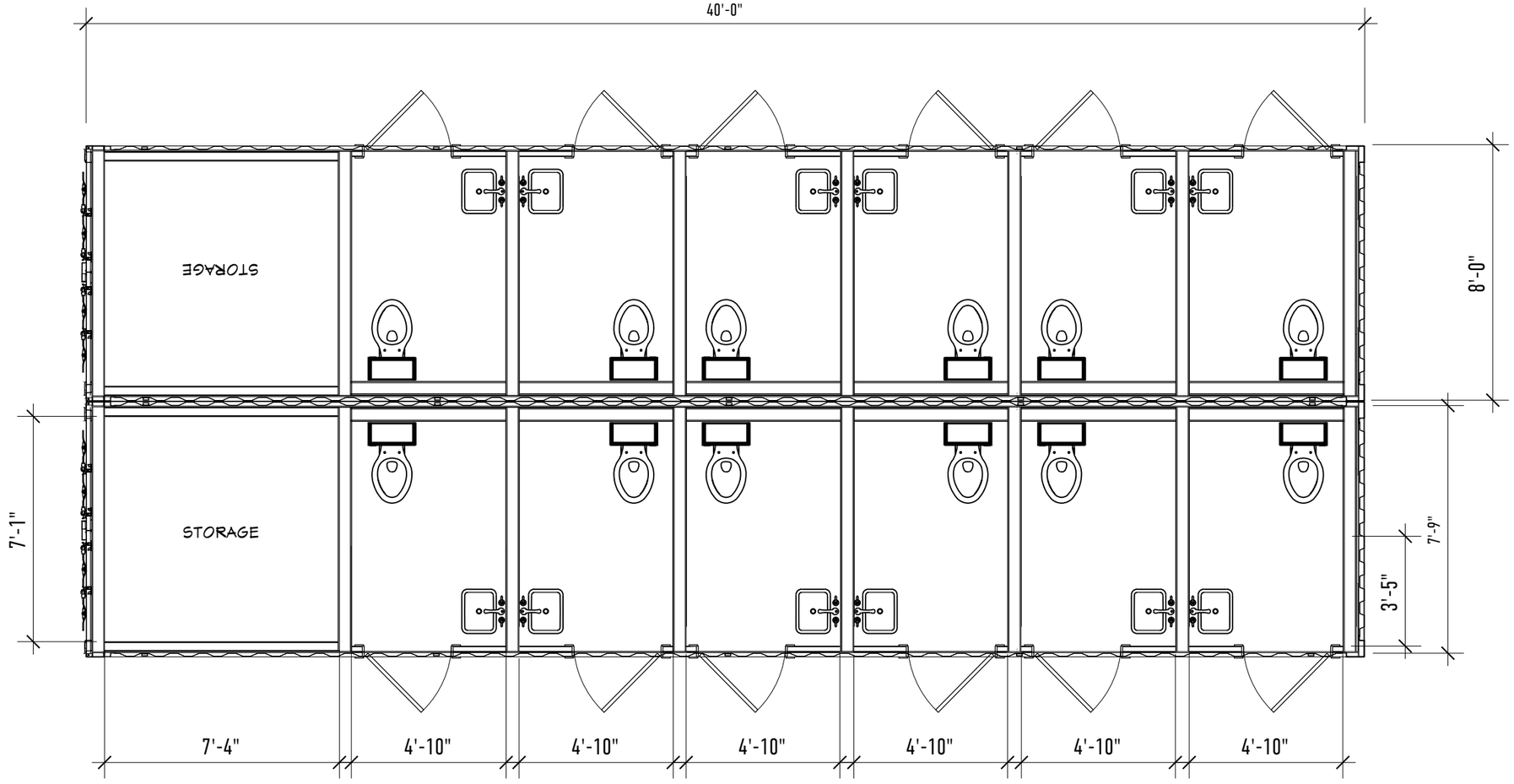


FLOOR PLAN



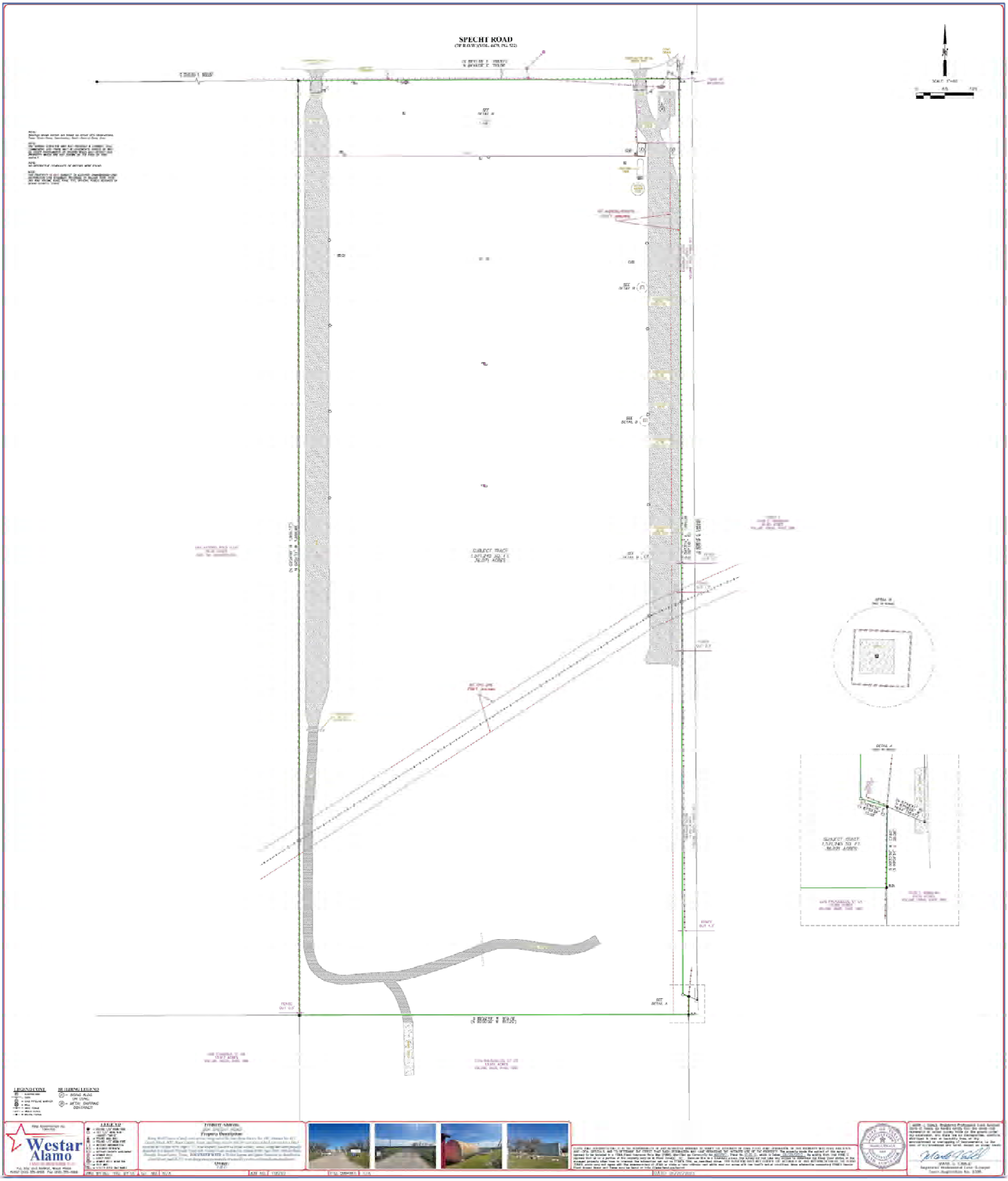
FRONT ELEVATION

PROJECT	CLIENT	ADDRESS	PLAN	DATE
SPECHTS SPORTS COMPLEX	SA CITY SOCCER CLUB	204 W Specht Rd, San Antonio, TX 78260	MULTI-USE RESTROOM	06/15/2023



FLOOR PLAN

PROJECT	CLIENT	ADDRESS	PLAN	DATE
SPECHTS SPORTS COMPLEX	SA CITY SOCCER CLUB	204 W Specht Rd, San Antonio, TX 78260	MULTI-USE RESTROOM	06/15/2023


SPECHT ROAD
SUBJECT TRACT
DETAIL A
DETAIL B
LEGEND CONT.
BUILDING LEGEND
LEGEND
Property Description
Westar
Alamo

Appendix E
Bexar County OSSF Permit Applications

BEXAR COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
1948 Probandt St
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit No. SP-2023-0337

Date: 10/30/2023

Approval Date: 10/30/2023

Property Owner: ALAMO CITY STORM SOCCER CLUB
Mailing Address: 2552 BOARDWALK ST
Property Location: 204 W. SPECHT RD
Lot: 0 Block: 0

Notes:

This serves to notify all persons that the on-site sewage facility application, related technical data and appropriate fee(s) have been submitted by the above and has satisfied the design requirements of the Bexar County regulations for On-Site Sewage Facilities and 30 TAC Chapter 285. Approval is hereby granted for the construction as shown on the submitted plans. Any modifications to the design, structure, system components or changes of ownership may require a design revision and invalidate this approval. The owner must notify this office of any aforementioned changes.

You or your installer must contact Bexar County Environmental Services to arrange the required inspection(s) prior to completion. This is not a license to operate the on-site sewage facility. A license to operate the facility shall only be granted following a successful installation and inspection(s) of the system, indicating compliance with the regulations.

Approval of this authorization to construct will expire in one (1) year of the date received and is subject to the following restrictions: This does not apply when the septic system needs to be constructed as soon as possible, but within 30 days of the approval date.

_____

Designated Representative
Bexar County Environmental
Services Department

BEXAR COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
1948 Probandt St
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWAGE FACILITY

Permit No. SP-2023-0099

Date: 10/30/2023

Approval Date: 10/30/2023

Property Owner: ALAMO CITY STORM SOCCER CLUB
Mailing Address: 2552 BOARDWALK STREET
Property Location: 204 SPECHT RD
Lot: Block:

Notes:

This serves to notify all persons that the on-site sewage facility application, related technical data and appropriate fee(s) have been submitted by the above and has satisfied the design requirements of the Bexar County regulations for On-Site Sewage Facilities and 30 TAC Chapter 285. Approval is hereby granted for the construction as shown on the submitted plans. Any modifications to the design, structure, system components or changes of ownership may require a design revision and invalidate this approval. The owner must notify this office of any aforementioned changes.

You or your installer must contact Bexar County Environmental Services to arrange the required inspection(s) prior to completion. This is not a license to operate the on-site sewage facility. A license to operate the facility shall only be granted following a successful installation and inspection(s) of the system, indicating compliance with the regulations.

Approval of this authorization to construct will expire in one (1) year of the date received and is subject to the following restrictions: This does not apply when the septic system needs to be constructed as soon as possible, but within 30 days of the approval date.

_____

Designated Representative
Bexar County Environmental
Services Department

Greg W. Johnson, P.E.

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

February 8, 2023

Infrastructure Services Department
Environmental Services Division
19484 Probandt
San Antonio, TX 78214

RE: SEPTIC INSTALLATION / 100 Year Floodplain Zone A
204 W SPECHT ROAD, San Antonio, Texas 78260
JUAN RIVAS SURVEY #219, A-612, CB4837
ALAMO CITY STORM SOCCER CLUB

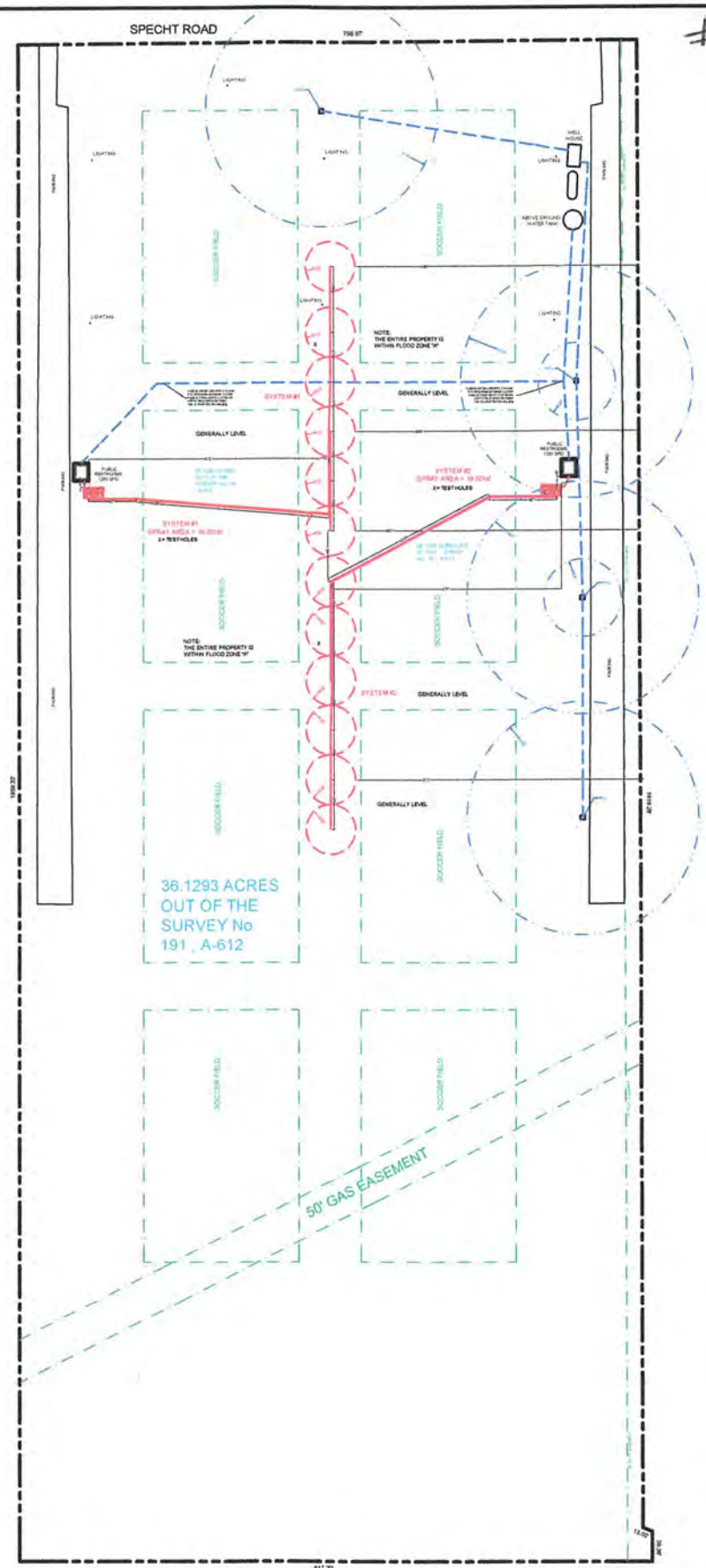
Bexar County Staff,
According to the FEMA floodplain map #48029C0345F the entire referenced property is located within the 100 year flood plain (Flood Zone A). The proposed restrooms and the proposed septic systems are within 100 year flood plain (Zone A). The property slopes less than one percent and is not in an area where seeps will occur. The system has been designed so that during a 100 year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or a nuisance in accordance with TAC RULE §285.31 (c)(2).

If I can be of further assistance please contact me.

Respectfully yours,

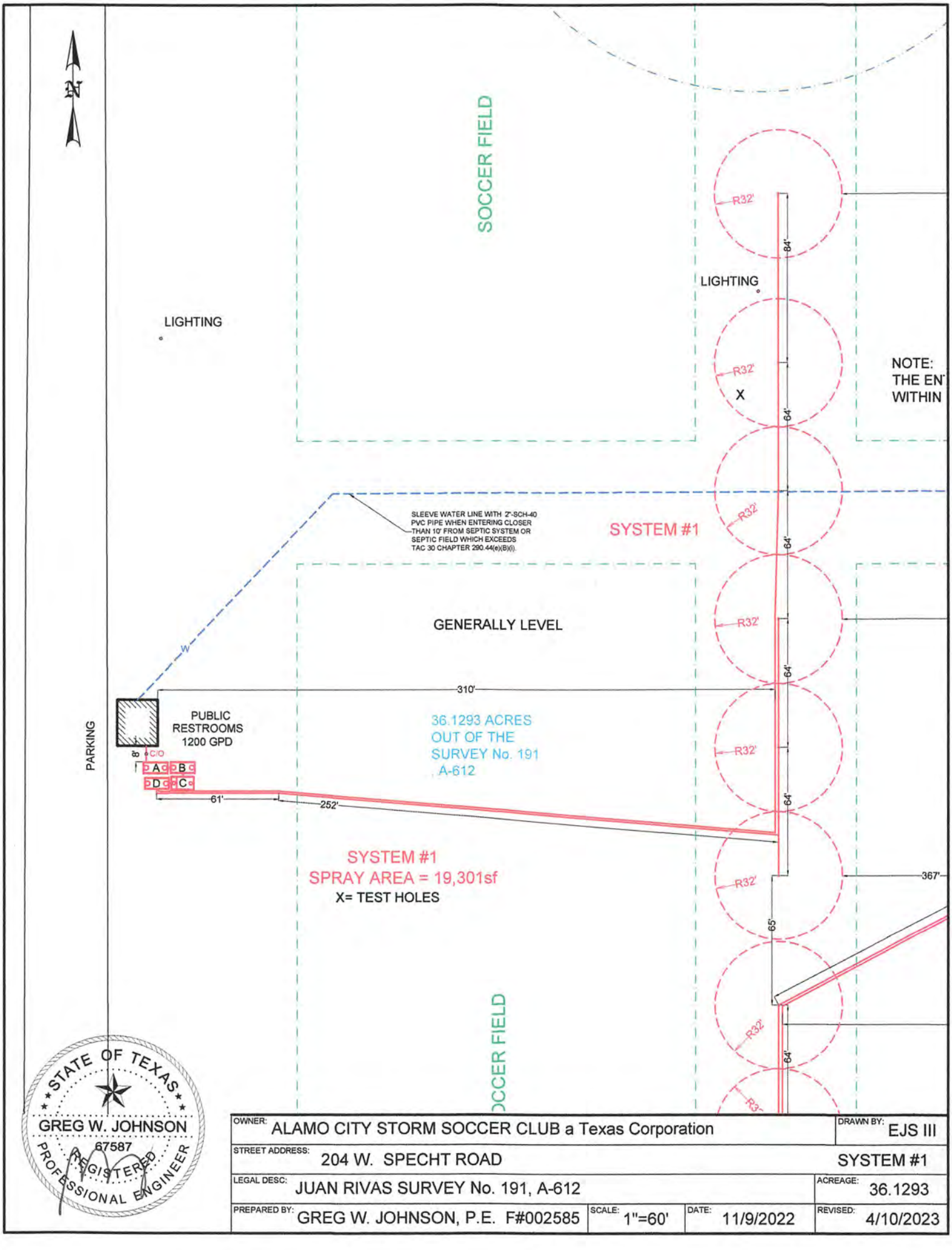
Greg W. Johnson, P.E., F#2585

#2023-0099



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: ALAMO CITY STORM SOCCER CLUB a Texas Corporation					DRAWN BY: EJS III
STREET ADDRESS: 204 W. SPECHT ROAD					
LEGAL DESC: JUAN RIVAS SURVEY No. 191, A-612					ACREAGE: 36.1293
PREPARED BY: GREG W. JOHNSON, P.E. F#002585		SCALE: N.T.S.	DATE: 11/9/2022		REVISED: 4/10/2023



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: ALAMO CITY STORM SOCCER CLUB a Texas Corporation				DRAWN BY: EJS III	
STREET ADDRESS: 204 W. SPECHT ROAD				SYSTEM #1	
LEGAL DESC: JUAN RIVAS SURVEY No. 191, A-612				ACREAGE: 36.1293	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 11/9/2022	REVISED: 4/10/2023		

NEW ON-SITE SEWAGE SYSTEM APPLICATION

BEXAR COUNTY
ENVIRONMENTAL SERVICES DIVISION
1948 PROBANDT STREET
SAN ANTONIO, TEXAS 78214

APPLICATION FOR PRIVATE SEWAGE FACILITY LICENSE

Application will expire in one (1) year of date received

PLEASE DO NOT WRITE IN THIS BLOCK
APPLICATION NUMBER
SP#2023-0337
Received _____ By _____ Date _____

To the Bexar County Environmental Services Division
I hereby make application for a permit to construct a private sewage system in Bexar County, Texas, as required by Bexar County regulations for on-site sewerage facilities. I understand there is a NO REFUND policy in place.

SYSTEM #2

(ALL INFORMATION BELOW MUST BE COMPLETED FOR A PERMIT OR LICENSE)

Property Owner's Name: ALAMO CITY STORM SOCCER CLUB (Last) (First) (Middle) — treys@ironsidebuilders.com (E-mail Address)

Permanent Mailing Address: 2552 BOARDWALK STREET (Number and Street) — SAN ANTONIO, TX (City, State) — 78217 (Zip Code)

Location of Job Site: 204W SPECHT ROAD (Number and Street) — CB 4837 (NCB/CB) — 261819 (B - Cad ID #)

If location in a Subdivision: Jucin Rivas S191 A-612 (Name of Subdivision) — CB 4837 (NCB/CB) — 261819 (B - Cad ID #)

Is a Driveway Permit Required? Yes _____ **No** X **Driveway Permit #?** _____ **Date of Driveway Permit Approval?** _____

WATER SUPPLY: _____

If Individual Well: Water Supply name — 480 (Depth) — 2/2003 (Date Drilled) — 5" SDR21 180' (Address, Cased & Cemented) — 8" (Size)

PROPOSED USE OF PROPERTY

TYPE OF DWELLING: Single Family ☐ Mobile Home ☐ Multi-Family ☐ Other ☑

(X) Commercial SOCCER FIELDS (Type of Business) — (No. of Persons at Location)

( ) Industrial _____ (Type of Business) — (No. of Persons at Location)

( ) Church _____ (No. of Persons at Location) — (Kitchen) — (Used Daily)

( ) School _____ (Average Daily Attendance) — (School District) — (Address)

ALL APPLICANTS please write TOTAL number of items below, and leave a blank space for "none"							
1. BEDROOMS		4. LAVATORIES	4	7. KITCHEN SINKS		10. GARBAGE DISPOSAL	
2. COMMODES	6	5. SHOWERS		8. UTILITY SINKS		11. GREASE TRAP	
3. URINALS	4	6. BATHTUBS		9. DISHWASHER		12. CLOTHES WASHER	

ENGINEER OR SANITARIAN GREG W. JOHNSON, P.E. (Name) — 830-905-2778 (Phone Number) — gregjohnsonpe@yahoo.com (E-mail address)

67587 / F#2585 (License Number) — 03/31/2023 (License Expiration Date)

AUTHORIZATION is hereby given to the Bexar County Environmental Services Division, Texas Commission on Environmental Quality and to their agents, or designees, singularly or jointly, to enter upon the above described property for the purpose of inspecting private sewage facilities. A permit to operate the Facility will be granted following a successful installation and inspection of the system, indicating compliance with "Regulations for On-Site Sewerage Facilities, Bexar County, Texas."

Constructed By: _____

Inspected By: _____

Remarks: _____

Owner Signature _____ GM

Phone No.: 210-912-1839

Date: 1-09-23

12/3/18/ACW

COUNTY OF BEXAR
BASIC DEVELOPMENT APPLICATION/ PERMIT

LOCATION OF PROPERTY: 204 W SPECHT ROAD

SUBDIVISION: JUAN RIVAS SURVEY # 191, A-612, BEING 36.1293

LOT:_____ BLOCK:_____ UNIT:_____

(If Not In A Subdivision Attach A Vicinity Map)

****

APPLICANT'S NAME: ALAMO CITY STORM SOCCER CLUB

MAILING ADDRESS:

_____

TELEPHONE NUMBER: 210-912-1839

OWNERSHIP: [ ] PRIVATE [ ] PUBLIC

****

NATURE OF PROPOSED CONSTRUCTION:

[ ] RESIDENTIAL NUMBER OF BEDROOMS _____ NUMBER OF BATHS _____

[X] NON-RESIDENTIAL* [ ] COMMERCIAL* [ ] OTHER*

* SPECIFY TYPE: RESTROOMS FOR YOUTH SOCCER

****

DESCRIPTION OF PROPOSED CONSTRUCTION:

[X] NEW CONSTRUCTION [ ] SUBSTANTIAL IMPROVEMENT

[ ] HOUSE [ ] MOBILE HOME

COST OF IMPROVEMENT: 20,000 (DOLLAR AMOUNT)

****

WARNING:

The Flood Insurance Rate Maps and other flood data used by the Flood Plain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes This Basic Development Permit does not imply that developments outside the identified areas of special flood hazard will be free from flooding or flood damage Approval of this permit shall not create liability on the part of Bexar County, the Flood Plain Administrator or any officer or employee of Bexar County in the event flooding or flood damage does occur.

_____ 1/9/23

Signature of Applicant Date

****

FOR USE by Flood Plain Administrator

[ ] PERMIT APPLICATION APPROVED [ ] PERMIT APPLICATION DENIED

APPLICATION/PERMIT NUMBER: _____ FEE_____

_____ ____/____/____

Flood Plain Administrator or Agent: Date

INFRASTRUCTURE SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 * (Fax) 210-335-6713

AFFIDAVIT
FOR CONSTRUCTION

SECTION 30:1 EXCEPTIONS

Request for an exception to Section 10.01 of the "Regulations for On-Site Sewage Facilities, Bexar County, Texas".

I, ALAMO CITY STORM SOCCER CLUB, request a release
Homeowner's Name

from the Bexar County Building Permits to the City Public Service Board for electrical connections at 7214 W SPECHT ROAD
Location

for the construction of a dwelling and/or building only. This dwelling and/or building shall not be occupied until the completion and inspection of the private sewage facility by the Bexar County Public Works Department.

However, I understand the penalty for failure to comply to be as follows:

SECTION 11:03 PENALTIES

A. Whenever it appears that a violation or threat of violation of any provision of this regulation has occurred, the Commissioners Court may institute a suit in a District Court through its own attorney for injuctive relief or civil penalties or both, as authorized in Section 21.253 and 21.254 of the Texas Water Code, which stipulates that a person who violates any provision of the Code is subject to a civil penalty of not less than $50.00 nor more than $1,000.00 for each act of violation and for each day of violation to be recovered as provided therein.

Colam GM
Signature of Property Owner

210-912-1839
Telephone

1-09-23
Date

INFRASTRUCTURE SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES DIVISION
1948 PROBANDT STREET
San Antonio, Texas 78214
(210) 335-6700 Office
(210) 335-6713 Fax

FLOOD ZONE/EDWARDS AQUIFER RECHARGE ZONE CERTIFICATION

Development Location: 204 W SPECHT ROAD
JUAN RIVAS SURVEY # 191, A-612, BEING 36.1293

Application's Name: N.E.Y.S.O. of San Antonio

I, GREG W. JOHNSON, P.E. (Engineer or Sanitarian), Hereby

CERTIFY, After careful study and investigation, have determined that the above development is:

☐ Not within a flood prone area

☒ Within a flood prone area

Source of Data: 48029C0130G
(FIRM Community Panel Number)

☒ Not within the Edwards Aquifer Recharge Zone

☐ Within the Edwards Aquifer Recharge Zone

Source of Data: BULVERDE
(U.S.G.S. Quadrangle Map)

Signature: 01/09/2023
(Professional Engineer or Registered Sanitarian)

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

FIRM #2585

Greg W. Johnson, P.E.

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

February 8, 2023

Infrastructure Services Department
Environmental Services Division
19484 Probandt
San Antonio, TX 78214

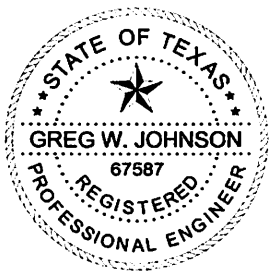
RE: SEPTIC INSTALLATION / 100 Year Floodplain Zone A
204 W SPECHT ROAD, San Antonio, Texas 78260
JUAN RIVAS SURVEY #219, A-612, CB4837
ALAMO CITY STORM SOCCER CLUB

Bexar County Staff,
According to the FEMA floodplain map #48029C0345F the entire referenced property is located within the 100 year flood plain (Flood Zone A). The proposed restrooms and the proposed septic systems are within 100 year flood plain (Zone A). The property slopes less than one percent and is not in an area where seeps will occur. The system has been designed so that during a 100 year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or a nuisance in accordance with TAC RULE §285.31 (c)(2).

If I can be of further assistance please contact me.

Respectfully yours,

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



BEXAR COUNTY OSSF SITE EVALUATION FORM

Applicant/Site Information		Site Evaluator Information		
Name	ALAMO CITY STORM SOCCER CLUB a Texas Corporation	Name	GREG W. JOHNSON, P.E.	
Address	204 W. SPECHT ROAD	Address	170 HOLLOW OAK	
City, State, Zip	SAN ANTONIO, TEXAS 78260	City, State, Zip	NEW BRAUNFELS, TEXAS 78132	
Site location	36.1293 ACRES OUT OF THE JUAN RIVAS SURVEY No. 191, A-612	TCEQ or PE License No.	P.E. # 67587	Expiration Date: March 31, 2023

Soil Boring/Backhoe Pit Number _____ Surface Evaluation: X Proposed Depth Elevation:

Depth (Feet)	Soil Texture	Texture Class (1a, 1b, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes - (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock-, Recent Weather, etc.)
0 1 2 3 4 5 60" 6	**CLAY (SILTY)**	**IV**	**N/A**	**BROWN SILTY CLAY TO 60" WITH NO RESTRICTIVE HORIZON OBSERVED**

Soil Boring/Backhoe Pit Number: _____ Surface Evaluation: X Proposed Depth Elevation:

Depth (Feet)	Soil Texture	Texture Class (1a, 1b, II, III, IV)	% Gravel (Required when Texture Class is II or III)	Observation Notes (Restrictive Horizon, Size of Gravel, Groundwater, Mottling, Fractured Rock, Recent Weather, etc.)
1 2 3 4 5 6	**SAME**		**AS**	**ABOVE**

By my signature, I hereby certify that the information provided in this report is based on my site observations and are accurate to the best of my. ability. I understand that any misrepresentation of the information contained in Us report may be grounds to revoke or suspend my license. The site evaluation determined the site is suitable for a SPRAY IRRIGATION disposal system with AEROBIC treatment. According to Table XIII, the site is suitable/not suitable for this proposed system. A copy of Tables IX and XIII have been given to the property owner to inform them of other alternatives based upon the results of this site evaluation.

Signature: _____ TCEQ or PE license #- 67587 Date: November 9, 2022

OSSF SOIL EVALUATION REPORT INFORMATION

SYSTEM #2

Date: November 09, 2022

Applicant Information:

Name: ALAMO CITY STORM SOCCER CLUB a Texas Corporation
Address: 2552 BOARDWALK STREET
City: SAN ANTONIO State: TEXAS
Zip Code: 78217 Phone: (210) 912-1839

Site Evaluator Information:

Name: Greg W. Johnson, P.E., R.S., S.E. 11561
Address: 170 Hollow Oak
City: New Braunfels State: Texas
Zip Code: 78132 Phone & Fax (830)905-2778

Property Location:

Lot SEE BELOW Unit ___ Blk ___ Subd. ___
Street Address: 204 W. SPECHT ROAD
City: SAN ANTONIO Zip Code: 78260
Additional Info.: 36.1293 ACRES OUT OF THE JUAN RIVAS SURVEY No. 191, A-612

Installer Information:

Name: ___
Company: ___
Address: ___
City: ___ State: ___
Zip Code: ___ Phone ___

Topography: Slope within proposed disposal area: GENERALLY LEVEL %

Presence of 100 yr. Flood Zone:	YES X NO ___	
Existing or proposed water well in nearby area.	YES X NO ___	>150' (EXISTING)
Presence of adjacent ponds, streams, water impoundments	YES ___ NO X	
Presence of upper water shed	YES ___ NO X	
Organized sewage service available to lot	YES ___ NO X	NOTE: THE ENTIRE PROPERTY IS WITHIN FLOOD ZONE "A"

Design Calculations for Aerobic Treatment with Spray Irrigation:

Commercial

Q = ___ GPD PUBLIC RESTROOMS @ 1200 GPD (SEE ATTACHED WRITE UP)

Residential Water conserving fixtures to be utilized? Yes X No ___

Number of Bedrooms the septic system is sized for: ___ Total sq. ft. living area ___

Q gal/day = (Bedrooms +1) * 75 GPD - (20% reduction for water conserving fixtures)

Q = (___ +1)*75-(20%)= 1200

Trash Tank Size 1500 Gal.

SYSTEM #2

TCEQ Approved Aerobic Plant Size 1500 G.P.D.

Req'd Application Area = Q/Ri = 1200 / 0.064 = 18750 sq. ft.

Application Area Utilized = 19,301 sq. ft.

Pump Requirement 12 Gpm @ 41 Psi (Redjacket 0.5 HP 18 G.P.M. series or equivalent)

Dosing Cycle: ___ ON DEMAND or X TIMED TO DOSE IN PREDAWN HOURS

Pump Tank Size = 3000 Gal. 34.5 Gal/inch.

Reserve Requirement = 400 Gal. 1/3 day flow.

Alarms: Audible & Visual High Water Alarm & Visual Air Pump malfunction

Tablet Chlorinator

SCH-40 or SDR-26 3" or 4" sewer line to tank

Two way cleanout

Pop-up rotary sprinkler heads w/ purple non-potable lids

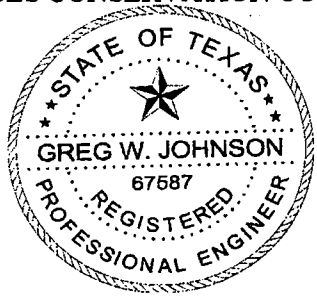
1" Sch-40 PVC discharge manifold

APPLICATION AREA SHOULD BE SEEDED AND MAINTAINED WITH VEGETATION.
EXPOSED ROCK WILL BE COVERED WITH SOIL OR MULCH.

I HAVE PERFORMED A THOROUGH INVESTIGATION BEING A REGISTERED PROFESSIONAL ENGINEER AND SITE EVALUATOR IN ACCORDANCE WITH CHAPTER 285, SUBCHAPTER D, §285.30, & §285.40 (REGARDING RECHARGE FEATURES), TEXAS NATURAL RESOURCES CONSERVATION COMMISSION (EFFECTIVE DECEMBER 29, 2016).

GREG W. JOHNSON, P.E. 67587 - F#2585

11/9/2022
DATE



FIRM #2585

AEROBIC TREATMENT SYSTEM SYSTEM #2

DESIGNED FOR:
ALAMO CITY STORM SOCCER CLUB
2552 BOARDWALK ST
SAN ANTONIO, TX 78217

SITE DESCRIPTION:

Located in the Juan Rivas Survey #191, A-612, being 36.1293 acres at 204 W. Specht Road, two septic systems serve two public restrooms. The property has deep Type IV soils. (See OSSF Soil Evaluation Report) with native grasses throughout. An aerobic treatment plant utilizing spray irrigation was selected as the most appropriate system for the conditions on this lot.

PROPOSED SYSTEM:

Flow from each restroom through a 4inch Sch-40 PVC sewer line 1500 gallon trash tank with standard inlet and outlet tees. Flow then enters a 3000 gallon equalization tank fitted w/ dual effluent pumps. Flow is dosed every 30 minutes at a restricted rate of 5 gallons per minute for five minutes through a 2" SCH-40 PVC line to a Proflo 1500S aerobic treatment plant. Effluent will continue to a 3000 gallon pump tanks, fitted with a liquid chlorinator and dual submersible well pumps activated by mercury float switches and a dual alternating control panel with a manual reset. A high level audible and visual alarm will activate should the pump fail. Distribution from each pump is through a 1" SCH-40 manifold to three spray heads as per the attached drawing. Dual alternating controller with manual reset will alternate back and forth between the zones every thirty minutes spray time in the predawn hours. The field must continue to be maintained with vegetation. **Tank must have at grade risers on each opening with watertight caps that must be at least 65# or have a padlock or can only be removed with tools. A secondary plug, cap, or suitable restraint must be provided below riser cap to prevent tank entry should the cap be damaged or removed, in compliance with Chapter §285.38.**

DESIGN SPECIFICATIONS:

Q = 1200 gpd Design Rate per septic system (up to 500 people per event per system @ 4 gpp = 2000gpd x 2 per week)
Average flow of 4000 gal/week / 7 days per week = 571 gpd average. Using 1200 gpd
Total application area: A=Q/Ra = 1200 gpd/0.064 = 18,750 req'd. (Actual 19,301 sf.)
Trash tank: 1500gal
Equalization tank: 3000 gal w/ dual effluent pumps Liberty LE50 1/2hp or equiv.
Aerobic Plant: Pro-Flo 1500S 1500 gpd Aerobic Plant
Aerobic Pump Tank size: 3000 gallon w/ dual effluent pumps and alarm
Low Angle Nozzle Size: Use K-Rain Pro2 Plus discharging 3.1 gpm @ 40 PSI & 32' spray radius.

Pump requirement: Duplex effluent - EQ tank (Liberty LE50 or equiv.)
Duplex 20 gpm @ 40 psi. (FPS E-Series 0.5 HP 20 gpm series or equiv.)
Dosing cycle: Cycle Timer is set to dose each pump in predawn hours for 32 minutes two times per pump with a battery backup.
Reserve capacity after High Level: 250 gal EQ & 327 gal Final (>4 hrs. flow)
Alarms: Audible Visual High Level in all pump tanks w/ dual alternating control panel

PIPE AND FITTINGS:
All pipes and fittings in this aerobic system shall be schedule 40 PVC. All joints shall be sealed with approved solvent-type PVC cement. Line between flow equalization tank and aerobic tank shall be 2" SCH-40 PVC. The manifold to spray heads shall be 1" in diameter and be colored purple. Dual well pumps capable of providing at least 16 gpm @ 41 psi head, such as the FPS E-Series 0.5 HP 20 gpm , shall be utilized for pumping effluent.

FLOODPLAIN
According to the FEMA floodplain map (FIRM #48029C0130G) the referenced property is located within the 100 year flood plain, with the entire septic system within Flood Zone A. Each system has been designed so that during a 100 year flood event, in my professional opinion, no damage will occur to the OSSF as to cause contamination to the environment or a nuisance.

BUOYANCY CALCULATIONS:
1500 gallon Trash tank
Volume of Tank = H*L*W = 4.42'*13'*6.83' = 392.5 sf.
Upward Buoyancy force = 392.5sf * 8.34 #/gal*7.48gal/sf = 24,485 #
Overburden w/ 0.5' of soil = area*fill Ht*Wt of fill/cf = 13'*6.83'*0.5'*90#/cf = 3996#
Tank Weight of 1500 gal Tank= ~12,500#
Downward force & min.water & overburden=12,500#+(1500)*8.34#/gal+3996# =29,006#
Downward force > Upward Force 29,006# > 24,485# Tank will not float with 0.5' of cover

AEROBIC PLANT:
Volume of Tank = H*W*L = 6.667'*6.25'*11.46'= 477.43 cf.
Upward Buoyancy force = 477.34* 8.34 #/gal*7.48gal/sf = 29,784 #
Overburden w/ .5' of soil=area*fill Height*Wt of fill/cf = 6.25'*11.46*90#/cf *.5' = 3,223#
Tank Weight = 19,405#
Downward force min water+ Overburden = 19,405# + 2394*8.33#/gal + 3,223# = 42,570#
Downward force > Upward Force 42,570# > 29,784#
Tank will not float with 0.5' of cover

3000 gallon EQ tanks & Final Pump Tank:
3000 gallon tank
Volume of Tank = H*W*L = 6.9167'*6.167'*14.667'= 626 cf.
Upward Buoyancy force = 626* 8.34 #/gal*7.48gal/sf = 39,051 #

Overburden w/ .5' of soil = area*fill Height*Wt of fill/cf = 6.167'*14.667*90#/cf *0.5' = 4070#
Tank Weight = 33,000#
Downward force min water+ Overburden = 33,000# +345*8.33#/gal + 4070# = 39,944#
Downward force > Upward Force 39,944# > 39,051#
Tank will not float with 0.5' of cover

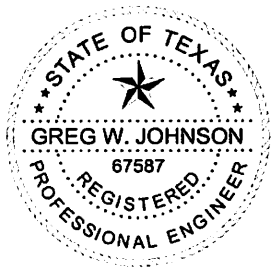
NOTES

- A continuous maintenance contract is required to be maintained on this septic system.
- Each Septic system requires periodic pumping each one to five years depending on usage.
- Construction material, specifications and all construction methods shall conform to the requirements set forth in the construction standards for on-site sewage facilities from TCEQ.
- The installer must be licensed by the State of Texas and install according to design specifications and obtain inspections by authorized agent throughout the installation process.
- All piping must be a SCH-40 PVC.
- All waterlines to be sleeved w/ SCH-40 PVC within 10' from septic system.
- Sewer lines with 5' and under driveways will be sleeved with Sch-40 PVC
- All tanks must be installed greater than five feet from any structure and be level within 1" and bedded with a minimum of 4" of sand/sandy loam free of rock.
- Risers must be installed on all tanks buried more than twelve inches.
- All septic tanks inlet and outlets must be sealed with a permanent waterproof sealant.
- A minimum of 1/4" per foot fall per foot is required on sewer line to the septic.
- Aerated tanks must be vented.
- All electrical controls must be mounted above flood elevation.

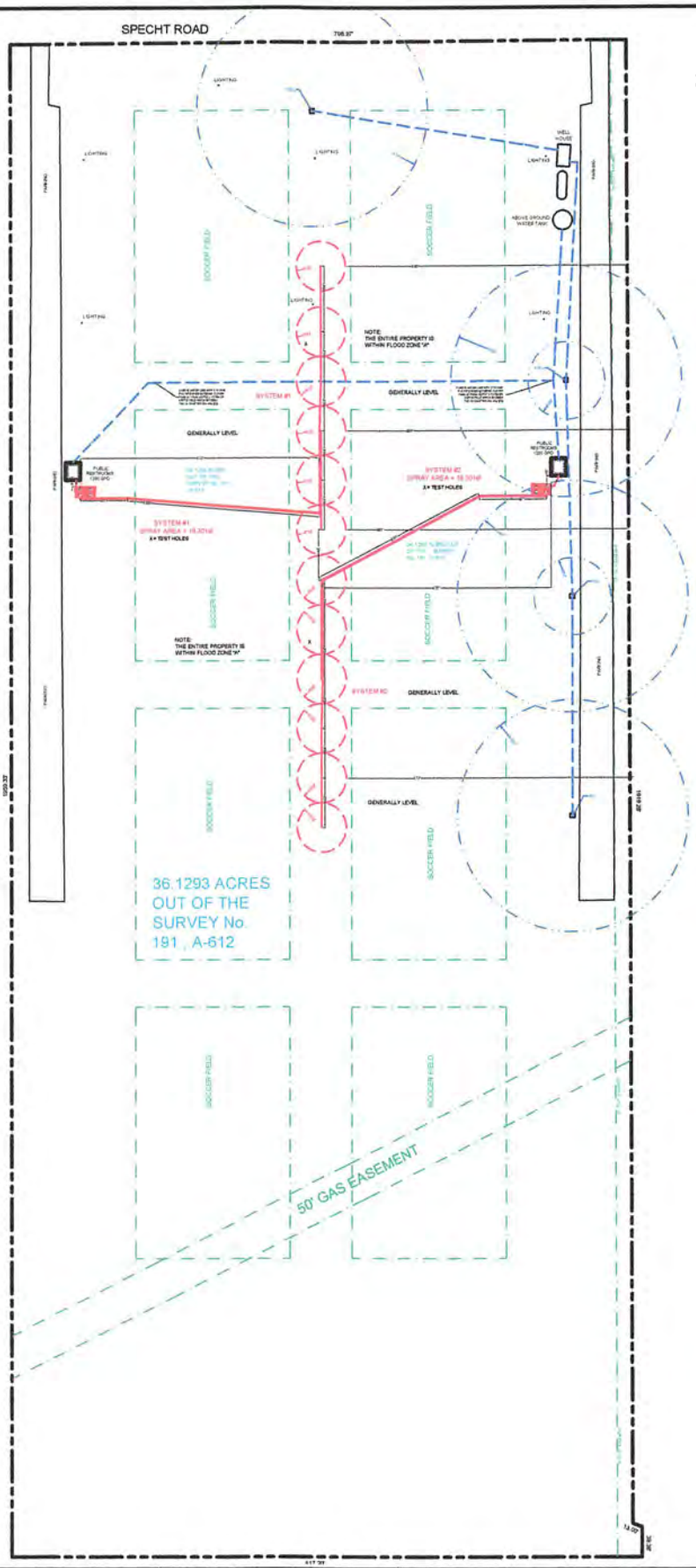
Designed in accordance with Chapter 285, Subchapter D, §285.30 & §285.40, Texas Commission of Environmental Quality (TCEQ) (Effective December 29, 2016).

1/09/2023

Greg W. Johnson P.E. No. 67587 - F# 2585
170 Hollow Oak
New Braunfels, Texas 78132 (830) 905-2778

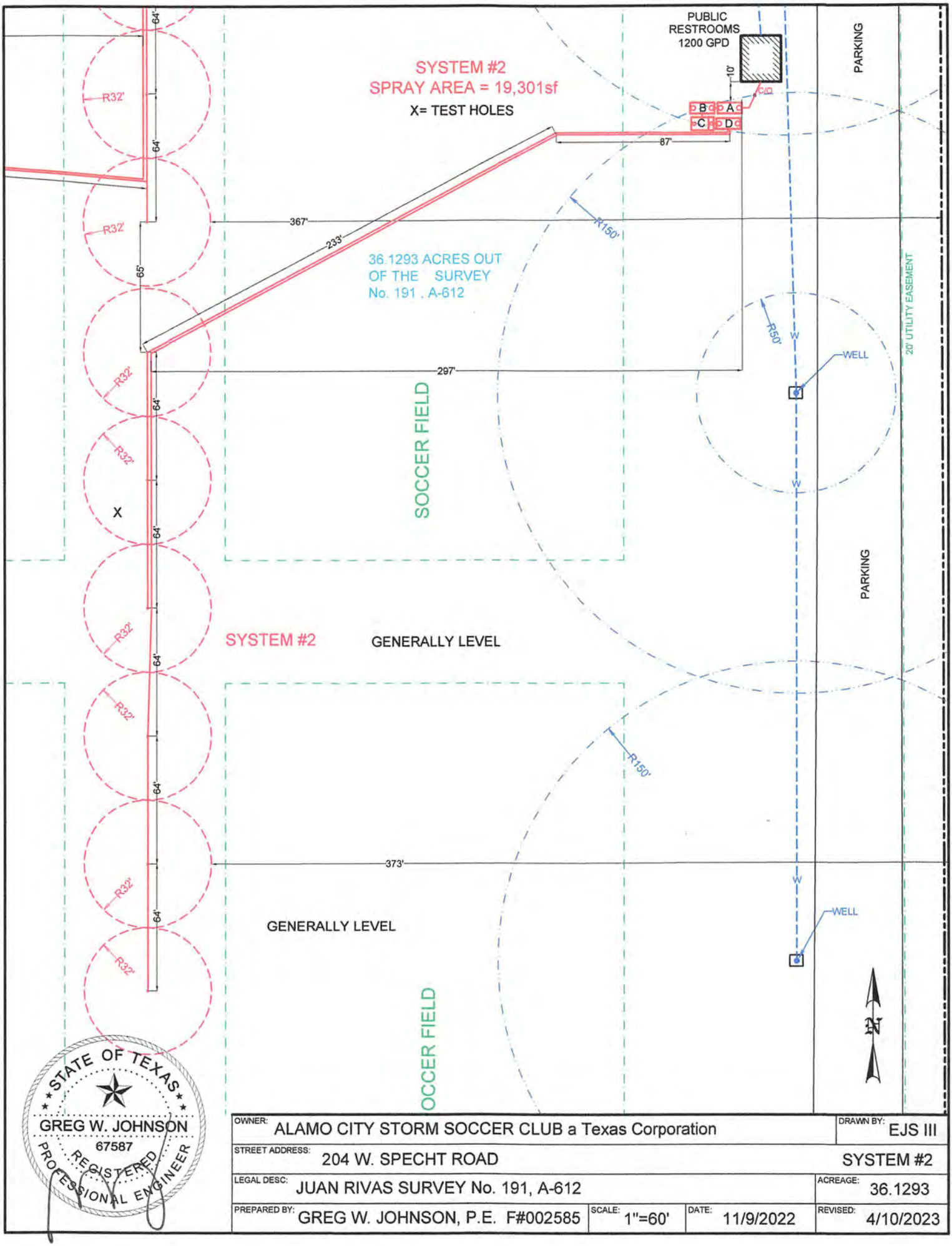


SYSTEM #2



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

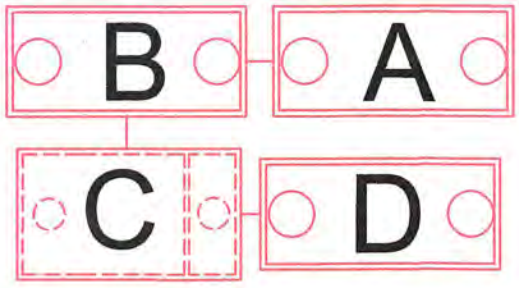
OWNER:	ALAMO CITY STORM SOCCER CLUB a Texas Corporation			DRAWN BY:	EJS III
STREET ADDRESS:	204 W. SPECHT ROAD				
LEGAL DESC:	JUAN RIVAS SURVEY No. 191, A-612			ACREAGE:	36.1293
PREPARED BY:	GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 11/9/2022	REVISED:	4/10/2023



OWNER: ALAMO CITY STORM SOCCER CLUB a Texas Corporation				DRAWN BY: EJS III	
STREET ADDRESS: 204 W. SPECHT ROAD				SYSTEM #2	
LEGAL DESC: JUAN RIVAS SURVEY No. 191, A-612				ACREAGE: 36.1293	
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: 1"=60'	DATE: 11/9/2022		REVISED: 4/10/2023	

SEPTIC TANK LAYOUT:

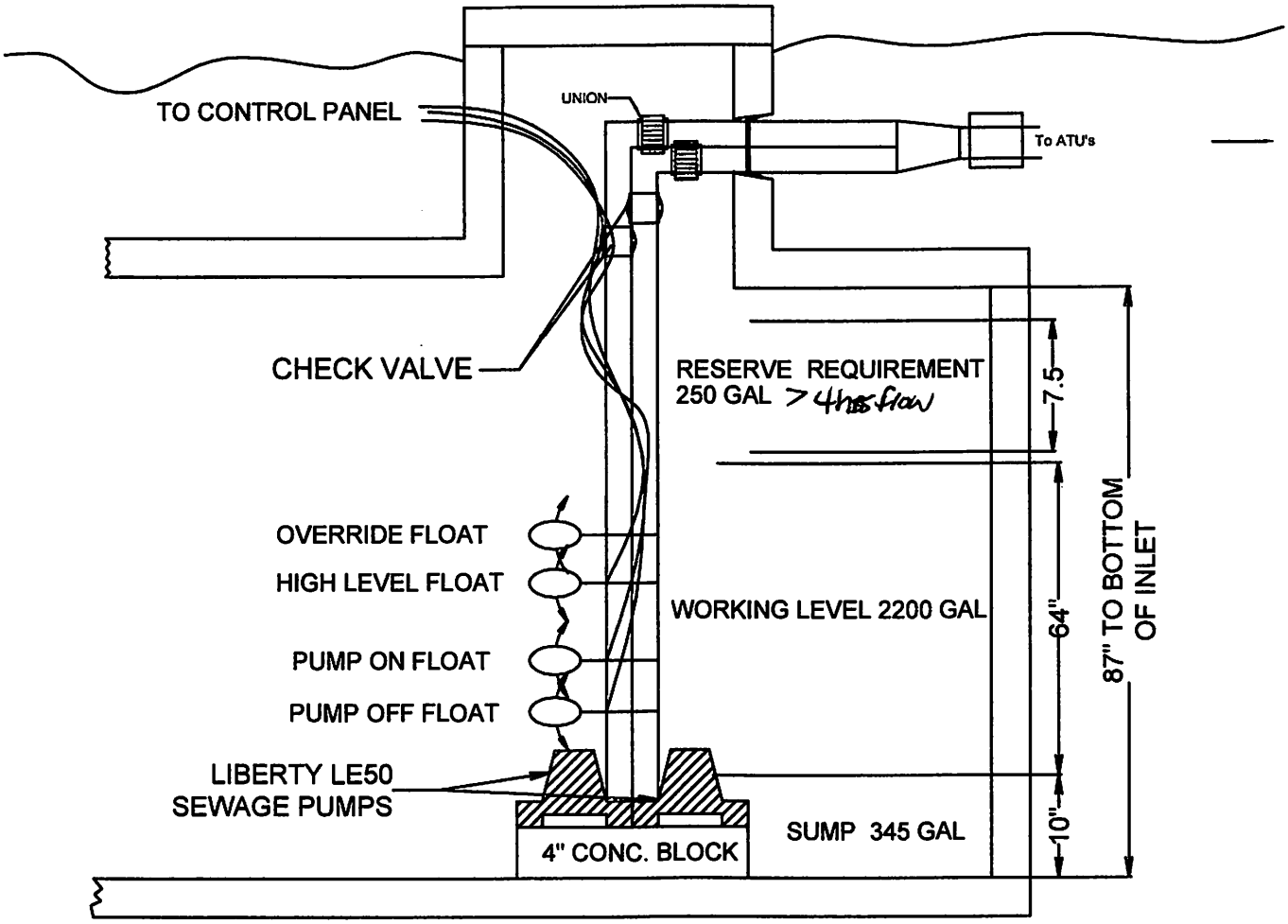
A = 1500 GAL. TRASH TANK
B = 3000 GAL. EQUALIZATION TANK
C = 1500 AEROBIC TREATMENT PLANT
D = 3000 GAL. PUMP TANK W/DUAL PUMPS



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

OWNER: ALAMO CITY STORM SOCCER CLUB a Texas Corporation				DRAWN BY: EJS III
STREET ADDRESS: 204 W. SPECHT ROAD			SYSTEM #1 & #2 - SPEC. SHEET	
LEGAL DESC: JUAN RIVAS SURVEY No. 191, A-612				ACREAGE: 36.1293
PREPARED BY: GREG W. JOHNSON, P.E. F#002585	SCALE: N.T.S.	DATE: 11/9/2022		REVISED: 4/10/2023

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE

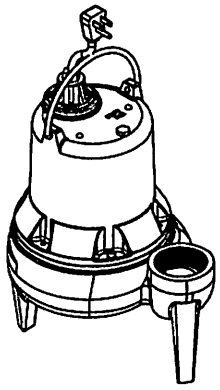


3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN

STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED
PROFESSIONAL ENGINEER

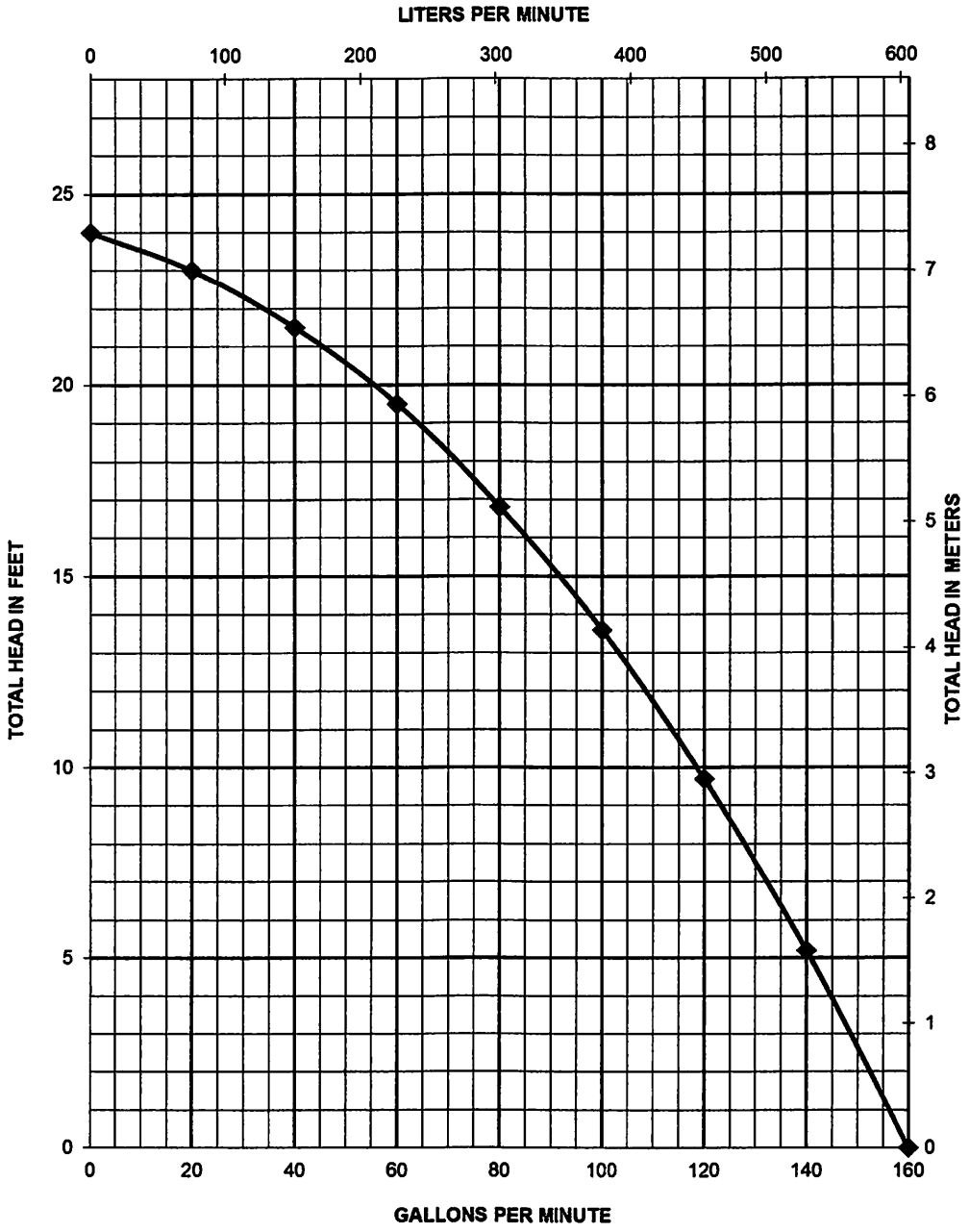
11/9/2022

Liberty Pumps®



Pump Specifications

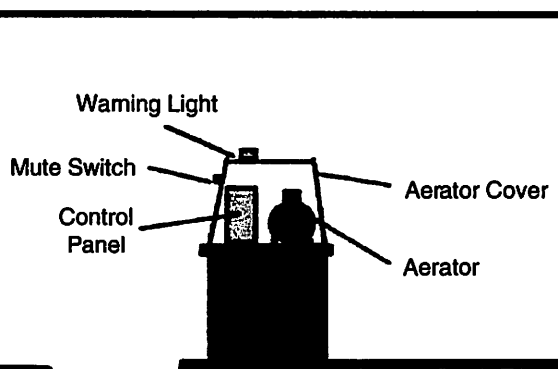
LE50 Series
½ HP Submersible Sewage Pump



Liberty Pumps

Pro Flo 1500 S System Diagram

Configurations may vary.



STATE OF TEXAS
GREG W. JOHNSON
67587
REGISTERED PROFESSIONAL ENGINEER

12/7/07

Clarifier Access

Outlet

Outlet Baffle

735 Gal. Clarifier

45° Slope

Inlet

¾" PVC Pipe

Air Diffuser

1659 Gal. Aeration Chamber

1125 Gallon Pretreatment Chamber 75% to 100% Daily Hydraulic Capacity

MINIMUM DIMENSIONS

Inside Width	55"
Inside Length	90"
Water Level	55"

Minimum Length to Width Ratio: 1.5 to 1

SPECIFICATIONS

Overall Length	137½"(t) - 133½"(b)
Overall Width	75"(t) - 71"(b)
Height without Risers	80"
Exterior Wall Thickness	3"
Interior Wall Thickness	2½"
Top and Bottom Thickness	5"(t) - 3"(b)
Aeration Length	89"(t) - 87"(b)
Clarifier Length	40"(t) - 38"(b)
Water Level	65"
Air Diffuser	27¼"
Bottom of Inlet to Bottom of Tank	69"

(t) = Top Dimension - (b) = Bottom Dimension

Pro Flo 1500 S

Pretreatment Tank Sold Separately
Pump Tank Sold Separately (Not Shown)
Drawing Not to Scale All Gallonage Approximate

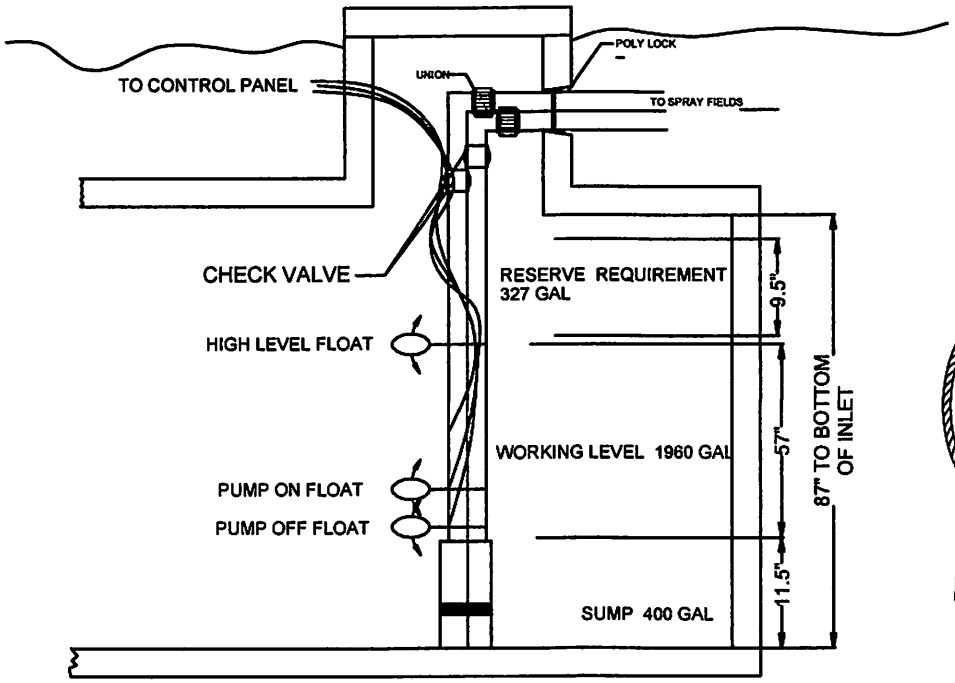
TANK NOTES:

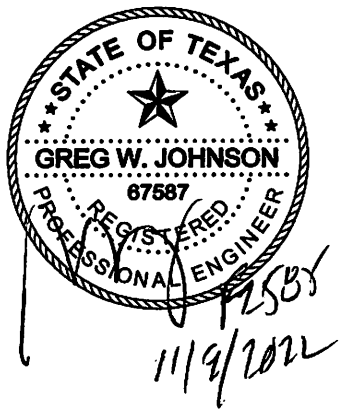
A minimum of 4" of sand, sandy loam, clay loam free of rock shall be placed under and around tanks

Tanks must be left uncovered and full of water for inspection by the permitting authority.

Tanks must be set to allow a minimum of 1/8" per foot fall from the building

ALL WIRING MUST BE IN COMPLIANCE WITH
THE MOST RECENT NATIONAL ELECTRIC CODE





FINAL TANK 3000 GAL PUMP TANK
VOLUME = 34.5 GAL/IN

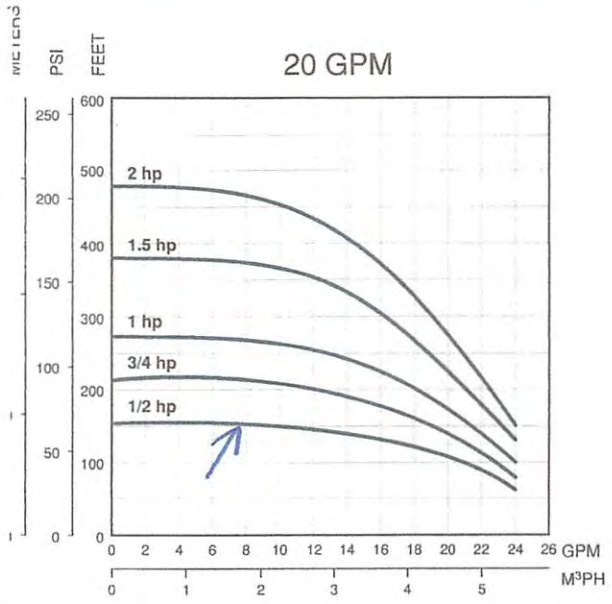
Thermoplastic Performance

LOW ANGLE NOZZLE PERFORMANCE CHART

Nozzle	PSI	Radius	GPM
#1	30	22'	1.5
	40	24'	1.7
	50	26'	1.8
	60	28'	2.0
#3	30	29'	3.0
	40	32'	3.1
	50	35'	3.5
	60	37'	3.8
#4	30	31'	3.4
	40	34'	3.9
	50	37'	4.4
	60	38'	4.7
#6	40	38'	6.5
	50	40'	7.3
	60	42'	8.0
	70	44'	8.6

KRAIN Pro_Plus

*



Thermoplastic Units Ordering Information

1/2 - 1.5 HP Single-Phase Units						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94741005	10FE05P4-2W115	10	1/2	115	2	24
94741010	10FE05P4-2W230	10	1/2	230	2	24
94741015	10FE07P4-2W230	10	3/4	230	2	28
94741020	10FE1P4-2W230	10	1	230	2	31
94741025	10FE15P4-2W230	10	1.5	230	2	46
94742005	20FE05P4-2W115	20	1/2	115	2	25
94742010	20FE05P4-2W230	20	1/2	230	2	25
94742015	20FE07P4-2W230	20	3/4	230	2	28
94742020	20FE1P4-2W230	20	1	230	2	31
94742025	20FE15P4-2W230	20	1.5	230	2	40

Thermoplastic 1/2 - 2 HP Pump Ends						
Order No.	Model	GPM	HP	Volt	Wire	Wt.
94751005	10FE05P4-PE	10	1/2	N/A	N/A	6
94751010	10FE07P4-PE	10	3/4	N/A	N/A	7
94751015	10FE1P4-PE	10	1	N/A	N/A	8
94751020	10FE15P4-PE	10	1.5	N/A	N/A	12
94752005	20FE05P4-PE	20	1/2	N/A	N/A	6
94752010	20FE07P4-PE	20	3/4	N/A	N/A	7
94752015	20FE1P4-PE	20	1	N/A	N/A	8
94752020	20FE15P4-PE	20	1.5	N/A	N/A	10
94752025	20FE2P4-PE	20	2	N/A	N/A	11

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF BEXAR §
STATE OF TEXAS §

Before me, the undersigned authority, on this day personally appeared Clarence Franke GM who, after being by me duly sworn, upon oath state that they are the owner of record of that certain tract or parcel of land lying and being situated in Bexar County, Texas.

CERTIFICATION OF OSSF -REQUIRING MAINTENANCE

According to Texas Commission of Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Bexar County, Texas.

I

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission of Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II

2 - OSSFs requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as-

_____ UNIT/PHASE/SECTION _____ BLOCK _____ LOT _____ SUBDIVISION

IF NOT IN SUBDIVISION: 36.1293 ACREAGE JUAN RIVAS SURVEY # 191, A-612 SURVEY

The property is owned by: ALAMO CITY STORM SOCCER CLUB

These OSSF's must be covered by a continuous maintenance contract. All maintenance on these OSSF's must be performed by an approved maintenance company, and a signed maintenance contract must be submitted to Bexar County Department of Public Works within 30 days after the property has been transferred.

The owner will, upon sale or transfer of the above described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for these OSSF's can be obtained from the Bexar County Department of Public Works.

WITNESS MY/OUR HAND(S) on this 9th day of January ,2023

CLARENCE FRANKE - GENERAL MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME on this 9 day of January ,2023

Notary Public Signature

DAWN B ALDRETE
My Notary ID # 7376074
Expires February 6, 2023

File Information

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

Document Number:	20230015960
Recorded Date:	January 30, 2023
Recorded Time:	2:20 PM
Total Pages:	2
Total Fees:	$26.00

**** 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: 1/30/2023 2:20 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

Please print this page and cut out the pocket card below.
print . . . close

PE•LS
Texas Board of Professional Engineers and Land Surveyors

Number: **67587**
Status: **ACTIVE**
Expires: **3/31/2024**

GREG WAYNE JOHNSON

TEXAS LICENSED PROFESSIONAL ENGINEER

Signature

MJ Central Texas Septic, LLC - DBA MJ SEPTIC

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

Residential Aerobic Maintenance Contract
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

PROPERTY ADDRESS 204W SPECHT ROAD - JUAN RIVAS SURVEY #191, A-612, 36.1293 AC

TERMS OF PAYMENT: ***Payment is due in full for the maintenance contract at time of signing.*** A credit card will be required at time of booking any service for parts, repairs, cleaning/pumping, service calls, red lights, etc. unless otherwise specifically noted. MJ will not perform any repairs or pumping unless we have a credit card on file. MJ Septic no longer accepts payment onsite, whether it be a check or credit card and we no longer offer billing/invoicing for future payments; this is a strict office policy, no exceptions.

1 YEAR	2 YEAR	3 YEAR	2 YEAR INITIAL	Additional Information
$285	$530	$675	Included with Installation	Homeowner(s) are NOT required to be present at inspections. Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send. A door hanger will be left if no one is home. Inspection reports are emailed/mailed within a few business days to the email/mailing address of record, please check your spam folder. If you have not received it after 72 hours please email or call our office.

- **MAINTENANCE TIPS/SEPTIC GUIDE:** Please retain the attached Maintenance Tips/Septic Guide for future reference. Please note our business hours are Monday - Friday 8am to 5pm, should you have an emergency during non-business hours, please look this over and follow the necessary steps until you can reach us during normal business hours!
- If you are unable to reach us during business hours, you can leave a voicemail or send an email (we attempt to respond to emails during weekends and holidays as best as we can!)

Acceptance of Maintenance Contract: The above prices, specifications, and conditions are satisfactory and are hereby accepted. MJ Septic is authorized to enter property to perform routine maintenance inspections as agreed. I have read and agreed to the maintenance contract guidelines stated above and have also read and agreed to comply with the Maintenance Tips/Septic Guide. MJ Septic reserves the right to make amendments to this document at any time and the homeowner will be responsible for signing an updated version for office and county records.

Please note, clients will receive an emailed notice 5-7 business days prior to your scheduled inspection, this is your only notification we will send.
(MJ Septic will assess a $75 re inspection/missed inspection fee if we are not granted access to complete your inspection on the date assigned , aggressive dogs, etc)

Property Address: 204W SPECHT ROAD City: SAN ANTONIO, TX Zip Code: 78260

Client Name: ALAMO CITY STORM SOCCER CLUB

Contract Start Date: _____ Contract End Date: _____ Total Fee Paid: _____

Permitting Authority: BEXAR COUNTRY Subdivision Gate Code: _____ Property Gate Code: 2000

Subdivision: JUAN RIVAS SURVEY #191, A-612, Number in Household: _____ Aggressive Dogs: _____

Email Address: treys@ironsidebuilders.com Email Address: benmedellin@gmail.com

Cell Phone (his/hers): 210-912-1839 Cell Phone (his/hers): _____ Home Phone: _____

Client Approval Signature: Chris GM Date of Client Acceptance: 1-9-23

MJ Central Texas Septic, LLC Authorized Signature: Stephanie E. Perez Date of MJ Approval: _____

MJ Central Texas Septic, LLC - DBA MJ SEPTIC

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

Residential Aerobic Maintenance Contract
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

PROPERTY ADDRESS: 204 W. SPECHT ROAD - JUAN RIVAS SURVEY #191, A-612, 36.1293 AC

The Texas Commission on Environmental Quality (TCEQ) requires all ATU's to be checked and maintained every four months for the life of the unit (*some permitting authorities may stipulate this requirement, after the first two years after installation; call your county to inquire*). Upon expiration of this contract, MJ Septic will offer a continuation of your maintenance contract to cover labor and routine maintenance/reports. Lab testing, if required, for coliform, TSS, BOD etc. are NOT included in this policy and applicable fees are the owner's responsibility. MJ Septic will inspect and service your ATU once every 4 months for the duration of your 2-year initial contract. For a new single-family dwelling, this is the date of installation, required by state guidelines dated June 13, 2001. For an existing
single-family dwelling, this is the date the notice of approval is issued by your permitting authority. The effective date of this maintenance contract shall be the date the LTO (license to operate) is issued.

MJ Septic will address all major concerns/complaints (excluding weekends & holidays) within 72 hours from the initial point of contact with the homeowner(s). Please note our business hours are Monday - Friday 8am to 5pm

- **INSPECTIONS:** an inspection every four months (three times annually) which includes inspecting/servicing the mechanical, electrical, and other applicable components to ensure proper function. The annual fee does not include any parts, cleaning/pumping, chlorine/bleach (tablets or liquid), additional service calls or additional testing that may be required by any regulating authority. If for any reason, we are unable to obtain access to your property or system to perform a service check, you may be charged a $75 service call for re-scheduling. It is very important that we always have full access to your system, including all gate codes, combination locks etc. to inspect your system.

- **SERVICE CALLS:** If a service call is required by homeowner/renter between regular inspections, a service call fee of $75 (not including parts and/or cleaning/pumping) will be assessed. We may waive this fee at our discretion. These calls include but are not limited to the following: red light alarms, high water alarms, chlorinator checks, disconnected airlines, timer adjustments, spray head adjustments and system power failure.

- **REPAIRS:** If repairs or replacement of parts are needed during routine inspection, we will attempt to contact the homeowner for approval to make onsite repairs. If we are unable to repair/replace parts onsite, the client will be notified via email and/or USPS that repairs/replacement of parts is needed. All MAJOR part replacements come with a 2-year warranty (see notes below). There will be a $75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in effect with MJ Septic. If the contract has a lapse in time, ALL WARRANTED items are VOIDED.
  For ATU's under initial installation warranty (2 years from initial installation date) if warranted items are required to be replaced within 30 days of installation, part will be replaced with no fees, after 30 days there will be a $75 warranty credit fee assessed on all parts. Warranted items will only be honored when a valid maintenance contract is in place with MJ Septic.

- **CLEANING/PUMPING:** The cleaning/pumping of your ATU is not included in your maintenance contract. We always recommend pumping between 10-12" of sludge. We determine this by gathering 3-4 different readings out of your pump tank with a sludge judge. A few other factors that *may* determine pumping is necessary even if your sludge reading is less than 10-12". **A typical/average household will need to have their system pumped every 2-5 years; this all depends on usage and will vary per household**

MJ Central Texas Septic, LLC - DBA MJ SEPTIC

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com (email)
www.mjseptic.com (website)

Residential Aerobic Maintenance Contract
Licensed by T.C.E.Q. Michael J. Long, MP 0001294

PROPERTY ADDRESS: 204 W. SPECHT ROAD - JUAN RIVAS SURVEY #191, A-612, 36.1293 AC

- **CHLORINE SUPPLY:** ***The property owner is responsible for maintaining their own chlorine supply.*** TCEQ regulation requires proper chlorination. For liquid chlorinators, homeowners are to add 2-3 gallons of liquid chlorine/bleach per month. (if the chlorinator is completely empty, DO NOT add more than 3 ½-4 gallons of liquid chlorine/bleach at a time) For tablet chlorinators, homeowners can purchase Calcium Hypochlorite tablets typically purchased at a local Home Depot or Lowe's. ***DO NOT USE POOL TABLETS*** *(this can cause a dangerous volatile chemical reaction)*

- **TRANSFER OF MAINTENANCE CONTRACT/PROPERTY OWNERSHIP:** The fee of this maintenance contract is non-refundable, however is fully transferable to the new owner(s). If this policy is sold within the contract period, the signing party is responsible for all repairs unless the new homeowner(s) information is provided before repairs are made and the transfer contract is signed (by the new homeowner) and returned to us. The new homeowner(s) will be emailed a copy of the powerpoint orientation, if it was an MJ Septic installation, once the signed contract is received on file with our office.
  RENTAL HOMES: *The PROPERTY OWNER is responsible for all fees associated with this contract. Renters will be required to have a walk-through orientation during their first visit to ensure proper usage, etc.*

- **ALTERATIONS/MODIFICATIONS TO THE SYSTEM:** Do not allow alteration to any part of the system or sprinkler head locations. Alterations would put the system out of county/code compliance and would cause the property owner additional expense to bring the system back into compliance. Any use of another company to make repairs to the system will void any warranties and be considered as a breach of this maintenance contract. If a client chooses to purchase and use their own parts, MJ Septic will not install nor work on these parts. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

- **WARRANTY VIOLATIONS:** Violations of the warranty include but are not limited to the following: turning off your system at any time, disconnecting the alarm; restricting airflow to the air compressor, overloading the system above its daily rated capacity, introducing excessive amounts of harmful matter (including harsh chemicals, cleaners, antibiotics, etc.) into the system or any other harmful usage of your OSSF/ATU. Refusing to clean/pump out septic when recommended and/or replacing necessary parts as needed. Necessary treatment of ants. Homeowners must keep grass, weeds and plants trimmed and clear of tank access points, control panel, air compressor, etc. Moving sprinkler lines without proper documentation, etc. Building over septic tanks, lids, etc. Adding pools, decks, sport courts, outdoor kitchens, sheds etc. without proper septic design and county permitting is not acceptable. You must have a septic designer redesign your septic system and have permitting authority's approval prior to any additions being made. MJ Septic is not liable for any fines you may incur from illegal modifications.

Maintenance Tips/Septic Guide

27552 Old Blanco Road
San Antonio, Texas 78260
(210) 875-3625
mjseptic@mjseptic.com
www.mjseptic.com

To keep your system functioning properly, regular maintenance is required. No matter how well the system is maintained or how well your aerobic system is designed and household usage, there will be parts that need to be replaced. Some are less expensive (and more common) like diffuser bars (if required, not all brands use diffusers), filters, sprinkler heads, airline, float switches, timers, audio and visual alarms, etc. Some are more expensive like sprinkler pumps, air compressors and septic tank cleanings, etc. With owning an aerobic system, you should expect to have parts replaced and it needing to be cleaned/pumped out. The life span of each part of your system will vary depending upon how many people use your system, how much water is used, what types of food you eat, what medicines are taken, the type of cleaning chemicals being used in the household, what you flush down the commode and of course the regular life expectancy for each functioning part, etc.
Some of the items checked during routine inspections that may need to be replaced or repaired according to their life span. These items include, but are not limited to: air compressor (aerator), a/c filters, filter pads, diffuser bars, sprinkler pumps (irrigation pumps), control panels, electrical circuit boards, float switches, timers, audio alarms, visual alarms, airline, photocell, toggle switches, wires, junction boxes, risers and/or lids, sprinkler heads, chlorinators, etc.
Below are some recommendations that will help you keep maintenance costs down and will help your aerobic system function properly.

- **RED LIGHT ALARMS:** if your alarm turns on, don't be alarmed (it usually isn't an emergency) Please call our office and schedule a service call with our office. If we are closed (after hours, weekends or holidays), please leave (1) voicemail at (210) 875-3625. You may also send a text to this number. You may email us to leave a request at mjseptic@mjseptic.com if you are unable to call or text. We will make a work order for the next available business day. During this time, you as the homeowner need to reduce all non-essential water usage. Don't wait days to report red light alarms! Please note, in extreme weather conditions, excessive heavy rains can and will cause your septic alarm and sprinkler heads to discharge, this is normal, the water is being relieved from the tank. If your alarm light stays on well after the rains have ceased, please call us to get a technician out to your property.
- **POWER:** In the event of a red-light alarm or at any other time NEVER shut off the power to your system!
- **IRRIGATION SYSTEMS (lawn care) & ALTERATIONS TO THE SYSTEM:** Avoid spraying your irrigation system in the same areas as your septic spray areas. This will cause over saturation to the lawn. Homeowners, landscapers, irrigation and pool companies should NEVER replace or tamper with your aerobic system, including the spray heads. Doing so will void any warranties (if applicable) and may result in additional costs to the homeowner for necessary repairs to bring the system back into compliance. For any changes wanted or needed for swimming pools, decks, sport courts, patios or irrigation systems, it is the homeowner's responsibility to call MJ Septic, LLC at (210) 875-3625 to assist in taking the necessary measures to have alterations made. This usually requires the system to be redesigned by one of our septic designers and re-permitted with your respective county. Do not build over any part of the aerobic system (the sprinklers can only be applied to natural vegetation surfaces!) Do not landscape over any part of the aerobic system (trees, plants, flowers, etc.) Do not allow ants to mound by any part of the aerobic system. Ant killers can be used to treat if mounds occur. (Ants will ruin electrical components and void any warranties if applicable) Keep all vegetation mowed and trimmed around the entire system, including the spray heads & spray area. If the technician cannot access the system due to overgrown grass, weeds, bushes, etc. there will be a service call charge assessed to return for inspection.
- **CHLORINE (tablets & liquid):** Never store your tablets near water heaters or in your water heater closet. Keep chlorine away from gas and electricity. It is always best to store it in a cool, dry and well-ventilated area.
  **** For tablet chlorinators**: use only chlorine that is designed to treat wastewater! Calcium Hypochlorite tablets are available at your local Home Depot or Lowe's. We do not sell them. NEVER USE SWIMMING POOL TABLETS! (mixing pool tablets with wastewater tablets could cause a dangerous volatile reaction. When the chlorinator is completely empty, do not add more than 4-5 tablets at a time to prevent the chlorinator from clogging.
  **** For liquid chlorinators:** you may use liquid chlorine/bleach (same bleach used to wash whites) When the chlorinator is completely empty, add no more than 3 ½ gallons of liquid chlorine bleach at a time. We recommend 2-3 gallons monthly (this will vary depending on how much water is used in the home per month) Do not tamper with chlorinators! This will void any warranties (if applicable).
- **MISC INFO I:** An aerobic system should not be treated as a city sewer. Economy in the use of water helps prevent overloading the system. Leaky faucets, running commodes, etc. should be guarded against as well. Avoid doing all your laundry in the same day (you must space out 1-2 loads daily); surges of water entering the system can and will hydraulically overload the system and throw off the balance of bacteria, which will not allow your waste to break down properly.
- **MISC INFO II:** Items flushed down commodes and/or poured down the drains DO NOT disappear; they must be treated by the system! Aerobic systems are designed to treat domestic wastewater and most toilet paper (read labels). Things that can harm your system include, but are not limited to are: excessive use of garbage disposal (very light use is okay, only if necessary, otherwise it is strongly recommended against!) fat, grease, oils, too many harsh cleaners, excessive use of fabric softener, excessive use of bleach, cigarette butts, feminine wipes, baby wipes, facial wipes, cleaning wipes, any type of wipes, feminine products, paper towels, condoms, q-tips, paint and/or paint thinners, varnishes, drain cleaners, automatic toilet bowl cleaners, hair combings, pet hair, coffee grounds, fruit, fruit peels, dental floss, any type of diapers, kitty litter, gauze bandages, unused medications, etc. Items such as these even though they may say "flushable" or "septic safe" still may not be ultimately safe for your aerobic treatment unit and cannot potentially cause the homeowner additional expenses for repairs and pumping.
- **MISC INFO III:** We take sludge level readings at every routine inspection (every four months) unless the system has been shut off/power failure or the system is overflowing. We always recommend cleaning/pumping of the system when levels reach 10-12" of sludge. *A typical/average household will need to have their system cleaned/pumped every 2-5 years; this all depends on usage and WILL VARY per HOUSEHOLD! This fee is NOT included in your annual maintenance contract agreement.

STATE OF TEXAS WELL REPORT for Tracking #19077

Owner:	**NEYSO**	Owner Well #:	**Well # 5**
Address:	**PoBox 17931** **San Antonio, TX 78217**	Grid #:	**68-21-1**
		Latitude:	**29° 43' 40" N**
Well Location:	**Specht Rd.** **Bulverde, TX 78163**	Longitude:	**098° 29' 51" W**
Well County:	**Bexar**	Elevation:	**No Data**
Type of Work:	**New Well**	Proposed Use:	**Irrigation**

Drilling Start Date: **2/15/2003** Drilling End Date: **2/21/2003**

	Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
Borehole:	**8**	**0**	**280**
	6	**280**	**480**

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	Top Depth (ft.)	*Bottom Depth (ft.)*	*Description (number of sacks & material)*
Annular Seal Data:	**0**	**280**	**45**

Seal Method: **Gravity**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other concentrated contamination (ft.): **1000**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **visual**

Surface Completion: **Surface Slab Installed**

Water Level: **242 ft.** below land surface on **2003-02-21** Measurement Method: **Unknown**

Packers: **rubber 280**

Type of Pump: **Submersible** Pump Depth (ft.): **420**

Well Tests: **Jetted** **Yield: 40 GPM after 1 hours, no drawdown specified**

	Strata Depth (ft.)	Water Type
Water Quality:	**No Data**	**No Data**

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

The driller did certify that while drilling, deepening or otherwise altering the above described well, injurious water or constituents was encountered and the landowner or person having the well drilled was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution.

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Hood Drilling**

1146 Crown Dr.
Bulverde, TX 78163

Driller Name: **Jose Martinez** License Number: **2872**

Apprentice Name: **Brian Hood**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	20	Top Soil
20	100	Tan lime
100	160	Lt.gray lime
160	220	Lt.gray lime few shale st.
220	320	Lt.gray lime
320	360	Lt.gray lime few intermitten frac.
360	400	Gray lime
400	468	Lt.Brown lime few intermitten frac.
468	478	Gray lime
468	480	Shale

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
5	New	Plastic sdr-21	0-280 blank

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

National Flood Hazard Layer FIRMette

FEMA

98°30'10"W 29°44'5"N

98°29'33"W 29°43'34"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

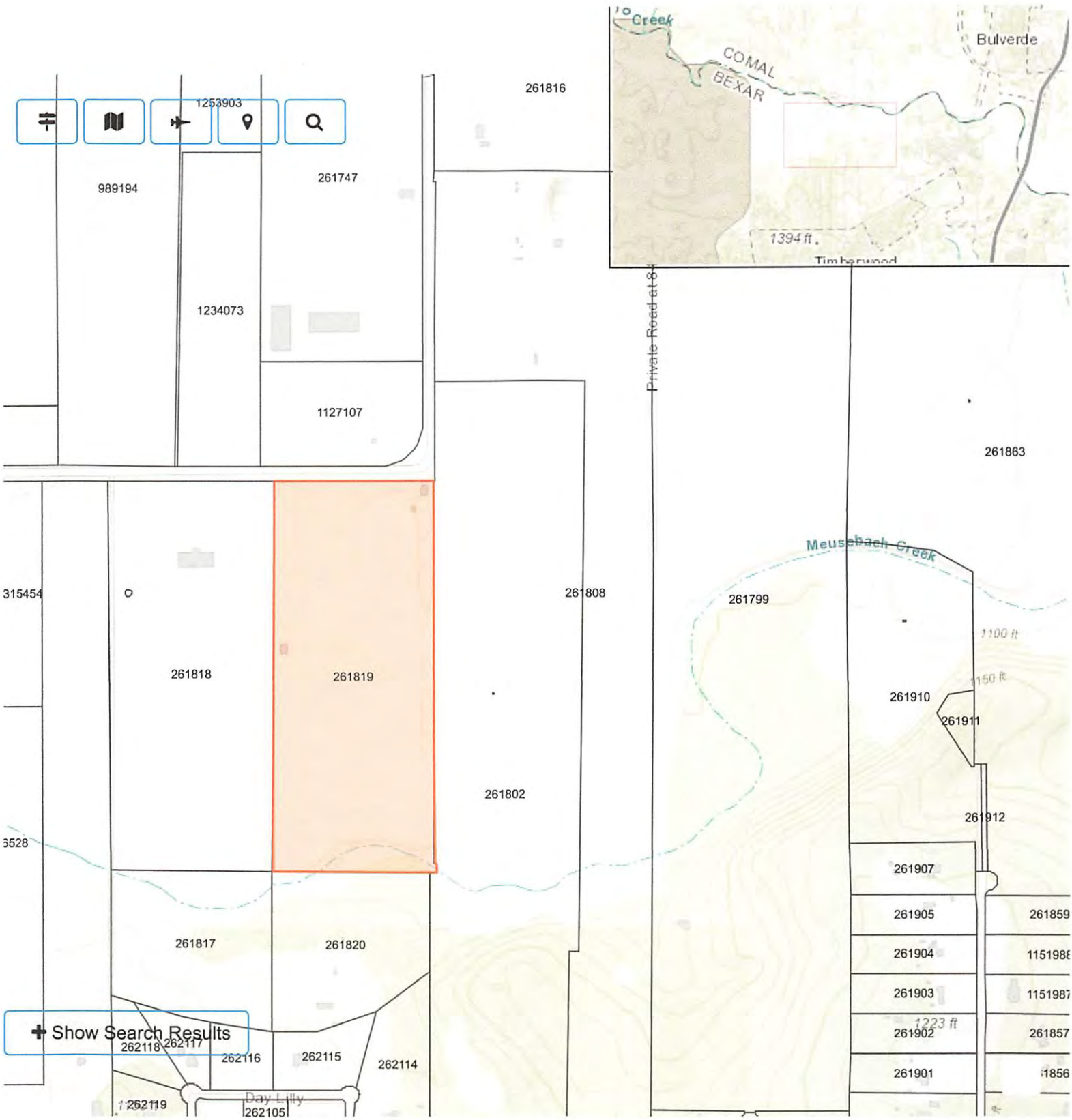
N

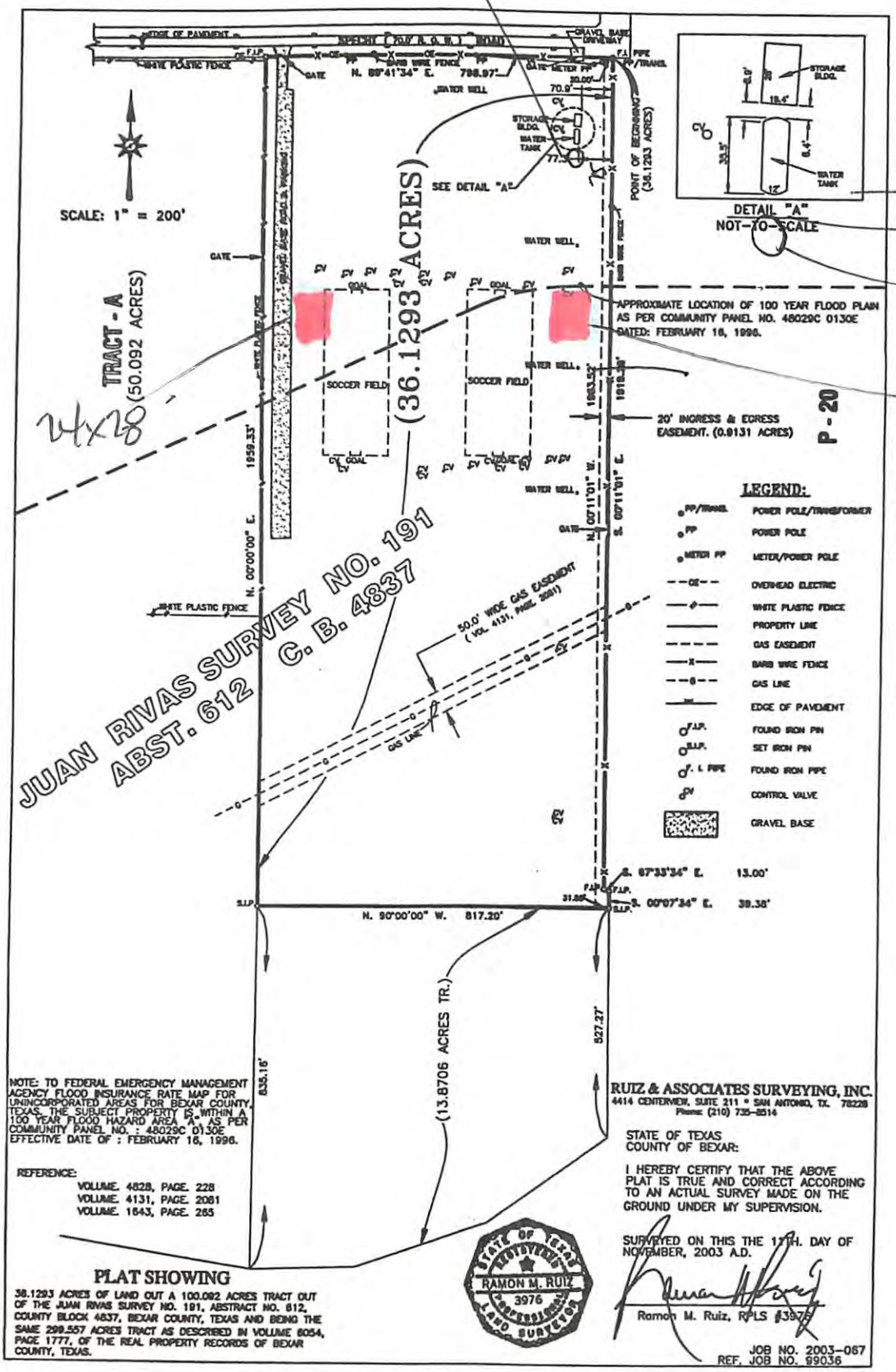
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/8/2022 at 11:45 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


Creek
Bulverde
COMAL
BEXAR
1394 ft.
Timberwood
1253903
261816
989194
261747
1234073
1127107
Private Road at 84
261863
Meusebach Creek
315454
261808
261799
1100 ft
261818
261819
1150 ft
261910
261911
261802
261912
3528
261907
261905
261859
261817
261820
261904
1151988
261903
1151987
1223 ft
261902
261857
261901
1856
Show Search Results
262118
262117
262116
262115
262114
262119
Day Lilly
262105
0.2km
600ft



NOTE: TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR UNINCORPORATED AREAS FOR BEXAR COUNTY, TEXAS, THE SUBJECT PROPERTY IS WITHIN A 100 YEAR FLOOD HAZARD AREA "A" AS PER COMMUNITY PANEL NO. : 48029C 0130E EFFECTIVE DATE OF : FEBRUARY 16, 1996.

REFERENCE:
VOLUME. 4828, PAGE. 228
VOLUME. 4131, PAGE. 2081
VOLUME. 1643, PAGE. 285

PLAT SHOWING

38.1293 ACRES OF LAND OUT A 100.092 ACRES TRACT OUT OF THE JUAN RIVAS SURVEY NO. 191, ABSTRACT NO. 612, COUNTY BLOCK 4837, BEXAR COUNTY, TEXAS AND BEING THE SAME 299.557 ACRES TRACT AS DESCRIBED IN VOLUME 6054, PAGE 1777, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX. 78228
Phone: (210) 735-8514

STATE OF TEXAS
COUNTY OF BEXAR:

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

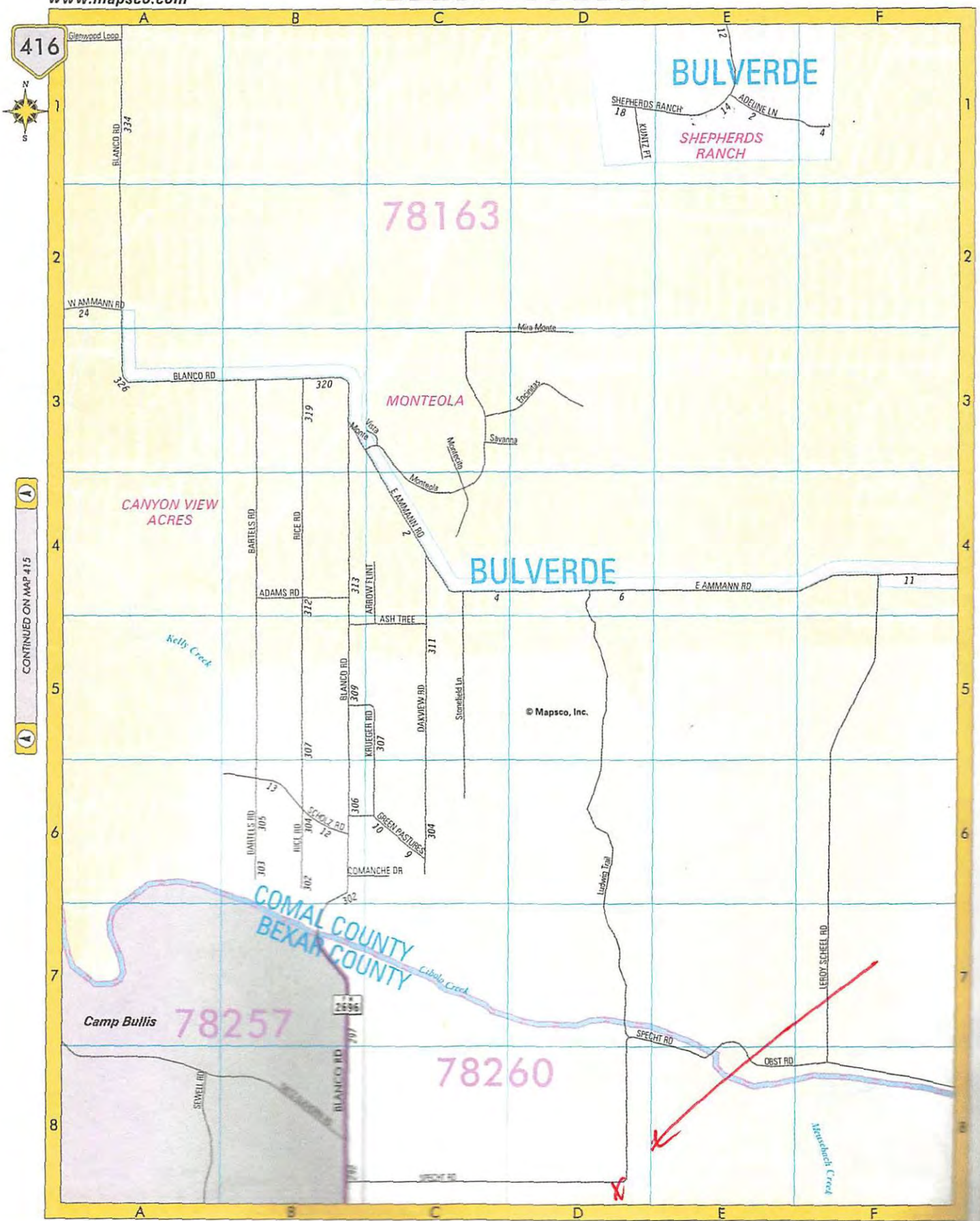
SURVEYED ON THIS THE 17TH. DAY OF NOVEMBER, 2003 A.D.

STATE OF TEXAS · REGISTERED · RAMON M. RUIZ · 3976 · LAND SURVEYOR

Ramon M. Ruiz, RPLS #3976

JOB NO. 2003-067
REF. JOB NO. 99036

CONTINUED IN COMAL-GUADALUPE MAPSCO ON MAP 382



SCALE IN MILES
0 1/8 1/4 3/8 1/2

SCALE IN FEET
0 1000 2000