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: Slice Padel						**2. Regulated Entity No.:**			
3. Customer Name: Slice Padel Co LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		2.476	
9. Application Fee:	$4,000.00		**10. Permanent BMP(s):**			Extended Detention Basin and Vegetative Filter Strips			
11. SCS (Linear Ft.):	n/a		**12. AST/UST (No. Tanks):**						
13. County:	Bexar		**14. Watershed:**			**Salado Creek**			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
Groundwater Conservation District(s)	___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)	___	___	___	___	___
Groundwater Conservation District(s)	_X_ Edwards Aquifer Authority ___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. David W. Dye III, P.E., R.P.L.S., President, Dye Development, Inc.
Print Name of Customer/Authorized Agent *David W. Dye III* 9/6/23
Signature of Customer/Authorized Agent Date

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: David W. Dye III

Date: 9/6/23

Signature of Customer/Agent:

_____

Project Information

1. Regulated Entity Name: Slice Padel
2. County: Bexar
3. Stream Basin: Salado Creek
4. Groundwater Conservation District (If applicable): Edwards
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Armando Merlo
   Entity: Slice Padel Co LLC
   Mailing Address: 3512 Paesanos Parkway, Suite 100
   City, State: San Antonio, TX Zip: 78231
   Telephone: 210-499-0700 FAX: _____
   Email Address: management@slicepadelco.com

8. Agent/Representative (If any):

   Contact Person: David W. Dye III, PE RPLS, President
   Entity: Dye Development, Inc.
   Mailing Address: 17174 Irongate Rail
   City, State: San Antonio, TX Zip: 78247
   Telephone: 210-685-9193 FAX: _____
   Email Address: david3@dyedvpt.com

9. Project Location:

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

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.

    South side of Loop 1604, approximately 1,500 feet east of Blanco Road

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: 9/15/23

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

- ☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- ☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- ☐ A request for an extension to a previously approved plan.

19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

- ☒ TCEQ cashier
- ☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

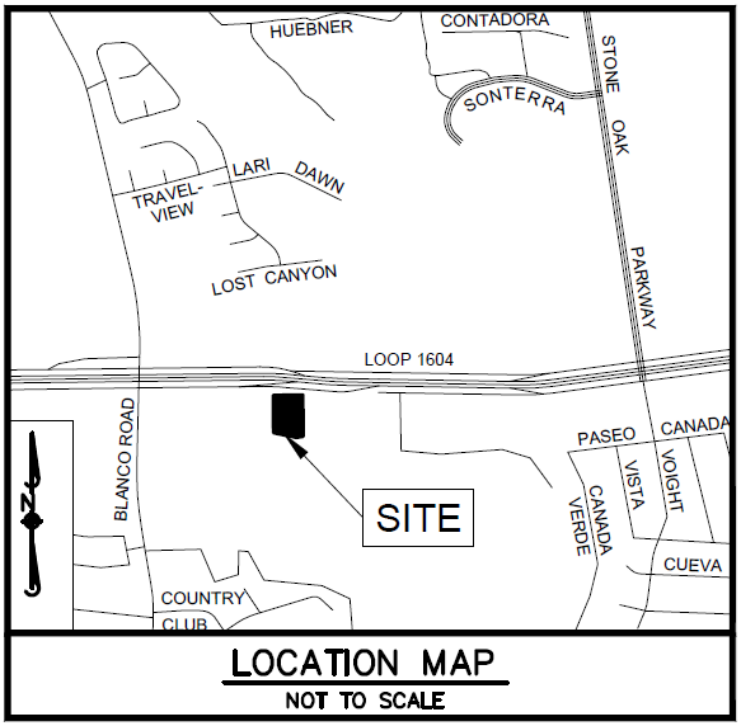
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

ATTACHMENT A TO TCEQ-0587

ROAD MAP & TRIP DIRECTIONS

EXHIBIT A



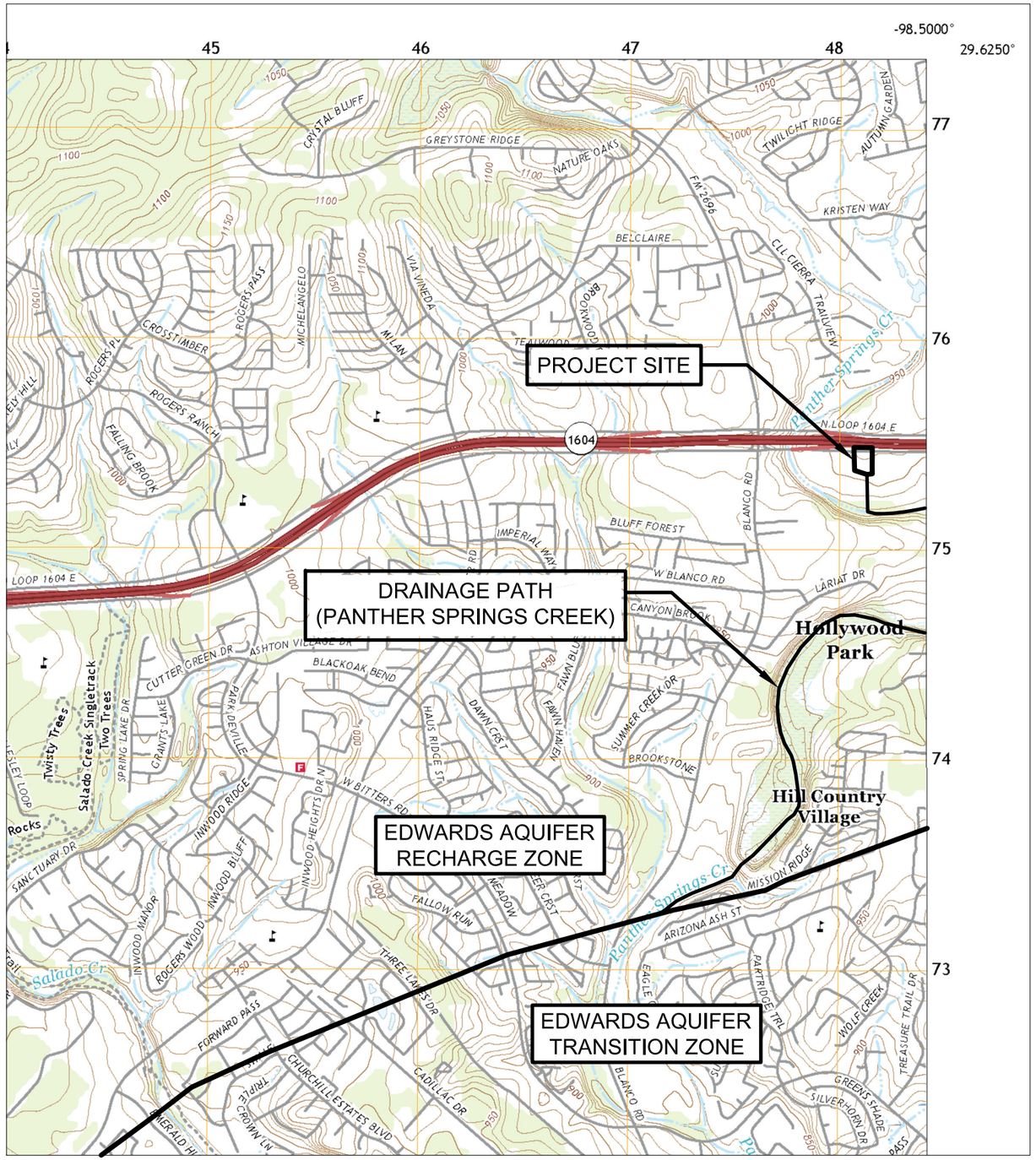
LOCATION MAP

NOT TO SCALE

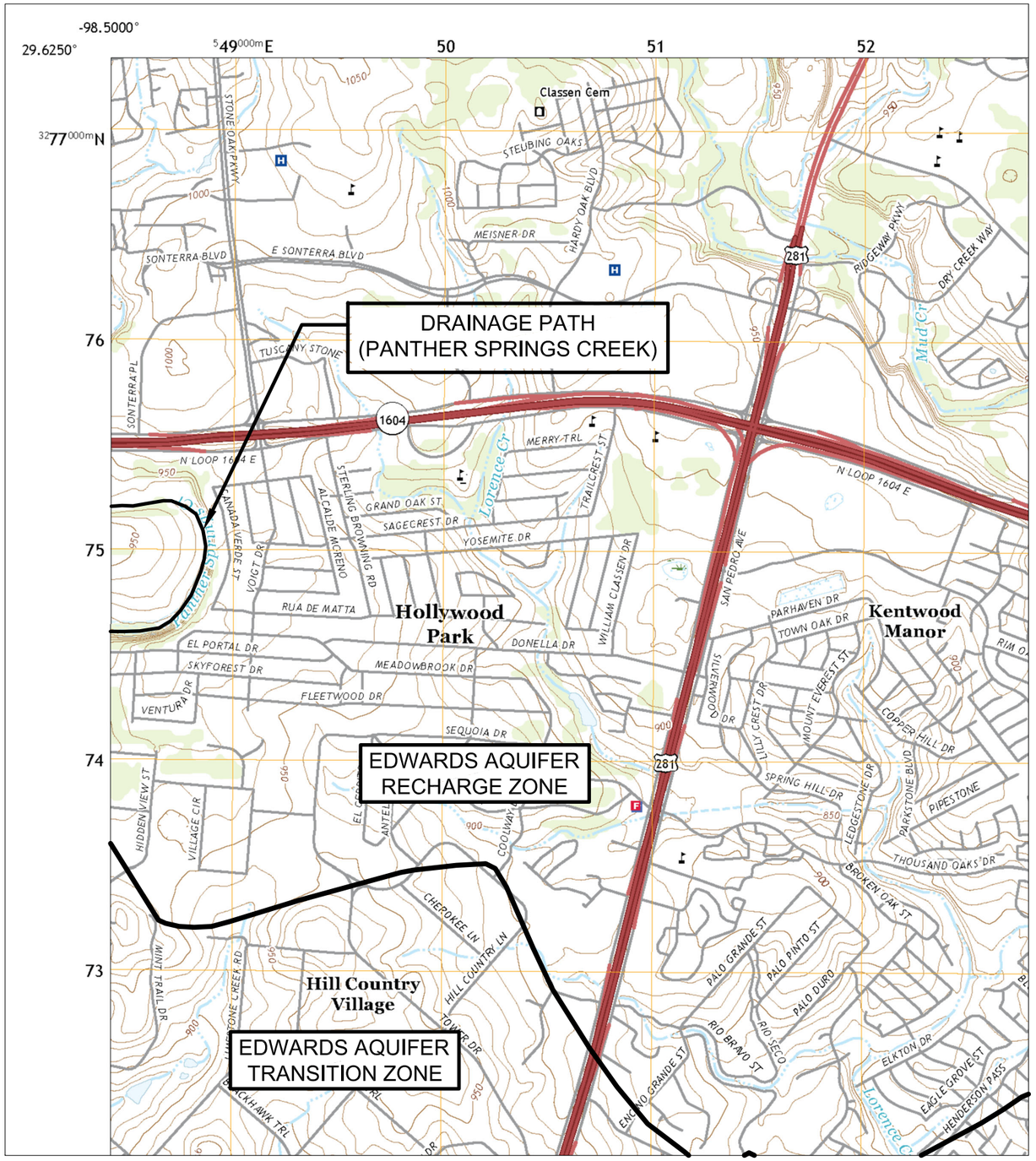
ATTACHMENT B TO TCEQ-0587

USGS/ERZ MAP

EXHIBIT B



CASTLE HILLS TX - 1" = 2000'



LONGHORN TX - 1" = 2000'

ATTACHMENT C TO TCEQ-0587

PROJECT NARRATIVE

This project, Slice Padel, is a proposed commercial development on 2.476 acres. The site is proposed to be used as a sports recreational facility with a food truck park. The site is currently partially developed and has a commercial building (built in 2001) that is to remain and is located on the north side of the property near the Loop 1604 frontage. The existing development consists of 37,675 SF of impervious cover. The proposed demolition on the site consists of removing approximately 250 LF of concrete curb and a stone wall that is approximately 28 LF. The site is located within the city limits of San Antonio. The project is exempt from SAWS' WPAP review and approval. See attached 12/7/22 letter to SAWS and their approval letter. The site is located on the south side of Loop 1604, approximately 1,500 feet east of Blanco Road. The site's south line abuts a 100-year floodplain known as Panther Springs Creek. The project site does not have any offsite areas draining to it. Virtually all of the site's proposed impervious cover (0.57 ac.) will be captured in 2 separate BMPs (Extended Detention Basin and Vegetative Filter Strips) and will discharge into Panther Springs Creek.

Dye Development, Inc.

Real Estate Development •Engineers • Surveyors • Planners
TBPE: Texas Registered Firm F-9539
TBPLS: Texas Registered Firm #10092200

December 7, 2022

Mr. Michael Barr
Supervisor
Resource Protection Division
San Antonio Water System
2800 U.S. Hwy. 281 North
San Antonio, Tx 78212

Re: SAWS Category 1 Request
Archies Backyard
920 West Loop 1604, LLC
2.478 Acres, Lot 2, Block 5, NCB 16329, Allen & Allen Subd. (Vol. 9533, Pg. 146 D&P)

Dear Mr. Barr:

Please accept this letter and attachments as our formal Category Request for the above referenced tract. Based on the information contained herein we request a Category 1 designation. Attached please find the following:

1. Boundary Survey of the subject tract dated 7/8/22 and prepared by Alliance Land Surveyors LLC.
2. Recorded subdivision plat of Allen & Allen Subdivision, recorded in Volume 9533, Page 146, Deed and Plat Records, Bexar County, Texas. The City's plat ID # in 940581, indicating that the plat was submitted to the City of San Antonio in 1994. The plat was approved by the City's Planning & Zoning Commission on April 12, 1995 and recorded on February 5, 1996.

The City's/SAWS Aquifer Protection Ordinance was effective on 1/22/1995. According to Texas Local Government Code Title 7, Subtitle C, Chapter 245, Section 245.002(a)(1) & (2), *"Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time: (1) the original application for the permit is filed for review for any purpose, including review for administrative completeness; or (2) a plan for development of real property or plat application is filed with a regulatory agency."*

As the subject's plat was submitted to the City in 1994 as noted above, which pre-dates the Ordinance's effective date, it is my professional opinion that the tract is grandfathered from the said Ordinance and qualifies for a Category 1 designation.

david3@dyedvpt.com • www.dyedvpt.com
17174 Irongate Rail • San Antonio • Texas 78247
Phone (210) 685-9193

Based on the data supplied herein, we respectfully request that SAWS issue a Category Determination of Category 1 for the 2.478-acre tract.

Please do not hesitate to call should you have any questions.

Sincerely,

David W. Dye III
David W. Dye III, P.E., R.P.L.S.
President

david3@dyedvpt.com • www.dyedvpt.com
17174 Irongate Rail • San Antonio • Texas 78247
Phone (210) 685-9193

San Antonio Water System

January 6, 2023

David Dye
Dye Development, Inc.
17174 Irongate Rail
San Antonio, Texas 78247

RE: File No. 2497 - Request for Category Determination for **Archies Backyard, Approximately 2.478 Acres,** located southwest of the intersection of Stone Oak Parkway and Loop 1604.

Dear Mr. Dye:

On November 28, 2022, the Aquifer Protection and Evaluation Section of the San Antonio Water System (SAWS) received a letter issued by your office requesting a category determination for the above-referenced project. Based on a review of the documentation submitted and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code, Category 1 classification of Archies Backyard, approximately 2.478 acres, is confirmed.

Please be aware that the occurrence of a "substantial alteration", as identified in Section 34-926 of the City Code, may result in a loss of Category 1 status and may cause a recategorization of the property or portion(s) thereof. Upon the expiration and/or modification of the plat(s), application(s) or permit(s) causing the property to be designated Category 1; the property will automatically be placed in its appropriate category as of the date of expiration.

If you have any questions regarding this matter, please contact Bruce Keels at (210) 233-3173.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer and Watershed Protection Division

Approved:

Scott R. Halty, Director
Resource Protection and Compliance Department

SRH:bvk

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Dave Hill Telephone: 512-837-8005

Date: February 17, 2023 Fax: 512-837-8221

Representing: ECS Southwest, LLP, (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Archies Backyard

Project Information

1. Date(s) Geologic Assessment was performed: February 14, 2023
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Crawford, stony and Bexar soils, 0 to 5 percent slopes	D	2-3 feet

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = 300'
   Site Geologic Map Scale: 1" = 300'
   Site Soils Map Scale (if more than 1 soil type): 1" = 400'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☐ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. ☒ 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.

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME:

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DIM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
Feature 1	29.607522	-98.502603	C	30		12	8	12+					C/O	35	65		x	x		Hillside
Feature 2	29.607604	98.503409	SH	20		1	1	1					O	35	55		x	x		Hillside

* DATUM:_____

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

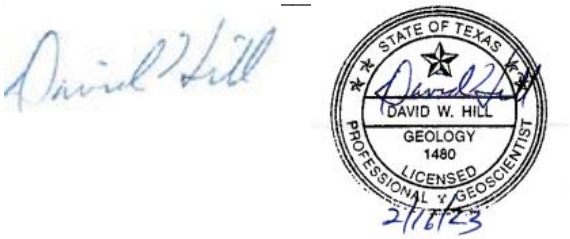
12 TOPOGRAPHY
Gently sloping south

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

___

Date 2/17/2023

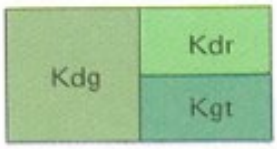
Sheet ___1___ of ___1___



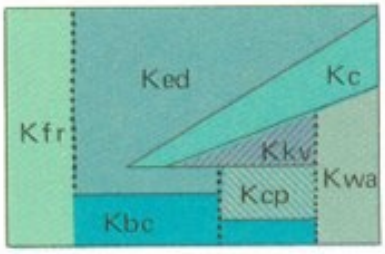
TCEQ-0585-Table (Rev. 10-01-04)

Stratigraphic Column

Stratigraphic Column
Archies Backyard
920 N Loop 1604 West Access
San Antonio, Bexar County, Texas



Del Rio Clay ("Grayson Marl") and Georgetown Formation



Fredericksburg Group

Paluxy Sand

Glen Rose Formation

Hensell Sand

Narrative Description of Site-Specific Geology

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY

Ranging from north to south, two primary physiographic provinces are present in Bexar County: the Great Plain and the Gulf Coastal Plain. The Gulf Coastal Plain is comprised mainly of Blackland prairie. The Great Plain is comprised chiefly of limestone plains, which locally merges with the Edwards Plateau.

Groundwater recharge and flow are controlled by faulted Edwards Aquifer and adjacent strata. Water enters the aquifer by means of solution features controlled by faults, fractures and solution conduits. Solution features are created by the dissolution of limestone primarily from rainwater and groundwater. Deformation of the Balcones fault system controls both the large and small-scale flow barriers and pathways present in the Edwards Aquifer.

Geological information pertaining to the area was obtained from the Geologic Atlas of Texas, San Antonio Sheet, published by University of Texas at Austin, Bureau of Economic Geology (BEG), 1997. The subject property is situated on Edwards Limestone, undivided (Ked) (Figure 6).

The Bureau of Economic Geology defines the Edwards Limestone (Ked) on the San Antonio Sheet of the Geologic Atlas (Geologic Atlas of Texas San Antonio Sheet, UT Austin, Texas BEG, 1974, reprinted 1995) as follows: includes Georgetown on top; fine to coars grained, abundant chert, medium gray to grayish brown; fossils are rudistids as reefs and individuals, miliolids, and shell fragments; solution zones and collapse breccia common; thickness 300 to 500 feet.

ECS did not observed potable water wells on the subject property. Evidence of septic systems were not observed during the site reconnaissance however it is likely that the commercial structure on the subject property is serviced by a sewer system.

Potential natural recharge features such as caves, sinkholes, closed depressions, solution cavities, fractured rock outcrops, faults or lineaments were observed on the subject property.

Recharge Feature 1 was observed along the east property boundary and consisted of a cave with a diameter of approximately 12 feet, and depth of approximately 12 feet compared to surrounding elevations. ECS was unable to assess the bottom of the cave due to safety.

Recharge Feature 2 was located in the east portion of the subject property to the south of the improved parking area of a small sinkhole. The void appeared to be approximately one foot wide one foot wide and 12 inches to soil surface.

Other potential natural recharge features such as closed depressions, solution cavities, fractured rock outcrops, faults or lineaments were not observed on the subject property. Additionally, seeps or springs were not observed on the subject property

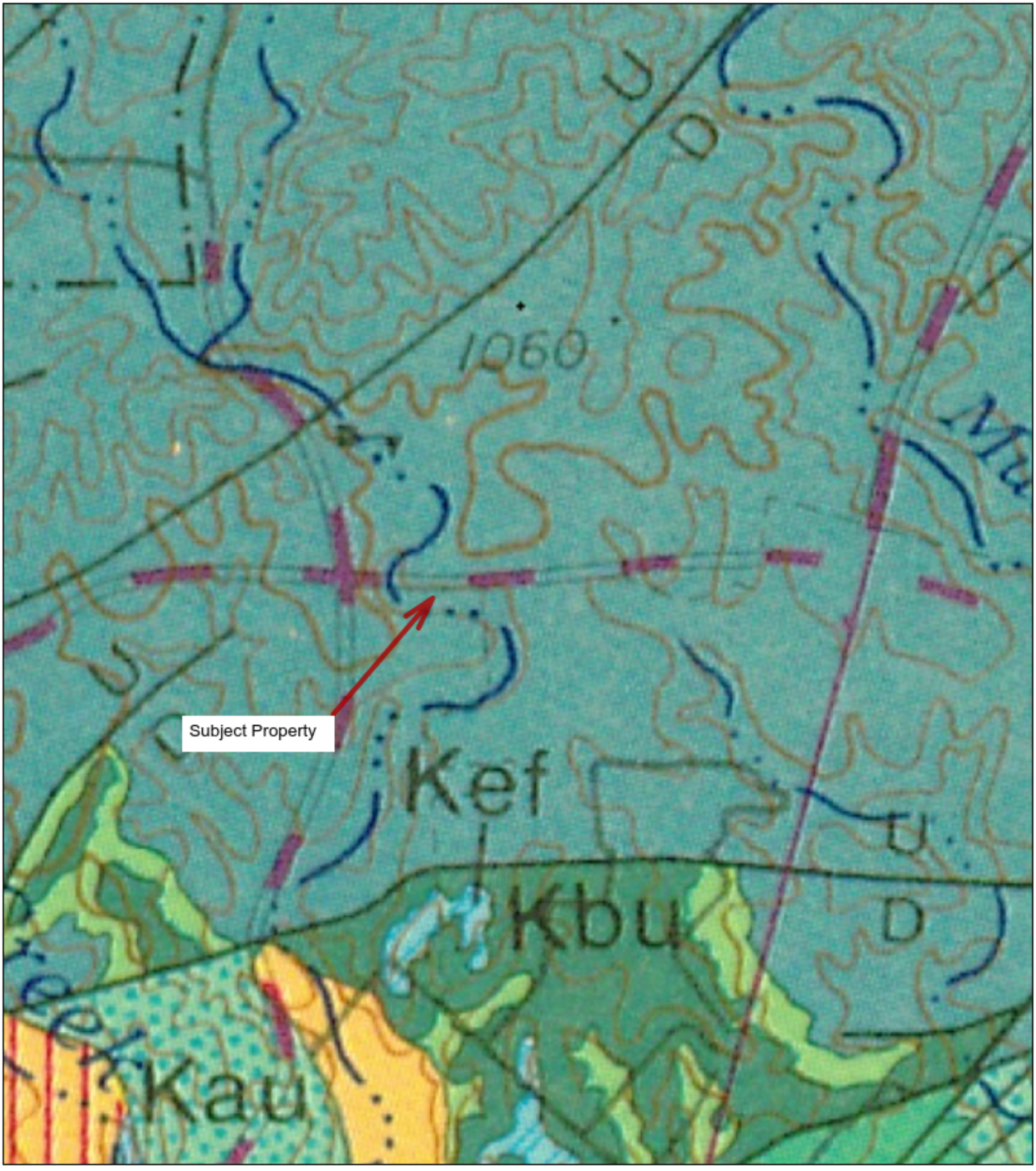


Figure 6 Geologic Map

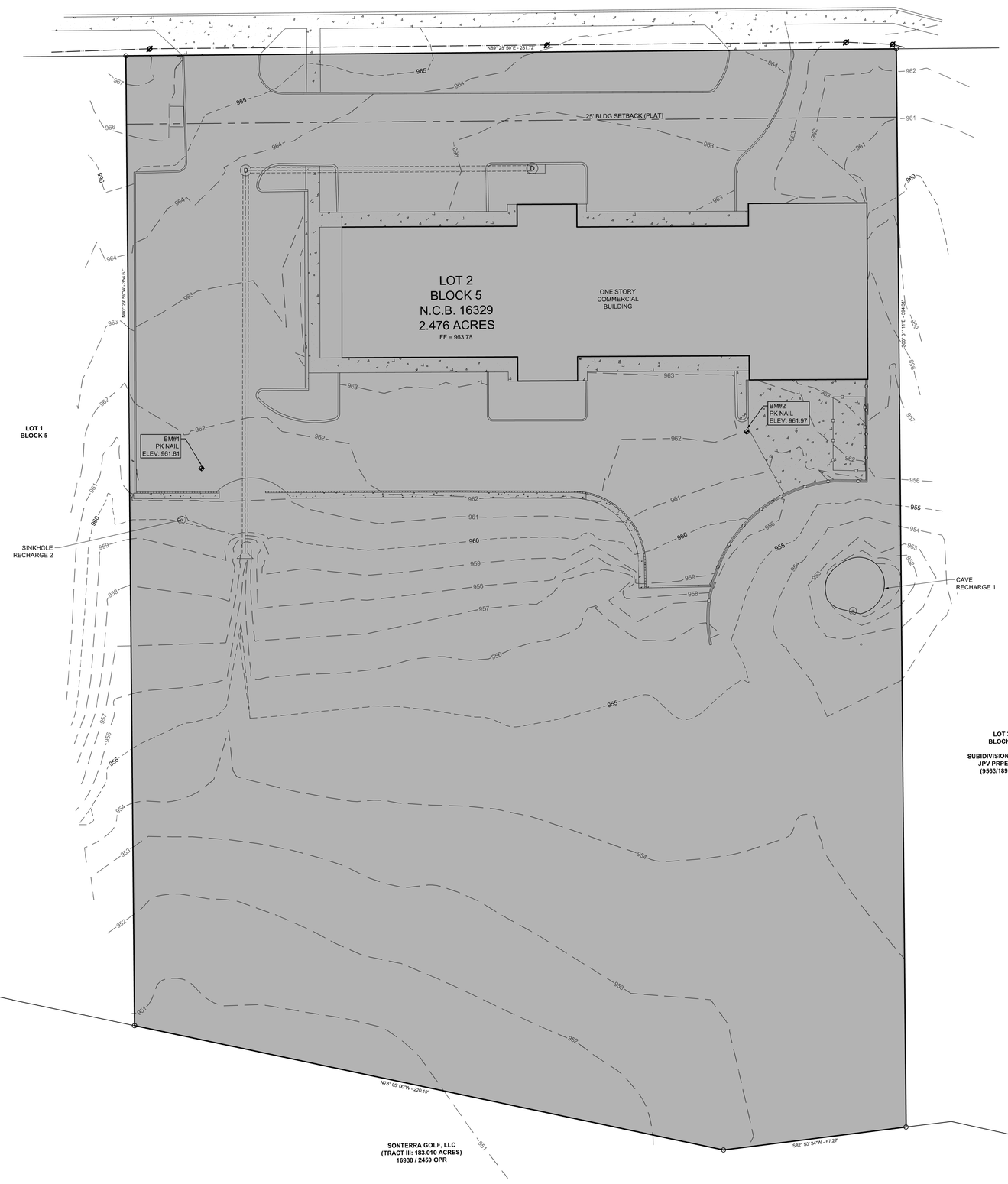
Archies Backyard GA
920 N Loop 1504 West Access
San Antonio, Texas 78232
ECS Project 51-3329

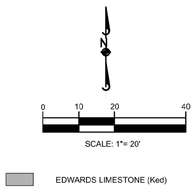
STATE OF TEXAS
DAVID W. HILL
GEOLOGY
1480
LICENSED
PROFESSIONAL GEOSCIENTIST
2/16/23

Figure 3 Subject Proeprty Map

Archies Backyard GA
920 N Loop 1504 West Access
San Antonio, Texas 78232
ECS Project 51-3329

STATE OF TEXAS
DAVID W. HILL
GEOLOGY
1480
LICENSED
PROFESSIONAL GEOSCIENTIST
2/16/23





NO.	DATE	COMMENTS
1	8/20/23	REVISIONS

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

GEOLOGIC MAP
WATER POLLUTION ABATEMENT PLAN

SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY:	DWD
CHECKED BY:	DWD
DATE:	8/20/23
PROJECT NO:	920 W LOOP 1604

SHEET

G1.0

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: David W. Dye III

Date: 9/6/23

Signature of Customer/Agent:

_____

Project Information

1. Current Regulated Entity Name: Slice Padel
   Original Regulated Entity Name: Allen & Allen
   Regulated Entity Number(s) (RN): N/A
   Edwards Aquifer Protection Program ID Number(s): 1617.00
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ 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;
   - ☐ 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;
   - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	2.476	2.476
Type of Development	Commercial	Commercial
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	0.86	0.57
Impervious Cover (%	34.7	57.8
Permanent BMPs	Vegetated Filter Strips	Extended Detention Basin and Vegetative Filter Strips
Other	_____	

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	N/A	N/A
Pipe Diameter	N/A	N/A
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Volume of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Volume of USTs	N/A	N/A
Other	N/A	N/A

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☒ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☒ Acreage has not been added to or removed from the approved plan.

8. ☒ 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.

ATTACHMENT A TO TCEQ-0590

Original Approval Letter (3/19/01)

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Protecting Texas by Reducing and Preventing Pollution

March 19, 2001

Mr. Bobby J. Miller
Allen & Allen Company
P.O. Box 5140
San Antonio, TX 78201

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Allen & Allen Subdivision; Located on south side of Loop 1604, approximately 1,475 feet east of Blanco Road; San Antonio, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program File No. 1617.00

Dear Mr. Miller:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP application for the referenced project submitted to the San Antonio Regional Office by Ruben Cervantes, P.E. of Pape-Dawson Engineers, Inc. on behalf of Allen & Allen Company on December 20, 2000. Final review of the WPAP submittal was completed after additional material was received on December 22, 2000. As presented to the TNRCC, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 20 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 2.48 acres. It will include two buildings, associated parking and driveways. The project will be developed in two phases. Phase I will consist of 1.04 acres to be used as a showroom, retail sales facility, and associated parking for building supplies and materials. Phase II will include a commercial building for office space on approximately 1.02

acres. A preserve area around Dynamite Cave will be 0.42 acres. The total impervious cover will be 1.78 acres (86.6 percent). Project wastewater will be disposed of by conveyance to the existing Salado Creek Sewage Treatment Plant owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

Phase I construction consists of 0.80 acres of impervious cover (80.2%) for the 1.04 acre development including rooftops, parking, drives, and sidewalks. For an interim period of time, until Phase II is developed, the stormwater runoff generated by Phase I will be treated by a vegetated filter strip located on the area referred to as Phase II. Phase II construction will include the construction of a sedimentation/filtration basin that will treat the entire 2.48 acre site. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

The 0.40 acre vegetative filter strip to be constructed for Phase I is designed in accordance with the 1999 edition of the TNRCC's "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices." The filter strip will:

1. be contiguous with developed area,
2. be at the same elevation as the developed area,
3. have a level spreading device, and
4. be sized to filter stormwater run-off from 0.80 acres of impervious cover.

The partial sedimentation/filtration basin to be constructed for Phase II is designed in accordance with the 1999 edition of the TNRCC's "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices," and is sized to capture the first 1.08 inches of stormwater run-off from 2.48 acres, providing a total capture volume of 10,039 cubic feet. The filtration system will consist of:

1. 2,300 square feet of sand, which is 18 inches thick,
2. an underdrain piping wrapped with geotextile membrane, and
3. an impervious liner.

GEOLOGY

According to the geologic assessment included with the application, there is one geologic and five manmade features located on the project site. The geologic feature (cave) and two geotechnical borings were assessed as sensitive. The remainder of the manmade features were assessed as possibly sensitive. A buffer zone with a radius of 50 feet, and redirecting upgradient flow form parking lots will be provided as permanent pollution abatement measures for the cave. The San Antonio Regional Office site inspection of March 12, 2001, revealed that the site is generally as described by the geologic assessment.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TNRCC-0625) that you may use to deed record the approved WPAP is enclosed.

3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TNRCC may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain

responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

10. There are no wells and four geotechnical borings on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

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

13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonnio Regional Office within 30 days of site completion.

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be

filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact John Mauser of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210/403-4024.

Sincerely,

Bobby D. Caldwell

for Jeffrey A. Saitas, P.E.
Executive Director
Texas Natural Resource Conservation Commission

JAS/jkm

Enclosure: Deed Recordation Affidavit, Form TNRCC-0625
Change in Responsibility for Maintenance on Permanent BMPs-Form TNRCC-10263

cc: Ruben Cervantes, P.E., Pape-Dawson Engineer, Inc.
Ms. Rebecca Cedillo, San Antonio Water System
Mr. John Bohuslav, TXDOT San Antonio District
Ms. Renee Green, Bexar County Public Works
Mr. Greg Ellis, Edwards Aquifer Authority
Ms. Jeffie Barbee, TNRCC Field Operations, Austin

ATTACHMENT B TO TCEQ-0590

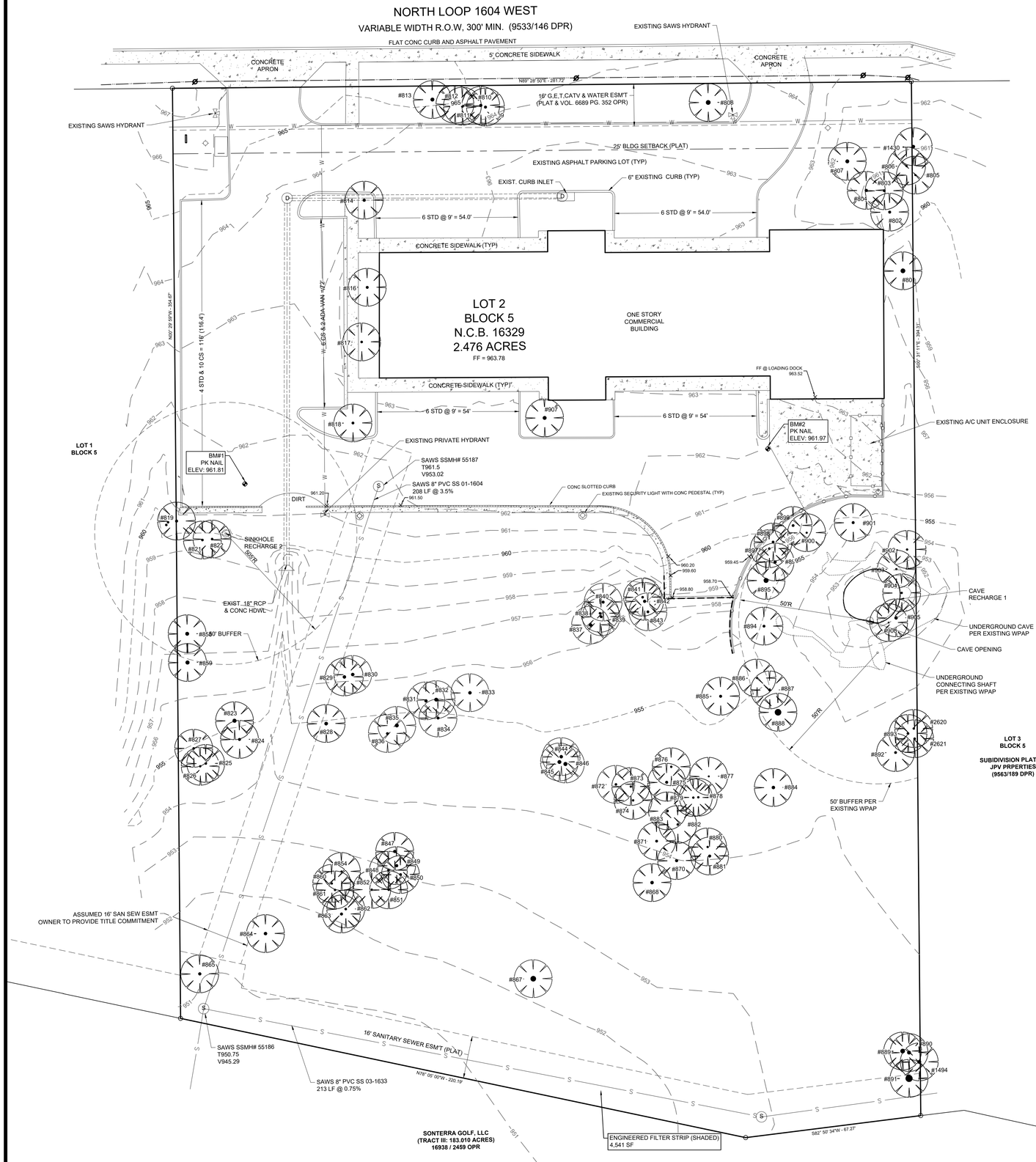
NARRATIVE OF PROPOSED MODIFICATION

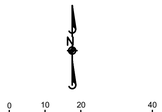
This 2.476 acre site was previously developed with a 10,000 SF commercial building near the Loop 1604 frontage of the property (North end of property). The remainder of the site has remained undeveloped. The original approved project included construction of the building and associated parking lot as well as vegetative filter strips to abide by the originally approved WPAP.

The proposed project consists of the construction of a sports recreational facility with a food truck park. The runoff from the existing building and parking lot will be conveyed to a storm drain system that will convey the drainage to a proposed extended detention basin. The remaining portion of the drainage from the existing development will be conveyed through an existing swale that will discharge into the extended detention basin. All storm water entering the extended detention basin will then be discharged to the southern end of the property and into Panther Springs Creek. A portion of the proposed project that will not flow into the extended detention basin will sheet flow to proposed vegetative filter strips and then discharge along the south property line and into Panther Springs Creek.

ATTACHMENT C TO TCEQ-0590

Current Site Plan of the Approved Project





1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, NAD 83. DIMENSIONS SHOWN ARE SURFACE.
2. THIS SURVEY UTILIZES THE OWNER'S EXISTING BOUNDARY, TOPOGRAPHICAL AND TREE SURVEY PREPARED BY ALLIANCE LAND SURVEYORS DATED 07/26/22. THE UNDERSIGNED DID PERFORM BOUNDARY AND LIMITED TOPOGRAPHICAL FIELD WORK TO SPOT CHECK AND MODIFY AS NEEDED THE SAID SURVEY. SAID SURVEY INDICATES VARIOUS EASEMENTS AND BUILDING SETBACKS THAT ARE SHOWN HEREON, AS WELL AS A NOTATION THAT SAID SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. DYE DEVELOPMENT INC. DID NOT PERFORM ANY TREE LOCATION SERVICES. THE TREES NOTED HEREON ARE PER THE SAID SURVEY.

TREE TABLE

TAG	TYPE	SIZE	TAG	TYPE	SIZE	TAG	TYPE	SIZE
#801	OAK	20"	#838	OAK	10"	#878	OAK	9"
#802	OAK	12"	#839	OAK	11"	#879	OAK	9"
#803	OAK	11"	#840	OAK	12"	#880	OAK	9"
#804	OAK	13"	#841	OAK	10"	#881	OAK	12"
#805	OAK	8"	#842	OAK	13"	#882	OAK	10"
#806	OAK	9"	#843	OAK	11"	#883	OAK	11"
#807	OAK	16"	#844	OAK	14"	#884	OAK	14"
#808	OAK	20"	#845	OAK	16"	#885	OAK	12"
#809	OAK	12"	#846	OAK	17"	#886	OAK	7"
#810	OAK	13"	#847	OAK	13"	#887	OAK	11"
#811	OAK	12"	#848	OAK	10"	#888	OAK	29" MULTI-TRUNK
#812	OAK	11"	#849	OAK	13" MULTI-TRUNK	#889	OAK	20"
#813	OAK	16"	#850	OAK	11"	#890	OAK	16"
#814	OAK	13"	#851	OAK	8"	#891	OAK	31"
#816	CEDAR ELM	12" MULI-TRUNK	#852	OAK	7"	#892	OAK	11"
#817	CEDAR ELM	10"	#854	OAK	8"	#893	OAK	11"
#818	OAK	11"	#858	OAK	16"	#894	OAK	11"
#819	OAK	12"	#859	OAK	17"	#895	OAK	21"
#821	OAK	10"	#860	OAK	9"	#896	OAK	13"
#822	OAK	10"	#861	OAK	9"	#897	OAK	10"
#823	OAK	17"	#862	OAK	10"	#898	OAK	11"
#824	OAK	12"	#863	OAK	12"	#899	OAK	11"
#825	OAK	10"	#864	OAK	14"	#900	OAK	8"
#826	OAK	9"	#865	OAK	13"	#901	OAK	12"
#827	OAK	10"	#867	OAK	24"	#902	OAK	9"
#828	OAK	15"	#868	OAK	14"	#903	OAK	9"
#829	OAK	14"	#869	OAK	12"	#904	CEDAR ELM	9"
#830	OAK	14"	#870	OAK	13"	#905	CEDAR ELM	14"
#831	OAK	13"	#871	OAK	11"	#906	CEDAR ELM	7"
#832	OAK	16"	#872	OAK	10"	#907	CEDAR ELM	16" MULTI-TRUNK
#833	OAK	14"	#873	OAK	9"	#1430	OAK	15"
#834	OAK	12"	#874	OAK	9"	#1494	OAK	16"
#835	OAK	16"	#875	OAK	12"	#2620	OAK	9"
#836	OAK	11"	#876	OAK	9"	#2621	OAK	10"
#837	OAK	14"	#877	OAK	7"			

NO.	DATE	COMMENTS
1	6-5-23	REVISIONS

6-5-23

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL: (210) 685-9193
FAX: (210) 598-9758

920 WEST LOOP 1604 LLC

BOUNDARY, TREE & TOPO SURVEY

SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 6/08/23
PROJECT NO: 920 W LOOP 1604

SHEET
C2.0

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: David W. Dye III PE RPLS, Pres., Dye Development Inc.

Date: 9/6/2023

Signature of Customer/Agent:

_____

Regulated Entity Name: Slice Padel

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):2.476

3. Estimated projected population:57

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	11,527	÷ 43,560 =	0.26
Parking	28,481	÷ 43,560 =	0.65
Other paved surfaces	22,533	÷ 43,560 =	0.52
Total Impervious Cover	62,541	÷ 43,560 =	1.44

Total Impervious Cover 1.44 **÷ Total Acreage** 2.476 **X 100 =** 58.2**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

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

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

100 % Domestic	1,140 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 1,140	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

☐ Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

☐ The SCS was previously submitted on_____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☒ The sewage collection system will convey the wastewater to the Salado Creek WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

16. ☒ All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = 20'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): The site is adjacent to a 100-Year floodplain per FIRM 48029C0235G, dated 9/29/2010, Zone AE..

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

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

☒ There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.

☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ 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.
30. ☐ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A TO TCEQ-0584

FACTORS AFFECTING WATER QUALITY

DURING CONSTRUCTION

- Vehicle maintenance operations
- Excavation and grading
- Paving
- Human generated debris
- Construction trash and debris
- Application of excessive fertilizers, herbicides, and pesticides

POST CONSTRUCTION

- Debris and contaminants tracked on site by vehicles
- Human generated debris
- Application of excessive fertilizers, herbicides, and pesticides
- Unusually heavy rainfall events

ATTACHMENT B TO TCEQ-0584

VOLUME AND CHARACTER OF STORMWATER

SEE TABLE 1 – IMPERVIOUS COVER TABLE ON FORM F-0584

THE PROJECT'S STORMWATER MANAGEMENT PLAN IS ATTACHED.

STORM WATER MANAGEMENT PLAN

FOR

EXISTING PLAT: 940581 (ALLEN & ALLEN SUBDIVISION)
&
PENDING BUILDING PERMIT

SLICE PADEL

A PROPOSED SPORTS PARK WITH CLUBHOUSE AND FOOD TRUCKS DEVELOPMENT

2.476-ACRES, LOT 2, BLOCK 5, NCB 16329
ALLEN & ALLEN SUBDIVISION
VOLUME 9533, PAGE 146 DEED & PLAT RECORDS
920 WEST LOOP 1604
SAN ANTONIO, TX 78232

September 6, 2023

PREPARED BY:

Dye Development, Inc.

17174 Irongate Rail • San Antonio• Texas 78247
Phone (210) 685-9193
david3@dyedvpt.com

Dye Development, Inc.

Real Estate Development •Engineers • Surveyors • Planners
TBPE: Texas Registered Firm F-9539
TBPLS: Texas Registered Firm #10092200

September 6, 2023

Mr. George Sevilla
Floodplain Management
Transportation & Capital Improvements
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Re: Building Permit Submittal (Existing Plat #940581, Allen & Allen Subd.)
Slice Padel – A Commercial Development
2.476-acres, Lot 2, Block 5, NCB 16329, (Volume 9533, Page 146, D&P)
920 West Loop 1604, San Antonio, TX 78232

Dear Mr. Sevilla:

Please accept this letter and accompanying data as our Storm Water Management Plan and our formal request for approval of this pending Building Permit. This project is a C-2 ERZD development. The lot is located on the south frontage road of Loop 1604, east of Blanco Road. The site has an existing commercial building onsite that is in use. It is the rear of the tract that is being developed per this application. The owner intends to develop a sports park which includes padel courts, a clubhouse and food trucks. The tract is currently platted and replatting is not proposed. The tract is located in the ERZ and has an existing Water Pollution Abatement Plan on file with the TCEQ. SAWS has classified this project as a Category 1, so they will not be involved in the WPAP Modification process. The two adjoining tracts that front the highway are developed, and the rear adjoiner is a golf course. No streets or public works drainage improvements are proposed. There is no FEMA regulated floodplain located onsite, but there is a FEMA regulated floodplain (panther Springs Creek) about 500 feet downstream from the project, across the golf course. There are no habitable structures between the site and the floodplain.

The project is located within the Salado Creek Water Shed basin and is not located in a Mandatory Detention Area. The site drains to the south property line and across the golf course into Panther Springs Creek. The site does have a cave opening that has a small local drainage area (a small portion of our site and the east adjoiner) that receives runoff. Otherwise, the adjoining tracts do not discharge any runoff to our site.

Detention is not proposed, as there are no habitable structures between the site and the floodplain. As a result, a 2,000 LF downstream analysis is not required, nor provided. We therefore request participation in the FILO program.

david3@dyedvpt.com • www.dyedvpt.com
17174 Irongate Rail • San Antonio • Texas 78247
Phone (210) 685-9193

The Grading & Drainage Plan (C5.0) out of the civil set is attached. TCEQ's water quality requirements are being met via the use of an extended detention basin (ie TCEQ terminology) and an engineered filter strip. The extended detention basin is a water quality basin.

Attached please find the following:

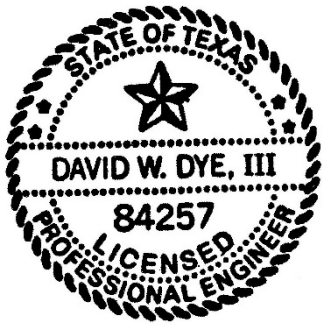
1. Existing plat;
2. Civil Grading & Drainage Plan (C5.0);
3. Onsite Drainage Area Maps D1.0, Existing Conditions and D2.0, Proposed Conditions = Ultimate Conditions;
4. Project Drainage Calculations spreadsheets, Existing & Proposed/Ultimate Conditions;
5. Existing & Proposed Impervious Cover spreadsheet;
6. Seelye Nomograph;
7. HDPE and Nyloplast inlet capacities;
8. Extended Detention Basin Emergency Spillway Hydraulic Report
9. Storm Water Checklist;
10. One print of the Castle Hills quad map with the site location noted;
11. One print of the current FIRM with the site location noted (Firmette);
12. RSWMP Form, signed;

It is the undersigned's professional opinion that the runoff resulting from the proposed development will not produce a significant adverse impact to any habitable structures between the site and the FEMA floodplain. A "Regional Stormwater Management Participation Form" has been provided with this submittal, with the appropriate FILO fee amount noted.

Please call should you have any questions.

Sincerely,

David W. Dye III P.E.
President



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Book Vol'm Pages
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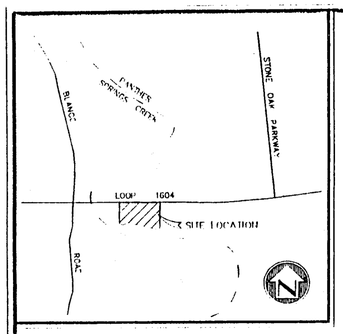
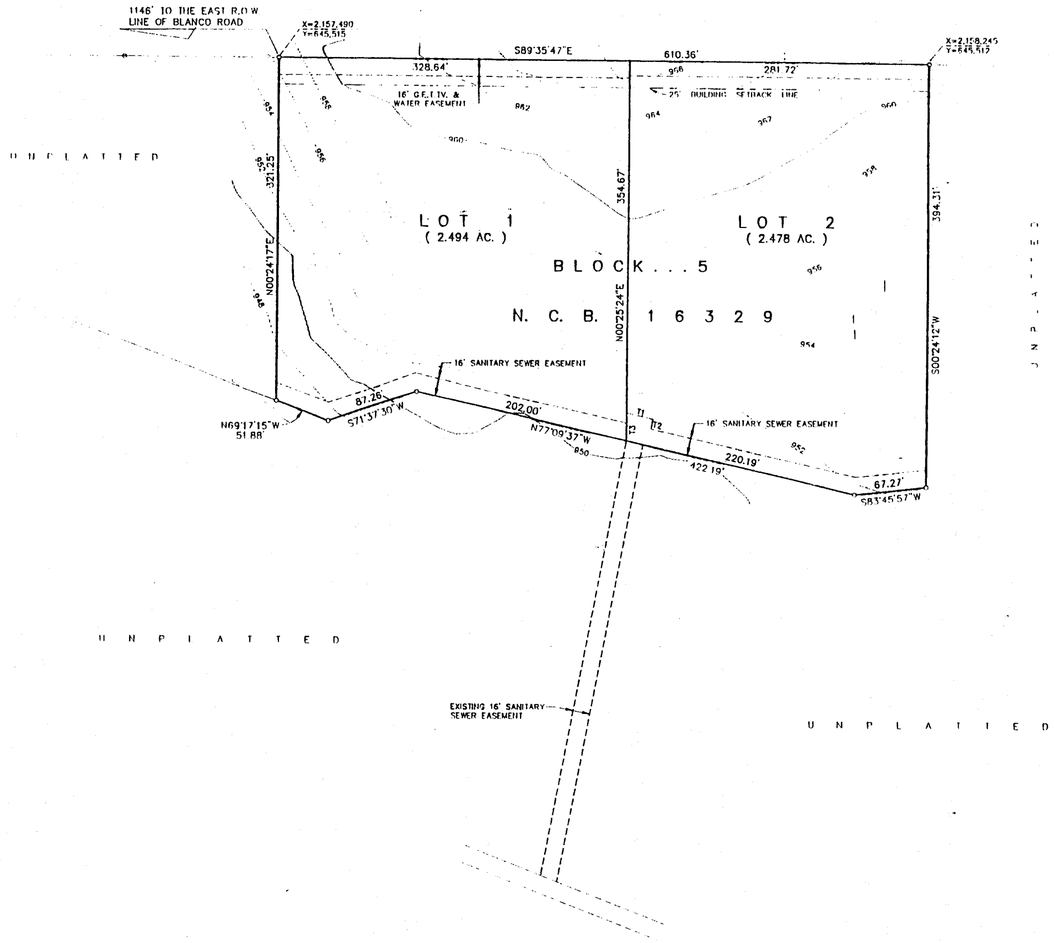
940581



LOCATION MAP

LOOP 1604

(R.O.W. VARIES ~ 300' MINIMUM)



LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S77°09'37"E	25.25'
T2	N11°05'37"E	9.00'
T3	N00°25'24"E	25.60'

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand San Antonio, Texas 78201 (210)734-5351

DRAWN BY: L.R.

JOB ORDER NO. 42673.02

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3.) BUILDING SETBACK LINE ---------- B.S.L.
4.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.V.E.
5.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.T.V.E.
6.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.T.V.E.
7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF LOTS, STREETS, AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STEVEN E. HANAN
38245
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 12th DAY OF DECEMBER A.D., 1994.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/30/97

STATE OF TEXAS)
COUNTY OF BEXAR)

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 12th DAY A DECEMBER A.D.,1994.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public, State of Texas

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

THIS PLAT OF ALLEN & ALLEN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12 DAY OF DEC A.D., 1995

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 2ND DAY OF FEBRUARY A.D. 1996 AT 3:46 P. M. AND DULY RECORDED THE 5TH DAY OF FEBRUARY A.D. 1996 AT 2:00 P. M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9533 ON PAGE 146

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 5TH DAY OF FEBRUARY A.D. 1996

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Betty Aguilar DEPUTY

COUNTY CLERK BEXAR COUNTY TEXAS

SUBDIVISION PLAT
OF

ALLEN & ALLEN SUBDIVISION

BEING 4.972 ACRES OF LAND OUT OF N.C.B. 16329, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER BOBBY JOE MILLER, VICE-PRESIDENT
ALLEN & ALLEN CO.
DULY AUTHORIZED AGENT

ARTHUR LEE WRIGHT
Notary Public, State of Texas
My Comm. Exp. 11/30/97

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOBBY JOE MILLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

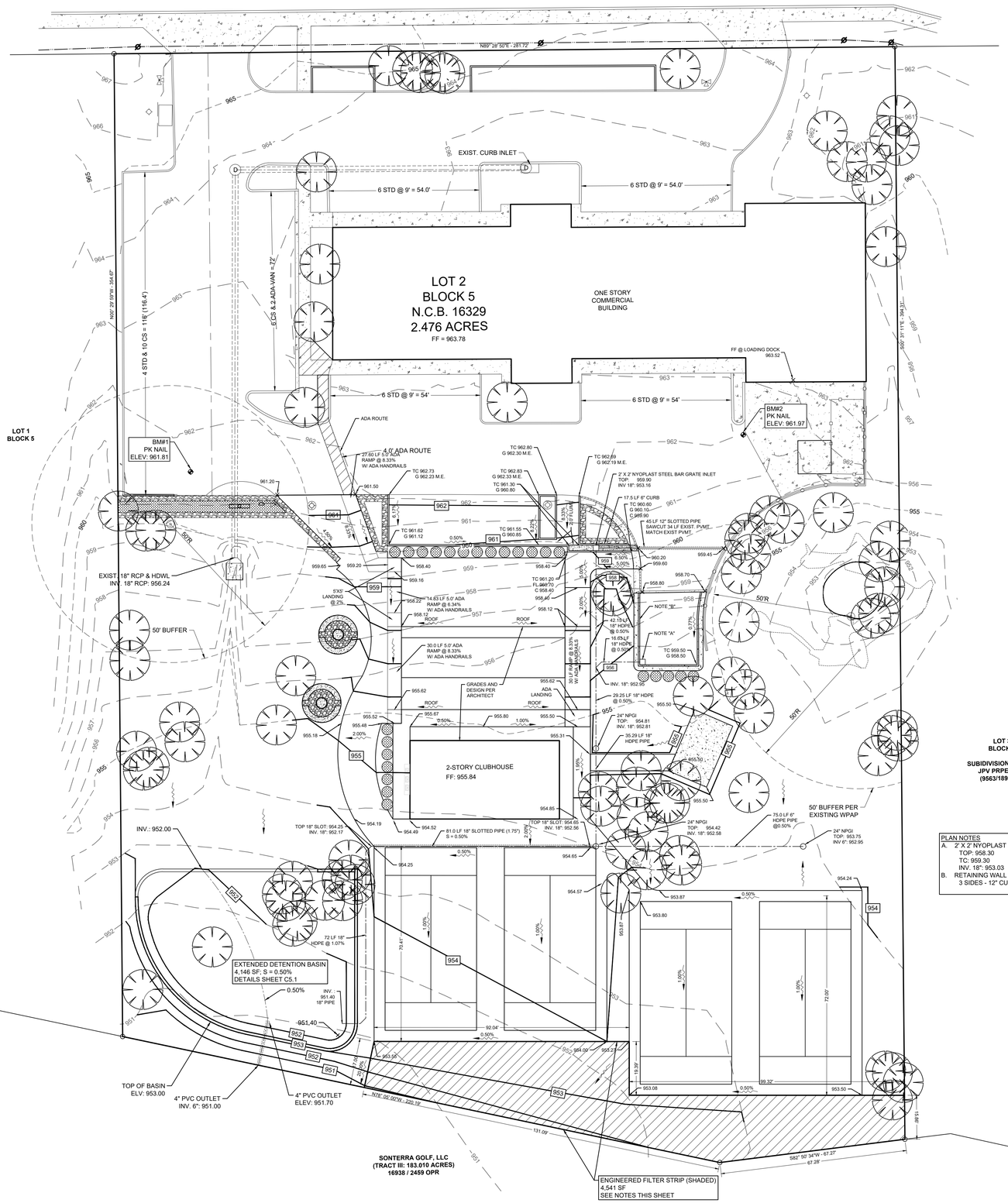
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 20th DAY OF DECEMBER 1994.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Filed for Record in:
BEXAR COUNTY, TX
On Feb 05 1996
At 3:46pm
Receipt #: 196147
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 96- 0015234
Deputy -Catherine Revilla

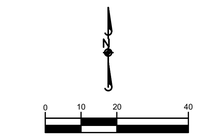
NORTH LOOP 1604 WEST

VARIABLE WIDTH R.O.W, 300' MIN. (9533/146 DPR)



PLAN NOTES

A. 2' X 2' NYOPLAST STEEL BAR GRATE INLET (TRAFFIC RATED)
   TOP: 958.30
   TC: 959.30
   INV. 18": 953.03
B. RETAINING WALL (SEE STRUCTURAL)
   3 SIDES - 12" CURB



NO.	DATE	COMMENTS
1	9-6-23	

9-6-23

DAVID W. DYE
94437
LICENSED PROFESSIONAL ENGINEER

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL: (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

GRADING & DRAINAGE PLAN

SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

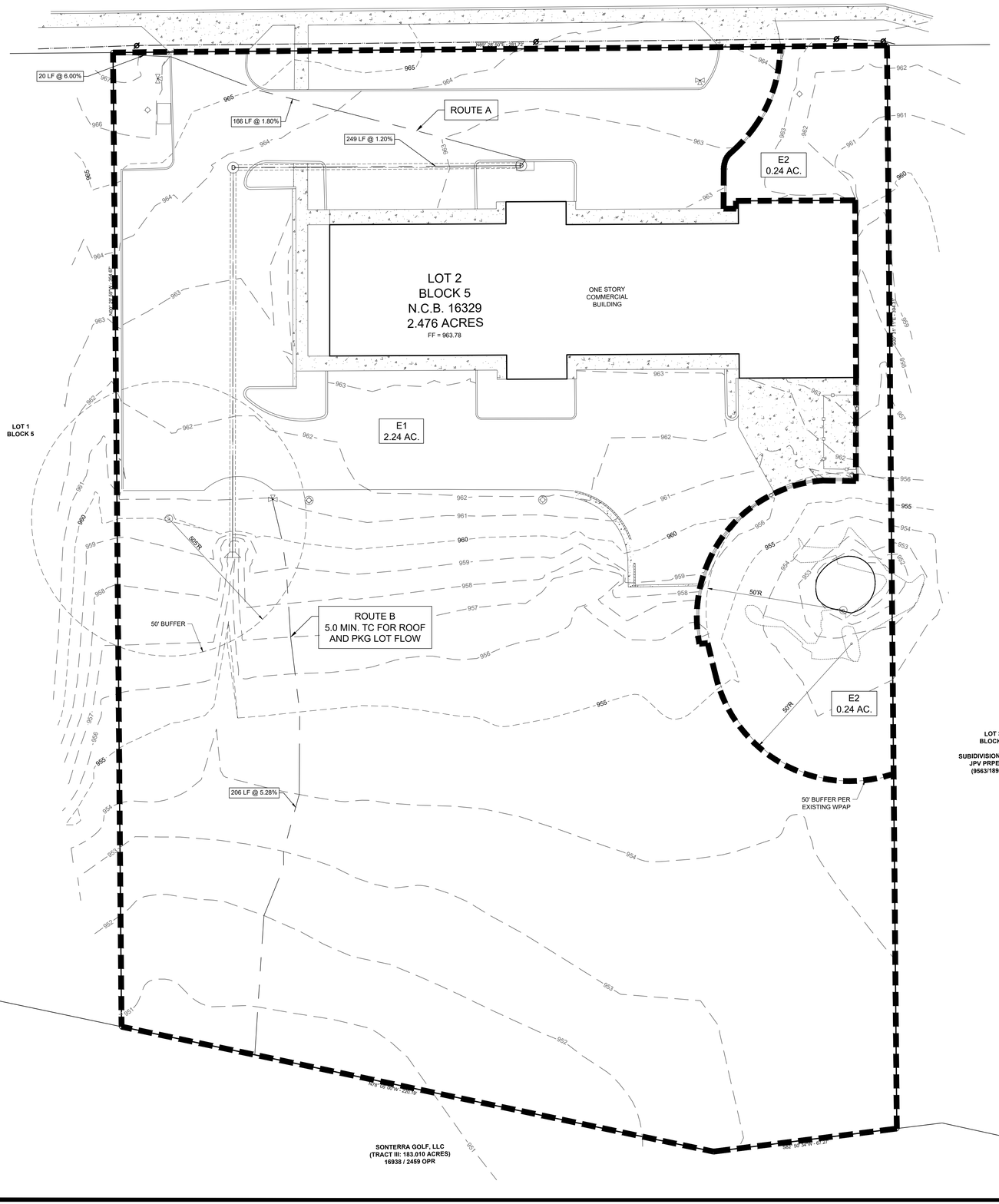
DRAWN BY: DWD
CHECKED BY: DWD
DATE: 9/6/23
PROJECT NO: 920 W LOOP 1604

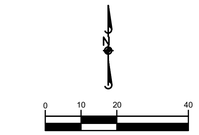
SHEET

C5.0

NORTH LOOP 1604 WEST

VARIABLE WIDTH R.O.W, 300' MIN. (9533/146 DPR)





LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH DYE DVPT CAP
- FENCE POST
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- BENCHMARK
- CONCRETE SURFACE
- GTD — GRADE TO DRAIN
- M.E. — MATCH EXISTING GRADE

NO.	DATE	COMMENTS
1	6-19-23	REVISIONS

STATE OF TEXAS — DAVID W. DYE — 94437 — LICENSED PROFESSIONAL ENGINEER

6-19-23

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

DRAINAGE AREA MAP - EXISTING CONDITIONS

SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 6/19/23
PROJECT NO: 920 W LOOP 1604

SHEET

D1.0

NORTH LOOP 1604 WEST

VARIABLE WIDTH R.O.W, 300' MIN. (9533/146 DPR)

N89° 34' 50"E - 881.72'

20 LF @ 6.00%

166 LF @ 1.80%

249 LF @ 1.20%

P7
0.24 AC.

P1
0.63 AC.

LOT 2
BLOCK 5
N.C.B. 16329
2.476 ACRES
FF = 963.78

ONE STORY
COMMERCIAL
BUILDING

P2
0.36 AC.

103 LF @ 1.00%
GUTTER

FF @ LOADING DOCK
963.52

N00° 25' 09"W - 354.87'

S89° 34' 50"W - 881.72'

LOT 1
BLOCK 5

BM#1
PK NAIL
ELEV: 961.81

BM#2
PK NAIL
ELEV: 961.97

142 LF @ 3.66%

961.20

961.50

960.20

959.60

958.70

958.80

959.40

50'R

P4
0.47 AC.

50' BUFFER

P3
0.32 AC.

3

P7
0.24 AC.

56 LF @ 4.60%

2-STORY CLUBHOUSE
FF: 955.84

246 LF @ 1.00%

188 LF @ 5.28%

50' BUFFER PER
EXISTING WPAP

LOT 3
BLOCK 5

SUBIDIVISION PLAT OF
JPV PRPERTIES
(9563/189 DPR)

P5
0.42 AC.

1

74 LF @ 3.40%

P6
0.04 AC.

TOP OF BASIN
ELV: 953.00

4" PVC OUTLET
INV. 6": 951.00

4" PVC OUTLET
ELEV: 951.70

N78° 55' 02"W - 226.19'

2

179 LF @ 1.28%

S82° 30' 34"W - 87.27'

SONTERRA GOLF, LLC
(TRACT III: 183.010 ACRES)
16938 / 2459 OPR

ENGINEERED FILTER STRIP (SHADED)
4,541 SF
SEE NOTES THIS SHEET

N

0 10 20 40

SCALE: 1"= 20'

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET WITH DYE DVPT CAP
- FENCE POST
- EXISTING CHAINLINK FENCE
- EXISTING OVERHEAD ELECTRIC
- EXISTING POWER POLE
- BENCHMARK
- CONCRETE SURFACE
- GTD — GRADE TO DRAIN
- M.E. — MATCH EXISTING GRADE

NO.	DATE	COMMENTS
1	9-6-23	

9-6-23

DAVID W. DYE
04437
LICENSED PROFESSIONAL ENGINEER

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL: (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

DRAINAGE AREA MAP - PROPOSED CONDITIONS = ULTIMATE CONDITIONS

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 9/6/23
PROJECT NO: 920 W LOOP 1604

SHEET

D2.0

DYE DEVELOPMENT, INC

Real Estate Development •Engineers • Surveyors • Planners

TBPE: Texas Registered Firm F-9539 • TBPLS: Texas Registered Firm #10092200

June 19, 2023

EXISTING CONDITIONS FOR BUILDING PERMIT

SLICE PADEL

920 W. LOOP 1604, SAN ANTONIO, TX 78232

CITY OF SAN ANTONIO RATIONAL METHOD PER COSA UDC (ATLAS 14)

NOTE: MINIMUM INLET TIME IS 5.0 MIN.

ESTIMATED TIME OF CONCENTRATION: EXISTING CONDITIONS FOR BLDG PERMIT

		Initial: Ti	Overland Flow: Tsh (Seelye Chart)					Eqn. 5.4.2 Shallow Concentrated Flow				Tc=Tsh+Tsc+Tst
	DESIGN POINT OF	Ti	n	n	LENGTH	SLOPE	Tsh	LENGTH	SLOPE	V	Tsc	Tc
DRAINAGE AREA #	CONCENTRATION	(Min.)	Seelye	(Descr)	(LF)	(ft/ft)	(Min.)	(LF)	(ft/ft)	fps	(Min.)	(Min.)
E1	Golf Course (Route A)	0.0	0.300	avg grass	20	0.0600	4.2					4.2
		4.2	0.950	paved	166	0.0180	3.9					8.1
		8.1	-	pipe	-	-	-	249	0.0120	6.0	0.7	8.8
E1	Golf Course (Route B)	5.0	0.300	avg grass	206	0.0528	13.4					18.4
E2	cave	0	0.300	avg grass	56	0.0460	8.0					8.0

RUNOFF CALCULATIONS: EXISTING CONDITIONS FOR BLDG PERMIT

							ATLAS 14: I per Table 5.5.1D; Q=CIA (PA-2)					
							5 YEAR		25 YEAR		100 YEAR	
	DESIGN POINT OF	AREA	C	C	CA	Tc	I5	Q5	I25	Q25	I100	Q100
DRAINAGE AREA #	CONCENTRATION	(Ac.)	(Table 5.5.3A)	(Descr)		(Min.)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
E1		2.240	0.69	composite	1.54	18	4.83	7.45	6.71	10.35	8.38	12.93
		0.860	0.96	impervious cover 1% - 3%	0.83							
		1.380	0.52	grass >75%; >5%	0.72							
E2	cave	0.240	0.47	grass, woods, 3-5%	0.113	8	5.06	0.57	6.99	0.79	8.71	0.98

DYE DEVELOPMENT, INC

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June 19, 2023

PROPOSED CONDITIONS = ULTIMATE CONDITIONS FOR BUILDING PERMIT

SLICE PADEL

920 W. LOOP 1604, SAN ANTONIO, TX 78232

CITY OF SAN ANTONIO RATIONAL METHOD PER COSA UDC (ATLAS 14)

NOTE: MINIMUM INLET TIME IS 5.0 MIN.

ESTIMATED TIME OF CONCENTRATION: PROPOSED CONDITIONS = ULTIMATE CONDITIONS FOR BLDG PERMIT

		Initial: Ti	Overland Flow: Tsh (Seelye Chart)					Eqn. 5.4.2 Shallow Concentrated Flow				Tc=Tsh+Tsc+Tst
	DESIGN POINT OF	Ti	n	n	LENGTH	SLOPE	Tsh	LENGTH	SLOPE	V	Tsc	Tc
DRAINAGE AREA #	CONCENTRATION	(Min.)	Seelye	(Descr)	(LF)	(ft/ft)	(Min.)	(LF)	(ft/ft)	fps	(Min.)	(Min.)
P1		0.0	0.300	avg grass	20	0.0600	4.2					4.2
		4.2	0.950	paved	166	0.0180	3.9					8.1
		8.1	-	pipe	-	-	-	249	0.0120	6.0	0.7	8.8
P2		0.0	0.950	roof gutter	103	0.0100	3.9					3.9
		3.9	0.950	pavement	142	0.0366	3.0					6.9
P3		6.9	-	pipe	-	-	-	246	0.0100	6.0	0.7	7.6
P4		5.0	0.300	avg grass	188	0.0528	13.3					18.3
P1-P4	1											18
P5		0	0.300	avg grass	179	0.0128	17.9					17.9
P6		0	0.300	avg grass	74	0.0340	10.5					10.5
P1-P6	2	18										18
P7	3 (cave)	0	0.300	avg grass	56	0.0460	8.0					8.0

RUNOFF CALCULATIONS: PROPOSED CONDITIONS = ULTIMATE CONDITIONS FOR BLDG PERMIT

							ATLAS 14: I per Table 5.5.1D; Q=CIA (PA-2)					
							5 YEAR		25 YEAR		100 YEAR	
	DESIGN POINT OF	AREA	C	C	CA	Tc	I5	Q5	I25	Q25	I100	Q100
DRAINAGE AREA #	CONCENTRATION	(Ac.)	(Table 5.5.3A)	(Descr)		(Min.)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
P1		0.630	0.87	composite	0.55	9	6.60	3.63	9.23	5.08	11.68	6.42
		0.540	0.96	impervious cover 1% - 3%	0.52							
		0.090	0.35	grass >75%; 0% - 1%	0.03							
P2		0.360	0.93	composite	0.33	7	7.17	2.39	10.03	3.34	12.69	4.23
		0.340	0.96	impervious cover 1% - 3%	0.33							
		0.020	0.35	grass >75%; 0% - 1%	0.01							
P3		0.320	0.66	composite	0.21	8	6.87	1.44	9.61	2.01	12.16	2.55
		0.160	0.96	impervious cover 1% - 3%	0.15							
		0.160	0.35	grass >75%; 0% - 1%	0.06							
P2&P3	1	0.680	0.80	composite	0.543	8	6.87	3.73	9.61	5.22	12.16	6.60
P4	1	0.470	0.62	composite	0.29	18	4.83	1.41	6.71	1.96	8.38	2.45
		0.110	0.96	impervious cover 1% - 3%	0.11							
		0.360	0.52	grass >75%; >5%	0.19							
P5	2	0.420	0.77	composite	0.32	18	4.83	1.56	6.71	2.17	8.38	2.71
		0.280	0.96	impervious cover 1% - 3%	0.27							
		0.140	0.39	grass >75%; 1% - 3%	0.05							
P6	2	0.040	0.39	grass >75%; 1% - 3%	0.016	11	6.13	0.10	8.56	0.13	10.81	0.17
P1-P6	2	2.240	0.77	composite	1.725	18	4.83	8.33	6.71	11.57	8.38	14.45
P7	3 (Cave)	0.240	0.47	grass, woods, 3-5%	0.113	8	5.06	0.57	6.99	0.79	8.71	0.98

DYE DEVELOPMENT, INC
Real Estate Development •Engineers • Surveyors • Planners
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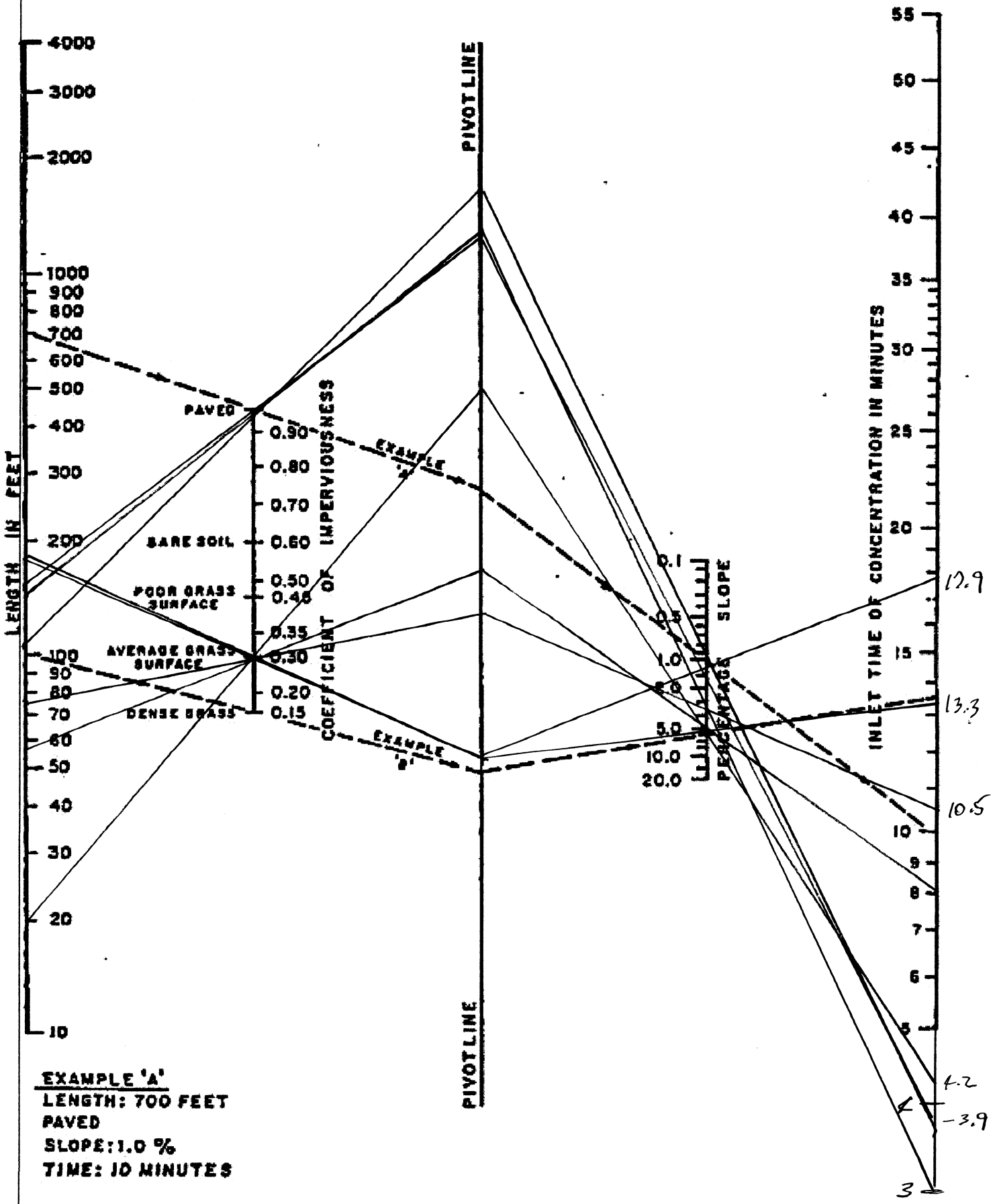
Date : June 19, 2023

EXISTING & PROPOSED IMPERVIOUS COVER
SLICE PADEL
920 W. LOOP 1604, SAN ANTONIO, TX 78232

EXISTING & PROPOSED IMPERVIOUS COVER (COSA FILO & TCEQ WPAP)

DRAINAGE AREA	IMPERVIOUS COVER (sf)	IMPERVIOUS COVER (Ac.)
Gross Existing IC	39,662	0.911
Pervious within Gross Area	(1,987)	(0.046)
Net:	37,675	0.865
P1 Existing IC	22,657	0.52
P1 Proposed IC	806	0.02
P2 Existing IC	15,018	0.34
P3 Proposed IC	6,945	0.16
P4 Proposed IC	4,920	0.11
P5 Proposed IC	12,195	0.28
P6 Proposed IC	0	0.00
P7 Proposed IC	0	0.00
	62,541	1.44
Net Increase:	24,866	0.57

david3@dyedvpt.com
17174 Irongate Rail * San Antonio * Texas 78247
Phone (210) 685 - 9193



EXAMPLE 'A'
LENGTH: 700 FEET
PAVED
SLOPE: 1.0 %
TIME: 10 MINUTES

EXAMPLE 'B'
LENGTH: 100 FEET
DENSE GRASS
SLOPE: 6.0 %
TIME: 13 ½ MINUTES

SEELYE CHART

TIME OF CONCENTRATION

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, May 16 2023

18 HDPE @ 0.50% 8.0 cfs

Circular

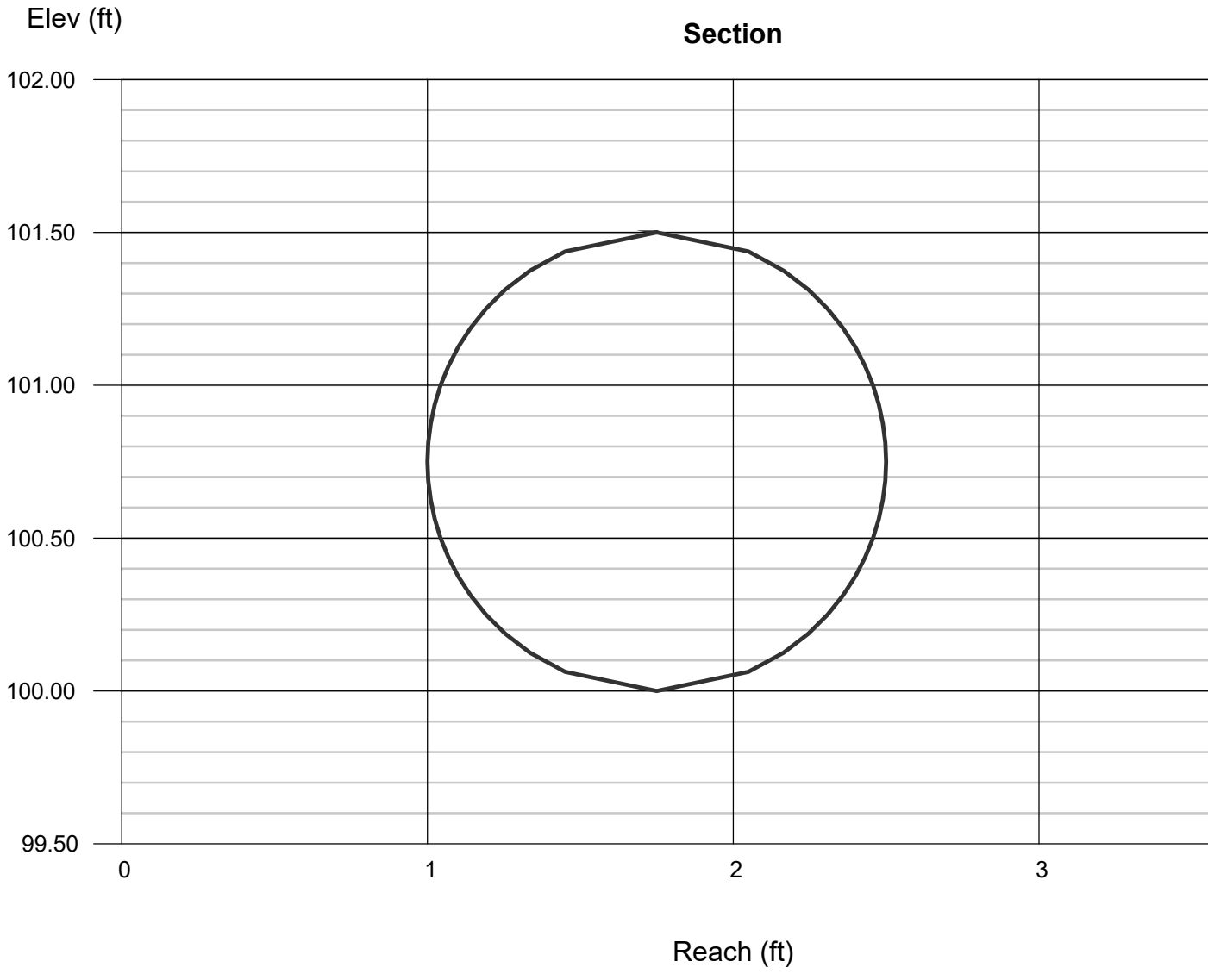
Diameter (ft)	= 1.50
Invert Elev (ft)	= 100.00
Slope (%)	= 0.50
N-Value	= 0.012

Calculations

Compute by:	Known Depth
Known Depth (ft)	= 1.50

Highlighted

Depth (ft)	= 1.50
Q (cfs)	= 8.044
Area (sqft)	= 1.77
Velocity (ft/s)	= 4.55
Wetted Perim (ft)	= 4.71
Crit Depth, Yc (ft)	= 1.10
Top Width (ft)	= 0.00
EGL (ft)	= 1.82



Channel Report

18 HDPE @ 1.00% 11.4 cfs

Circular

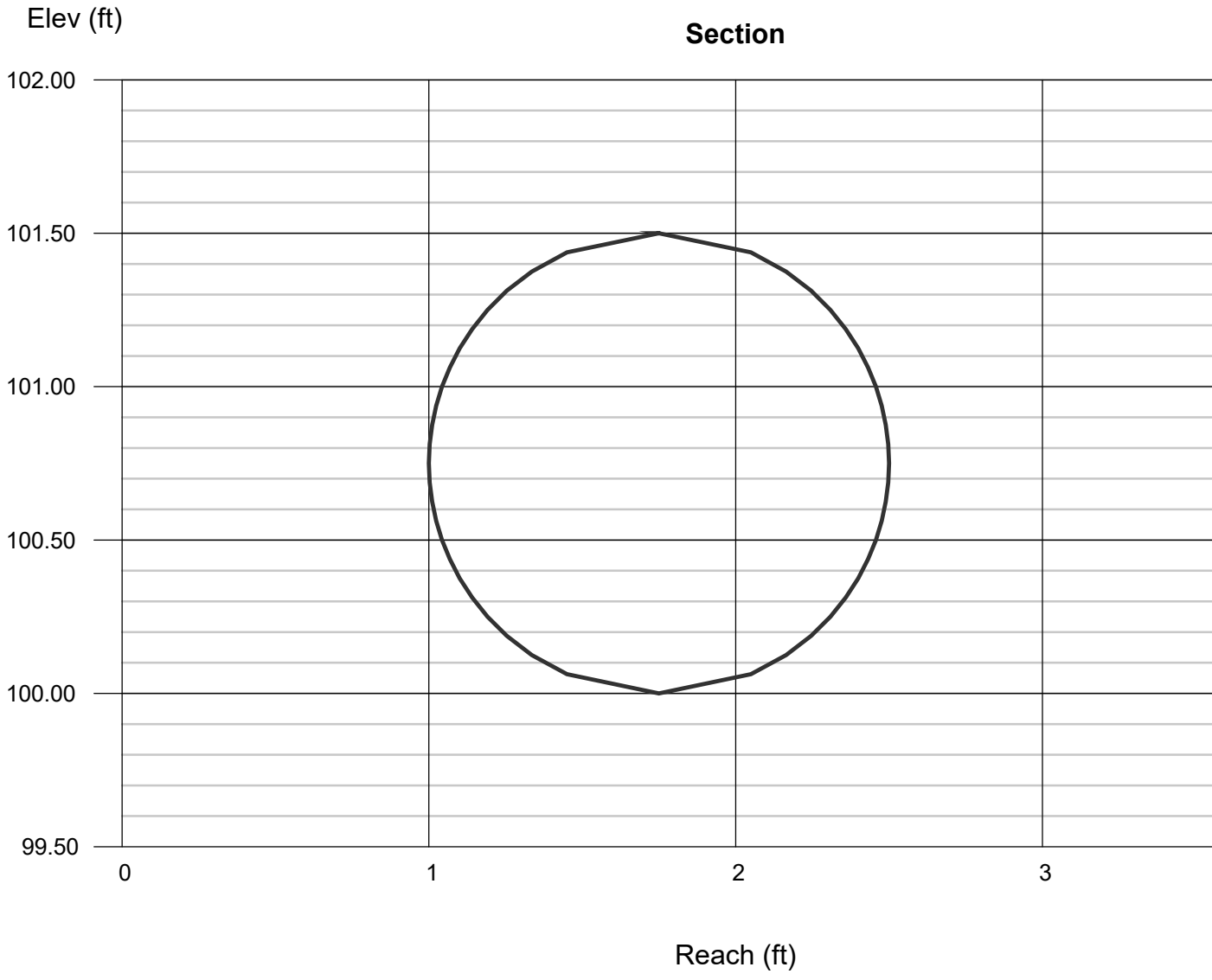
Diameter (ft)	= 1.50
Invert Elev (ft)	= 100.00
Slope (%)	= 1.00
N-Value	= 0.012

Calculations

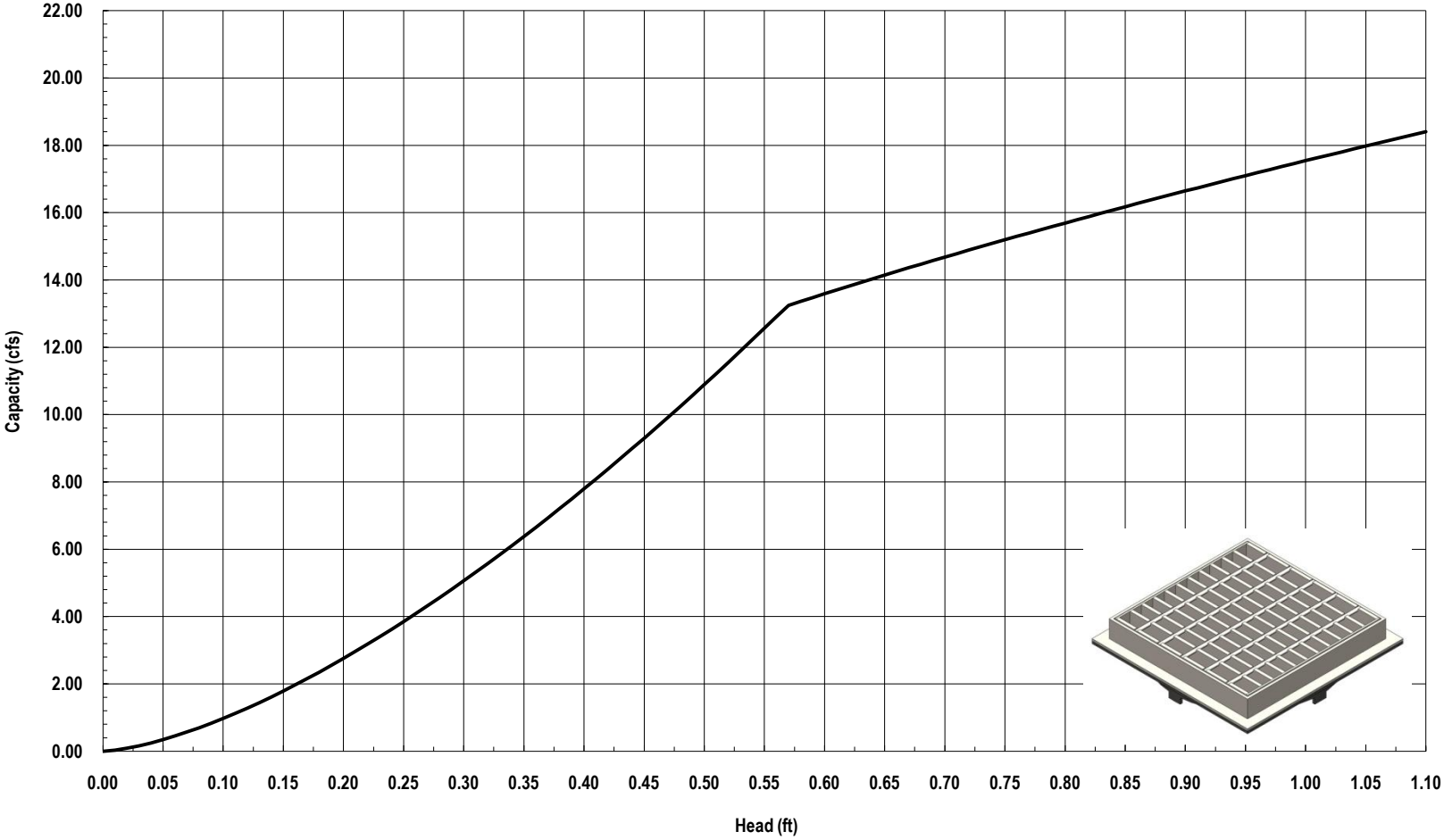
Compute by:	Known Depth
Known Depth (ft)	= 1.50

Highlighted

Depth (ft)	= 1.50
Q (cfs)	= 11.38
Area (sqft)	= 1.77
Velocity (ft/s)	= 6.44
Wetted Perim (ft)	= 4.71
Crit Depth, Yc (ft)	= 1.29
Top Width (ft)	= 0.00
EGL (ft)	= 2.14

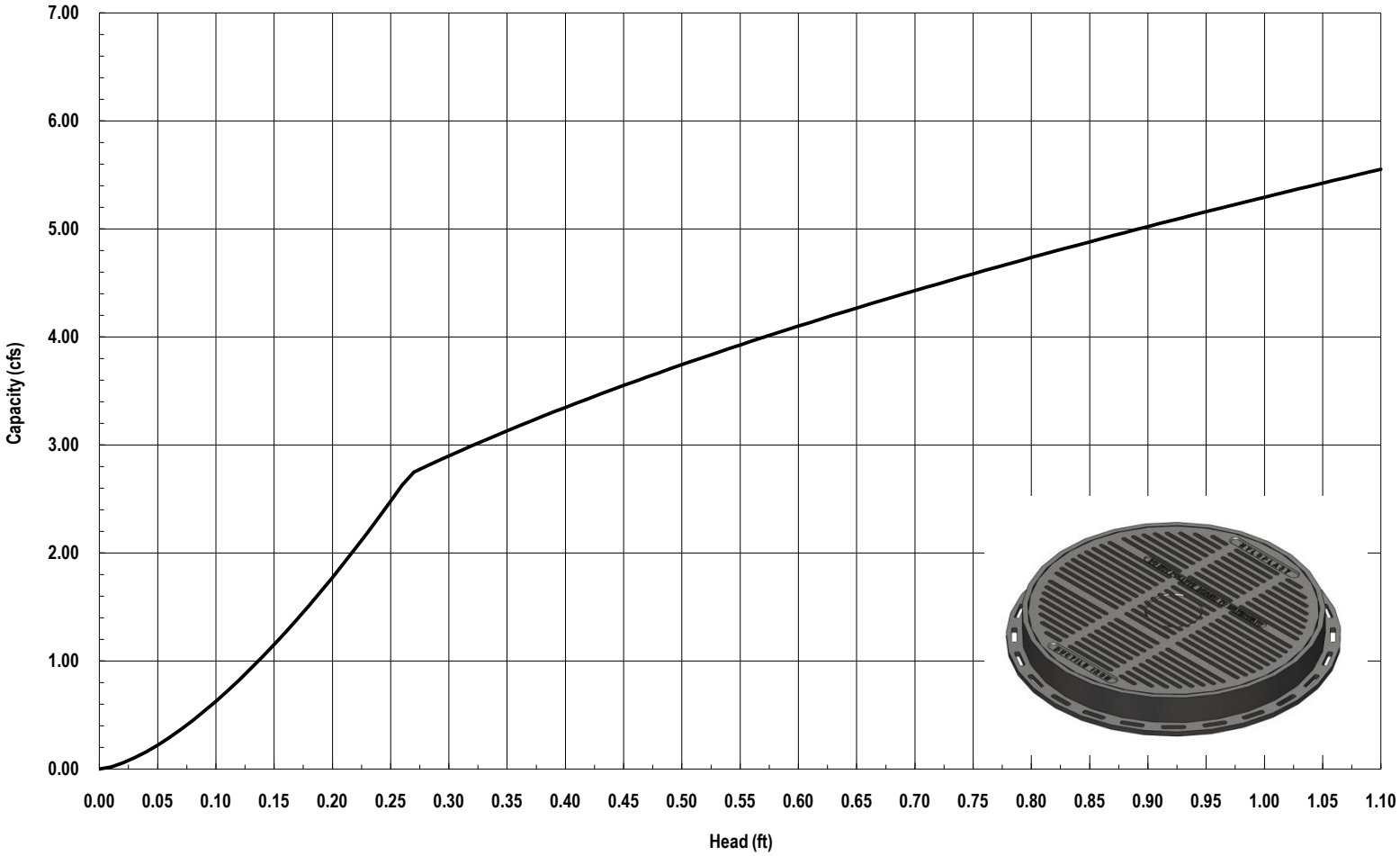


Nyloplast 2' x 2' Steel Bar / MAG Grate Inlet Capacity Chart



Nyloplast®
3130 Verona Avenue • Buford, GA 30518
(866) 888-8479 / (770) 932-2443 • Fax: (770) 932-2490

Nyloplast 24" Pedestrian Grate Inlet Capacity Chart



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(866) 888-8479 / (770) 932-2443 • Fax: (770) 932-2490

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Aug 22 2023

EXTENDED DETENTION BASIN EMERGENCY SPILLWAY, Q100 = 11.74 cfs

Trapezoidal

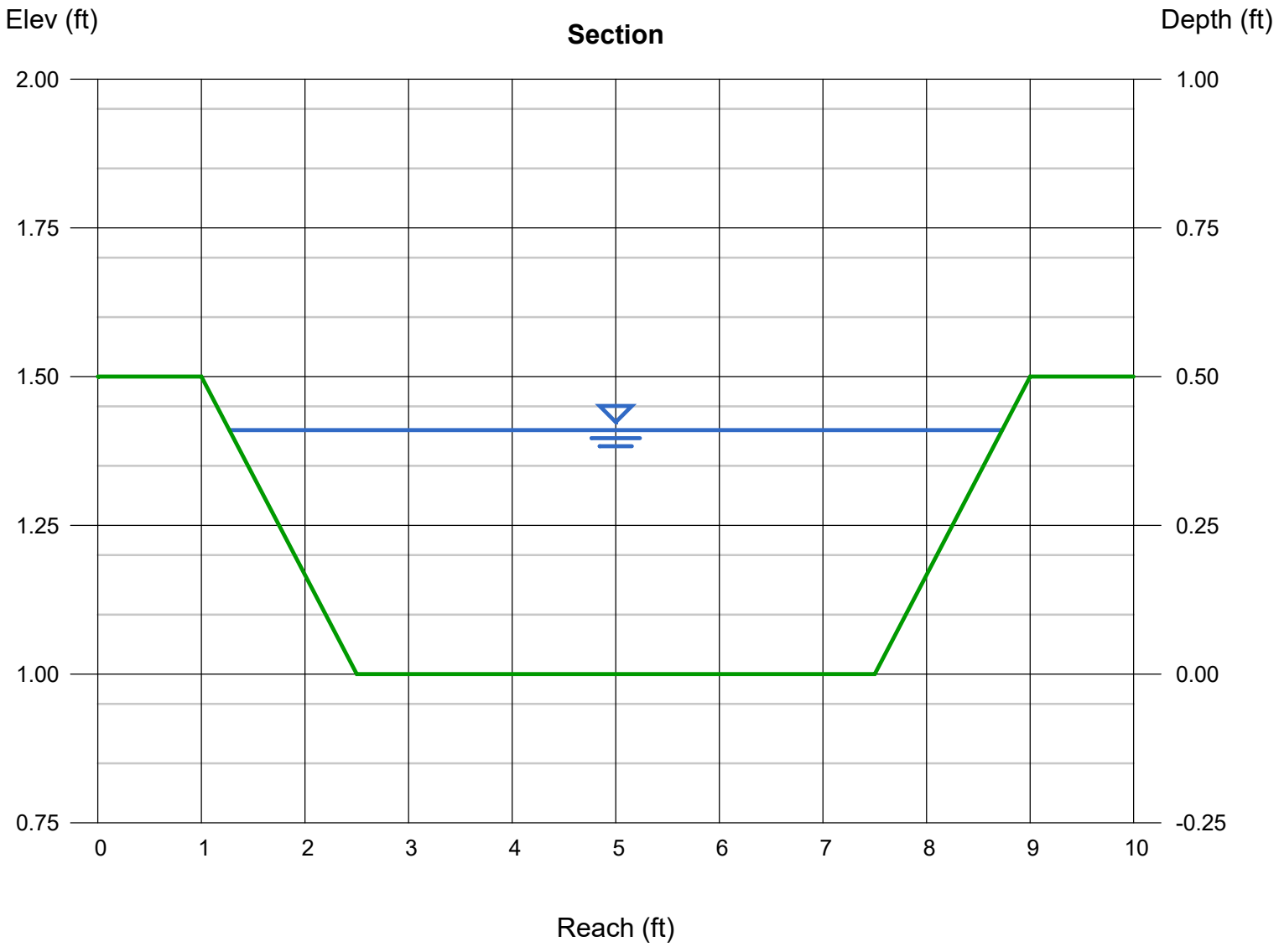
Bottom Width (ft)	= 5.00
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 0.50
Invert Elev (ft)	= 1.00
Slope (%)	= 1.00
N-Value	= 0.015

Calculations

Compute by:	Known Q
Known Q (cfs)	= 11.74

Highlighted

Depth (ft)	= 0.41
Q (cfs)	= 11.74
Area (sqft)	= 2.55
Velocity (ft/s)	= 4.60
Wetted Perim (ft)	= 7.59
Crit Depth, Yc (ft)	= 0.50
Top Width (ft)	= 7.46
EGL (ft)	= 0.74



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS
STORM WATER ENGINEERING REVIEW TEAM
SUBMITTAL REVIEW CHECKLIST / COMMENTS

Date:	6/19/23	Engr. of Record:	David W. Dye III PE RPLS
Project:	Slice Padel	Contact Name:	David W. Dye III PE RPLS
Type / City ID No.:	Building Permit	Phone Number:	210-685-9193
Design Firm:	Dye Development Inc.	email:	david3@dyedvpt.com

REVIEWER:		QA/QC:	
Phone Number:		Team Leader:	
Email:		SWE ID:	

SUBMITTAL TYPE

- ☐ Major Plat
- ☐ Minor Plat
- ☐ MDP/ MPCD
- ☐ PUD
- ☐ Building Permit
- ☐ RIO Zoning
- ☐ Low Impact Development (LID)

SUBMITTED / REVIEWED

- ☐ I. Storm Water Management Plan (SWMP)
- ☐ II. Construction Plans
- ☐ III. Plat
- ☐ IV. Floodplain Analysis
  - ☐ CLOMR ☐ LOMR ☐ Other

To expedite review, please reference all City approved Plans, Plats, Building Permits or Floodplain Analyses associated with this development. Please provide as much information as available.

Parent Projects:	**NUMBER**	**NAME**	**DATE**	**Approved SWMP***
MDP (MPCD)+:				☐
PUD+:				☐
Plat:	940581	Allen & Allen Subd.	4/12/1995	☐
Flood Study:				☐
Building Permits:				
Site:				☐
Foundation:				☐
Shell:				☐

*Approved Storm Water Management Plan with included Adverse Impact Analysis. (Please note that further adverse impact analysis may be required.)

+ MDP = Master Development Plan, MPCD = Master Planned Community District, PUD = Planned Unit Development

For Resubmittals:

1. Please respond to each set of the comments with a cover letter. Concurrent reviews require separate resubmittal packages.
2. Submit one (1) signed/sealed copy and one (1) digital copy in the resubmittal package accompanied by original redlines if applicable.
3. Include certification that no changes or additions were made to plans or the report other than those addressing said comments. If other changes were made, please include a description of those changes.

I. Storm Water Management Plan (SWMP)

	N/A	Included	STAFF USE ONLY: Complete	STAFF USE ONLY: Incomplete	Comments
A. GENERAL					
1. Signed, sealed & bound **Storm Water Management Plan (SWMP)** (~~one (1) hard copy~~ and one (1) digital copy)		✓			
2. **Introduction & Executive Summary** of existing conditions, proposed project, and methods used for analysis		✓			
3. **Adverse Impact Statement**: *"The increased runoff resulting from proposed development will not produce a significant adverse impact to other properties, habitable structures or drainage infrastructure systems to a point 2,000 feet downstream. ~~Downstream conditions (including actual curb depth) in this reach have been field verified by myself or members of my staff.~~ Therefore, the owner requests to participate in the Regional Storm Water Management Program ~~by paying a fee in lieu of onsite detention~~."*		✓			
4. **Regional Storm Water Management Program Participation Form**		✓			
5. **Project Location Map**		✓			
6. **Digital Flood Insurance Rate Map (DFIRM)** with site superimposed	✓				

7. **Grading Plan** (Also required in construction plans) See D2.0
• Lots grading properly according to FHA Lot Grading Type (A, B, C)
• Driveway Detail, reference to critical Type "C" lots
• Check T-intersections, cul-de-sacs, and knuckles to make sure runoff is contained in streets
• Interceptor channels are required when:
  o Offsite drainage area flowing onto site is greater than 3 acres, or
  o Offsite drainage area flowing onto site is greater than 2 average residential lot depths
		✓			

8. **Aerial map** • To expedite review, delineate site boundaries, point 2,000 ft downstream, all downstream storm water facilities and other pertinent physiographic information.		✓			

9. **Onsite Drainage Area Map(s)** (to scale) for **Existing**, **Proposed**, **and Ultimate Conditions**: • Show Time of Concentration (Tc) pathways • Show individual and overall drainage areas for the site. Indicate area of each watershed • Show computation points and points of discharge; Table of hydrologic calculations for each individual and cumulative drainage area and points of discharge. Include acreage, runoff coefficients, Tc values, and rainfall intensities for the 5, 25, & 100-yr storm events, as applicable.		✓			
10. **Overall Drainage Area Map(s)** (to scale) for **Existing**, **Proposed**, and **Ultimate Conditions**: USGS • Include point 2,000 ft downstream (For lots less than three (3) acres in size adverse impact analysis need only extend to where tributary drainage areas equal to 100 acres) • Show Time of Concentration (Tc) pathways • Show individual and overall drainage areas for the site. Indicate area of each watershed • Show computation points and points of discharge • Table of hydrologic calculations for each individual and cumulative drainage area and points of discharge. Include acreage, runoff coefficients, Tc values, and rainfall intensities for the 5, 25, & 100-yr storm events, as applicable		✓			
11. **Impervious Cover Exhibit(s)**: Indicate existing and proposed impervious cover D1.0 D2.0		✓			
12. **Floodplain Submittal** is required if property is within, abutting, or adjacent to a floodplain, see Floodplain Section below.	✓				
13. Verify if site is in a **Mandatory Detention Area** It is NOT	✓				
B. HYDROLOGY					
1. **Description of Method for Hydrologic Analysis Detailed runoff calculations include:** • Hydrologic Calculation Methods (Reference Chapter 5, Hydrology): o Rational Method: Drainage area ≤ 200 acres • Detailed Time of Concentration (Tc) calculations; • Weighted runoff coefficients; Rainfall intensities; • Peak flow for Q5, Q25, Q100 o SCS or other Hydrograph Method allowed for drainage areas > 20 acres and required for drainage areas > 200 acres • Typical SCS programs used: HEC-HMS, Pond Pack, Hydraflow. XPStorm, etc. • Provide all electronic files • Detailed Time of Concentration/Lag Time calculations • SCS curve number (CN) value: provide detailed calculations & Soil Survey Map or Geotechnical Report to support o Soil Survey Map of area (site delineated, soil type & acreage of each soil group) • % Impervious Cover detailed calculations and exhibit • Verify rainfall depths		✓			

• Routing Values: Provide detailed calculations (types of routing are Modified Puls or Muskingam Cunge) o Verify Reach lengths for routing and velocities	✓				
2. **Table comparing the Existing, Proposed, & Ultimate Condition Peak Flows (5, 25 and 100yr)**		✓			
C. HYDRAULICS	✓				
1. **General:** • Storm water infrastructure for drainage areas < 100 ac, design for the Q25 • For all storm water facilities with drainage area ≥ 100ac, design for Q100					
2. **Street Capacity:** • Local 'A': Q5 contained within top of curb, Q25 contained within ROW • Collector/Local 'B": Q25 contained within top of curb • Primary/Secondary Arterial: Q25 contained within top of curb & one lane in each direction shall remain passable with a flow depth not to exceed 0.3 ft • For drainage area > 100 acres, Q100 contained within top of curb. Use actual curb heights in calculations for existing streets (non-standard curbs, street overlays, etc.)					
3. **Dead end street draining to unpaved surface:** • Runoff velocity < 6 fps. • Ensure runoff will flow into drainage easement					
4. **Storm Drain:** • Inlets designed for 25yr capacity • HGL/EGL: provide detailed calcs (including junction losses). Show on S.D. profiles • EGL: below top of curb and top of junction box or, if approved by City, specify bolted manhole covers. • HGL: below gutter • Min easement: 15 ft min or 6 ft from pipe limits • Minimum Pipe Slope: 0.3% • Minimum Cleaning Velocity: 3 fps for 5-yr (20% ac) storm • Maximum Permissible Velocity: o Maximum Velocity for Trunk lines: 15 fps o Maximum Velocity for Laterals: No limit • Slopes or velocities outside the allowable range may require additional certifications at permitting or final inspection and/or additional warranties. • Reinforce Concrete Pipe required under public streets • Pipe Diameter o Trunk Lines: Minimum 24 in diameter o Laterals and driveway crossings: <24 in diameter may be allowed on a case-by-case basis					
5. **Channels:** (provide detailed calculations) • If Drainage area < 100ac : Contain W.S. for Q25 plus freeboard (see Table 9.3.14) • If Drainage area ≥ 100ac : Contain W.S. for Q100 or Q25 plus freeboard, whichever is greater					

• Channel bend freeboard calculations (if centerline radius is < 3 times the bottom width)
• Verify if the channel has adequate drainage easement
• Include a channel maintenance schedule for new channels
• Verify Manning's Roughness Coefficient (n) (Reference Table 9.2.4.1)
• Earthen channel:
  o Verify 15 ft access easement on one side
  o Max 6 fps except as shown in Table 9.3.8
  o Pilot channel required if slope < 0.5%
  o Maximum 3:1 side slopes
• Concrete channel:
  o Verify 15 ft access easement on one side, 2 ft easement on the other
  o Minimum longitudinal slope: 0.4% or 0.1% with minimum cleaning velocity of 3 fps for existing Q5
  o For trapezoidal channels, maximum 1.5:1 side slope without geotech design
  o Handrails or fencing required for channels with vertical walls or side slopes > 2:1 when wall height exceeds 2 ft
  o Check outfall velocities
• Side-Lot Flumes:
  o Public Easements: verify 10 ft access easement on one side, 2 ft easement on the other
  o Private Easements: verify 2 ft easement on either side
  o Slope and velocity requirements are the same as for concrete channels.
• Turf Reinforcement Matting: 6 fps < V < 12 fps. If > 12 fps, engineer's report should certify that material is appropriate for velocity. Include manufacturer spec's & installation instructions. Engineer to certify at final inspection that material was installed correctly.
• Interceptor channel: Drainage easement shall extend a min of 2 ft on both sides of the channel
• Handrails or fencing required on vertical headwalls greater than 2 ft in height and wing walls with slopes steeper than 2:1
	✓				

6. **Outfalls / Outlets / Transitions**
• When one channel discharges into another channel verify that storm water will be contained within the receiving channel. Verify that the outfall velocity into the receiving channel will not result in runoff jumping out of the receiving channel.
• Concrete rip rap or other velocity control/erosion protection measures may be required at pipe/channel and channel/channel intersections and transitions.
• If outfall velocity exceeds 6 fps at transition to earthen channel or other non-paved surface, provide energy dissipators or other velocity control measures
  o Verify that the proposed energy dissipator type is appropriate for the outfall conditions (Reference Chapter 10, Table 10.4.3)
  o Detailed calculations are required when energy dissipators are proposed
  o Provide retard spacing and concrete transition length where applicable
• Hydrograph timing & analysis of backwater may affect outfall and dissipator calculations					

D. ADVERSE IMPACT ANALYSIS					
1. **Narrative** • Provide an Adverse Impact Analysis and an Adverse Impact Statement • Discuss in detail the downstream conditions • Discuss if drainage patterns have changed from the previously approved MDP, if applicable		✓			
2. **If site work permit ONLY with no increase in impervious cover –** Demonstrate that drainage patterns are not obstructed. Grading plan required. Detailed adverse impact analysis may be required.	✓				
3. **Provide detailed hydrologic & hydraulic calculations from proposed development to 2,000 ft downstream** • Verify hydrologic calculation method • Compare existing, proposed, and ultimate peak flows • Reference Checklist Section B	✓				
4. **Street Capacity:** • Local 'A': Q5 contained within top of curb, Q25 contained within ROW • Collector/Local 'B": Q25 contained within top of curb • Primary/Secondary Arterial: Q25 contained within top of curb & one lane in each direction shall remain passable with a flow depth not to exceed 0.3 ft • For drainage area > 100 acres, Q100 contained within top of curb. Use actual curb heights in calculations for existing streets (non-standard curbs, street overlays, etc.) • Velocity < 10 fps	✓				
5. **Curb Inlets:** • Opening capacity detailed calculations for Q25 • HGL/EGL: provide detailed calcs (including junction losses). • EGL: below top of curb • HGL: below gutter line	✓				
6. **Storm Drain:** • HGL/EGL: provide detailed calcs (show losses). Show on storm drain profiles. • EGL: should be below junction box lid/manhole	✓				
7. **Channels: (provide detailed calculations for Ultimate Q & Channel Capacity):** • Contain ultimate Q25 plus freeboard or ultimate Q100, whichever is greater, within drainage easement/ROW & does not flood habitable structures.	✓				
8. **Culvert:** • Runoff should not overtop an existing structure under the roadway for the existing, proposed, and ultimate of the 5, 25, & 100 yr condition **OR**... • A new culvert should be designed for the 25 yr ultimate for drainage areas ≤ 100 acres or 100-year for drainage areas greater than 100 acres	✓				
9. **Low Water Crossings** (Provide detailed calculations and discuss): • Low Water Crossing must not be classified as "Dangerous" during regulatory (5, 25, or 100 yr frequency) storm events • If the WSE exceeds this criterion the crossing may be improved in lieu of providing onsite	✓				

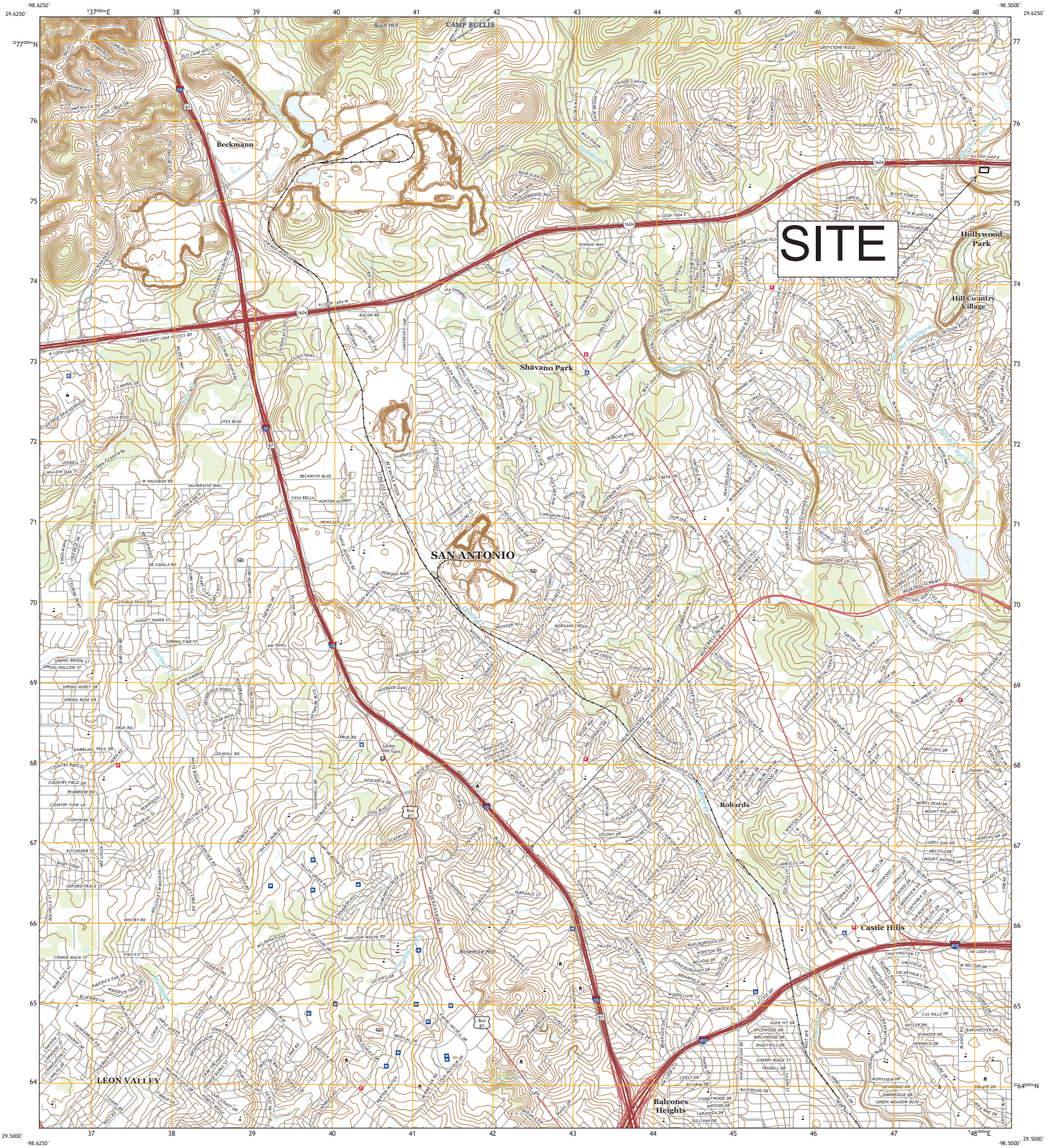
	mitigation measures or paying a fee-in-lieu of detention. This is to be considered on a case by case basis and may require a developer agreement.	✓				
10.	**Underground Utilities in Floodplain:** • Provide buoyancy and scour calculations for the 5, 25, and 100 yr storm events • Show any required concrete capping or encasement in construction plans	✓				
E.	**DETENTION**	✓				
1.	**Provide Drainage Area Map(s)** (to scale) for **Existing and Proposed Conditions:** • Also include ultimate conditions, if applicable (phased construction, basin serving multiple lows, etc.) • Include Time of Concentration/Lag time flow paths • Modified Rational Method may be used for drainage areas up to 20 acres • SCS Method to be used for drainage areas > 20 acres (i.e. HEC-HMS, Pond Pak, Hydraflow, etc.) • SCS Method to be used for modeling multiple ponds, regardless of drainage area					
2.	**Provide results in tabular format with detailed calculations for allowable/existing, proposed, and ultimate discharges from the structure**					
3.	**Post- development discharges** from the pond for the 5, 25, and 100 yr must be equal to or less than existing conditions					
4.	Provide inflow and **outflow hydrographs** for 5, 25, and 100 yr (proposed, ultimate)					
5.	Provide **required storage** for the 5, 25, and 100 yr (proposed, ultimate)					
6.	**Include stage vs. discharge and stage vs. storage tables**					
7.	**Provide outlet rating curve**					
8.	**Provide Pondpack, Hydraflow Hydrographs, or other applicable calculation files on CD**					
9.	**Verify if pond qualifies as a TCEQ dam.** (Reference Chapter 13 for dam requirements)					
10.	**Verify basin side slopes:** • Maximum 3:1 for earthen berm/side slopes • Concrete side slopes/walls may require structural details or geotech analysis depending on slope and height (see concrete channel wall requirements)					
11.	**Check hydraulics of outlet structure:** • Verify weir and orifice size(s) and elevation(s) • Check effect of tail water elevation on outfall hydraulics • Outfall velocity: maximum 6 fps (sandy soils may require a discharge velocity less than 6 fps) • Provide energy dissipation if needed (include calculations and construction details)					

12. **Verify design water surface elevations are below the top of pond:** • 100 yr proposed/ultimate or 25 yr proposed/ultimate plus freeboard • If TCEQ dam, provide auxiliary spillway	✓				
13. **Restrictor plates** may be required for ponds with phased development					
14. **Provide pond grading on subdivision plat**					
15. **Provide detention pond construction plans** (signed & sealed), including but not limited to: • Pond grading • Notes for establishing vegetation • Pond details, including cross-sections with design water surface elevations • Outfall structure (pipe, weir, etc.) details • Restrictor plate details, as applicable					
16. **Deferred Detention:** • Detailed detention analysis and construction of ponds may be allowed on a case by case basis • Preliminary detention calculations are still required at platting					
17. **Regional Storm Water Detention Facilities**: • Provide 15 ft easement around top of bank and/or 100 yr flood inundation pool for maintenance [and public safety] purposes					
18. **Public Detention Facilities:** • Provide access ramps with a maximum slope of 7:1 for access to the flow line of the facility (also recommended for private facilities)					
19. **Provide a signed Maintenance Agreement**					
20. **Drainage Easements for Detention Ponds:** • Show detention pond easements on the plat when the detention is being designed and constructed as part of the plat • Detention pond easements generally shall not be provided on the plat when detention is deferred					
21. **Detention Pond Conformance Letter:** • Submit letter to TCI after pond is constructed • Plat recordation, building permit approval, or certificate of occupancy may be withheld until letter is submitted by applicant and accepted by TCI • Plat recordation will not be withheld when deferring detention					
F. OTHER	✓				

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

CASTLE HILLS QUADRANGLE
TEXAS - BEXAR COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2003 - 2018
Contours.....National Elevation Dataset, 2003
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1983 - 1995

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000 - m Square ID
NT
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES

1 Van Raub
2 Camp Bullis
3 Bulverde
4 Helotes
5 Longhorn
6 Culebra Hill
7 San Antonio West
8 San Antonio East

ROAD CLASSIFICATION

Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

CASTLE HILLS, TX
2019

USGS 7.5-MINUTE SERIES
NGA REF NO. USGS24K7502

National Flood Hazard Layer FIRMette

FEMA

98°30'29"W 29°36'44"N

98°29'52"W 29°36'13"N

Feet

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

1:6,000

Basemap Imagery Source: USGS National Map 2023

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 6/19/2023 at 3:02 PM 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.

SWMP#_____

REGIONAL STORM WATER MANAGEMENT PARTICIPATION FORM

AP PENDING

General Information

Plat / AP # / Other: _____ Name of the Site: Slice Padel ☐ **COSA (ICL)** ☐ **ETJ**

Address of the Site: 920 W. Loop 1604, SAT 78232 BCAD Parcel ID: 611999

Engineer/Contact: David W. Dye III PE RPLS FIRM: Dye Development, Inc. Phone: 210-685-9193

Owner/Developer: Juan Carlos Merlo Phone: 210-665-5894

Development Information

The information is mandatory and will be used to calculate the participation fee and to track changes in impervious cover. FILO [Fee in Lieu of Detention] = Increased Impervious Cover (sq. ft.) multiplied by FILO Rate ($/sq. ft.)

Type of Development (FILO Rate $/sq. ft.):

☐ Single Family ($ 0.15/sq. ft) ☐ Multi Family ($ 0.20/sq. ft.)

☐ Public Facilities ($ 0.20/sq. f strial ($ 0.20/sq. ft) ☐ Commercial ($ 0.25/sq. ft.)

☐ Inc. of Imp. Cover < 100 sq. ft (No fee) ☐ Other (describe work type): _____

☐ Detention Provided (no fee) ☐ LID (potential reduction- contact TCI Storm Water staff)

Is the property located in any of the development zones below?

☐ ICRIP: Lot > 20,000 sq. ft. (50% Fee) ☐ ICRIP: Lot ≤ 20,000 sq. ft. (No Fee) ☐ IDZ (No Fee)

ICRIP Waiver # (required for reduced fee) _____

FILO Previously Paid ($ or N/A)*: _____ Paid Date: _____ Paid with Plat/Permit #: _____

☐ **Plat Application**		☐ **Building Permit Application**			
Platted Area (acres):	2.48 Acres	Increase/Decrease in Impervious Cover (sq. ft.)*: [circle one]	24,866 SF	FILO Rate ($/sq. ft.):	$0.25
Total FILO ($): [Increased Imp. Cover X FILO Rate]	$6,216.50	FILO Previously Paid ($)*:	$0	**Net FILO Due ($):** [Total - Previously Paid]	$6,216.50

**Please include supporting documentation as an attachment or in the drainage report.*

Owners Acknowledgment

I am the owner(s) or an agent of the owner, authorized to execute this acknowledgement, of the above described property. It is acknowledged that the proposed development of the property will impact the above noted watershed and that said development falls under the provisions of ordinance No. 86711 passed and approved the 25th day of September, 1997 and subsequent amending ordinance 2013-01-31-0074 passed and approved the 31st day of January, 2013. Further, it is acknowledged that I have elected to pay a storm water development fee, in the applicable amount as set out in the current fee schedule, in lieu of constructing on-site detention facilities.

Agent

OWNER(S) NAME: David W. Dye III, Pres, Dye Dvpt Inc. **OWNER:** David W. Dye III 6/19/23

Print Signature Date

City Approval

It is acknowledged that the storm water development fee for development of property, as described above, is hereby accepted. It is further acknowledged that said fee shall be placed into the Regional Storm Water Management Program account and shall be used solely in the manner prescribed ordinance No. 86711 passed and approved the 25th day of September, 1997 and subsequent amending ordinance 2013-01-31-0074 passed and approved the 31st day of January, 2013.

CITY: _____ _____

Director of TCI or Designee Date

County Approval (Applicable for ETJ only)

COUNTY REPRESENTATIVE: _____ _____

Signature Date

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: David W. Dye III PE, RPLS Pres., Dye Development, Inc.

Date: 9/6/23

Signature of Customer/Agent:

_____

Regulated Entity Name: Slice Padel

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: Panther Springs Creek

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☐ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☐ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT A TO TCEQ-0602

SPILL RESPONSE ACTIONS

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater runoff during rainfall to the extent that it doesn't compromise cleanup activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

12. Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

1. Clean up leaks and spills immediately.

2. Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

3. Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly.

Minor Spills

1. Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

2. Use absorbent materials on small spills rather than hosing down or burying the spill.

3. Absorbent materials should be promptly removed and disposed of properly. Follow the practice below for a minor spill:

4. Contain the spread of the spill.

5. Recover spilled materials.

6. Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

1. Contain spread of the spill.

2. Notify the project foreman immediately.

3. If the spill occurs on paved or impermeable-surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

4. If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

3. Notification should first be made by telephone and followed up with a written report.The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

4. 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 TO TCEQ-0602

POTENTIAL SOURCE OF CONTAMINATION

A. Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle leakage.
Remedy: Lubrication and fueling will be performed in a designated area in the staging area. This area will be monitored daily for contamination.

B. Miscellaneous trash and litter from construction workers.
Remedy: Designated receptacles will be strategically located, and workers will be directed to deposit trash there.

C. Construction debris.
Remedy: Debris will be collected weekly and deposited in bins for offsite disposal. Situations requiring immediate attention will be handled on a case by case basis.

D. Storm water contamination from excess application of fertilizers, herbicides, and pesticides.
Remedy: Fertilizers, herbicides, and pesticides will only be applied when necessary and in accordance with the manufacturers recommendations.

ATTACHMENT C TO TCEQ-0602

SEQUENCE OF MAJOR ACTIVITIES

A. Install pollution prevention measures (See SWPPP plans attached). All temporary control measures shall be installed at the start of the project and shall remain in place until the TCEQ has approved the project's construction and the City of San Antonio has approved the building's construction. This silt fencing shall be inspected each month or after every rainfall event, and accumulated silt shall be cleaned as needed to ensure proper silt fence function.

B. Grubbing, clearing and rough grading of the site, consisting of the sport courts, parking stalls, building envelope, and BMP sites.
(0.57 acres disturbed)

C. Construction of BMPs (extended detention basin and vegetative filter strips).
(0.22 acres disturbed)

D. Construction of sport courts and parking lot base and pavement, concrete flatwork, and building foundation.
(0.57 acres disturbed). This will be performed in conjunction with "C" above.

ATTACHMENT D TO TCEQ-0602

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

A construction exit will be provided at the proposed driveway location to the site. The stabilized construction exit will prevent sediments collected on the tires of the construction vehicles from being tracked onto the existing asphalt driveways.

Silt fencing will be installed along the entire down-gradient side of the site which abuts Panther Springs Creek. The silt fencing shall remain in place until the project construction has been completed.

After the site is re-graded and curbing and storm drain are installed, the stormwater runoff will be directed to the BMPs. The basin will be subject to frequent cleaning until the construction is completed. The silt fencing will prevent on-site sedimentation from the grading and construction activities to wash down-gradient onto Panther Springs Creek. The silt fencing will also minimize down-gradient erosion of the disturbed soil area.

The proposed activities and the use of the silt fencing and the stabilized construction exits will not alter the stormwater runoff flows to any naturally-occurring sensitive features identified in the geologic assessment (none were found). If any sensitive features are discovered in the process of excavating for the sand filtration basin or while re-grading the site, those features will be addressed on an individual basis.

Inspections will be required once per week and after any rainfall event, in order to comply with RG-348.

ATTACHMENT E TO TCEQ-0602

REQUEST TO TEMPORARILY SEAL A FEATURE

N/A

ATTACHMENT F TO TCEQ-0602

STRUCTURAL PRACTICES

The development of the site would eliminate flows across exposed soils, other than the rainfall directly on the area of the exposed soil. The relatively small area of disturbance would not be expected to result in significant amounts of pollutant discharge that could not be adequately handled by the silt fencing. No structural practices will be placed in the 100-year floodplain.

ATTACHMENT G TO TCEQ-0602

DRAINAGE AREA MAP

SEE THE STORM WATER MANAGEMENT PLAN PROVIDED WITH F-0584.

ATTACHMENT H TO TCEQ-0602

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

N/A

ATTACHMENT I TO TCEQ-0602

INSPECTION AND MAINTENANCE FOR BMPs

SILT FENCE

- Inspect silt fences daily during periods of prolonged rainfall, immediately after each rainfall event, and weekly during periods of no rainfall. Make any required repairs immediately.
- Sediment must be removed when it reaches a depth of 6". Take care to avoid damaging the fence during cleanout.
- Silt fences should not be removed until the upslope area has been permanently stabilized. Contaminated sediment deposits must be removed and disposed of off-site in accordance with applicable regulations. Uncontaminated sediment deposits remaining in place after the silt fence has been removed should be dressed to conform with the final grading and stabilized.
- Clean or remove and replace stone filter or filter fabric if they become clogged.
- Maintain records of inspection, routine maintenance and repair for the duration of the project, or longer if required by other regulations.

ATTACHMENT J TO TCEQ-0602

SCHEDULE OF INTERIM AND PERMANENT
SOIL STABILIZATION PRACTICES

Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

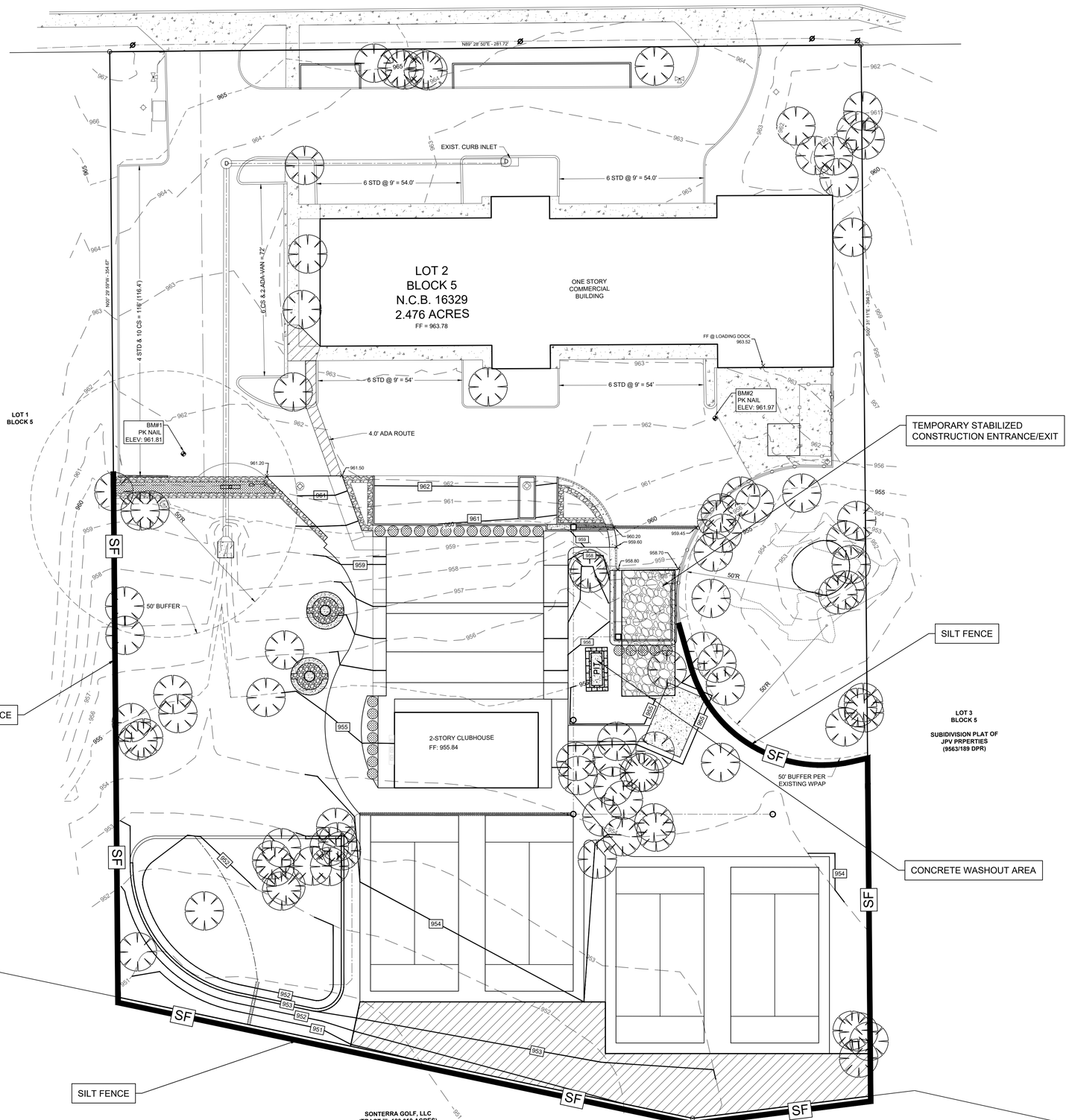
1. After completion of the basin construction, all exposed soil shall either be sodded or landscaped, or other soil stabilization methods be used as directed by owner (such as slope stabilization fabric). Existing areas that are disturbed will receive the same treatment to replace vegetation lost during construction.

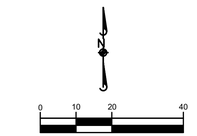
2. Daily records will be kept, detailing among other things, beginning of major grading operations, cessation of construction, either temporary or permanent, and dates when stabilization measures are implemented.

3. It is not anticipated that interim soil stabilization practices will be required. In the event that interim soil stabilization is needed the site or portion of the site requiring stabilization shall implement one or more of the following methods.
    a) Temporary Vegetation: Select vegetation based on weather conditions and time of year.
    b) Interceptor Swale: Use as a perimeter control devise or to lessen the slope of a given area.
    c) Diversion Dike: Use to route runoff away from a disturbed area.

NORTH LOOP 1604 WEST

VARIABLE WIDTH R.O.W, 300' MIN. (9533/146 DPR)





1. THIS PROJECT IS GOVERNED BY THE PROJECT'S WATER POLLUTION ABATEMENT PLAN (WPAP) AS APPROVED BY THE TCEQ. CONTRACTOR IS REQUIRED TO MEET ALL CONDITIONS OF THE WPAP.
2. THIS PLAN WAS PREPARED WITHOUT KNOWLEDGE OF THE SEQUENCING, MEANS METHODS OR TECHNIQUES OF THE CONTRACTOR. MODIFICATIONS TO THE SEDIMENT AND EROSION CONTROLS OR ADDITIONAL CONTROLS BY THE CONTRACTOR MUST BE MADE IN ACCORDANCE WITH THE APPROVED WPAP AS NECESSARY TO PROTECT DOWNSTREAM AREAS FROM POLLUTANTS.
3. CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS WITH VEGETATION PER THE LANDSCAPE PLANS.

NO.	DATE	COMMENTS
		REVISIONS

9-6-23

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

SWPPP

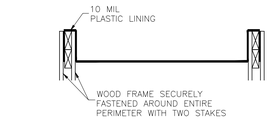
SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

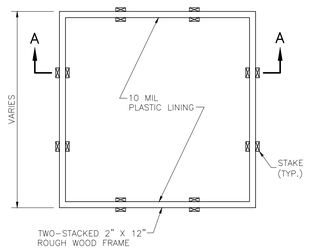
DRAWN BY: DWD
CHECKED BY: DWD
DATE: 9/6/23
PROJECT NO: 920 W LOOP 1604

SHEET

S1

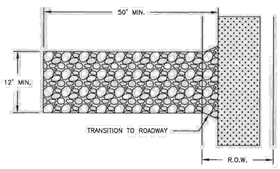


SECTION "B-B"

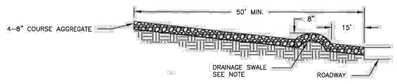


NOTE:
ACTUAL LAYOUT DETERMINED IN FIELD.

CONCRETE WASHOUT AREA
(ABOVE GROUND)
N.T.S.



PLAN VIEW



PROFILE

NOTES:

1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION WITH A MINIMUM THICKNESS OF 8 INCHES.
2. IF THE SLOPE TOWARDS THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 8 INCHES HIGH WITH 3:1 (H:V) SIDESLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OX/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. THE MINIMUM WIDTH OF THE ENTRANCE SHOULD BE 12 FT OR THE FULL WIDTH OF THE EXIT ROADWAY, WHICHEVER IS GREATER.
5. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH 4 INCH MINIMUM CRUSHED STONE OR COMMERCIAL RACK WHICH DRAINS TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE:

7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
8. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

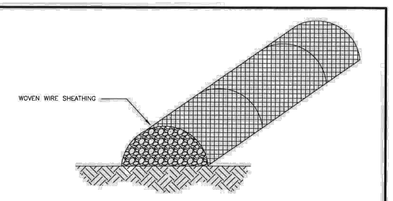
STABILIZED CONSTRUCTION ENTRANCE

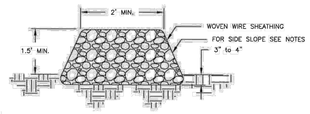
SEGUIN TEXAS
It's real.

DATE ISSUED:	JUNE 1, 2013		
REV		DATE	BY

TITLE: STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S. | DRAWING No.: EC-1





NOTES:

1. USE ONLY CLEAN, OPEN GRADED ROCK 5-8 INCH DIAMETER FOR STREAM FLOW CONDITIONS; USE OPEN GRADED ROCK 3-5 INCHES DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENINGS AND MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED.
3. THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
4. FOR INSTALLATIONS IN ACTIVE STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
5. ROCK BERMS PLACED IN STATE RIGHT OF WAY WILL BE INSTALLED WITH A MAXIMUM SLOPE OF 6:1 OR FLATTER FOR ALL SLOPES PARALLEL TO THE FRONTAGE ROAD EDGE OF PAVEMENT.

MAINTENANCE AND REMOVAL:

6. REPAIR ANY LOOSE WIRE SHEATHING.
7. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION
8. THE STONE AND/OR FABRIC CORE - WOVEN WIRE SHEATHING, SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
9. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
10. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

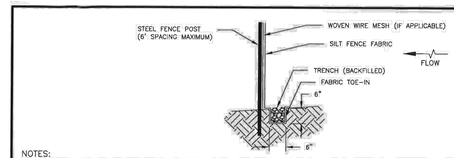
ROCK BERM

SEGUIN TEXAS
It's real.

DATE ISSUED:	JUNE 1, 2013		
REV		DATE	BY

TITLE: ROCK BERM

SCALE: N.T.S. | DRAWING No.: EC-2



NOTES:

1. TRIANGULAR SEDIMENT FILTER DIKES MAY BE SUBSTITUTED FOR SILT FENCE IN AREAS WHERE INSTALLATION OF SILT FENCE IS NOT POSSIBLE OR WHERE VEHICLE ACCESS MUST BE MAINTAINED PROVIDED THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE ACRE.
2. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN^2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND A MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
3. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT^2, AND BRINDELL HARDNESS EXCEEDING 140.
4. WOVEN WIRE BACKING IS REQUIRED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE; OPTIONAL ELSEWHERE. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2"X4" WELDED WIRE, 12 GAUGE MINIMUM.
5. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOURS AS CLOSE AS POSSIBLE. THE ENDS SHOULD BE CURVED UPSTREAM TO CREATE AN AREA OF WATER IMPOUNDMENT AND PREVENT FLOW FROM ESCAPING AROUND THE FENCE.
6. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT AND SPACED NOT MORE THAN 6 FEET ON CENTER.
7. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (E.G., PAVEMENT OR ROCK OUTCROP) WEIGHT FABRIC FLAP WITH 3" OF WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
8. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
9. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. WHERE ENDS MEET, OVERLAP FABRIC 3-FEET AND SECURELY FASTEN.

MAINTENANCE AND REMOVAL:

12. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
13. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE

SEGUIN TEXAS
It's real.

DATE ISSUED:	JUNE 1, 2013		
REV		DATE	BY

TITLE: SILT FENCE

SCALE: N.T.S. | DRAWING No.: EC-3

NO.	DATE	REVISIONS COMMENTS

08-20-23

STATE OF TEXAS — DAVID W. DYE — 94437 — LICENSED PROFESSIONAL ENGINEER

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

SWPPP DETAILS

SLICE PADEL

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 08-20-23
PROJECT NO: 920 W LOOP 1604

SHEET
S2

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: David W. Dye III PE, RPLS, Pres, Dye Developmet, Inc.

Date: 9/6/2023

Signature of Customer/Agent

Regulated Entity Name: Slice Padel

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 TO TCEQ-0600

20% OR LESS IMPERVIOUS COVER WAIVER

N/A

ATTACHMENT B TO TCEQ-0600

BMPs FOR UPGRADIENT STORMWATER

This site generally slopes from north to south. The southern boundary of the site is adjacent to Panther Springs Creek, and no runoff flows onto our site across this boundary. The north boundary is Loop 1604, an existing major highway that does not drain to the site. The property to the west is an existing car wash and their runoff drains to Panther Springs Creek. The property to the east is an existing commercial retail development and their runoff drains to Panther Springs Creek; therefore, there is no upgradient flow onto this site. Therefore, BMPs for upgradient stormwater will not be necessary for the site.

ATTACHMENT C TO TCEQ-0600

BMPs FOR ON-SITE STORMWATER

The BMPs proposed for the on-site stormwater runoff of the existing and proposed facilities are a extended detention basin and vegetative filter strips which will all be placed on the down-gradient low of the property. The anticipated pollutants would be oil and grease from the vehicles of the patrons parked on the property and the suspended solids and sediments brought on site by the vehicles.

The TSS removal calculations have been provided for each BMP. Each BMP has been sized to remove the amount of required TSS (L_M) from its contributing basin. A summary table of the required and provided amounts of TSS removal is shown below.

BMP	**TSS Removal (L_M) Required (lbs.)**	**TSS Removal (L_M) Provided (lbs.)**
Extended Detention Basin	237	237
Vegetative Filter Strips	228	249
Entire Site	**466**	**486**

ATTACHMENT D TO TCEQ-0600

BMPs FOR SURFACE STREAMS

The proposed BMP will remove at least 80% of potential pollutants from entering Panther Springs Creek (a 100-year floodplain that flows during rainfall events).

ATTACHMENT E TO TCEQ-0600

REQUEST TO SEAL FEATURES

N/A

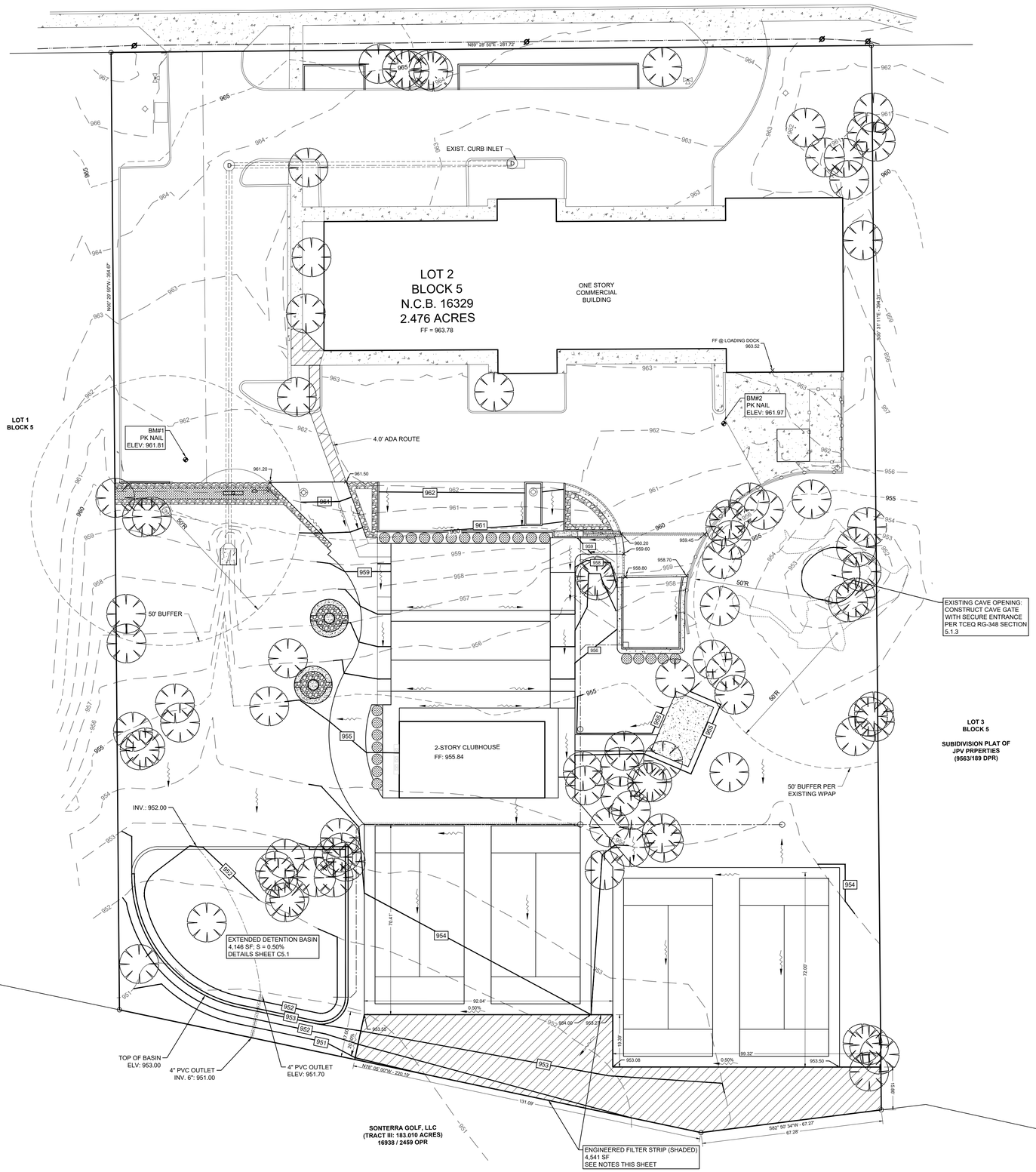
ATTACHMENT F TO TCEQ-0600

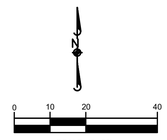
CONSTRUCTION PLANS (SHEETS C5.1, C5.2, & C5.3)

TSS Removal Calculations Template Printout for the following:
Extended Detention Basin
Vegetative Filter Strips

NORTH LOOP 1604 WEST

VARIABLE WIDTH R.O.W, 300' MIN. (9533/146 DPR)





ENGENEERED FILTER STRIP NOTES:
1. ENGINEERED FILTER STRIP AREA SHALL BE GRADED UNIFORM AND EVENLY AT A MAXIMUM SLOPE OF 20%
2. ESTABLISH DENSE VEGETATION WITH A MIX OF EROSION RESISTANT, SOIL BINDING SPECIES.

NO.	DATE	COMMENTS
1	9-6-23	

9-6-23

DAVID W. DYE
94357
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

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920 WEST LOOP 1604 LLC

TCEQ WQ BMP PLAN

PROPOSED SPORTS PARK WITH CLUBHOUSE AND FOOD TRUCKS

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

DRAWN BY: DWD
CHECKED BY: DWD
DATE: 9/6/23
PROJECT NO: 920 W LOOP 1604

SHEET

C5.1

GENERAL NOTES

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
4. ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEERS ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEERS INTERPRETATION. ALL ITEMS, WORK, AND IMPROVEMENTS SHOWN OR INDICATED IN THE CONSTRUCTION DOCUMENTS SHALL BE COMPLETED FOR THE PRICES BID, WHETHER OR NOT A SEPARATE PAY ITEM IS INCLUDED IN THE CONTRACT.
5. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION AND SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER.
6. THE CONTRACTOR SHALL FURNISH ALL ASSISTANCE REQUIRED OF HIM BY OWNER/ENGINEER IN OBTAINING SAMPLES AT THE EXPENSE OF THE CONTRACTOR.
7. IF IN THE OPINION OF THE OWNER/ENGINEER, BASED ON TESTING SERVICE REPORTS AND INSPECTION, MATERIALS OR COMPACTION ARE BELOW THE SPECIFIED REQUIREMENTS THE CONTRACTOR SHALL CORRECT THE DEFICIENCY AND RE-TEST TO OBTAIN THE SPECIFIED PARAMETERS AT NO ADDITIONAL EXPENSE.
8. ALL PAVEMENTS, DRIVEWAYS, SIDEWALKS, CURBING, GUTTERS, FENCES, POLES, MAILBOXES, SIGNS, TREES, SHRUBBERY, LAWNS, SOD OR OTHER PROPERTY AND SURFACE STRUCTURES ON OR ADJACENT TO THE SITE OF THE WORK THAT ARE DAMAGED, DISTURBED, REMOVED OR DESTROYED BY THE CONTRACTOR DURING THE WORK SHALL BE REPAIRED, REPLACED OR RETURNED TO A CONDITION EQUAL TO THAT BEFORE THE WORK BEGAN. CONTRACTOR TO SUPPORT AND KEEP INTACT STORM DRAINS AND INLET STRUCTURES. ANY DAMAGES INCURRED WILL BE AT CONTRACTOR'S EXPENSE.
9. ALL EXPOSED VERTICAL SITE CONCRETE WORK SHALL HAVE A HAND RUBBED FINISH.
10. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. @ 28 DAYS, UNLESS OTHERWISE STATED
11. PROVIDE A MINIMUM CONCRETE COVER OVER ALL REINFORCING OF 1-1/2".
12. PROVIDE EXPANSION JOINTS FOR CONCRETE CURBS. CUT TO SHAPE OF THE CURB EVERY 40'-0" AND AT ANGLE POINTS AND RETURNS.

UTILITIES

1. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, THE LOCAL GAS COMPANY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED IN THESE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CONTACT ANY UTILITIES ENCOUNTERED FORTY-EIGHT HOURS (48) HOURS PRIOR TO EXCAVATION OPERATION.
3. THE FOLLOWING IS A LIST OF TELEPHONE NUMBERS OF THE UTILITY LOCATORS FOR THE VARIOUS UTILITIES THAT MAY BE ENCOUNTERED:

TEXAS ONE CALL	1-800-245-4545
C.C.M.A.	(210)-658-6241
CITY PUBLIC SERVICE	1-800-545-6005
NBU	(830) 608-8971
CENTERPIONT ENERGY ENTEX	(210)-659-6788
G.V.E.C.	(210)-672-2871
EL PASO PIPELINE CO	1-800-852-3602
TIME WARNER CABLE	(210)-352-4472
AT&T	1-800-828-5127
GREEN VALLEY TELEPHONE COMPANY	1-830-885-8277
EL PASO FIELD SERVICE	1-800-644-4773
GREEN VALLEY SPECIAL UTILITY DISTRICT	(830)-914-2330

4. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
   A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE. NOTIFY SAWS CONSTRUCTION INSPECTION.
   B. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
   C. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
5. NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TEXAS WATER COMMISSION.

TREES & VEGETATION

1. THE CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED AND PROTECTED PRIOR TO COMMENCING CONSTRUCTION. DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREE TRUNKS.
2. THE CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
3. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SODDED (NO SEPARATE PAYMENT).
4. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES ORGANIC SOIL, DEBRIS, AND DELETERIOUS MATERIALS IN CONFLICT WITH IMPROVEMENTS.
5. AFTER THE CONTRACTOR HAS REMOVED MATERIALS AS DESCRIBED ABOVE, HE SHALL STRIP SUITABLE TOPSOIL AND STOCKPILE FOR LANDSCAPING USE.
6. THE CONTRACTOR SHALL EXERCISE EXTRA CARE TO AVOID DAMAGE TO TREES AND ORNAMENTAL SHRUBS PLANTED AND MAINTAINED BY PROPERTY OWNERS IN THE TERRACES FRONTING THEIR PROPERTY.
7. CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE TO TREES THAT WERE TO REMAIN.
8. OAK TREES DAMAGED DURING CONSTRUCTION SHALL BE SEALED WITHIN SIX HOURS OF DAMAGE TO PREVENT INFECTION BY OAK WILT.

TPDES/NPDES

1. THIS PROJECT WILL DISTURB MORE THAN 0.5 OF AN ACRE OF LAND, AND THEREFORE IS REQUIRED TO OBTAIN COVERAGE UNDER THE TPDES/NPDES CONSTRUCTION GENERAL PERMIT TXR150000.

TRAFFIC

1. THE CONTRACTOR WILL BE REQUIRED TO FURNISH BARRICADES, WARNING SIGNS, LIGHTS, FLARES, FLAGS, FLAGMEN, ETC. WHERE NECESSARY AND AS DIRECTED BY THE CITY INSPECTOR, PARTICULARLY IN THOSE AREAS OF IMMEDIATE WORK.
2. BATTERY FLASHERS SHALL BE USED AND NUMBER SHALL BE EQUAL OR GREATER THAN INDICATED ON BARRICADING STANDARDS. WHEN A CLASS I BARRICADE PANEL OR CLASS II BARRICADE IS USED, EACH SHOULD BE EQUIPPED WITH A MINIMUM OF TWO (2) LIGHTS. ALL WARNING SIGNS NOT MOUNTED ON BARRICADES SHALL HAVE ONE (1) LIGHT.
3. BATTERY FLASHERS SHALL CONFORM TO PART V, SECTION D, LIGHTING DEVICES, TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

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

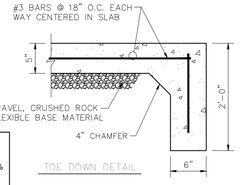
1. All construction shall be performed in accordance with the TCEQ approved WPAP Modification permit, 30 TAC Chapter 213, and TCEQ's Complying with the Edwards Aquifer Rules technical paper RG-348, revised July 2005. Contractor shall thoroughly familiarize themselves with the required regulations before commencing work.
2. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor and the name and telephone number of the contact person.
3. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan 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.
4. If any sensitive feature 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. The regulated activities near the sensitive feature may not proceed until the TCEQ has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality.
5. No temporary aboveground hydrocarbon and hazardous substance storage tank system is installed within 150 feet of a domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
6. Prior to commencement of construction, all temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturers specifications and good engineering practices. Controls specified in the temporary storm water section of the approved Edwards Aquifer Protection Plan are required during construction. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized.
7. 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).
8. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake must be provided that can indicate when the sediment occupies 50% of the basin volume.
9. 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).
10. 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.
11. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.
12. 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.
13. 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
2800 S. IH 35, Suite 100
Austin, Texas 78704-5712
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

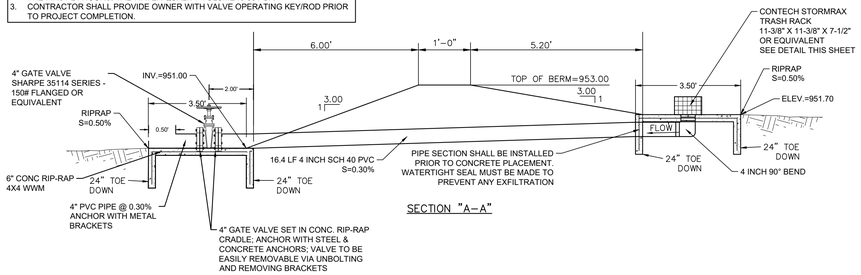
NOTES TO CONTRACTOR

1. CONTRACTOR IS ADVISED THAT TCEQ DOES NOT ALLOW CHANGES TO PERMANENT POLLUTION ABATEMENT MEASURES WITHOUT THEIR PRIOR APPROVAL.

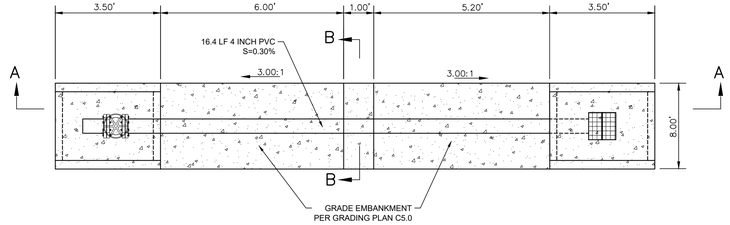


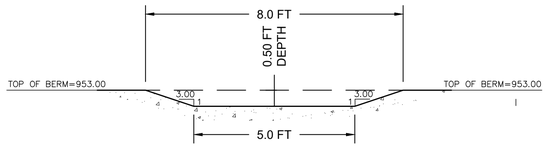
TOE DOWN DETAIL

NOTES:
1. SEE GRADING PLAN, SHEET 5.0, FOR EXISTING AND PROPOSED GRADES.
2. THE VALVE WILL BE SET PARTIALLY CLOSED SO AS TO ALLOW FOR COMPLETE DRAWDOWN OF THE WATER QUALITY VOLUME IN 48 HOURS. NO MORE THAN 50% OF THE WATER QUALITY VOLUME SHOULD DRAIN FROM THE FACILITY WITHIN THE FIRST 24 HOURS. THE WATER QUALITY VOLUME IS 584 CF.
3. CONTRACTOR SHALL PROVIDE OWNER WITH VALVE OPERATING KEY/ROD PRIOR TO PROJECT COMPLETION.

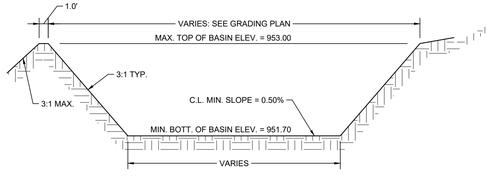


SECTION "A–A"





SECTION "B–B" (EMERGENCY SPILLWAY SECTION)



DETENTION BASIN CROSS-SECTION

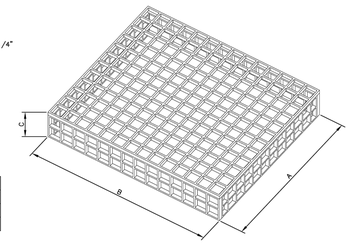
BERM CONSTRUCTION:

THE INTERIOR CORE OF THE BERM SHALL BE CONSTRUCTED WITH ON-SITE OR OFF-SITE SOILS WITH A MINIMUM PLASTICITY INDEX (PI) OF 15. THE FINAL 12-INCHES OF THE BERM SHALL BE CONSTRUCTED WITH ON-SITE OR OFF-SITE SOILS WITH A MINIMUM PLASTICITY INDEX (PI) OF 30. ALL BERM FILL SHALL BE PLACED IN NO GREATER THAN 8-INCH THICK LOOSE LIFTS AND SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95-PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITHIN 3-PERCENT OF THE OPTIMUM MOISTURE CONTENT. THE OVERFLOW DISCHARGE WATER SHALL BE KEPT A MINIMUM OF 5-FEET FROM THE OUTSIDE TOE OF THE BERM TO REDUCE THE POTENTIAL FOR EROSION. CONTRACTOR SHALL PROVIDE TESTING RESULTS TO CONFIRM ABOVE SPECS.

AS DIRECTED BY THE PROJECT GEOTECHNICAL ENGINEER, THE BERM SHALL BE FORMED AND COMPACTED AT LEAST 6" MORE THAN WHAT IS REQUIRED, THEN CUT BACK TO THE DESIGN GRADES.

1. ALL CONCRETE SHALL BE 3000 PSI @ 28 DAYS.
2. COVER FOR REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE NOTED.
3. ALL EXPOSED EDGES OF CONCRETE SHALL BE 3/4" CHAMFERED.
4. ALL REINFORCING STEEL SHALL BE NO. 4 BARS @ 12" O.C.B.W. UNLESS OTHERWISE NOTED.

FLAT ROOF RECTANGULAR RACKS/WEIRS
(STANDARD SIZES)
DIMENSIONS IN INCHES TO THE NEAREST 1/4"



HOST STRUCTURE INSIDE DIMENSIONS
____ LENGTH ____ WALL THICKNESS (REQUIRED)
____ WIDTH

AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY

WIDTH (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

LENGTH (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/8	70 1/2	75 7/8	81 7/8	87 1/4
CODE	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16

HEIGHT (C)	7 1/2	12 7/8
CODE	01	02
	1 GRID HIGH	2 GRID HIGH

FLAT ROOF (FR) _____ WIDTH (A) _____ LENGTH (B) _____ HEIGHT (C)

CONTECH CONSTRUCTION PRODUCTS INC.
800 Dearborn Park Lane, Woodstock, IL 60098
Ph: 1.800.338.1122 FAX: 513.645.7388
© COPYRIGHT

CUSTOMER: | DATE:
PROJECT: | DRAWN BY:
APP'D BY:
DETAIL:

NO.	DATE	COMMENTS
REVISIONS		

9-6-23

DYE DEVELOPMENT, INC.
TBPE: F-9539 — TBPLS: #10092200
17174 IRONGATE RAIL
SAN ANTONIO, TEXAS 78247
TEL. (210) 685-9193
FAX (210) 598-9758

920 WEST LOOP 1604 LLC

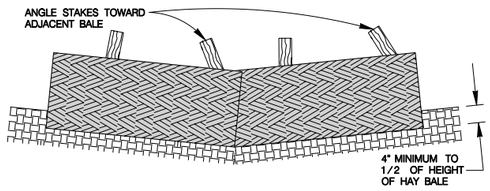
TCEQ WQ BMP DETAILS

PROPOSED SPORTS PARK WITH CLUBHOUSE AND FOOD TRUCKS

920 WEST LOOP 1604, SAN ANTONIO, TX 78232

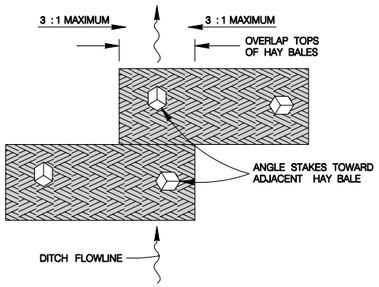
DRAWN BY: DWD
CHECKED BY: DWD
DATE: 9-6-23
PROJECT NO: TOP-136

SHEET
C5.2



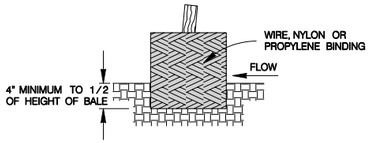
PROFILE VIEW

SCALE : 1" = 2'



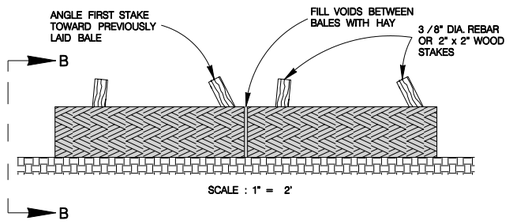
PLAN VIEW

SCALE : 1" = 2'



SECTION B–B

SCALE : 1" = 2'



SCALE : 1" = 2'

BALED HAY USAGE GUIDELINES

A BAILED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM /FT SQUARED OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR LESS THAN 100'. IF THE SLOPE OF THE DISTURBED SOIL EXCEEDS 10 %, THE LENGTH OF SLOPE UPSTREAM OF THE BAILED HAY SHOULD BE LESS THAN 50'.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES, THE FOLLOWING ADDITIONAL CONDI–TIONAL CONSIDERATIONS APPLY:

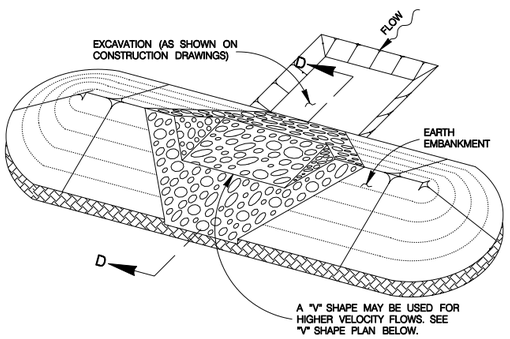
1. THE DITCH SIDESLOPES SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOW RATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERLAPPING DRAINAGE WHEN SEDIMENT HAS FILLED TO THE TOP OF THE BAILED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTERGRITY IS ACCELERATED.

GENERAL NOTES

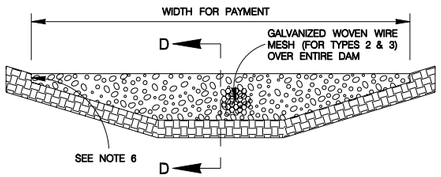
1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MININMUM OF 4" AND, WHERE POSSIBLE, ONE–HALF THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3 /8" DIA. REBAR OR 2" x 2" WOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TO–WARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

BALED HAY FOR EROSION CONTROL



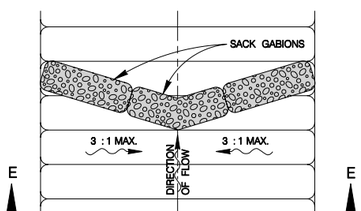
TYPE 1 & 2 FILTER DAM AT SEDIMENT TRAP

SCALE : 1" = 10'



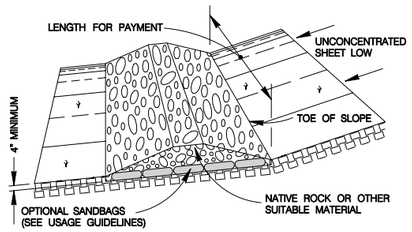
TYPE 1, 2 & 3 FILTER DAM AT CHANNEL SECTIONS

SCALE : 1" = 6'



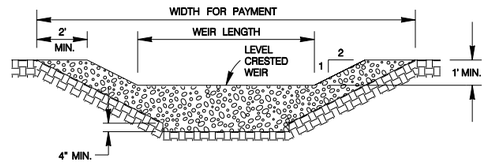
PLAN VIEW

SCALE : 1" = 10'



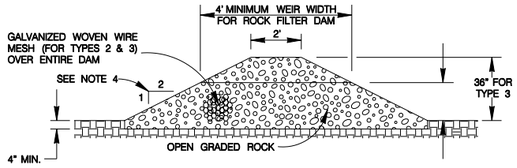
TYPE 1 FILTER DAM AT TOE OF SLOPE

SCALE : 1" = 10'



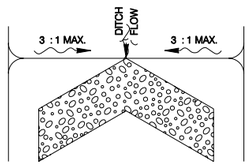
PROFILE OF TYPE 1 & 2 FILTER DAM AT SEDIMENT TRAP

SCALE : 1" = 6'



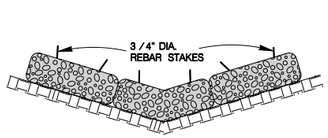
SECTION D–D

SCALE : 1" = 6'



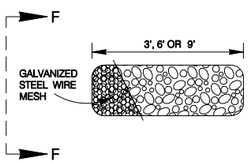
"V" SHAPE PLAN VIEW

NOT TO SCALE



SECTION E–E

SCALE : 1" = 10'



TYPE 4 SACK GABION DETAIL

SCALE : 1" = 6'

SECTION F–F

SCALE : 1" = 6'

TYPE 4 FILTER DAM AT DITCHES & SMALLER CHANNELS PLAN VIEW

ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND /OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 60 GPM /FT SQUARED OF CROSS SECTIONAL AREA.. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

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

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

TYPE 2 (18" HIGH WITH WIRE MESH) :

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

TYPE 3 (36" HIGH WITH WIRE MESH) :

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

TYPE 4 (SACK GABIONS) :

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

GENERAL NOTES

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

ROCK FILTER DAMS

SHEET C5.3

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 2

____% SUBMITTAL	PROJECT NO.:_____		DATE:_____
DRWN. BY: V. VASQUEZ	DSGN. BY:_____	CHKD. BY:_____	SHEET NO.:____OF____

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Slice Padel - Loop 1604 Food Truck Sports Park
Date Prepared: 9/6/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

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

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

County =	Bexar	
Total project area included in plan * =	2.48	acres
Predevelopment impervious area within the limits of the plan* =	0.86	acres
Total post-development impervious area within the limits of the plan* =	1.44	acres
Total post-development impervious cover fraction * =	0.58	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	466	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.77	acres
Predevelopment impervious area within drainage basin/outfall area =	0.86	acres
Post-development impervious area within drainage basin/outfall area =	1.16	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	237	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 75 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	1.77	acres
A_I =	1.16	acres
A_P =	0.61	acres
L_R =	907	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **237** lbs.

F = **0.26**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth = **0.16** inches
Post Development Runoff Coefficient = **0.46**
On-site Water Quality Volume = **470** cubic feet

DAVID W. DYE III
9-6-23

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = **0.00** acres
Off-site Impervious cover draining to BMP = **0.00** acres
Impervious fraction of off-site area = **0**
Off-site Runoff Coefficient = **0.00**
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **94**
Total Capture Volume (required water quality volume(s) x 1.20) = **564** cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System Designed as Required in RG-348 Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = **NA** cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = **0.1** in/hr **Enter determined permeability rate or assumed value of 0.1**
Irrigation area = **NA** square feet
NA acres

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **564** cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Slice Padel - Loop 1604 Food Truck Sports Park
Date Prepared: 9/6/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

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

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

County =	Bexar	
Total project area included in plan * =	2.48	acres
Predevelopment impervious area within the limits of the plan* =	0.86	acres
Total post-development impervious area within the limits of the plan* =	1.44	acres
Total post-development impervious cover fraction * =	0.58	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	**466**	lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area = 2

DAVID W. DYE III
9/6/23

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	0.42	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.28	acres
Post-development impervious fraction within drainage basin/outfall area =	0.67	
$L_{M\ THIS\ BASIN}$ =	228	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

where:

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

A_C =	0.42	acres
A_I =	0.28	acres
A_P =	0.14	acres
L_R =	249	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **228** lbs.

F = **0.92**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth = **2.00** inches
Post Development Runoff Coefficient = **0.47**
On-site Water Quality Volume = **1445** cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = **0.00** acres
Off-site Impervious cover draining to BMP = **0.00** acres
Impervious fraction of off-site area = **0**
Off-site Runoff Coefficient = **0.00**
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **289**
Total Capture Volume (required water quality volume(s) x 1.20) = **1734** cubic feet

DAVID W. DYE III
9/6/23

The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

16. Vegetated Filter Strips Designed as Required in RG-348 Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips.
The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.

If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.

ATTACHMENT G TO TCEQ-0600

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

PERMANENT POLLUTION ABATEMENT MEASURES
MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

Slice Padel Co LLC owner and developer of Slice Padel recreational facility hereby verifies that Slice Padel Co LLC agrees to accept responsibility for maintenance of the Permanent Structural Best Management Practice (BMP) associated with this Project. The permanent BMPs, located on the southern side of the Project is to be maintained in accordance with the approved Water Pollution Abatement Plan associated with this Project.

This document has been prepared to provide a description and schedule for the performance of maintenance on permanent pollution abatement measures. Maintenance measures to be performed will be dependent on what permanent pollution abatement measures are incorporated into the project. The project specific water pollution abatement plan should be reviewed to determine what permanent pollution abatement measures are incorporated into a project.

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions.

Where a project is occupied by the owner, the owner may provide for maintenance with his own skilled forces or contract for recommended maintenance of Permanent Best Management Practices. Where a project is occupied or leased by a tenant, the owner shall require tenants to contract for such maintenance services either through a lease agreement, property owners association covenants, or other binding document.

Slice Padel Co LLC understands that it is responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

David W. Dye III	President, Dye Development, Inc.	9/6/2023
Armando Merlo Slice Padel Co, LLC	Title	Date

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

Note: Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 3.5.

BMP: Extended Detention Basin
Location on Property: Downstream of existing swale (At south end of property)

1. Inspections. Basins should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the pond is meeting the target detention times. In particular, the extended detention control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired or revegetated immediately.
2. Mowing. The upper stage, side slopes, embankment, and emergency spillway of an extended detention basin must be mowed regularly to discourage woody growth and control weeds. Grass areas in and around basins should be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower should be used, or grass clippings should be caught and removed.
3. Debris and Litter Removal. Debris and litter will accumulate near the extended detention control device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.
4. Erosion Control. The pond side slopes, emergency spillway, and embankment all may periodically suffer from slumping and erosion, although this should not occur often if the

soils are properly compacted during construction. Regrading and revegetation may be required to correct the problems. Similarly, the channel connecting an upper stage with a lower stage may periodically need to be replaced or repaired.

5. Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced.
6. Nuisance Control. Standing water (not desired in a extended detention basin) or soggy conditions within the lower stage of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, weeds, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed (e.g., mowing, debris removal, clearing the outlet control device).
7. Sediment Removal. When properly designed, dry extended detention basins will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in extended detention dry ponds for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the basin. Second, unlike wet extended detention basins (which have a permanent pool to conceal deposited sediments), sediment accumulation can make dry extended detention basins very unsightly. Third, and perhaps most importantly, sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time and escape through the hydraulic control to downstream channels and streams. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the basin or at least every 10 years.

BMP: Vegetative Filter Strips
Location on Property: Along south property line

1. Pest Management. An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.
2. Seasonal Mowing and Lawn Care. If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices, however herbicide use should be kept to a minimum. Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.
3. Inspection. Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.
4. Debris and Litter Removal. Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.
5. Sediment Removal. Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

6. Grass Reseeding and Mulching. A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

Designed By:

David W. Dye III 9/6/23

David W. Dye III, P.E. Date
President
Dye Development, Inc.

ATTACHMENT H TO TCEQ-0600

PILOT-SCALE FIELD TESTING PLAN

N/A

ATTACHMENT I TO TCEQ-0600

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed BMPs will minimize surface stream contamination by removing at least 80% of the potential pollutants. The BMPs that outfall to Panther Springs Creek are the vegetative filter strips and the extended detention basin. The vegetative filter strips will reduce the velocity of the sheet flow in this drainage basin, therefore reducing risks of erosion. The extended detention basin outlet will be constructed with a 6 inch gate valve to meter flow and will be anchored to concrete riprap to reduce erosion.

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

I ARMANDO MERLO,
Print Name

OWNER / MANAGER,
Title - Owner/President/Other

of SLICE PADEL Co LLC,
Corporation/Partnership/Entity Name

have authorized David W. Dye III, PE, RPLS, President
Print Name of Agent/Engineer

of Dye Development, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

06/21/2023
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Armando Merlo 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 21 day of June, 2023

Beatriz Alvarez
NOTARY PUBLIC

Beatriz Alvarez
Typed or Printed Name of Notary

BEATRIZ ALVAREZ
Notary Public, State of Texas
Comm. Expires 07-21-2025
Notary ID 133225525

MY COMMISSION EXPIRES: 07/21/2025

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Slice Padel
Regulated Entity Location: 920 W Loop 1604, San Antonio, TX 78232
Name of Customer: Slice Padel Co LLC
Contact Person: Armando Merlo Phone: 210-499-0700
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

☒ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.476 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: 9/6/23

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

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.)*

[X] 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		**RN**

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:*

Slice Padel Co LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0804802127	32087115955	92-1138306	

11. Type of Customer: [X] Corporation [ ] Individual Partnership: [ ] General [ ] Limited
Government: [ ] City [ ] County [ ] Federal [ ] Local [ ] State [ ] Other [ ] Sole Proprietorship [ ] Other:

12. Number of Employees
[X] 0-20 [ ] 21-100 [ ] 101-250 [ ] 251-500 [ ] 501 and higher

13. Independently Owned and Operated?
[X] **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 [X] Owner & Operator [ ] Other:
[ ] Occupational Licensee [ ] Responsible Party [ ] VCP/BSA Applicant

15. Mailing Address:	3512 Paesanos Parkway Suite 100						
	City	San Antonio	**State**	TX	**ZIP**	78231	**ZIP + 4**	1247

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	management@slicepadelco.com

18. Telephone Number 219-499-0700 **19. Extension or Code** 239 **20. Fax Number** *(if applicable)* N/A

( ) -		( ) -

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.)*

Slice Padel

23. Street Address of the Regulated Entity: ***(No PO Boxes)***							
City		**State**		**ZIP**		**ZIP + 4**	
24. County	Bexar						

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

25. Description to Physical Location:	South side of Loop 1604, approximately 1,500 feet east of Blanco Road		
26. Nearest City		**State**	**Nearest ZIP Code**
San Antonio		TX	78232

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:	29.607199		**28. Longitude (W) In Decimal:**	98.503062	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	36	26	98	30	11

29. Primary SIC Code (4 digits) 5812	**30. Secondary SIC Code** (4 digits) 5813	**31. Primary NAICS Code** (5 or 6 digits) 72,722	**32. Secondary NAICS Code** (5 or 6 digits) 722511

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

Padel Tennis club that offers live music, a bar, and food trucks

34. Mailing Address:	3512 Paesanos Parkway Suite 100						
City	San Antonio	**State**	TX	**ZIP**	78231	**ZIP + 4**	1247
35. E-Mail Address:	management@slicepadelco.com						

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
( ) - 210-499-0700	239	( ) - N/A

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:		41. Title:	
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
( ) -		( ) -	

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:	SLICE PADEL CO LLC	**Job Title:**	OWNER/MANAGER
Name *(In Print):*	ARMANDO MERLO	**Phone:**	(210) - 833 7525
Signature:	[signature]	**Date:**	06/21/2023