Lewis Creek Ranch

Bulverde, Texas

Contributing Zone Plan

February 2024

TBPE # F-4512

MHE 3236.00

PREPARED BY: BEN YOSKO

April 17, 2024

Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
Austin Regional Office
12100 Park 35 Circle
Austin, TX 78753

Re: Lewis Creek Ranch
Comal County, Texas
Contributing Zone Plan

To Whom It May Concern:

Please find attached two (2) copies of the Lewis Creek Ranch Contributing Zone Plan. This Contributing Zone Plan has been prepared in accordance with the Texas Commission on Environmental Quality (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

This Contributing Zone Plan applies to a 312.47-acre tract located on State Highway 46, approximately 200 feet west of the SH 46 and Old Boerne Rd intersection. The property has 282.46 acres within the city limits and 30.01 acres within the ETJ. Coordinates: 29°47'09.27"N, 98°26'25.70"W.

Please review the attached Contributing Zone Plan information for the items it is intended to address, and if acceptable, provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees ($8,000.00) and fee application are included. If you have any questions regarding this information, please call our office.

Respectfully Submitted,
Matkin Hoover Engineering & Surveying
TBPE #4152

Ken Kolacny, P.E.
Vice President

Attachments
cc: Lewis Creek Ranch

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: Lewis Creek Ranch					**2. Regulated Entity No.:**				
3. Customer Name: Vantage, Inc.					**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):**		312.47	
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			None, 20% Waiver			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Comal		**14. Watershed:**			Cibolo 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)	___	_X_	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	_X_Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	_X_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.
Ken Kolacny Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 4/1/24

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ken Kolacny

Date: 03/07/2024

Signature of Customer/Agent:

Regulated Entity Name:

Project Information

1. County: Comal
2. Stream Basin: Cibolo Creek
3. Groundwater Conservation District (if applicable): Comal Trinity GCD
4. Customer (Applicant):

   Contact Person: Tom Hackleman
   Entity: Vantage, Inc.
   Mailing Address: 20540 HWY 46 W STE 115-194
   City, State: Spring Branch, TX Zip: 78070
   Telephone: (210) 549-6728 Fax: (210) 568-2730
   Email Address: tom@texasvantage.com

5. Agent/Representative (If any):

   Contact Person: Ken Kolacny
   Entity: MatkinHoover Engineering & Surveying
   Mailing Address: 8 Spencer Rd
   City, State: Boerne, Texas Zip: 78006
   Telephone: 830-249-0600 Fax: _____
   Email Address: mhubble@matkinhoover.com

6. Project Location:

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

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

   City of Bulverde and being located off of state Hwy 46W, approximately 1.68 miles west of the US281 and state Hwy 46W intersection, global Coordinates of: 29°47'09.27"N, 98°26'25.70"W

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

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

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

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

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

11. Existing project site conditions are noted below:

    ☐ Existing commercial site

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

12. The type of project is:

☒ Residential: # of Lots: 183
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 312.47 Acres

    Total disturbed area: 98.03 Acres

14. Estimated projected population: 458

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	2,150,745	÷ 43,560 =	49.37
Parking	52,540	÷ 43,560 =	1.21
Other paved surfaces	518,950	÷ 43,560 =	11.91
Total Impervious Cover	2,722,235	÷ 43,560 =	62.49

Total Impervious Cover 62.49 **÷ Total Acreage** 312.47 **X 100 =** 19.99 **% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 200'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM MAP 48091C0215F, effective date of 09/02/2009.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☒ N/A

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

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

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

☒ N/A

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

☒ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☒ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

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

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☒ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

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

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

☒ N/A

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

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☒ N/A

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

60. ☐ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a

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

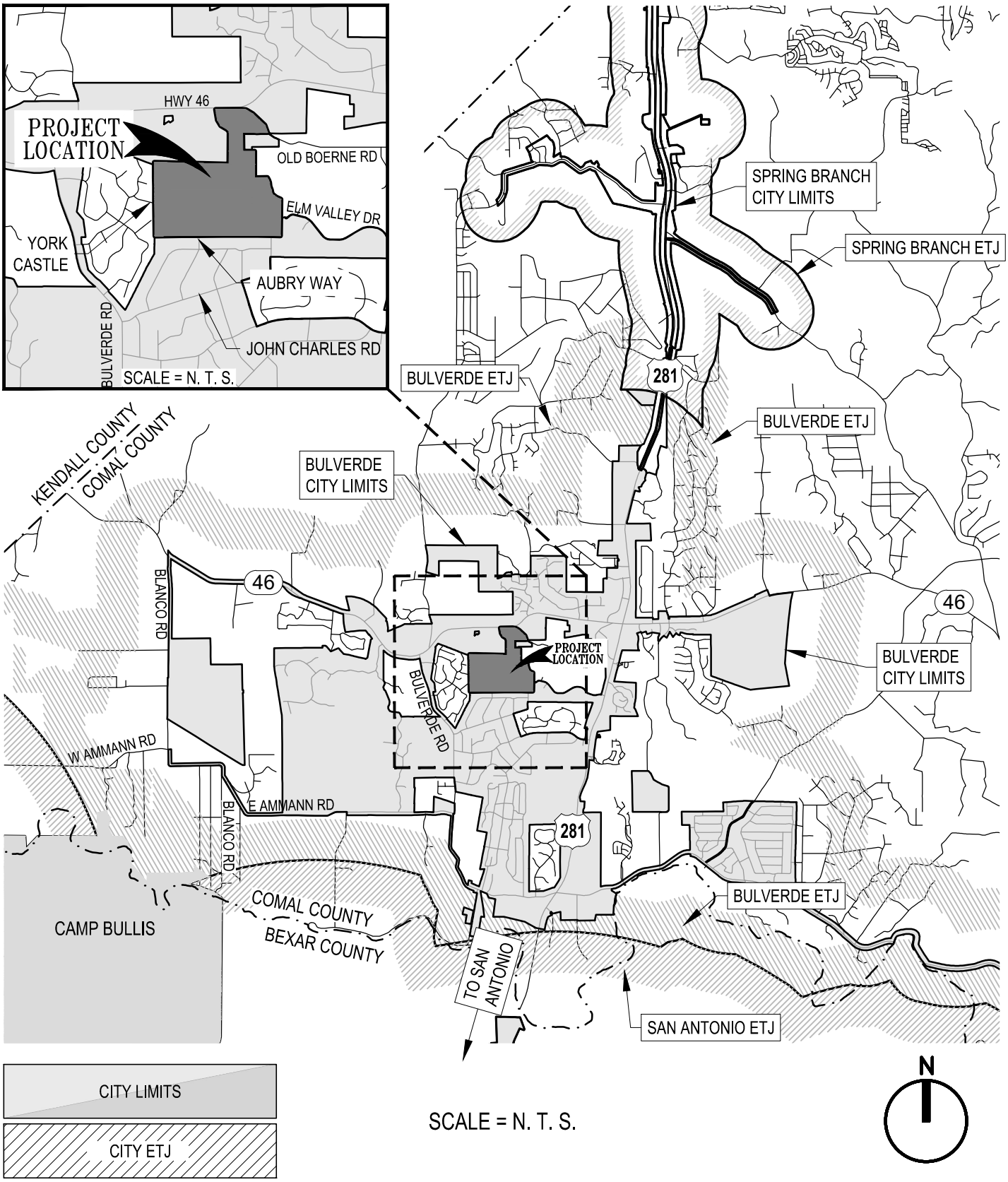
Administrative Information

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

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

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

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



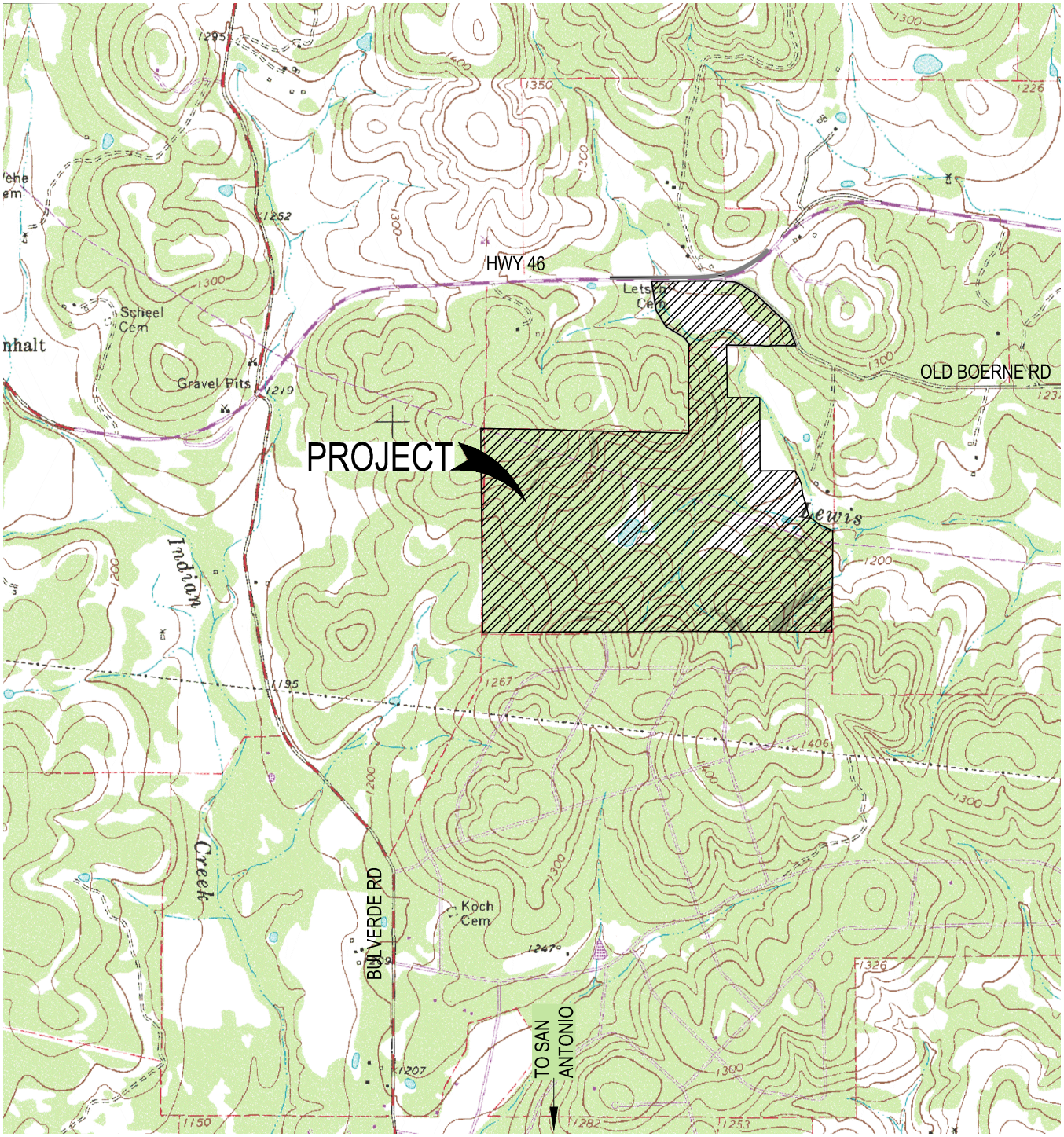
Date: Mar 27, 2024, 8:57am User ID: tsaur

Z:\PROJECTS\3236 - 272 AC, Old Boerne Rd\CZP\02 - CZP Application (TCEQ-10257)\CAD\ATTACHMENT A - LOCATION MAP.dwg

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

LOCATION MAP
FOR
LEWIS CREEK RANCH
BULVERDE, TEXAS

JOB NO.	3236.00
DATE	APRIL 2022
DESIGNED	B. YOSKO
CHECKED	M. HUBBLE
SHEET ID	ATTACHMENT A
SHEET #	1 OF 1



N

SCALE: 1"=2000'

0 1000' 2000' 3000' 4000'

USGS QUADRANGLE: ANHALT

ATTACHMENT B

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Garrett D. Keller, Registered Professional Engineer, State of Texas, Registration No. 111511.

Date: Mar 27, 2024, 8:46am User ID: tsaur

Z:\PROJECTS\3236 - 272 AC, Old Boerne Rd\CZP\02 - CZP Application (TCEQ-10257)\CAD\ATTACHMENT B - USGS QUADRANGLE MAP.dwg

MATKINHOOVER ENGINEERING & SURVEYING

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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

USGS QUADRANGLE MAP

FOR

LEWIS CREEK RANCH

BULVERDE, TEXAS

JOB NO.	3236.00
DATE	APRIL 2022
DESIGNED	E.JONAS
CHECKED	B. YOSKO
SHEET ID	ATTACHMENT B
SHEET #	1 OF 1

LEWIS CREEK RANCH
PROJECT NARRATIVE

The subject property is located within the State of Texas, Comal County, lying within the City Limits of the City of Bulverde and being located off of state Hwy 46W, approximately 1.68 miles west of the US281 and state Hwy 46W intersection. The property has 282.46 acres within the city limits and 30.01 acres within the ETJ, with global Coordinates of: 29°47'09.27"N, 98°26'25.70"W. [The property is a 312.47 acre tract of land, located in the Christian W. Haas survey NO.667 , abstract 281, the Theodore Gotthard survey NO. 464, abstract 191, the Carol Koch survey NO. 657, abstract 321 and the Gottlieb Bauer survey NO. 764, abstract NO.88, Comal County, Texas and being called 270.66 acre tract of land described of record in document NO. 202106026793, save and except a called 0.26 acre tract of land as described of record in volume 846, page 783 of the dee records of Comal County, Texas; a called 13.615 acre tract of land described of record in document NO. 202106024061, and a called 28.449 acre tract of land as described of record in document NO. 202106026725, all of the official public records of Comal County, Texas.] The property is sided by predominantly Fair Wood to the north followed by Farmstead to east, 2-acre residential to the south and 1-acre residential to the west.

The project site is undeveloped and has historically been used for agriculture and livestock resources. Currently there is a barn located on-site within the property boundary with no homesteads. The existing structure will be demolished upon construction.

The proposed development will consist of as many as 183 low-density, single family residential tracts averaging approximately 1.01 acres in size. For the proposed impervious cover calculation, it was assumed that each single-family lot will ultimately consist of 11,753 ft^2 of impervious cover, or 2,150,745 total square feet. The proposed ROW will contain 518,950 ft^2 of impervious surfaces, including local roads, mailbox cluster and entry pavement. 52,540 ft^2 of additional impervious cover has been calculated for detention pond and other drainage structures, paths and park amenities. The total impervious cover including buildings and paved structures is estimated at 2,722,235 square feet or 62.49 acres (19.99%) of impervious cover. These estimates are considered conservative and fully developed conditions are expected to contain less impervious cover than these estimates. Natural vegetative filter strips and rock berms will be utilized as temporary BMP, as shown on the Contributing Zone Site Plan CG801. Given that this development will consist of less than 20% impervious cover, permanent BMPs are not proposed.

Potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site during construction include:

- Soil erosion due to the clearing of the site
- Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle drippings
- Hydrocarbons from asphalt paving operations
- Miscellaneous trash and litter from construction operations and material wrappings

Potential sources of pollution that may reasonably be expected to affect the quality of stormwater discharges from the site after construction include:

- Fertilizers, herbicides, and pesticides from agricultural operations
- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings
- Dirt and dust that may fall off vehicles
- Miscellaneous trash and litter

The total project acreage of this site is 312.47 acres. The general slopes of the site split the site into 4 major watersheds and has primarily been used for agricultural purposes. Upon completion, the site will consist of an estimated 19.99% impervious cover.

The SCS method with a type III rainfall distribution was utilized. Time of concentration values were established using Technical Release-55. Curve numbers used for these calculations are from the City of Bulverde Drainage Criteria Manual and TR-55. Hydraflow Hydrographs was used to calculate the storm water runoff for the 100-year storm event. Below is a summary of the pre-developed and post-developed runoff:

CP-1

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	80.4	894.380	**5,441.3**

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	81.1	897.230	**5,459.0**

CP-2

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	80.8	26.040	**190.9**

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	83.9	25.81	**200.9**

CP-3

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	82.8	37.870	**287.0**

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	84.0	35.240	**269.7**

CP-4

Pre-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	80.3	4.880	**47.5**

Post-Development Runoff:

	CN	Area (acres)	Runoff (cfs)
Q_{100}	80.3	4.880	**47.5**

See Attached Letter on next page

Douglas R. Dowlearn
D.A.D. Services, Inc.
703 Oak Drive
Blanco, TX 78606
(210)240-2101
txseptic@gmail.com

April 20, 2021

Matkin Hoover Engineering & Surveying
Attn: Joshua Valenta
8 Spencer Road, Suite 100
Boerne, TX 78006

RE: On-Site Sewage Facility (OSSF) Suitability Evaluation for Old Boerne Road

To Whom It May Concern:

I have completed a site evaluation of the lots in the above referenced proposed subdivision to determine the suitability of the site for the use of an on site sewage facility (OSSF).

The site consists of the following types of soils(see OLD BOERNE ROAD SOILS MAP for soil type locations):

SOIL TYPE	SOIL TEXTURE
Brackett-Rock outcrop - Real complex(BtG)	0” - 14” clay loam 14” + limestone 8% - 30% slopes
Brackett-Rock outcrop - Comfort complex(BtD)	0” - 14” clay loam 14” + limestone 1% - 8% slopes
Bolar clay loam(BrB)	0” - 32” clay loam 32” - 36” clay loam/limestone 36” + limestone 1% - 3% slopes
Comfort-Rock outcrop complex(CrD)	0” - 17” clay 17” + limestone 1% - 8% slopes
Lewisville silty clay(LeB)	0” - 60” clay 1% - 3% slopes

The site is well drained; however, areas of seasonal groundwater (seeps) may occur.

The proposed lots will be served by a public water source.

The proposed lots are well drained primarily with sheet flow, but with small areas of concentrated flow.

No wells were observed on the property; however, if wells or neighboring wells exist, a 100' OSSF setback from each well will be required.

The OSSF's most likely to be used on the proposed lots are aerobic treatment with spray or drip disposal. OSSF's with septic tanks utilizing soil replacement, conventional drain fields, or low pressure pipe may be possible on some of the lots. Aerobic spray disposal areas cannot be placed in areas with greater than 15% slopes.

Final permitting will be by Comal County when the OSSF permits are applied for.

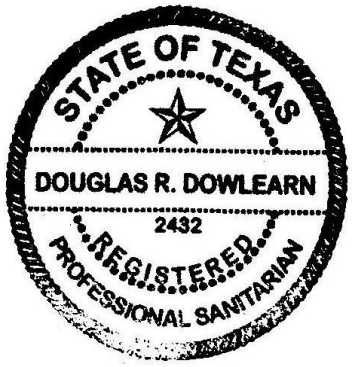
I have reviewed the proposed plat and determined that each lot has sufficient area and suitability for at least one of the OSSF's listed in Texas Wastewater Code 285.90-285.91, Table IX.

If you have any questions or concerns with reference to this report, I may be contacted by phone at 210.240.2101 or by email at txseptic@gmail.com.

Respectfully,

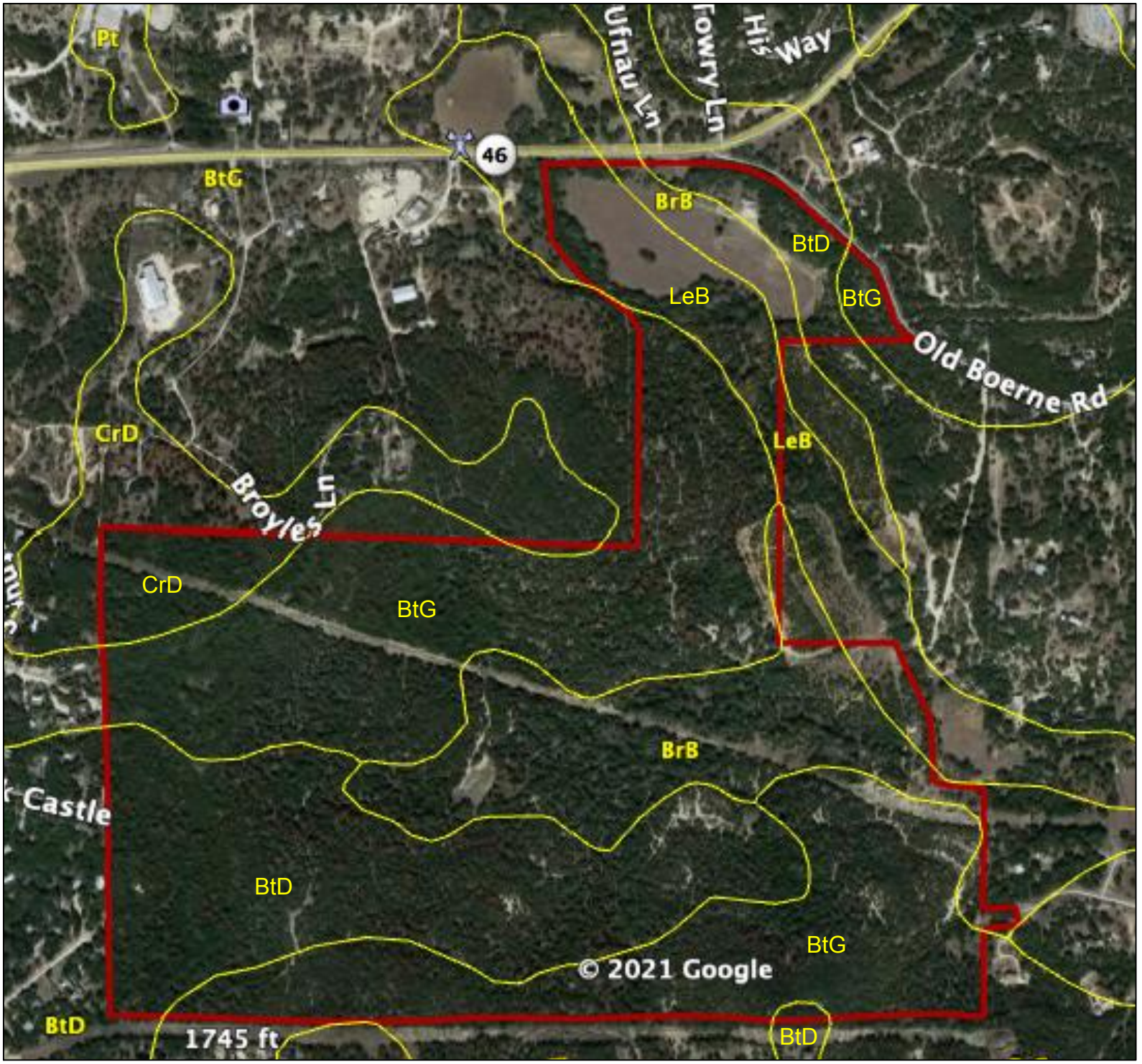
Douglas R. Dowlearn, R.S.

2 Attachments:
OLD BOERNE ROAD SOILS MAP
LAND PLAN FOR OLD BOERNE ROAD



4/20/21

OLD BOERNE ROAD SOILS MAP



KEY

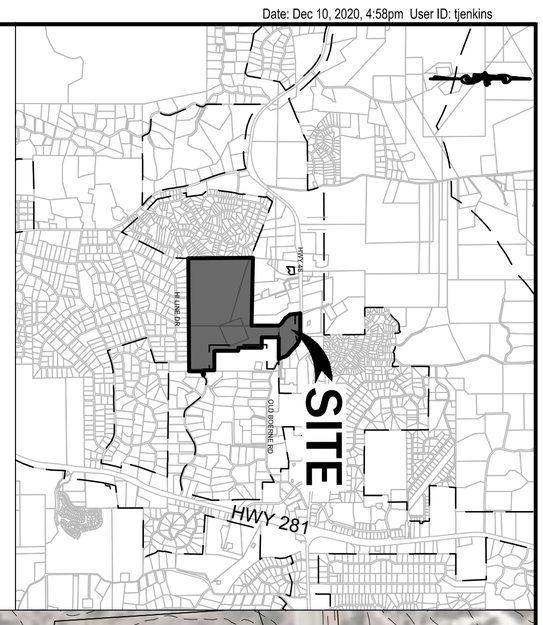
BtG - SLOPE 8% - 30%, 0" - 14" CLAY LOAM, 14" + LIMESTONE
BtD - SLOPE 1% - 8%, 0" - 14" CLAY LOAM, 14" + LIMESTONE
BrB - SLOPE 1% - 3%, 0" - 32" CLAY LOAM, 32" - 36" CLAY LOAM/LIMESTONE, 36" + LIMESTONE
CrD - SLOPE 1% - 8%, 0" - 17" CLAY, 17" + LIMESTONE
LeB - SLOPE 1% - 3%, 0" - 60" CLAY

X:\Feasibility\P2337 - 272 Ac, Old Boerne Rd, Bulverde\Exhibits\Concept Land Plan.dwg

Date: Dec 10, 2020, 4:58pm User ID: tjenkins

LOCATION MAP

N.T.S.



HILLSIDE OAKS

CHESTNUT SPRINGS

YORK CASTLE

BROYLES LN

HWY 46

AUBRY WAY

HILINE DR

JOHN CHARLES RD

ELM VALLY DR

OLDBORNE ROAD

19.217 ACRES
GEORGE W. BROYLE SR.
AND SYLVIA L. BROYLES
VOL. 383, PG. 436

LOT 1
JOHNSON SUBDIVISION
VOL. 11, PG. 116
M.P.R.C.C.T.

45.843 ACRES
ASSOCIATED CLUB MANAGEMENT, LLC
DOC. 20150603376

APPROXIMATE
50' GAS PIPELINE EASEMENT
VOL. 270, PG. 185

11,789 SQ. FT
270.66 ACRES
INCLUDING 20.000 ACRE
TRACT DESCRIBED IN
(VOL. 426, PG 201)

20.000 ACRE
THOMAS JESSE BURKHOLDER AND
NANCY CAROL BURKHOLDER
(VOL. 426, PG 201)

28.549 ACRES
NANCY CORLEY
WEHRUNG
VOL. 687, PG 296

20 ACRES
DEBORAH ANN WITTER
DOC. 20180644376

20 ACRES
THOMAS J.
BURKHOLDER, JR.
DOC. 20180644376

19.93 ACRES
KRISTOPHER MARK
BUEKHOLDER
DOC. 20180644377

0.33 ACRES
ACCESS EASEMENT
DOC. 20160644408

LEGEND

PROPERTY BOUNDARY

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

LOT LINES

BULVERDE ETJ

SCALE: 1"=300'
0 150' 300' 450' 600'
SHEET SIZE: 24" x 36"

N

REVISIONS:

LAND PLAN EXHIBIT

FOR

OLD BOERNE ROAD

BUIVERDE, TEXAS

FIG. 1.0

JOB NO. P2337.00
DESIGNED BY: JJV
DRAWN BY: TMJ
CHECKED BY: XXX
SHEET # 1 OF 1

MATKINHOOVER ENGINEERING & SURVEYING

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CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

Date: May 07, 2024, 8:10am User ID: tsaur

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD 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 WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.
4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE 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.
5. 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).
6. 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.
7. 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).
8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.
9. 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.
10. THE FOLLOWING RECORDS SHOULD 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.
11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

11.1. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, VEGETATIVE FILTER STRIPS, AND DIVERSIONARY STRUCTURES;

11.2. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

11.3. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR

11.4 ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

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

SWPPP MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

TEMPORARY OR PERMANENT VEGETATIVE SOIL STABILIZATION NOTES:

1. INTERIM OR FINAL GRADING MUST BE COMPLETED PRIOR TO SEEDING, MINIMIZING ALL STEEP SLOPES.
2. FERTILIZER SHOULD BE APPLIED AT THE RATE OF 40 POUNDS OF NITROGEN AND 40 POUNDS OF PHOSPHORUS PER ACRE. COMPOST CAN BE USED INSTEAD OF FERTILIZER AND APPLIED AT THE SAME TIME AS THE SEED.
3. ALL DISTURBED AREAS SHALL BE PERMANENTLY SEEDED OR OTHERWISE STABILIZED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE TEMPORARY CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 21 DAYS.

FEMA NOTES:

1. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48091C01955 & 48091C0215F, EFFECTIVE DATE OF 9/2/2009.

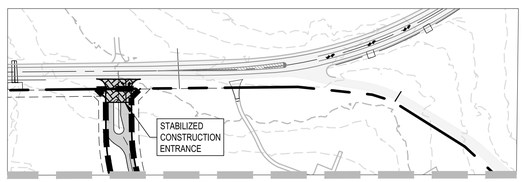
CONTRIBUTING ZONE SITE PLAN

312.47 AC On-Site Ultimate Developed Impervious Cover Calculation

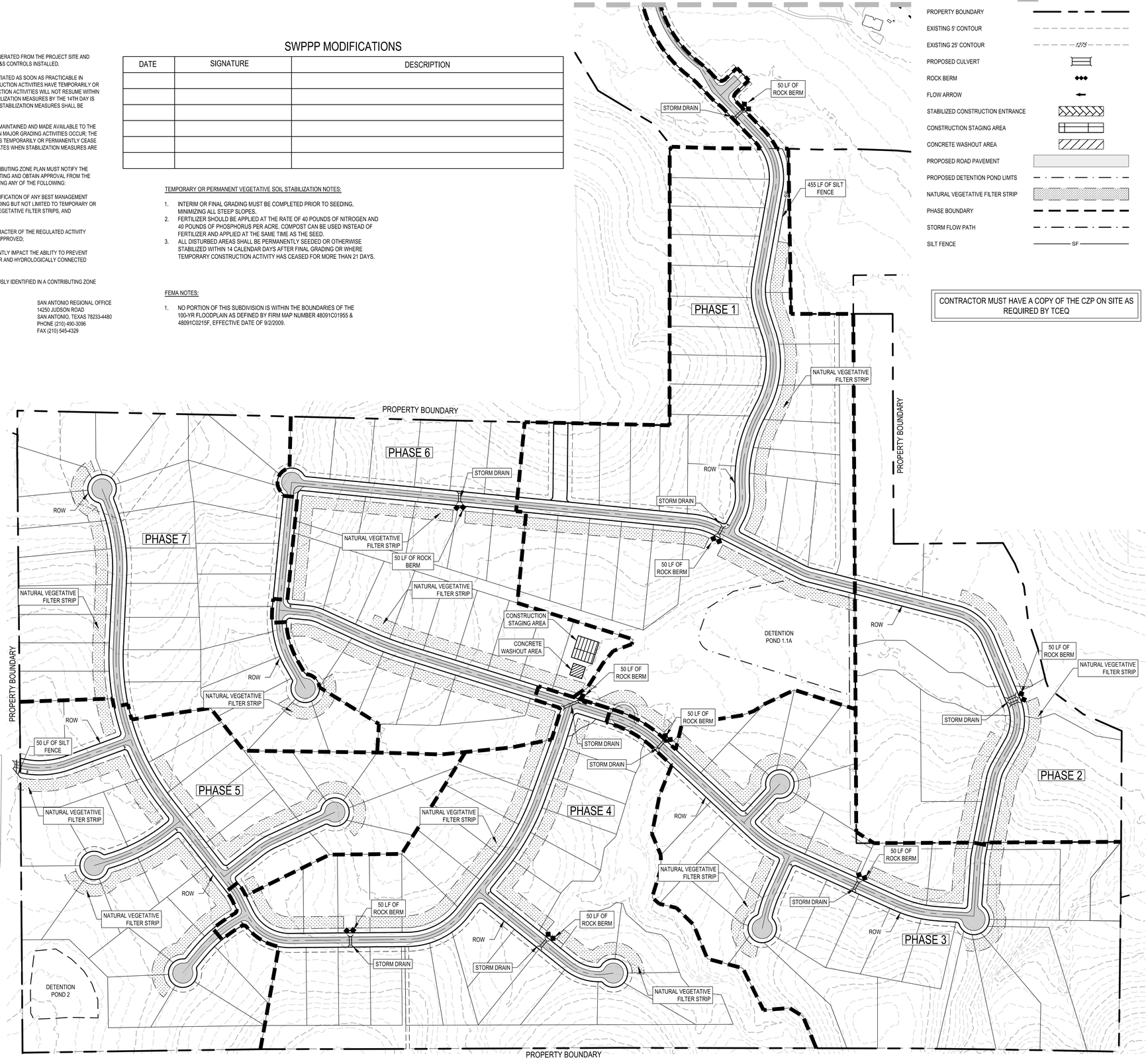
Use	Quantity	I.C. / unit	Impervious Cover, (SF)
Residential Lots			
Residential	183 lots	11,753	2,150,745
Misc. Park/Street R.O.W.			
ROW (Includes Local Roads.Mailbox and Entry Pavement)	11.9 AC	100.0%	518,950
Miscellaneous (Drainage, Paths, Park Amenities, etc.)	1.2 AC	100.0%	52,540

	Site Area	IC	% IC
Totals (sf):	13,611,193	2,722,235	19.99997%
Totals (acres):	312.47	62.49	

LOT CONSTRUCTION NOTE FOR SWPPP:
EACH LOT SHALL INSTALL EROSION CONTROL MEASURES AND OBTAIN INDIVIDUAL SWPPP AS REQUIRED BY TCEQ FOR LOT CONSTRUCTION. REFER TO 'SINGLE FAMILY LOT - EROSION & SEDIMENT CONTROL PLAN' DETAIL ON CG851



MATCHLINE - THIS SHEET



LEGEND

- PROPERTY BOUNDARY
- EXISTING 5' CONTOUR
- EXISTING 25' CONTOUR (1275)
- PROPOSED CULVERT
- ROCK BERM
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- CONCRETE WASHOUT AREA
- PROPOSED ROAD PAVEMENT
- PROPOSED DETENTION POND LIMTS
- NATURAL VEGETATIVE FILTER STRIP
- PHASE BOUNDARY
- STORM FLOW PATH
- SILT FENCE (SF)

CONTRACTOR MUST HAVE A COPY OF THE CZP ON SITE AS REQUIRED BY TCEQ

N

SCALE: 1"=200'
0 100' 200' 300' 400'

STATE OF TEXAS
KENNETH B. KOLACNY
86300
LICENSED
PROFESSIONAL ENGINEER
5/6/24

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
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BOERNE, TEXAS 78006
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CONTACT@MATKINHOOVER.COM
3300 SHELL ROAD SUITE 1
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OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-9045 | LS SURVEYING FIRM F-10024900

CONTRIBUTING ZONE SITE PLAN
FOR
LEWIS CREEK RANCH
BULVERDE, TEXAS

CG801

JOB NO.	3236.00
DESIGNED BY:	MAH
DRAWN BY:	HBB
CHECKED BY:	KBK
SHEET #	

Z:\PROJECTS\3236 - 272 AC. Old Boerne Rd\CZP\02 - CZP Application (TCEQ-10257)\CAD\01 CZP OVERALL SITE PLAN.dwg

CONTRIBUTING ZONE SITE PLAN

1.4.2 Temporary Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress. Schematic diagram of a construction entrance/exit are shown in Figure 1-24 and Figure 1-25.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

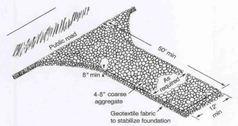


Figure 1-24 Schematic of Temporary Construction Entrance/Exit (after NC, 1993)

Figure 1-25 Cross-section of a Construction Entrance/Exit (NC, 1993)

Materials:

(1) 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/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.

(2) 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/ft², and Brindell hardness exceeding 140. Rebar (either #5 or #6) may also be used to anchor the berm.

(3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

(4) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.

(5) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Installation:

(1) Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1-inch openings.

(2) Install the silt fence along the center of the proposed berm placement, as with a normal silt fence described in Section 2.4.3.

(3) Place the rock along the sheathing on both sides of the silt fence as shown in the diagram (Figure 1-29), to a height not less than 24 inches. Clean, open graded 3-5" diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rock may be used.

(4) Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.

(5) The high service rock berm should be removed when the site is revegetated or otherwise stabilized or it may remain in place as a permanent BMP if drainage is adequate.

Common trouble points

(1) Inadequate runoff control – sediment washes onto public road.

(2) Stone too small or geotextile fabric absent, results in muddy condition as stone is pressed into soil.

(3) Pad too short for heavy construction traffic – extend pad beyond the minimum 50 foot length as necessary.

(4) Pad not flared sufficiently at road surface, results in mud being tracked on to road and possible damage to road edge.

(5) Unstable foundation – use geotextile fabric under pad and/or improve foundation drainage.

Inspection and Maintenance Guidelines:

(1) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.

(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.

(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.

(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

1.4.18 Concrete Washout Areas

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

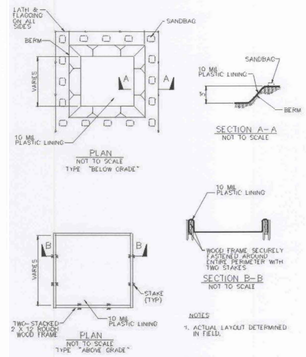


Figure 1-43 Schematics of Concrete Washout Areas

1.4.5 Rock Berms

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures farther up the watershed.

Materials:

(1) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.

(2) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Installation:

(1) Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.

(2) Berm should have a top width of 2 feet minimum with side slopes being 2:1 (H:V) or flatter.

(3) Place the rock along the sheathing as shown in the diagram (Figure 1-28), to a height not less than 18".

(4) Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.

(5) Berm should be built along the contour at zero percent grade or as near as possible.

(6) The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

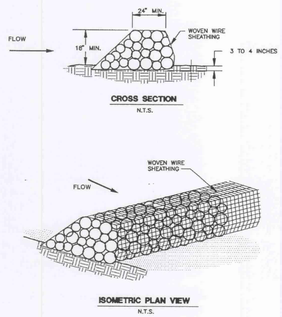


Figure 1-28 Schematic Diagram of a Rock Berm (NCTCOG, 1993)

Common Trouble Points:

(1) Insufficient berm height or length (runoff quickly escapes over the top or around the sides of berm)

(2) Berm not installed perpendicular to flow line (runoff escaping around one side)

Inspection and Maintenance Guidelines:

(1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.

(2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.

(3) Repair any loose wire sheathing.

(4) The berm should be reshaped as needed during inspection.

(5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

1.4.3 Silt Fence

A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. If not properly installed, silt fences are not likely to be effective. A schematic illustration of a silt fence is shown in Figure 1-26.

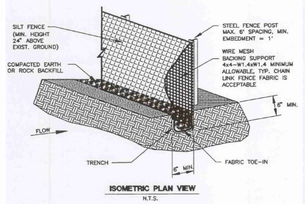


Figure 1-26 Schematic of a Silt Fence Installation (NCTCOG, 1993b)

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Materials:

(1) 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/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.

(2) 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/ft², and Brindell hardness exceeding 140.

(3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Installation:

(1) Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of 1-foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.

(2) Lay out fencing down-slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the maximum drainage area is ¼ acre/100 feet of fence.

(3) The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping under fence.

(4) 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.

(5) Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3-foot overlap, securely fastened where ends of fabric meet.

(6) Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Common Trouble Points:

(1) Fence not installed along the contour causing water to concentrate and flow over the fence.

(2) Fabric not seated securely to ground (runoff passing under fence)

(3) Fence not installed perpendicular to flow line (runoff escaping around sides)

(4) Fence treating too large an area, or excessive channel flow (runoff overtops or collapses fence)

Inspection and Maintenance Guidelines:

(1) Inspect all fencing weekly, and after any rainfall.

(2) Remove sediment when buildup reaches 6 inches.

(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.

(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

(5) When construction is complete, 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.

VEGETATIVE FILTER STRIPS

3.2.4 Vegetative Filter Strips

Filter strips, also known as vegetated buffer strips, are vegetated sections of land similar to grassy swales, except they are essentially flat with low slopes, and are designed only to accept runoff as overland sheet flow. A photograph of a vegetated buffer strip is shown in Figure 3-3. The dense vegetative cover facilitates conventional pollutant removal through detention, filtration by vegetation, and infiltration (Young et al., 1996).

Figure 3-3 Filter Strip

Filter strips cannot treat high velocity flows, and do not provide enough storage or infiltration to effectively reduce peak discharges to predevelopment levels for design storms (Schueler et al., 1992). This lack of quantity control restricts their use to relatively small tributary areas.

There are three primary applications for vegetative filter strips. One application is as an interim measure on a phased development. Another is along roadways where runoff that would otherwise discharge directly to a receiving water, passes through the filter strip before entering a conveyance system. Properly designed roadway medians and shoulders make effective vegetated filter strips. The third application is land in the natural condition adjacent to perimeter lots in subdivisions that will not drain via gravity to other BMPs.

Vegetative filter strips can be implemented as an interim BMP on a phased project where the initial level of development results in less than 20% impervious cover in a sub-watershed on the tract. The requirements for this type of installation are less stringent than those implemented as a permanent BMP and level spreaders are acceptable for distributing the flow over the strip. Once the impervious cover in a sub-watershed exceeds 20%, a permanent BMP such as a sand filter or pond must be constructed to treat the runoff.

In vegetative filter strips implemented as a permanent and final BMP, the catchment area must have sheet flow to the filter strips without the use of a level spreader. Although an inexpensive control measure, they are most useful in contributing watershed areas where peak runoff velocities are low, as they are unable to treat the high flow velocities typically associated with high impervious cover.

Successful performance of filter strips relies heavily on maintaining shallow unconcentrated flow. To avoid flow channelization and maintain performance, a filter strip should:

- Contain dense vegetation with a mix of erosion resistant, soil binding species
- Engineered vegetated filter strips should be graded to a uniform, even and a slope of less than 20%
- Natural vegetated filter strip slopes should not exceed 10%, providing that there are no flow concentrating areas on the strip.
- Laterally traverse the contributing runoff area (Schueler, 1987)

Filter strips can be used upgradient from watercourses, wetlands, or other water bodies, along toes and tops of slopes, and at outlets of other stormwater management structures. They should be incorporated into street drainage and master drainage planning (Urbonas et al., 1992). The most important criteria for selection and use of this BMP are soils, space, and slope.

Selection Criteria

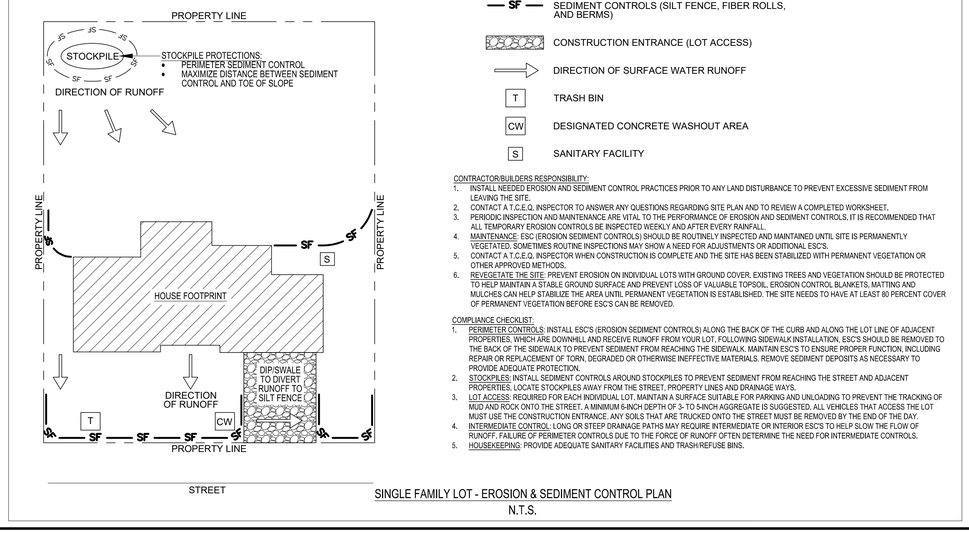
- Soils and moisture are adequate to grow relatively dense vegetative stands
- Sufficient space is available
- Slope is less than 20%
- Comparable performance to more expensive structural controls

Limitations (NCTCOG, 1993)

- Can be difficult to maintain sheet flow
- Cannot be placed on steep slopes
- Area required may make infeasible on some sites

Cost Considerations

Filter strips are one of the least expensive stormwater treatment options and cost less to construct than curb and gutter drainage systems.



CONTRACTOR/BUILDERS RESPONSIBILITY:

1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO ANY LAND DISTURBANCE TO PREVENT EXCESSIVE SEDIMENT FROM LEAVING THE SITE.
2. CONTACT A T.C.E.Q. INSPECTOR TO ANSWER ANY QUESTIONS REGARDING SITE PLAN AND TO REVIEW A COMPLETED WORKSHEET.
3. PERIODIC INSPECTION AND MAINTENANCE ARE VITAL TO THE PERFORMANCE OF EROSION AND SEDIMENT CONTROLS. IT IS RECOMMENDED THAT ALL TEMPORARY EROSION CONTROLS BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL.
4. MAINTENANCE: ESC (EROSION SEDIMENT CONTROLS) SHOULD BE ROUTINELY INSPECTED AND MAINTAINED UNTIL SITE IS PERMANENTLY VEGETATED. SOMETIMES ROUTINE INSPECTIONS MAY SHOW A NEED FOR ADJUSTMENTS OR ADDITIONAL ESC'S.
5. CONTACT A T.C.E.Q. INSPECTOR WHEN CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION OR OTHER APPROVED METHODS.
6. REVEGETATE THE SITE: PREVENT EROSION ON INDIVIDUAL LOTS WITH GROUND COVER. EXISTING TREES AND VEGETATION SHOULD BE PROTECTED TO HELP MAINTAIN A STABLE GROUND SURFACE AND PREVENT LOSS OF VALUABLE TOPSOIL, EROSION CONTROL BLANKETS, MATTING AND MULCHES CAN HELP STABILIZE THE AREA UNTIL PERMANENT VEGETATION IS ESTABLISHED. THE SITE NEEDS TO HAVE AT LEAST 80 PERCENT COVER OF PERMANENT VEGETATION BEFORE ESC'S CAN BE REMOVED.

COMPLIANCE CHECKLIST:

1. PERIMETER CONTROLS: INSTALL ESC'S (EROSION SEDIMENT CONTROLS) ALONG THE BACK OF THE CURB AND ALONG THE LOT LINE OF ADJACENT PROPERTIES, WHICH ARE DOWNHILL AND RECEIVE RUNOFF FROM YOUR LOT. FOLLOWING SIDEWALK INSTALLATION, ESC'S SHOULD BE REMOVED TO THE BACK OF THE SIDEWALK TO PREVENT SEDIMENT FROM REACHING THE SIDEWALK. MAINTAIN ESC'S TO ENSURE PROPER FUNCTION, INCLUDING REPAIR OR REPLACEMENT OF TORN, DEGRADED OR OTHERWISE INEFFECTIVE MATERIALS. REMOVE SEDIMENT DEPOSITS AS NECESSARY TO PROVIDE ADEQUATE PROTECTION.
2. STOCKPILES: INSTALL SEDIMENT CONTROLS AROUND STOCKPILES TO PREVENT SEDIMENT FROM REACHING THE STREET AND ADJACENT PROPERTIES. LOCATE STOCKPILES AWAY FROM THE STREET, PROPERTY LINES AND DRAINAGE WAYS.
3. LOT ACCESS: REQUIRED FOR EACH INDIVIDUAL LOT. MAINTAIN A SURFACE SUITABLE FOR PARKING AND UNLOADING TO PREVENT THE TRACKING OF MUD AND ROCK ONTO THE STREET. A MINIMUM 6-INCH DEPTH OF 3- TO 5-INCH AGGREGATE IS SUGGESTED. ALL VEHICLES THAT ACCESS THE LOT MUST USE THE CONSTRUCTION ENTRANCE. ANY SOILS THAT ARE TRUCKED ONTO THE STREET MUST BE REMOVED BY THE END OF THE DAY.
4. INTERMEDIATE CONTROL: LONG OR STEEP DRAINAGE PATHS MAY REQUIRE INTERMEDIATE OR INTERION ESC'S TO HELP SLOW THE FLOW OF RUNOFF. FAILURE OF PERIMETER CONTROLS DUE TO THE FORCE OF RUNOFF OFTEN DETERMINE THE NEED FOR INTERMEDIATE CONTROLS.
5. HOUSEKEEPING: PROVIDE ADEQUATE SANITARY FACILITIES AND TRASH/REFUSE BINS.

SINGLE FAMILY LOT - EROSION & SEDIMENT CONTROL PLAN
N.T.S.

SHEET SIZE: 24" x 36"

STATE OF TEXAS
KENNETH B. KOLACNY
86300
LICENSED
PROFESSIONAL ENGINEER

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM
3103 SHELL ROAD SUITE 3
VICTORIA, TEXAS 77904
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

CONTRIBUTING ZONE PLAN DETAILS
FOR
LEWIS CREEK RANCH
BULVERDE, TEXAS

CG851

JOB NO.	3236.00
DESIGNED BY:	BJY
DRAWN BY:	BJY
CHECKED BY:	MAH
SHEET #	

LEWIS CREEK RANCH
20% 0R LESS IMPERVIOUS COVER WAIVER

This site will not be used for multi-family residential developments, schools, or small business sites, therefore, a waiver is not required.

There are approximately 652.18 acres of watershed upgradient from the site. The upgradient area is composed of 58.4% fairwood, 18.6% farmstead, 15.8% 2-acre residential, 4.0% commercial, 1.6% impervious, 1.2% 1-acre residential and 0.4% open space. There is minimal offsite impervious cover to account for. Existing vegetation will be used to prevent pollution of surface water, ground water, or stormwater.

The proposed land use for this site is low-density residential and has less than 20% impervious cover. All areas with impervious cover within the project limits will be treated by the existing vegetation.

No permanent BMPs will be required for this development. This development is a low-density single family residential with less than 20% impervious cover and does not require permanent BMPs. The existing vegetation will provide water-quality protection by reducing the amount of sediment, organic matter, and pesticides, in the runoff and before the runoff enters the offsite surface water. The impact of the proposed construction is minimal to the site.

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

Not Applicable – The proposed land use for this project is for low-density residential development and has less than 20% impervious cover. Therefore, this site is exempt from permanent BMP's.

LEWIS CREEK RANCH
MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Contamination of surface streams will be kept at a minimum during construction by utilizing the natural vegetation and implementing temporary BMPs such as silt fencing, natural vegetative filter strips, and rock berms. A NOI will be filed 48 hours prior to the start of any construction and temporary BMPs will be installed as shown on the Contributing Zone Site Plan within this submittal. After construction, the natural vegetation will be used to treat storm water runoff and minimize surface stream contamination.

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: Ken Kolacny

Date: 03/07/2024

Signature of Customer/Agent:

Regulated Entity Name: Lewis Creek Ranch

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: Cibolo 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.

LEWIS CREEK RANCH

SPILL RESPONSE ACTIONS

General Response Actions

1. All leaks and spills should be cleaned immediately.
2. Rags, mops, and absorbent material may all be used to cleanup a spill.
3. If these materials are used to clean a hazardous material, then they must be disposed of as hazardous waste.
4. Never hose down or bury dry material spills.

Minor Spills

If a minor spill occurs (typically small quantities of oil, gasoline, etc.) the following actions should be taken.

1. Contain the spread of the spill
2. Recover spilled materials
3. Clean the contaminated area and properly dispose of contaminated materials

Semi-Significant Spills

If a semi-significant spill occurs the following actions should be taken.

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

If a significant or hazardous spill occurs in reportable quantities the following actions should be taken.

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 contactor should notify the National Response Center at 1-800-424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

LEWIS CREEK RANCH
POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination that may occur are:

- Oil, grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
- Miscellaneous trash and litter from construction workers and material wrappings
- Construction debris
- Excess application of fertilizers, herbicides, and pesticides

Preventative measures that will be taken to reduce contamination are:

- Vehicle maintenance will be performed within the construction staging area
- Trash containers will be placed throughout the site to encourage proper trash disposal if necessary
- Construction debris will be monitored daily by the contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis
- Fertilizers, herbicides, and pesticides will be applied only when necessary and in accordance with manufacturer's directions

LEWIS CREEK RANCH
ATTACHMENT C - SEQUENCE OF MAJOR ACTIVITIES

For all activities listed below, erosion and sedimentation control measures have been included in the construction plans to lessen the impact of disturbed soils during the major activities in construction. Please refer to these sheets in the Construction Drawings for more detailed information.

Install Temporary erosion and sedimentation controls

- Stabilized Construction Entrance/Exit
- Rock berms, silt fence, etc.

Construction of Utilities:

- Install new wastewater lines
- Install new water lines
- Install new electric & communication lines

Construction of roads & related drainage improvements:

- Clearing & grubbing
- Earthwork & preparation of road subgrade
- Installation of drainage structures
- Lot Grading
- Installation of road base & concrete curbing
- Final Paving

Total Disturbed
Area: **98.03 acres**

New Impervious
Area: **62.49 acres**

a. All upgradient stormwater entering the site will be treated by the BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site. See a list of these BMPs in section "b."

b. The BMPs that will prevent pollution of surface water or groundwater that originates on-site or flows off site are:

i. **Temporary Construction Entrance/Exit** – The installation of a stabilized construction entrance/exit will reduce the dispersion of sediment from the site. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.2 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.

ii. **Natural Vegetative Filter Strip** – The design of the vegetative filter strips along the boundary of construction activities will provide temporary erosion and sedimentation control. See CG 851 of the CZP Site Plan which contains a copy of Section 3.4.6 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.

iii. **Rock Berm** – The use of rock berms throughout the site will provide temporary erosion and sedimentation control. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.5 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.

iv. **Construction Staging Area** – The construction staging area will provide on-site pollution prevention.

v. **Concrete Truck Washout Pit** – A concrete truck washout pit aids in the final cleanup and prevents unnecessary discharge of concrete residue from contaminating the storm water runoff. See CG 851 of the CZP Site Plan which contains a copy of Section 1.4.18 from the Edwards Aquifer Rules: Technical Guidance on Best Management Practices for materials, installation, common trouble points, inspection and maintenance.

c. Natural vegetative filter strips, silt fence, and rock berms (see section "b") will be used to prevent sediment-laden runoff from entering sensitive features on this site and surface streams off the site.

d. The flow to the natural sensitive features on this site, to a maximum practical extent, will not be disturbed. No clearing, excavation or grading will occur within the buffer zone of the sensitive feature. If another naturally-occurring sensitive feature is identified during construction all activity will be stopped and the contractor should notify TCEQ.

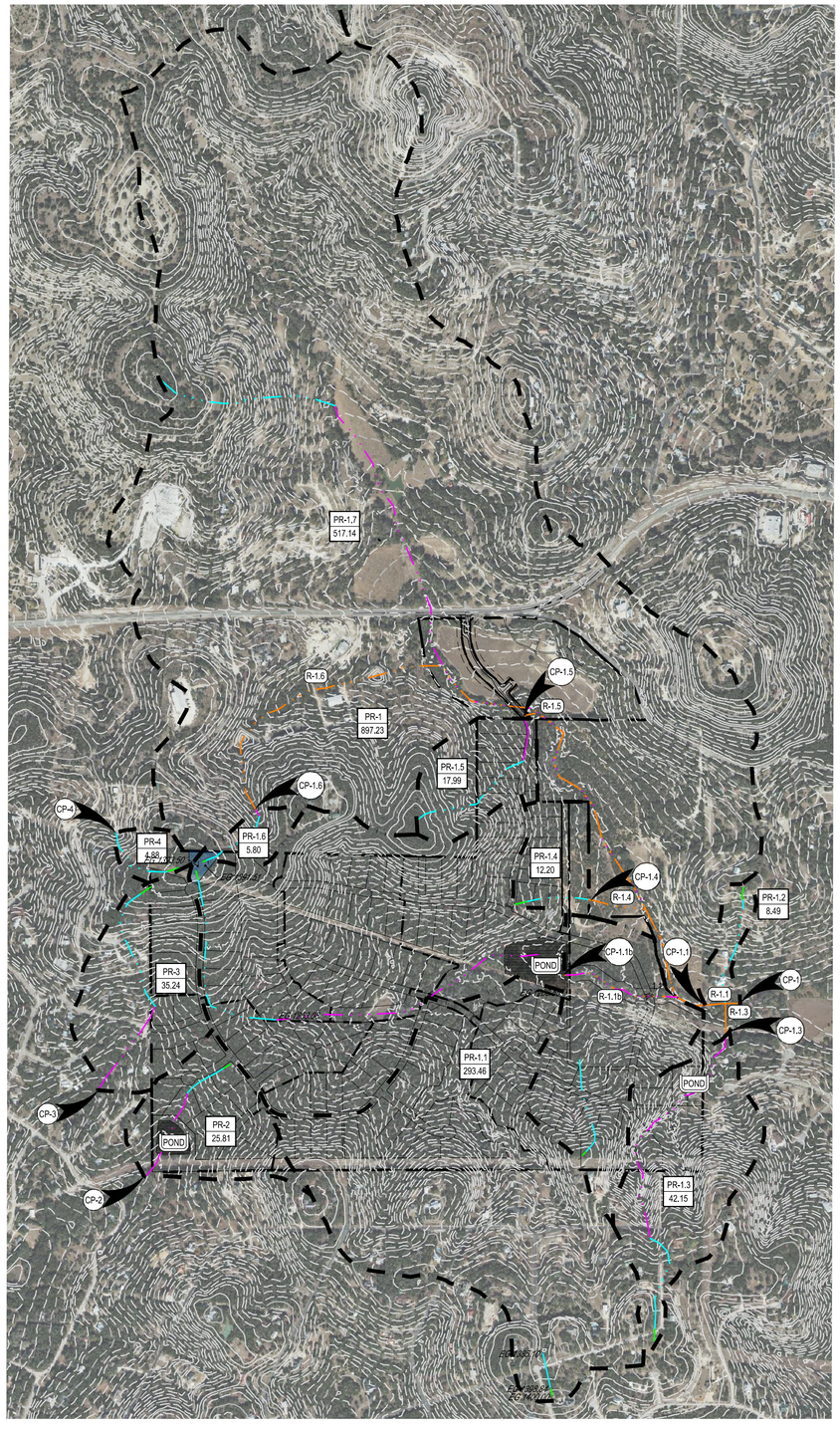
LEWIS CREEK RANCH
STRUCTURAL PRACTICES

Structural practices installed to prevent the runoff of pollutants from exposed areas of the site are:

- Vegetative Filter Strip
- Stabilized Construction Entrance/Exit
- Construction Staging Area
- Concrete Truck Washout Pit
- Rock Berm

For the majority of the disturbed soil within the limits of this project, silt fence will capture and hold sediment laden runoff.

Since part of this site is located within the floodplain, placement of these structure practices within the floodplain should be avoided.

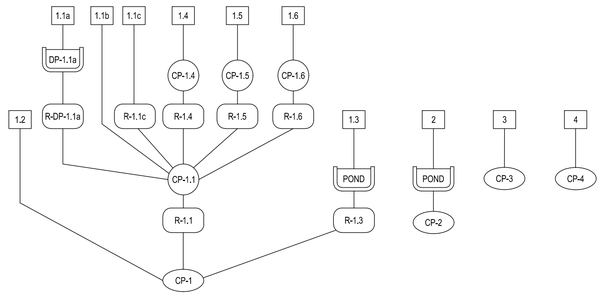


LEGEND

- PROPERTY BOUNDARY
- EXISTING 5' CONTOUR — 1270
- EXISTING 25' CONTOUR — 1275
- WATERSHED BOUNDARY
- SHEET FLOW
- SHALLOW FLOW
- CHANNEL FLOW
- REACH
- COMPUTATION POINT (CP) — X.X
- SLOPE ARROW

WATERSHED IDENTIFICATION X-X
WATERSHED AREA (AC) X.XXX

POST DEVELOPMENT WATERSHED MODEL



KEY NOTES

- WATERSHED / SUB-BASIN
- SUB-BASIN COMPUTATION POINT
- REACH
- WATERSHED COMPUTATION POINT
- STORMWATER MANAGEMENT POND

N

SCALE: 1"=600'

0 300' 600' 900' 1200'

SHEET SIZE: 24" x 36"

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Ken B. Kolacny, Registered Professional Engineer, State of Texas, Registration No. 86300. DATE: OCTOBER, 2022

REVISIONS:

MATKINHOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE 830.249.0600
CONTACT@MATKINHOOVER.COM
3103 SHELL ROAD SUITE 3
LEAGUE CITY, TEXAS 77573
OFFICE 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

DRAINAGE MAP
FOR
LEWIS CREEK RANCH
BULVERDE, TEXAS

EXHIBIT "G"

JOB NO.	3236.00
DESIGNED BY:	MAH
DRAWN BY:	TLS
CHECKED BY:	GDK
SHEET #	

LEWIS CREEK RANCH
INSPECTION AND MAINTENANCE FOR BMPs

INSPECTION REPORT

Approved Inspection intervals:

i. Conducted once every 7 days AND within 24 hours after rainfall event greater than 0.5 inch

PROJECT NAME _____
REPORT # _____ DATE _____
INSPECTOR _____ TITLE _____
REASON FOR INSPECTION (CHECK ONE) Weekly ____ Or ½" Rain ____
DATE OF LAST RAINFALL _____ AMOUNT _____

SITE CONDITIONS:

EROSION AND SEDIMENTATION CONTROLS	IN CONFORMANCE		EFFECTIVE	
Concrete Washout Area		Yes/No/Na		Yes/No
Construction Entrance		Yes/No/Na		Yes/No
Permanent Vegetation		Yes/No/Na		Yes/No
Silt Fence		Yes/No/Na		Yes/No
Rock Berm		Yes/No/Na		Yes/No

RECOMMENDED REMEDIAL ACTIONS:

COMMENTS:

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

INSPECTOR: _____ DATE: _____

LEWIS CREEK RANCH
SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Soil stabilization practices will be used to reduce the amount of erosion from the site. Only the areas essential for immediate construction should be cleared. This will keep a buffer zone around the area of construction as these areas will remain undisturbed until construction begins there.

Interim soil stabilization areas are determined in the field. Temporary vegetation will be used as an aid to control erosion on critical sites during establishment period of protective vegetation when construction is temporarily ceased.

Stabilization practices should be installed according to the following rules:

- Stabilization measures shall be initiated as soon as practical 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 temporarily or permanently ceased is precluded by weather conditions, stabilization measures shall be initiated as soon as practical.

- In areas experiencing droughts where the initiation of stabilization measure 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 practical.

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

I Sarah Jenkins,
Print Name

Owner,
Title - Owner/President/Other

of Even Bossier, LLC,
Corporation/Partnership/Entity Name

have authorized MatkinHoover Engineering
Print Name of Agent/Engineer

of MatkinHoover Engineering
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

J-21-24

Date

THE STATE OF _____ §

County of _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this ____ day of _____,_____.

_____

NOTARY PUBLIC

see attached Acknowledgment

_____

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego }

On March 21, 2024 before me, NICHOLAS ESPINOSA, notary public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sarah Jenkins,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICHOLAS ESPINOSA
Notary Public - California
San Diego County
Commission # 2366769
My Comm. Expires Jul 20, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicholas Espinosa.
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agent Authorization Form

Document Date: 3/21/2024 Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Sarah Jenkins of Even Bossier, LLC
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
312.47 acre tract of land, located in the CW Haas survey 667, abstract 281
Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Vantage, Inc.
Applicant Name (Legal Entity or Individual)

to conduct residential land development
Description of the proposed regulated activities

at approx 200 feet west of the intersection of Old Boerne Rd and SH 46, comal county.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Even Bossier, LLC
Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Land Owner Signature

4-29-24
Date

THE STATE OF § California

County of § San Diego

BEFORE ME, the undersigned authority, on this day personally appeared Sarah E. Jenkins 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 29th day of March, 2024

NOTARY PUBLIC

Casey Madeira-Wilcox
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: June 20, 2026

CASEY MADEIRA-WILCOX
COMM. #2405924
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires June 20, 2026

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Tom Hackleman of Vantage, Inc.
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that Even Bossier, LLC
Land Owner Name (Legal Entity or Individual)

has provided Vantage, Inc.
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that Vantage, Inc.
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature — Date: 5-6-24

THE STATE OF § Texas

County of § Comal

BEFORE ME, the undersigned authority, on this day personally appeared Thomas A. Hackleman known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 6th day of May

Therese Damron
NOTARY PUBLIC

THERESE DAMRON
Notary Public, State of Texas
Notary ID# 12437509-6
My Commission Expires 10-25-2026

Therese Damron
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10-25-26

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Lewis Creek Ranch
Regulated Entity Location: Bulverde, Texas
Name of Customer: Vantage, Inc.
Contact Person: Tom Hackleman Phone: (210) 549-6728
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	312.63 Acres	$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: _____

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 regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

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

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

2. 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:*

Vantage, Inc.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
0802673986	32063163342	82-0809491	

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

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

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

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

15. Mailing Address:

20540 HWY 46 West Suite 115-194

City	State	ZIP	ZIP + 4
Spring Branch	TX	78070	

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

17. E-Mail Address (*if applicable*)
Tom@TexasVantage.com

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(210) 559-2697		( ) -

SECTION III: Regulated Entity Information

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

☒ 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 Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

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

Lewis Creek Ranch

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	City of Bulverde and being located off of state Hwy 46W, approximately 1.68 miles west of the US281 and state Hwy 46W intersection, global Coordinates of: 29°47'09.27"N, 98°26'25.70"W

26. Nearest City	**State**	**Nearest ZIP Code**
Bulverde	TX	78163

27. Latitude (N) In Decimal:	29.785908	**28. Longitude (W) In Decimal:**	-98.440472

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	47	09.27	98	26	25.70

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1521		236115	

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

Vantage, Inc.

34. Mailing Address:	**20540 HWY 46 W STE 115-194**							
	City	**Spring Branch**	**State**	**TX**	**ZIP**	**78070**	**ZIP + 4**	

35. E-Mail Address:	**tom@texasvantage.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 549-6728		**(210) 568-2730**

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	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

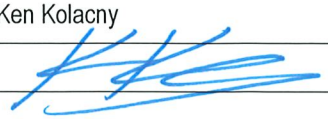
40. Name:	Matt Hubble	**41. Title:**	Assistant Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(830) 249-0600	130	( ) -	mhubble@matkinhoover.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	MatkinHoover Engineering & Surveying	**Job Title:**	Project Manager

Name *(In Print):*	Ken Kolacny	**Phone:**	(830) 249- **0600**
Signature:		**Date:**	4/1/24

COMAL COUNTY
ENGINEER'S OFFICE

January 19, 2022

Mr. Ben Yosko
Matkin Hoover Engineering & Surveying
8 Spencer Rd, Suite 100
Boerne, TX 78006

Re: Lewis Creek Ranch Subdivision within Comal County Texas

Dear Mr. Yosko:

We are in receipt of your January 19, 2022 application for the referenced proposed subdivision. We have approved your application (see attached).

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

Sincerely,

Robert Boyd, P.E.
Comal County Assistant Engineer

cc: Scott Haag, Comal County Commissioner, Precinct No. 2

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

2022-100091

Application for Licensing Authority Recommendation
for Private Sewerage Facilities for a Proposed Subdivision

Date: 01/06/2022

Subdivision Name: Lewis Creek Ranch

Owner's Name: Even Bossier LLC

Address: 7660 FAY AVE #184 LA JOLLA, CA 92037

Phone #: (210)385-6858

Fee Schedule:
5 or less tracts: $20/tract
6 or more tracts: $100 base fee + $5/tract

Total Fee: $ 1,575

Received by: _____

Make Check Payable to Comal County

According to TAC §285.4(c), persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials, prepared by a professional engineer or professional sanitarian, for these developments to the permitting authority and receive approval prior to submitting an OSSF application:

- An overall site plan
- Topographic map
- 100-year floodplain map
- Soil survey
- Location of water wells
- Locations of easements as identified in TAC §285.91(10) (relating to Tables)
- A complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater
- A comprehensive drainage plan
- Edwards Aquifer requirements that are pertinent to the proposed OSSF
- If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units

Comal County also asks for an existing improvements sketch and gate combination(s) in order to adequately inspect the site for use of OSSFs for sewage disposal.

_____
Applicant/Agent Signature

Date of Review (must be within 45 days of receipt): 1/19/22

☑ Approved

☐ Denied

Reason(s) for Denial: _____

_____

_____

_____

Reviewer: _____, D.R.

*** Note: This sheet shall be first with all planning materials listed above following behind.**

Revised August 2010