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: Bulverde Food Pantry, Inc.						**2. Regulated Entity No.:**			
3. Customer Name: Bulverde Food Pantry, 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)**	Commercial		Commercial				**8. Site (acres):**		1.502 Acres
9. Application Fee:	$ 4,000		**10. Permanent BMP(s):**						
11. SCS (Linear Ft.):	zero		**12. AST/UST (No. Tanks):**						
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.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	_X_ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park _X_San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Bulverde Food Pantry, Inc.
Print Name of Customer/Authorized Agent Robert D Rosenfeld 03/12/2024
Signature of Board President (Robert Rosenfeld) Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Bulverde Food Pantry, Inc.

Date: 03/12/24

Signature of Customer/Agent:

Robert D Rosenfeld
_____

Regulated Entity Name: Bulverde Food Pantry, Inc.

Project Information

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

   Contact Person: Robert Rosenfeld
   Entity: Bulverde Food Pantry, Inc.
   Mailing Address: PO Box 343
   City, State: Bulverde Zip: 78163
   Telephone: 830-438-7899 Fax: _____
   Email Address: _____

5. Agent/Representative (If any):

Contact Person: Salah E. Diab, Ph.D, P.E.
Entity: Seda Consulting Engineers, Inc.
Mailing Address: 6735 IH-10 West
City, State: San Antonio, TX Zip: 78201
Telephone: (210) 308-0057 Fax: 210-308-8842
Email Address: seda@satx.rr.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 _____.
☐ 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.

at thenorthwest side of Heimer Cove.

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

13. Total project area (size of site): 1.502 Acres

Total disturbed area: 0.80 Acres

14. Estimated projected population: 16

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	4,000	÷ 43,560 =	0.0918
Parking	18,850	÷ 43,560 =	0.4327
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	22,850	÷ 43,560 =	0.525

Total Impervious Cover 0.525 **÷ Total Acreage** 1.502 **X 100 =** 34.95**% 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" = 20'.

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 Panel # 48091C0380F, Dated Sept. 2, 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

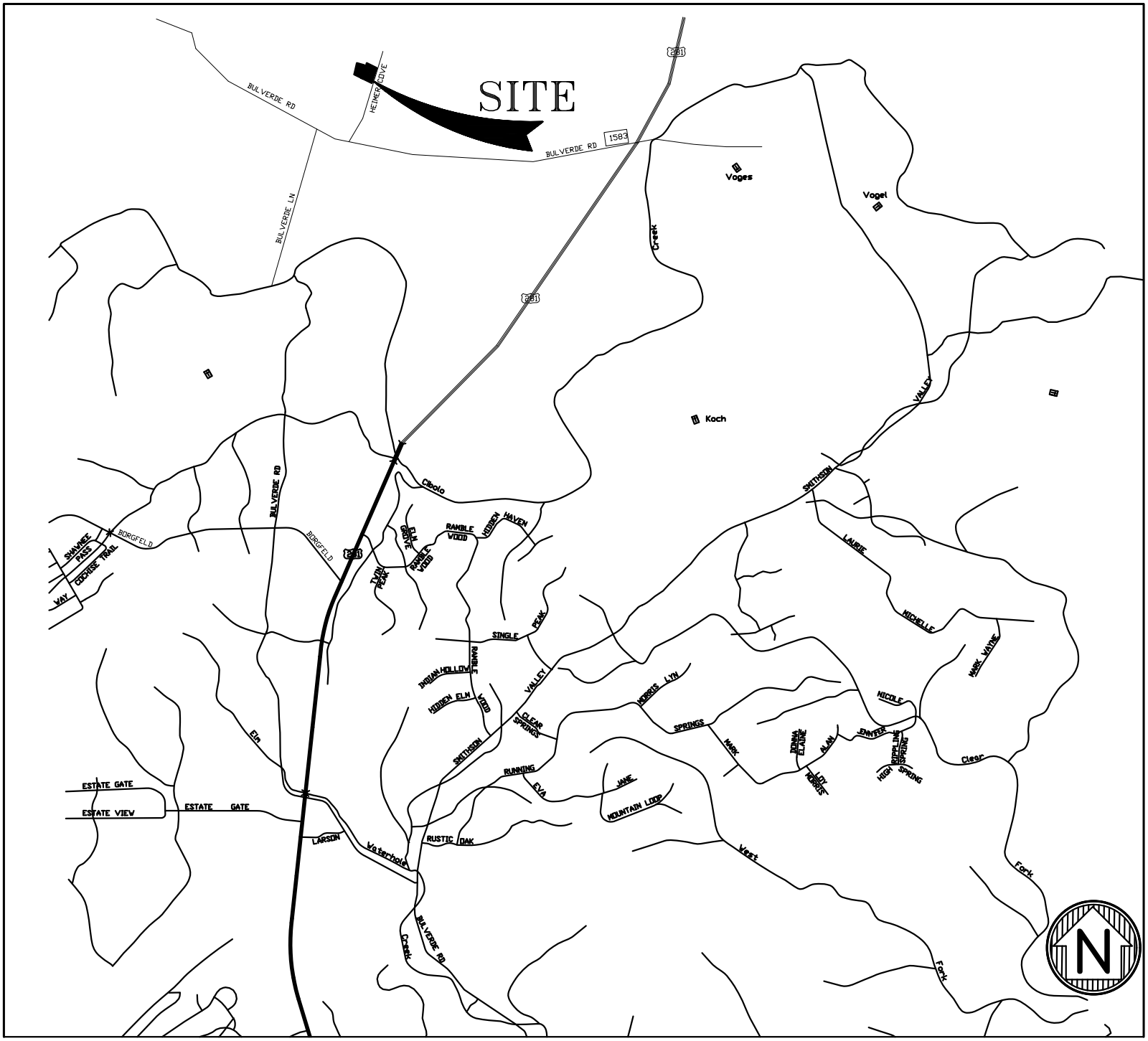
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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.

ATTACHMENT A



LOCATION MAP

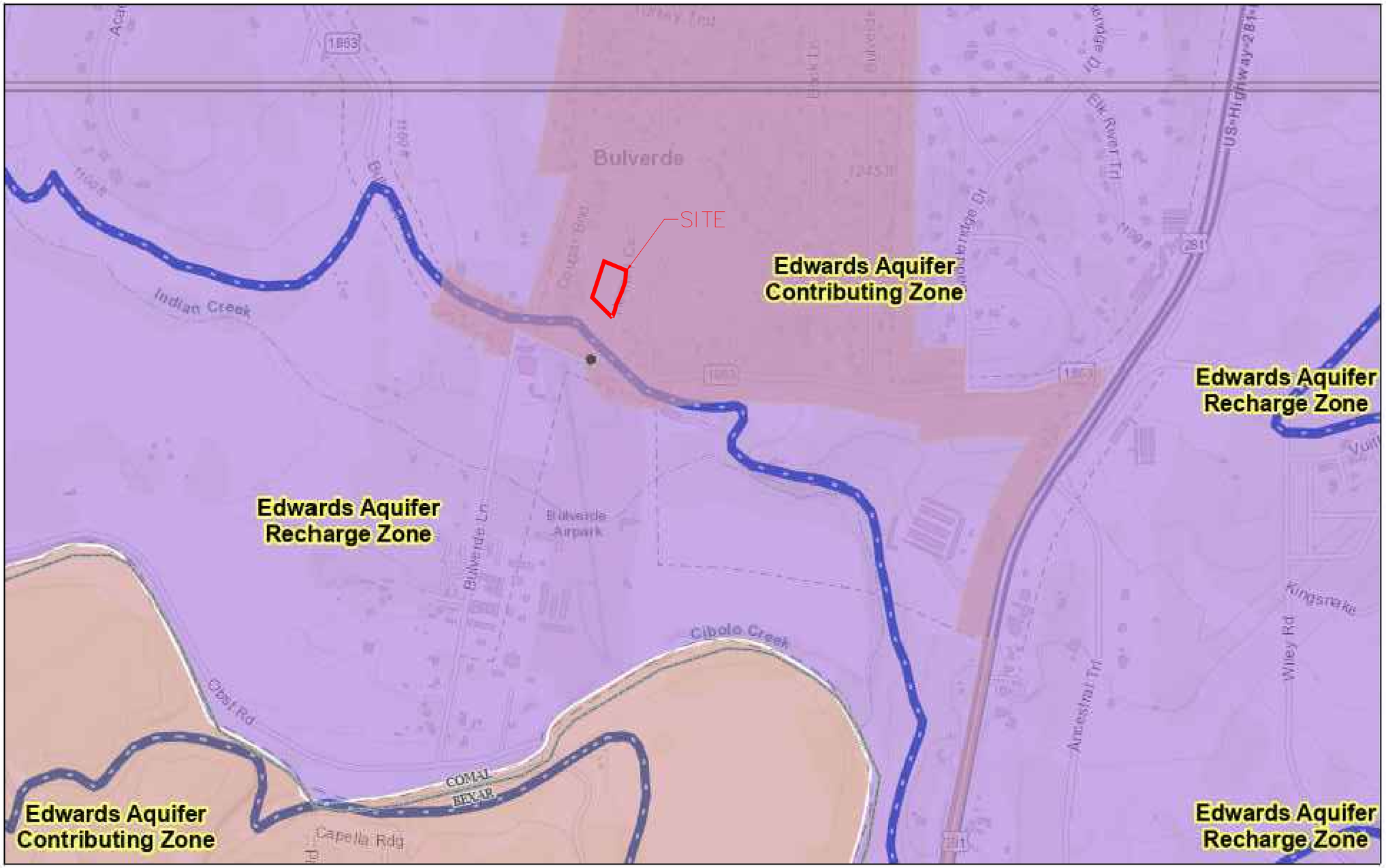
NOT TO SCALE

03/11/2024

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED
PROFESSIONAL ENGINEER

ATTACHMENT B

Edwards Aquifer Viewer Custom Print



12/4/2023, 4:30:58 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Edwards Aquifer Label
Edwards Aquifer Boundary
Edwards Aquifer Boundary central line
City/Place

Groundwater Conservation Districts
Comal Trinity GCD
Edwards Aquifer Authority
Trinity Glen Rose GCD

TX Counties
7.5 Minute Quad Grid
TCEQ_EDWARDS_OFFICIAL_MAPS

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

Web AppBuilder for ArcGIS

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

ATTACHMENT C

PROJECT DESCRIPTION

Lot 1, Block 1, recorded in Heimer Cove Unit 1 is 1.502-acre located on 30236 Heimer Cove, Bulverde, and Comal County, Texas. Out of this 1.502 acres Property, 0.80 acres is designed now for the storm water quality pond design from Lot 1. Based on COSA-LIDAR mapping, the subject site referred to as Heimer Cove Subdivision is located on the Bulverde northwest quadrant.

According to the City of Bulverde Unified zoning map November 2019, the subject site is registered as Planned Development District (PDD).

The subject site is bounded by lot 2, 3R and 5R (Block 21) along the west side property line, by Heimer cove along east side of property line and by lot A-206 along south side and unplatted lot along north side of property line respectively. See location Map.

Under proposed conditions, one lot of land is covered by proposed building (4000 sq feet) and proposed driveway and parking lot (18850 sq feet). The total onsite impervious cover for the lot of land is 22,850 square feet.

ATTACHMENT D

Factors Affecting Surface Water Quality

1. **Rooftop and concrete parking area (may be oil dripping from cars).**

2. **Temporary (maybe oil from machinery) during construction.**

ATTACHMENT E

Heimer Cove Subdivision

According to Section 3.3 TSS Removal and BMP sizing calculations from TCEQ RG-348 manual:
The Edwards Rules require a reduction of 80% of the increase in TSS load resulting from the development

Increase in Impervious area= 0.525 Acres
Driveway area outside site boundary(Flow outisde the pond)= 0 Acres

The required TSS removal load (L_M) is calculated below :

Total Impervious Area flowing to the pond (A_I) = 0.525 Acres
Landscaped Area (pervious) (A_p)= 0.275 Acres
Total Project Area (A) = $A_I + A_P$ = 0.8 Acres
Required TSS load (L_M) to be removed = 27.2 x (A_I x P)
L_M = 474 pounds

where, P = Average annual precipitation (inches) for Comal County
= 33.2 inches

TSS load removed by the proposed Sand Filter BMP facility (L_R):

L_R = (BMP efficiency) x P x (A_I x 34.6 + A_p x 0.54)
where, BMP efficiency for sand filters = 89%
L_R = 541 pounds

Fraction of Annual Runoff (F) :

F = L_M/L_R
F = 0.88 < 1 O.K.

Table 3-5 Relationship between Fraction of Annual Rainfall and Rainfall Depth (in)

F	Rainfall Depth	F	Rainfall Depth	F	Rainfall Depth	F	Rainfall Depth
1.00	4.00	0.80	1.08	0.60	0.58	0.40	0.29
0.99	3.66	0.79	1.04	0.59	0.56	0.39	0.28
0.98	3.33	0.78	1.00	0.58	0.54	0.38	0.27
0.97	3.00	0.77	0.97	0.57	0.52	0.37	0.25
0.96	2.80	0.76	0.94	0.56	0.50	0.36	0.24
0.95	2.60	0.75	0.92	0.55	0.49	0.35	0.23
0.94	2.40	0.74	0.89	0.54	0.47	0.34	0.23
0.93	2.20	0.73	0.86	0.53	0.46	0.33	0.22
0.92	2.00	0.72	0.83	0.52	0.45	0.32	0.21
0.91	1.80	0.71	0.80	0.51	0.44	0.31	0.20
0.90	1.70	0.70	0.78	0.50	0.42	0.30	0.19
0.89	1.60	0.69	0.75	0.49	0.41	0.29	0.18
0.88	1.50	0.68	0.73	0.48	0.40	0.28	0.18
0.87	1.44	0.67	0.71	0.47	0.38	0.27	0.17
0.86	1.38	0.66	0.69	0.46	0.37	0.26	0.16
0.85	1.32	0.65	0.67	0.45	0.36	0.25	0.15
0.84	1.26	0.64	0.66	0.44	0.34		
0.83	1.20	0.63	0.64	0.43	0.33		
0.82	1.16	0.62	0.62	0.42	0.32		
0.81	1.12	0.61	0.60	0.41	0.31		
0.80	1.08	0.60	0.58	0.40	0.29		

Heimer Cove Subdivision

From Table 3-5, Relationship between F and Rainfall Depth, determine rainfall depth

for F = 0.88, Rainfall Depth (I) = **1.5 inches**

Water Quality Volume (WQV) = Rainfall depth x Runoff Coefficient x Area = I x C x A

where, Runoff Coefficient (C)= 1.72x(IC)^3-1.97x(IC)^2+1.23(IC)+0.02

IC = fraction of impervious cover = A_I/A = 0.66

C = 0.47

Required Water Quality Volume (WQV) = 2,047 cubic feet

Required sand filter surface area Af= 349.59 sq. ft.

DESIGN OF SEDIMENTATION/FILTRATION SYSTEM:

Add 20% to the required Water Quality volume for maintenance = 1.2*WQV

Design WQV = 2,456 cu.ft.

The minimum sand filter surface area (A_f) for the combined filtration and sedimentation in a single basin = Design WQV/(7+2.33*H)

where, H = maximum ponding depth above filtration basin = **2** feet

A_f = 211 sq. ft.

The minimum sand filter surface area from TCEQ (A_f) = Design WQV/18

A_f = 136.44 sq. ft.

Therefore, required sand filter surface area (A_f) = 211 sq. ft.

Provided facility sand filter area

Provided Length of the filtration chamber = 20.00 feet

Provided Width of the filtration chamber = 32.00 feet

Provided filtration surface Area = 640.00 sq.ft.

> 211 sq.ft. **O.K.**

The minimum sedimentation area As = Design WQV/10

As = 245.60 sq. ft.

Length of the sedimentation chamber = 20.00 feet

Width of the sedimentation chamber = 32.00 feet

Provided Sedimentation surface Area = 640.00 sq.ft.

> 246 sq.ft. **O.K.**

Provided facility volume = 2,560 cu.ft. (from plans)

> 2456 cu.ft. **O.K.**

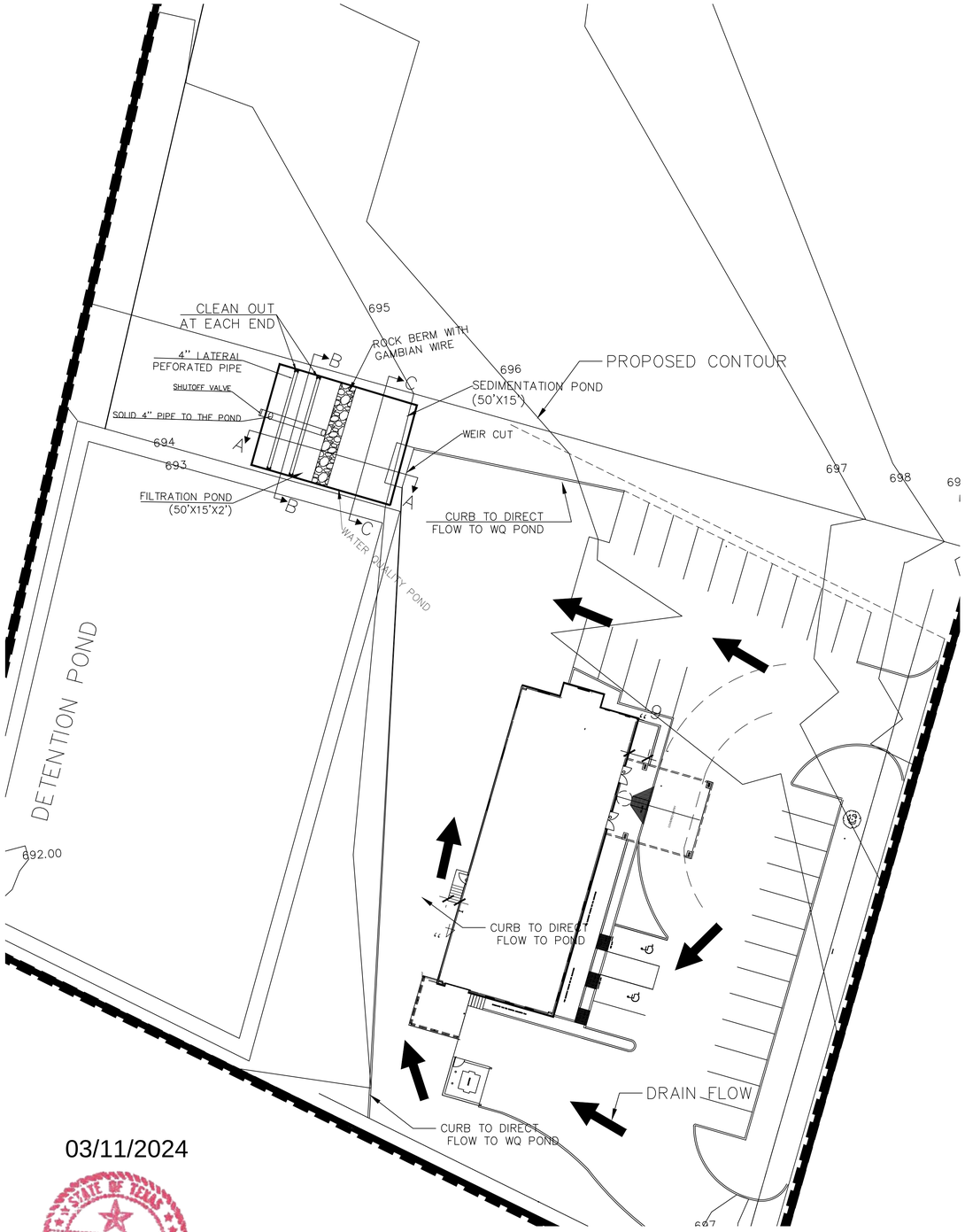
NOTE:

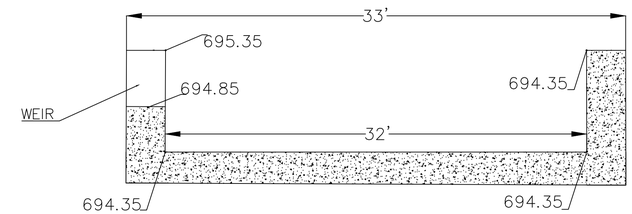
THE BASIN IS A CONCRETE LINER.
SAND AND GRAVEL LAYER (AUSTIN STANDARD DETAILS 661-1 AND 661-2).
THE TOP LAYER IS TO BE A MINIMUM OF EIGHTEEN (18) INCHES OF 0.02—0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE).
UNDER THE SAND SHALL BE A LAYER OF ONE-HALF (0.5) TO ONE AND ONE-HALF (1.5) INCH DIAMETER WASHED, ROUNDED, RIVER GRAVEL WHICH PROVIDES THREE (3) INCHES TO FIVE (5) INCHES OF COVER OVER THE TOP OF THE UNDERDRAIN LATERAL PIPES. CLEAN, SCREENED, CRUSHED RECYCLED GLASS NO SMALLER THAN 3/8 INCH IS ALSO ACCEPTABLE. THE SAND AND GRAVEL MUST BE SEPARATED BY A LAYER OF GEOTEXTILE. THE GEOTEXTILE FABRIC SPECIFICATIONS ARE SHOWN IN STANDARD SPECIFICATION 620S, TABLE 2: HIGH FLOW FILTER FABRIC REQUIREMENTS.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

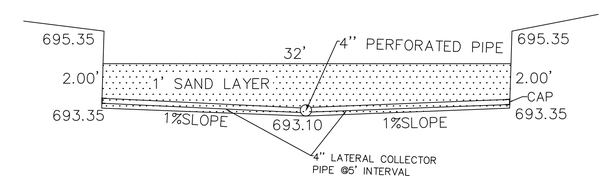




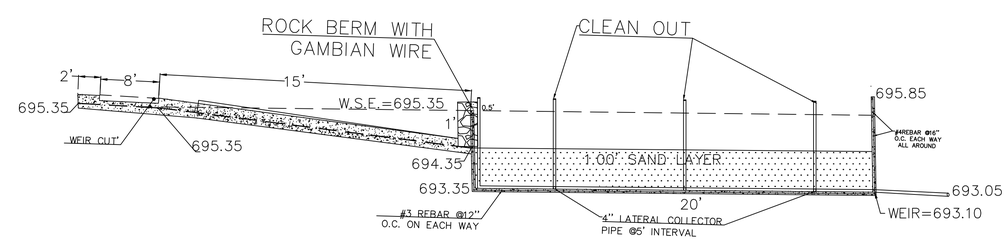
SECTION C—C
(NOT TO SCALE)

LEGEND

DIRECTION OF FLOW
1017 PROP CONTOUR



SECTION B—B
(NOT TO SCALE)



SECTION A—A
(NOT TO SCALE)

03/11/2024

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED
PROFESSIONAL ENGINEER

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CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

HEIMER COVE SUBDIVISION
WATER QUALITY POND PLAN
CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO. 1811
DATE: 10/25/2023
DRAWN BY: FM
CHECKED BY: SED
SHEET: 1 OF 1

ATTACHMENT I

Spill Response Actions

*(As per TCEQ RG-348. "**Complying with the Edwards Aquifer Rules – Technical Guidance of Best Management Practices**", Spill Prevention and Control)*

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

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

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or Water courses.

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

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

Cleanup

(1) Clean up leaks and spills immediately.

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

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
(2) Use absorbent materials on small spills rather than hosing down or burying the spill.
(3) Absorbent materials should be promptly removed and disposed of properly.
(4) Follow the practice below for a minor spill:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
(3) Notification should first be made by telephone and followed up with a written report.
(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.

More information on spill rules and appropriate responses is available on the TCEQ website at:

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run on of stormwater and the runoff of spills.

(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately

(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.

(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.

(5) Place drip pans or absorbent materials under paving equipment when not in use.

(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.

(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run on of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

ATTACHMENT J: N/A, The upgradient has its own BMP'S

ATTACHMENT K: water quality pond design and exhibit

Heimer Cove Subdivision

According to Section 3.3 TSS Removal and BMP sizing calculations from TCEQ RG-348 manual:
The Edwards Rules require a reduction of 80% of the increase in TSS load resulting from the development

Increase in Impervious area= 0.525 Acres
Driveway area outside site boundary(Flow outisde the pond)= 0 Acres

The required TSS removal load (L_M) is calculated below :

Total Impervious Area flowing to the pond (A_I) = 0.525 Acres
Landscaped Area (pervious) (A_p)= 0.275 Acres
Total Project Area (A) = $A_I + A_P$ = 0.8 Acres
Required TSS load (L_M) to be removed = 27.2 x (A_I x P)
L_M = 474 pounds

where, P = Average annual precipitation (inches) for Comal County
= 33.2 inches

TSS load removed by the proposed Sand Filter BMP facility (L_R):

L_R = (BMP efficiency) x P x (A_I x 34.6 + A_p x 0.54)
where, BMP efficiency for sand filters = 89%
L_R = 541 pounds

Fraction of Annual Runoff (F) :

F = L_M/L_R
F = 0.88 < 1 O.K.

Table 3-5 Relationship between Fraction of Annual Rainfall and Rainfall Depth (in)

F	Rainfall Depth	F	Rainfall Depth	F	Rainfall Depth	F	Rainfall Depth
1.00	4.00	0.80	1.08	0.60	0.58	0.40	0.29
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0.98	3.33	0.78	1.00	0.58	0.54	0.38	0.27
0.97	3.00	0.77	0.97	0.57	0.52	0.37	0.25
0.96	2.80	0.76	0.94	0.56	0.50	0.36	0.24
0.95	2.60	0.75	0.92	0.55	0.49	0.35	0.23
0.94	2.40	0.74	0.89	0.54	0.47	0.34	0.23
0.93	2.20	0.73	0.86	0.53	0.46	0.33	0.22
0.92	2.00	0.72	0.83	0.52	0.45	0.32	0.21
0.91	1.80	0.71	0.80	0.51	0.44	0.31	0.20
0.90	1.70	0.70	0.78	0.50	0.42	0.30	0.19
0.89	1.60	0.69	0.75	0.49	0.41	0.29	0.18
0.88	1.50	0.68	0.73	0.48	0.40	0.28	0.18
0.87	1.44	0.67	0.71	0.47	0.38	0.27	0.17
0.86	1.38	0.66	0.69	0.46	0.37	0.26	0.16
0.85	1.32	0.65	0.67	0.45	0.36	0.25	0.15
0.84	1.26	0.64	0.66	0.44	0.34		
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0.82	1.16	0.62	0.62	0.42	0.32		
0.81	1.12	0.61	0.60	0.41	0.31		
0.80	1.08	0.60	0.58	0.40	0.29		

Heimer Cove Subdivision

From Table 3-5, Relationship between F and Rainfall Depth, determine rainfall depth

for F = 0.88, Rainfall Depth (I) = **1.5 inches**

Water Quality Volume (WQV) = Rainfall depth x Runoff Coefficient x Area = I x C x A

where, Runoff Coefficient (C)= 1.72x(IC)^3-1.97x(IC)^2+1.23(IC)+0.02

IC = fraction of impervious cover = A_I/A = 0.66

C = 0.47

Required Water Quality Volume (WQV) = 2,047 cubic feet

Required sand filter surface area Af= 349.59 sq. ft.

DESIGN OF SEDIMENTATION/FILTRATION SYSTEM:

Add 20% to the required Water Quality volume for maintenance = 1.2*WQV

Design WQV = 2,456 cu.ft.

The minimum sand filter surface area (A_f) for the combined filtration and sedimentation in a single basin = Design WQV/(7+2.33*H)

where, H = maximum ponding depth above filtration basin = **2** feet

A_f = 211 sq. ft.

The minimum sand filter surface area from TCEQ (A_f) = Design WQV/18

A_f = 136.44 sq. ft.

Therefore, required sand filter surface area (A_f) = 211 sq. ft.

Provided facility sand filter area

Provided Length of the filtration chamber = 20.00 feet

Provided Width of the filtration chamber = 32.00 feet

Provided filtration surface Area = 640.00 sq.ft.

> 211 sq.ft. **O.K.**

The minimum sedimentation area As = Design WQV/10

As = 245.60 sq. ft.

Length of the sedimentation chamber = 20.00 feet

Width of the sedimentation chamber = 32.00 feet

Provided Sedimentation surface Area = 640.00 sq.ft.

> 246 sq.ft. **O.K.**

Provided facility volume = 2,560 cu.ft. (from plans)

> 2456 cu.ft. **O.K.**

NOTE:

THE BASIN IS A CONCRETE LINER.
SAND AND GRAVEL LAYER (AUSTIN STANDARD DETAILS 661-1 AND 661-2).
THE TOP LAYER IS TO BE A MINIMUM OF EIGHTEEN (18) INCHES OF 0.02—0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM C-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE).
UNDER THE SAND SHALL BE A LAYER OF ONE-HALF (0.5) TO ONE AND ONE-HALF (1.5) INCH DIAMETER WASHED, ROUNDED, RIVER GRAVEL WHICH PROVIDES THREE (3) INCHES TO FIVE (5) INCHES OF COVER OVER THE TOP OF THE UNDERDRAIN LATERAL PIPES. CLEAN, SCREENED, CRUSHED RECYCLED GLASS NO SMALLER THAN 3/8 INCH IS ALSO ACCEPTABLE. THE SAND AND GRAVEL MUST BE SEPARATED BY A LAYER OF GEOTEXTILE. THE GEOTEXTILE FABRIC SPECIFICATIONS ARE SHOWN IN STANDARD SPECIFICATION 620S, TABLE 2: HIGH FLOW FILTER FABRIC REQUIREMENTS.

GRAPHIC SCALE
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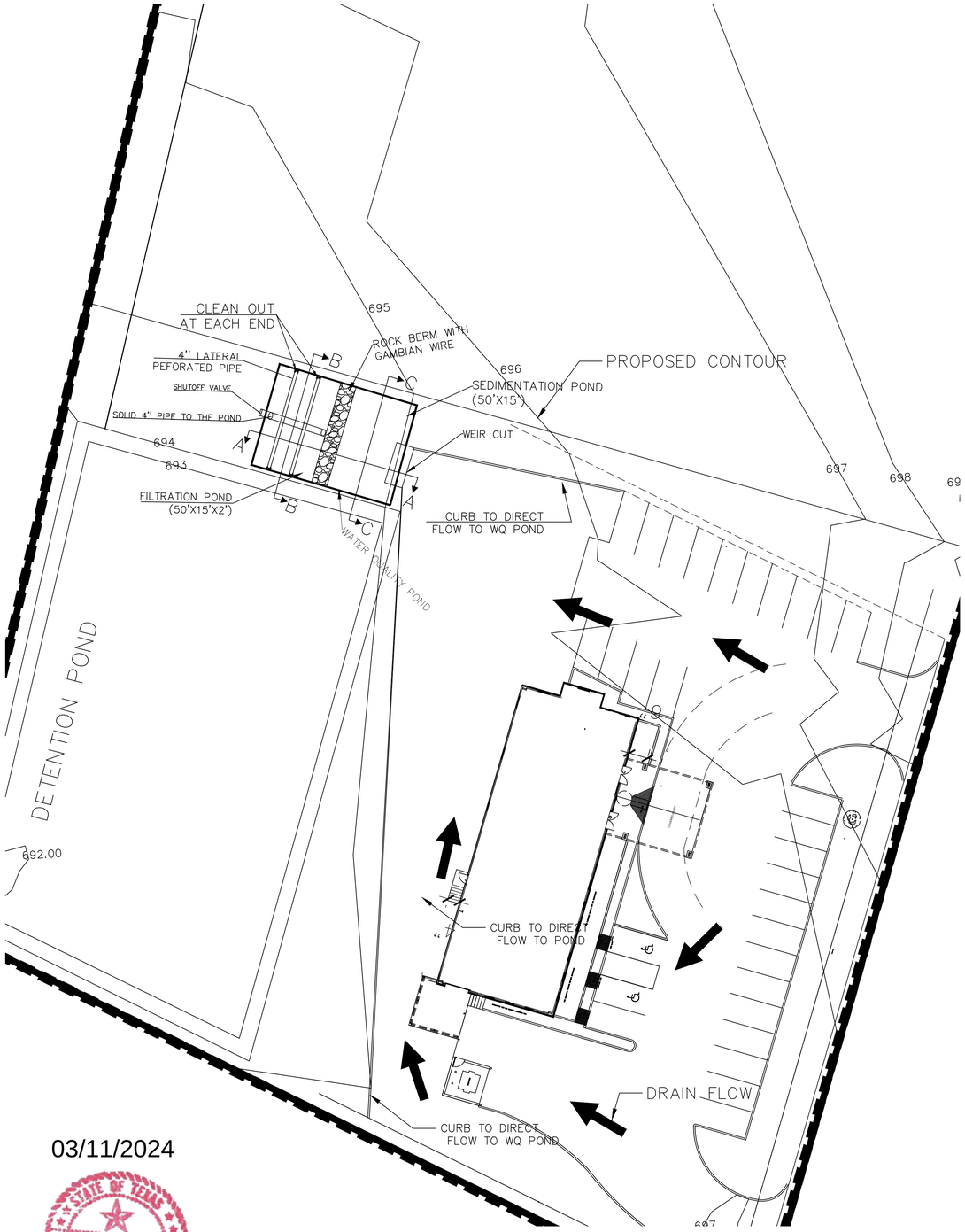
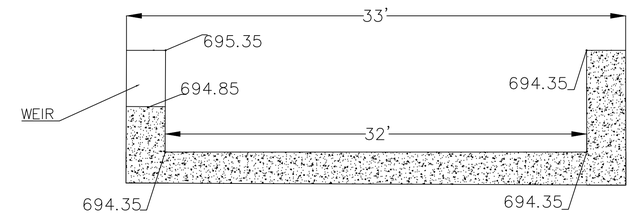
(IN FEET)
1 INCH = 20 FT.

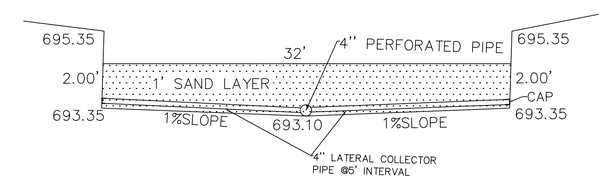




SECTION C—C
(NOT TO SCALE)

LEGEND

DIRECTION OF FLOW
1017 PROP CONTOUR



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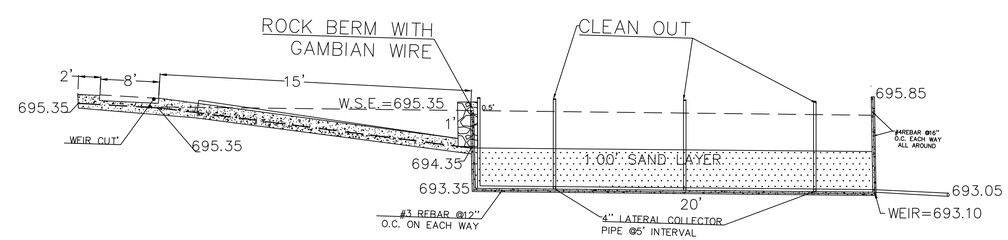

SECTION A—A
(NOT TO SCALE)

03/11/2024

STATE OF TEXAS
SALAH E. DIAB
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revisions:

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HEIMER COVE SUBDIVISION
WATER QUALITY POND PLAN
CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO. 1811
DATE: 10/25/2023
DRAWN BY: FM
CHECKED BY: SED
SHEET: 1 OF 1

ATTACHMENT L: N/A Geologist did not find any sensitive features.

ATTACHMENT M: Same as attachment K above

ATTACHMENT N:

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

1. Inspections. BMP facilities should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent growth in cracks and joints that can cause structural damage. *A written record should be kept of inspection results and maintenance performed.*

2. Sediment Removal. Remove sediment from the inlet structure, sedimentation chamber and filtration chamber after each rainfall event. Sediment removal from the filtration basin is accomplished by removal and replacement of the filter cartridge set. Sediments found adhering to sidewall surfaces should be removed at least every quarter. *A written record should be kept of inspection results and maintenance performed.*

3. Media Replacement. Filter cartridges should be replaced after 2 significant rainfall events or when the drawdown time exceeds 48 hours. The geotextile wrapping around the filter canisters should be inspected each time the filters are changed and should be replaced if damage or permanent clogging is observed. *A written record should be kept of inspection results and maintenance performed.*

4. Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control valve. *A written record should be kept of inspection results and maintenance performed.*

5. Filter Underdrain. Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time. *A written record should be kept of inspection results and maintenance performed.*

6. Mowing. Grass areas in and around cartridge filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. *A written record should be kept of inspection results and maintenance performed.*

7. Bladder Control Valve. The bladder control valve should be checked for proper operation in automatic and manual mode at least once per quarter. Should any operational problems be found, repairs or replacement should be completed immediately. *A written record should be kept of inspection results and maintenance performed.*

8. Filtration Chamber Outfall. The outfall point should be inspected at least once per quarter to insure that the discharge is leaving the filter by gravity. *A written record should be kept of inspection results and maintenance performed.*

9. Filter Canisters. Clean the filter canisters at least once per quarter. Replace any damaged canisters immediately. *A written record should be kept of inspection results and maintenance performed.*

10. Controls. Verify that all controls are functioning correctly at least once per month and after each rainfall event. Repair or replace any components that are inoperative. *A written record should be kept of inspection results and maintenance performed.*

11. Security Fencing. Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately. *A written record should be kept of inspection results and maintenance performed.*

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

I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until each such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

I, the owner, have read and understand the requirements of the attached Maintenance Plan and Schedule.

Robert D Rosenfeld _____ 03/12/2024 _____

Signature Date

ATTACHMENT O : N/A

ATTACHMENT P: N/A

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: Bulverde Food Pantry, Inc.

Date: 03/12/2024

Signature of Customer/Agent:

Robert D Rosenfeld

Regulated Entity Name: Bulverde Food Pantry, Inc.

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.

TEMPORARY STORMWATER SECTION ATTACHMENTS

ATTACHMENT A

Spill Response Actions

*(As per TCEQ RG-348. "**Complying with the Edwards Aquifer Rules – Technical Guidance of Best Management Practices**", Spill Prevention and Control)*

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

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

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or Water courses.

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

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

Cleanup

(1) Clean up leaks and spills immediately.

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

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
(2) Use absorbent materials on small spills rather than hosing down or burying the spill.
(3) Absorbent materials should be promptly removed and disposed of properly.
(4) Follow the practice below for a minor spill:
(5) Contain the spread of the spill.
(6) Recover spilled materials.
(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
(3) Notification should first be made by telephone and followed up with a written report.
(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.

More information on spill rules and appropriate responses is available on the TCEQ website http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

(1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run on of stormwater and the runoff of spills.
(2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately
(3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
(4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
(5) Place drip pans or absorbent materials under paving equipment when not in use.
(6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
(7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.

(8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

(9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

(1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run on of stormwater and the runoff of spills.

(2) Discourage "topping off" of fuel tanks.

(3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

ATTACHMENT B

FACTORS AFFECTING WATER QUALITY

There are factors that could affect surface groundwater quality both during and after construction. During construction contamination could come from oil, grease, diesel or gasoline drippings from construction equipment and also from the process of excavating materials and grading. If fuel or a hazardous substance spill occurs, the contaminated soil will be removed and placed in an impervious container to be disposed offsite at an approved disposal location. The placement of excavated materials will have appropriately sized erosion and sedimentation controls placed down gradient.

After construction is complete, the potential sources of contamination would be from sediments brought onsite by vehicles, fuel, oil and grease from vehicles, fertilizers used for lawn care and pesticides used by the individual homeowner.

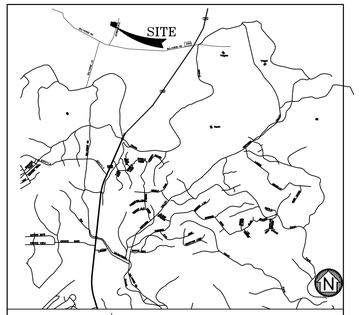
ATTACHMENT C

The general sequence of events will be as follows:

- Install temporary erosions/sedimentation controls, and tree protection fencing.
- Clear/grub remaining vegetation within the homebuilding site as listed on the engineering plans.
- Rough grade site and prepare for slab installation.
- Install slab and construct structure and associated utilities.
- Complete site pavement
- Complete final site grading and restoration of site vegetation (i.e. landscaping).
- When the owner receives City certificate of occupancy, remove and dispose of temporary erosion controls and tree protection.
- Complete any final site dress-up as needed.

The major soil disturbing events are clearing and grubbing, rough cut grading, excavation, regarding, final grading of the site, and Paving.

ATTACHMENT D



LOCATION MAP (NOT TO SCALE)

03/11/2024

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED
PROFESSIONAL ENGINEER

GENERAL NOTES (CONSTRUCTION EXIT)

1. Stone size – 3 to 5 inch open graded rock
2. Length – as effective, but not less than 50 feet.
3. Thickness – not less than 8 inches.
4. Width – not less than full width of all points of ingress or egress.
5. Washing – when necessary, wheels shall be cleaned to remove sediment prior to entrance onto public roadway. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved strap or sediment basin. All sediment shall be prevented from entering any storm, drain, ditch, or watercourse using approved methods.
6. Maintenance – the entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. This may require periodic dressing with additional stone as conditions demand, and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public roadway must be removed immediately.
7. Drainage – entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

BALED HAY USAGE GUIDELINES

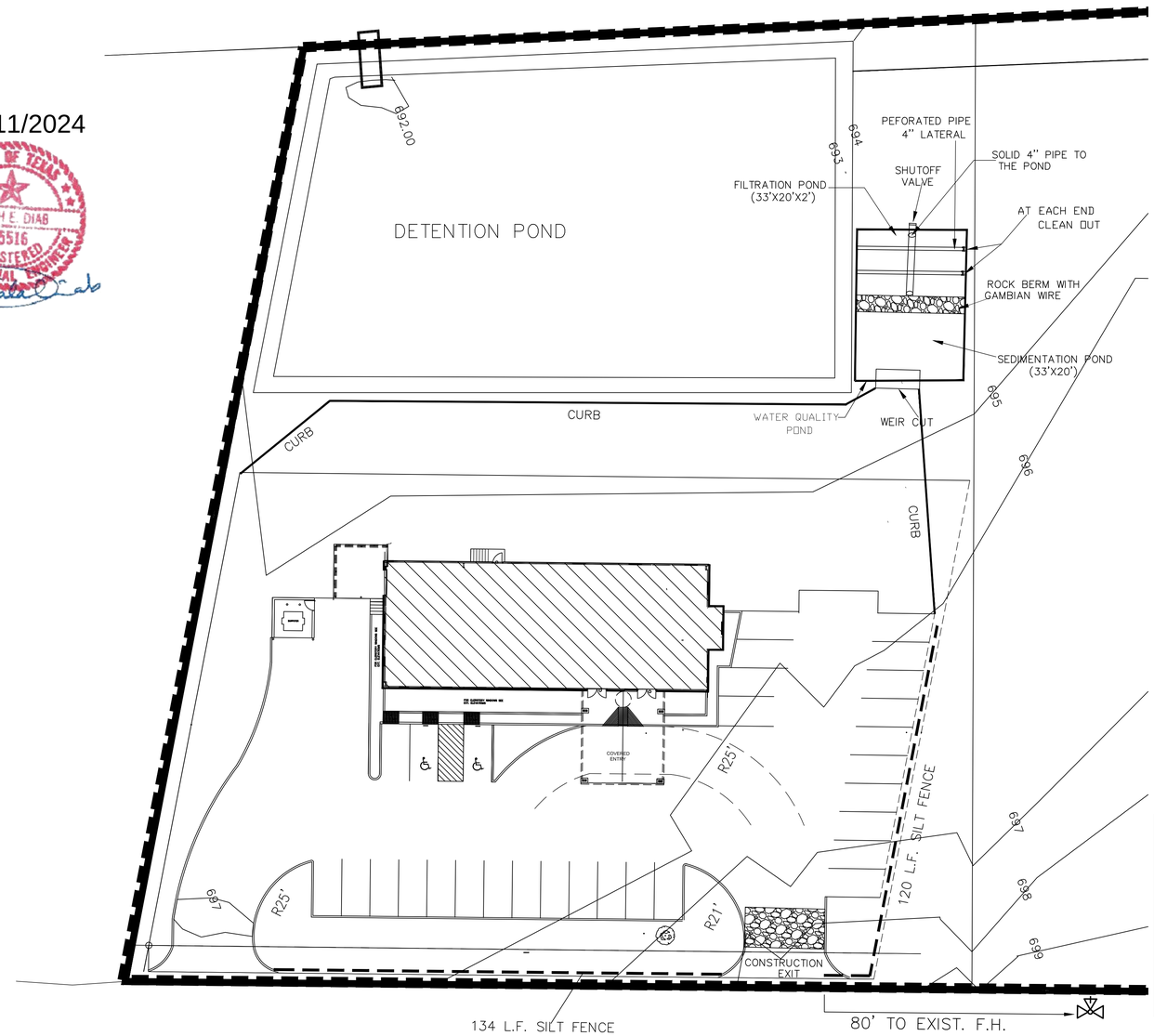
A BAILED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE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

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

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

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

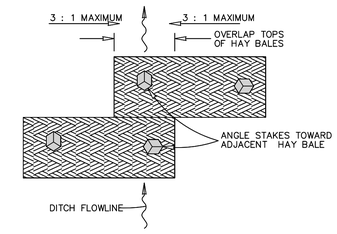
BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTERGRITY IS ACCELERATED.



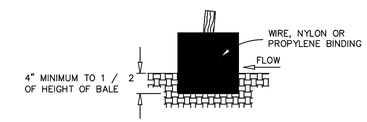
GRAPHIC SCALE

30 0 15 30 60

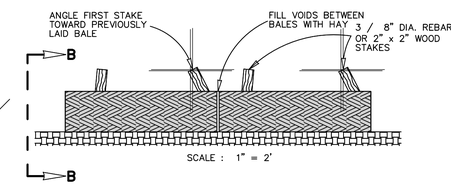
(IN FEET)
1 INCH = 30 FT.



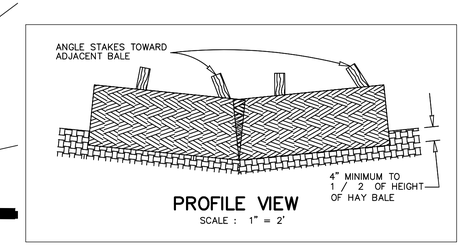
PLAN VIEW
N.T.S.



SECTION B–B
N.T.S.



SCALE : 1" = 2'



PROFILE VIEW
SCALE : 1" = 2'

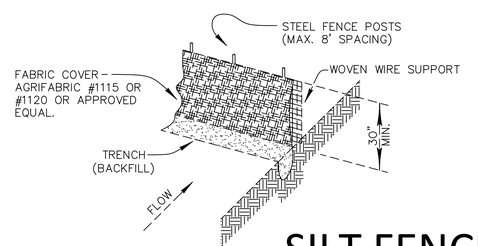
GENERAL NOTES

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

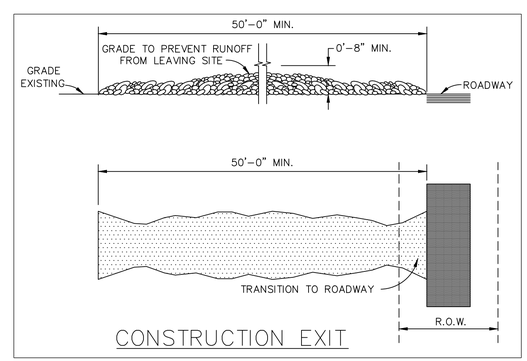
BALED HAY FOR EROSION CONTROL

GENERAL NOTES (SILTATION FENCE)

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of 6 inches deep and 3–4 feet wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence posts.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt fence shall be removed when it has served its usefulness, so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be disposed of in an approved site in a manner that will not contribute to additional siltation.
8. Accumulated silt shall be removed when it reaches a depth of 6 inches and disposed of in an approved spoil site or as in No. 7 above.



SILT FENCE



CONSTRUCTION EXIT

revisions:

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED
PROFESSIONAL ENGINEER

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CIVIL • STRUCTURAL • ENVIRONMENTAL PLANNER
SCE

HEIMER COVER SUBDIVISION
HEIMER COVER, BULEVERDE
SEDIMENTATION EROSION CONTROL PLAN

JOB NO. 1811
DATE: 10/25/'23
DRAWN BY: RKN
CHECKED BY: SED
SHEET: C-4

ATTACHMENTs E & F

Same as D above

ATTACHMENT G

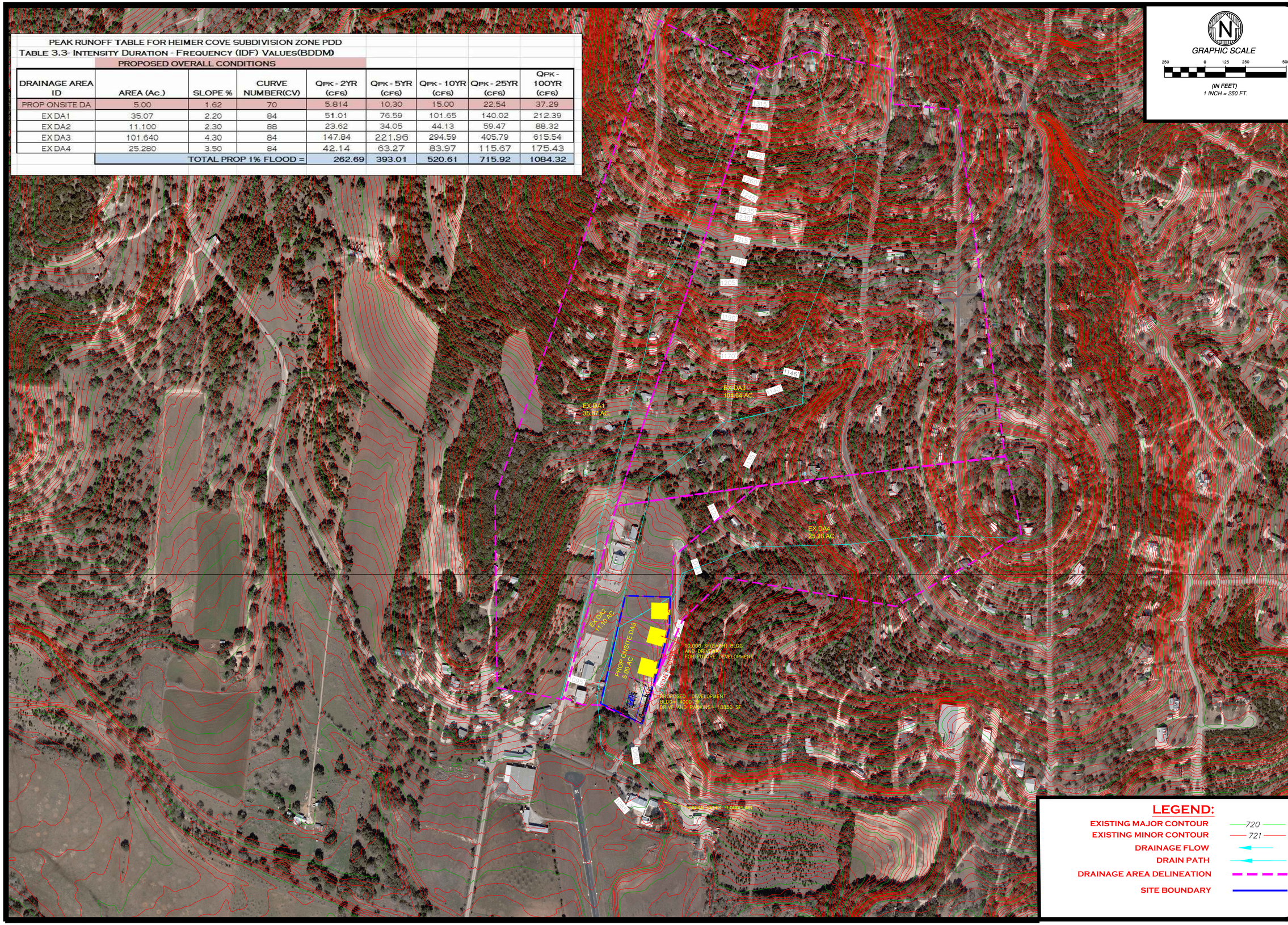
Drainage Area Map

PEAK RUNOFF TABLE FOR HEIMER COVE SUBDIVISION ZONE PDD

TABLE 3.3- INTENSITY DURATION - FREQUENCY (IDF) VALUES(BDDM)

PROPOSED OVERALL CONDITIONS

DRAINAGE AREA ID	AREA (Ac.)	SLOPE %	CURVE NUMBER(CV)	QPK - 2YR (CFS)	QPK - 5YR (CFS)	QPK - 10YR (CFS)	QPK - 25YR (CFS)	QPK - 100YR (CFS)
PROP ONSITE DA	5.00	1.62	70	5.814	10.30	15.00	22.54	37.29
EX DA1	35.07	2.20	84	51.01	76.59	101.65	140.02	212.39
EX DA2	11.100	2.30	88	23.62	34.05	44.13	59.47	88.32
EX DA3	101.640	4.30	84	147.84	221.96	294.59	405.79	615.54
EX DA4	25.280	3.50	84	42.14	63.27	83.97	115.67	175.43
	TOTAL PROP 1% FLOOD =			262.69	393.01	520.61	715.92	1084.32



REVISIONS:

03/11/2024

Seda Consulting Engineers, Inc.
Firm Registration No: F-1601
6735 IH 10 West
San Antonio, Texas 78201
(210) 308-0057
FAX:(210) 308-8842
e-mail: seda@satx.rr.com
CIVIL• STRUCTURAL• ENVIRONMENTAL• PLANNER

HEIMER COVE SUBDIVISION
PROPOSED OVERALL DRAINAGE PLAN
CITY OF BULVERDE, COMAL COUNTY, TEXAS

JOB NO. 1811
DATE: 02/13/2023
DRAWN BY: GH
CHECKED BY: SED
SHEET: 1 OF 2

ATTACHMENT H:
N/A

ATTACHMENT I:

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

1. Inspections. BMP facilities should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent growth in cracks and joints that can cause structural damage. *A written record should be kept of inspection results and maintenance performed.*

2. Sediment Removal. Remove sediment from the inlet structure, sedimentation chamber and filtration chamber after each rainfall event. Sediment removal from the filtration basin is accomplished by removal and replacement of the filter cartridge set. Sediments found adhering to sidewall surfaces should be removed at least every quarter. *A written record should be kept of inspection results and maintenance performed.*

3. Media Replacement. Filter cartridges should be replaced after 2 significant rainfall events or when the drawdown time exceeds 48 hours. The geotextile wrapping around the filter canisters should be inspected each time the filters are changed and should be replaced if damage or permanent clogging is observed. *A written record should be kept of inspection results and maintenance performed.*

4. Debris and Litter Removal. Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular clean-up operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control valve. *A written record should be kept of inspection results and maintenance performed.*

5. Filter Underdrain. Clean the underdrain piping network to remove any sediment buildup at least every two years, or as needed to maintain the design drawdown time. *A written record should be kept of inspection results and maintenance performed.*

6. Mowing. Grass areas in and around cartridge filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. *A written record should be kept of inspection results and maintenance performed.*

7. Bladder Control Valve. The bladder control valve should be checked for proper operation in automatic and manual mode at least once per quarter. Should any operational problems be found, repairs or replacement should be completed immediately. *A written record should be kept of inspection results and maintenance performed.*

8. Filtration Chamber Outfall. The outfall point should be inspected at least once per quarter to insure that the discharge is leaving the filter by gravity. *A written record should be kept of inspection results and maintenance performed.*

9. Filter Canisters. Clean the filter canisters at least once per quarter. Replace any damaged canisters immediately. *A written record should be kept of inspection results and maintenance performed.*

10. Controls. Verify that all controls are functioning correctly at least once per month and after each rainfall event. Repair or replace any components that are inoperative. *A written record should be kept of inspection results and maintenance performed.*

11. Security Fencing. Check and verify that the BMP facility site is secure at least once per month. Any site found to be insecure should be made secure immediately. *A written record should be kept of inspection results and maintenance performed.*

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

I understand that I am responsible for maintenance of the Permanent Pollution Abatement Measures included in this project until each such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or ownership is transferred.

I, the owner, have read and understand the requirements of the attached Maintenance Plan and Schedule.

Robert D Rosenfeld _____ 03/12/2024 _____

Signature Date

ATTACHMENT J :

Same as Attachment D above

Seda Consulting Engineers, Inc.
6735 I.H. 10 West
San Antonio, TX 78201

Phone: (210) 308-0057
FAX: (210) 308-8842
E-MAIL:seda@satx.rr.com

April 12, 2024

Texas commission on Environmental Quality
12100 Park 35 Circle
Austin, TX 78753

Re.: Lot 1, Block 1, (1.502 acres); Heimer cove unit 1

To whom it may concern;

On behalf of our Client, Bulverde Food pantry, Please consider this letter as a "Notice Of Intent" for the Edward Aquifer Application.

The area to be implemented to construct storm water quality pond is identified as a "Lot 1, block 1, 1.502 acres, Heimer cove Unit 1 subdivision recorded in document no. 202306023917, Comal County Texas.
This property is located in contribution zone of Edward aquifer. The "Total disturbed area is 0.80 acres" (as shown under item 13 TCEQ-10257) which is directed to the water quality pond. Please see detailed quality pond design in the report.

Should there be any question and or any additional information be needed, please do not hesitate to call on us.

Sincerely;
Seda Consulting Engineers, Inc.

Salah E. Diab, P.E.
Project Engineer

SIGNATURE PAGE:

Robert D Rosenfeld

Applicant's Signature

03/12/2024

Date

THE STATE OF Texas §

County of BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Rosenfeld 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 12th day of MARCH, 2024

NOTARY PUBLIC

RIDA A. DAAU
My Notary ID # 126901245
Expires May 22, 2025

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

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

I Robert Rosenfeld,
Print Name

Board President,
Title - Owner/President/Other

of Bulverde Food Pantry, Inc,
Corporation/Partnership/Entity Name

have authorized Salah Diab, P.E.
Print Name of Agent/Engineer

of Seda Consulting Engineers, Inc
Print Name of Firm

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

I also understand that:

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

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

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

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

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

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Bulverde Food Pantry, Inc.
Regulated Entity Location: at the northwest side of Heimer Cove.
Name of Customer: Bulverde Food Pantry, Inc
Contact Person: Robert Rosenfeld Phone: 210-882-6006
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☒ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.502 Acres	$ 4,000.00
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: Robert D Rosenfeld

Date: 05/24/2024

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)*		3. Regulated Entity Reference Number *(if issued)*
CN	Follow this link to search for CN or RN numbers in Central Registry**	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:*
Bulverde Food Pantry, Inc	N/A

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

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:							
	Robert Rosenfeld						
	PO Box 343						
	City	Bulverde	State	TX	ZIP	78163	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 882-6006		( ) -

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.*)

Heimer Cove Subdivision

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	30243, 30247, 30251 & 30255 Heimer Cove							
	City	Bulverde	**State**	TX	**ZIP**	78063	**ZIP + 4**	
24. County	Bexar							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	at the northwest side of Heimer Cove.				
26. Nearest City			**State**	**Nearest ZIP Code**	
San Antonio			TX	78256	
27. Latitude (N) In Decimal:	29.744323		**28. Longitude (W) In Decimal:**	-98.450715	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	44	39.6	-98	27	2.60

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)

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

Will be used for Food pantry

34. Mailing Address:	**Robert Rosenfeld**							
	PO Box 343							
	City	**Bulverde**	**State**	**TX**	**ZIP**	**78163**	**ZIP + 4**	
35. E-Mail Address:								

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** ***(if applicable)***
(210) 326-2551		**( ) -**

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:	Salah E. Diab, PhD., P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 308-0057		( ) -	seda@satx.rr.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:	Bulverde Food Pantry, Inc	**Job Title:**	Board President
Name *(In Print):*	Robert Rosenfeld	**Phone:**	(210) 882- **6006**
Signature:	Robert D Rosenfeld	**Date:**	03/12/2024

SUBDIVISION PLAT
(PLAT)

NAME OF SUBDIVISION:

HEIMER COVE U1

PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS

PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

BY: Tracy Allen
Deputy Clerk

FOR RECORDING PURPOSES
Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
07/28/2023 08:09:25 AM
TRACY 3 Page(s)
202306023917

Bobbie Koepp

Through Tax Year
2022

TAX CERTIFICATE

Certificate #
14891

Issued By:
Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information

Property ID: 75658 Geo ID: 740206000401
Legal Acres: 5.0000
Legal Desc: A-206 SUR-192 G HERRERA, ACRES 5.
Situs: 0 BULVERDE RD BULVERDE, TX 78163
DBA:
Exemptions: EX-XV

Owner ID: 935591 100.00%
BULVERDE FOOD PANTRY INC
22951 BULVERDE ROAD
BULVERDE, TX 78163

For Entities	Value Information	
(ESD1) COMAL COUNTY EMERGEN	Improvement HS:	0
(ESD5) COMAL COUNTY EMERGEN	Improvement NHS:	0
Bulverde South	Land HS:	0
CITY OF BULVERDE	Land NHS:	704,370
CITY OF BULVERDE TAX CORRECTI	Productivity Market:	0
COMAL COUNTY	Productivity Use:	0
COMAL COUNTY LATERAL ROAD	Assessed Value	704,370
COMAL ISD		
Rural Fire #2		

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			**0.00**	**0.00**	**0.00**	**0.00**

Effective Date: 04/13/2023 Total Due if paid by: 04/30/2023 0.00

Tax Certificate Issued for:	Taxes Paid in 2022
COMAL COUNTY	0.00
COMAL COUNTY LATERAL ROAD	0.00
CITY OF BULVERDE	0.00
COMAL ISD	0.00
(ESD1) COMAL COUNTY EMERGEN	0.00
(ESD5) COMAL COUNTY EMERGEN	0.00

22023 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2023 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCURE IS JANUARY 31,2024

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

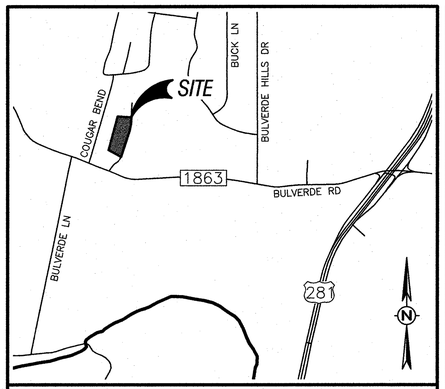
This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Signature of Authorized Officer of Collecting Office

Date of Issue: 04/13/2023
Requested By: MEALS & MEYERS ENGINEERIN
Fee Amount: 10.00
Reference #:

#202306023917



LOCATION MAP

NOT TO SCALE

CPS UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AN EGRESS OVER GRANTOR'S ADJACENT LANDS, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENTY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SAID UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

DRAINAGE NOTES:

1. FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY BUT THE CITY OF BULVERDE DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE COUNTY.
3. THE APPROVED DRAINAGE STUDY FOR THIS SUBDIVISION IS BASED ON THE FOLLOWING IMPERVIOUS COVER FOR EACH LOT.
   - LOT 1 – 22,850 SF
   - LOT 2 – 10,000 SF
   - LOT 3 – 10,000 SF
   - LOT 4 – 10,000 SF

   ANY LOT THAT PROPOSES MORE IMPERVIOUS COVER THAN STATED ABOVE WILL BE REQUIRED TO PROVIDE A REVISED DRAINAGE ANALYSIS.

PLAT NOTES:

1. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48091C0380F, EFFECTIVE 9/2/2009. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
2. ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
3. WATER SERVICE TO BE PROVIDED BY CANYON LAKE WATER SUPPLY CORPORATION.
4. SEPARATE ON-SITE SEWER FACILITIES (OSSF) TO PROVIDE SANITARY SEWER TREATMENT FOR EACH LOT.

SETBACK NOTES

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
40' MINIMUM FRONT (HEIMER COVE STREET SIDE)
20' MINIMUM SIDE
REAR VARIES

SURVEYOR NOTES:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).

CONTOURS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (1988).

1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

COORDINATES SHOWN HEREON ARE GRID.

DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00016.

SUBDIVISION PLAT
ESTABLISHING
HEIMER COVE UNIT 1

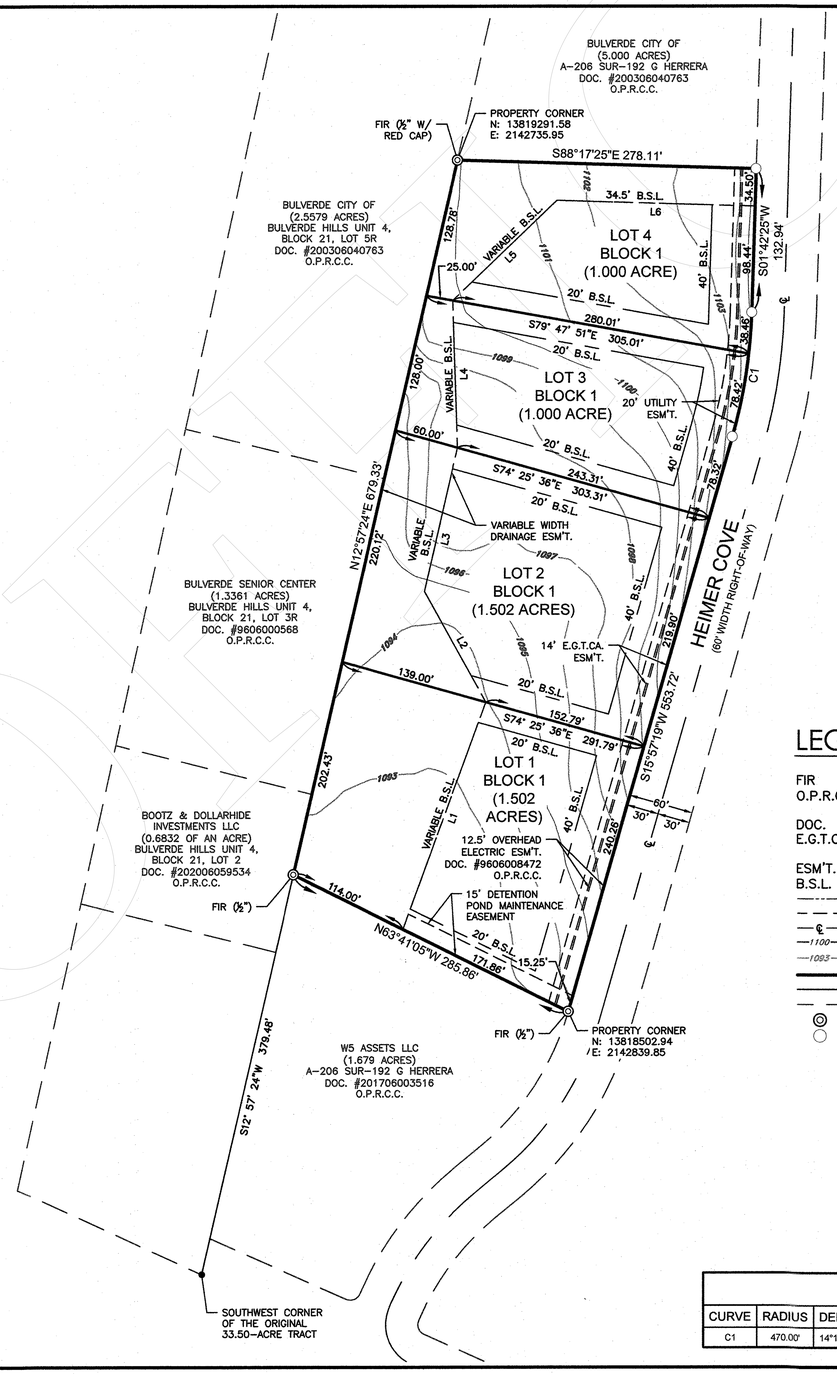
BEING A TOTAL OF 5.00 ACRES OF LAND LYING IN THE GAUDALUPE HERRERA SURVEY NO. 192, ABSTRACT NO. 206, COMAL COUNTY, TEXAS, SAME BEING DESCRIBED AS 5.00 ACRES OF LAND IN A GENERAL WARRANTY DEED TO BULVERDE FOOD PANTRY, INC., DATED DECEMBER 16, 2013, RECORDED IN DOCUMENT NO. 201306051395, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE:
1" = 100'

N

100' 50' 0 100'

MEALS★MYERS
ENGINEERING & SURVEYING LLC
10906 LAUREATE ROAD #101
SAN ANTONIO, TX 78249
(210) 740-2483 | (830) 931-1269
TBPE No. F-18576
TBPLS No. 101942291
WWW.MEALSMYERS.COM
MMES PROJECT NO.: 20138



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S20°06'59"W	224.17'
L2	S29°14'41"E	117.48'
L3	S12°57'24"W	136.70'
L4	S01°53'11"E	136.50'
L5	S46°15'08"W	134.00'
L6	N88°17'25"W	184.51'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	470.00'	14°14'54"	58.74'	116.88'	116.58'	S08°49'52"W

LEGEND

FIR	=	FOUND IRON ROD
O.P.R.C.C.	=	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
DOC.	=	DOCUMENT
E.G.T.CA.	=	ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION EASEMENT
ESM'T.	=	EASEMENT
B.S.L.	=	BUILDING SETBACK LINE
— — — —	=	BUILDING SETBACK LINE
— — — —	=	EASEMENT LINE
—℄—	=	ROADWAY CENTERLINE
—1100—	=	EXISTING GROUND MAJOR CONTOUR
—1093—	=	EXISTING GROUND MINOR CONTOUR
▬▬▬	=	SUBDIVISION BOUNDARY LINE
———	=	SUBDIVISION LOT LINE
— —	=	ADJOINING PROPERTY LINE
◎	=	FOUND MONUMENT
○	=	SET MONUMENT

STATE OF TEXAS §
COUNTY OF COMAL §

KNOWN ALL MEN BY THESE PRESENTS:
THE OWNER/DEVELOPER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENT, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Robert D. Rosenfeld
OWNER/DEVELOPER
ROBERT D. ROSENFELD
PRESIDENT – BOARD OF DIRECTORS
BULVERDE FOOD PANTRY, INC.
22951 BULVERDE RD
BULVERDE, TX 78163

STATE OF TEXAS §
COUNTY OF COMAL §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF July A.D. 2023.

Ariana Arcides
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ARIANA MARIE ARCIDES
Notary ID #133846365
My Commission Expires
July 6, 2026

STATE OF TEXAS §
COUNTY OF COMAL §

THIS PLAT OF HEIMER COVE UNIT 1, HAS BEEN SUBMITTED TO THE CITY OF BULVERDE, TEXAS, AND HAVING BEEN REVIEWED BY THE PLANNING DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS: AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THE 24th DAY OF July, 2023.

BY: Paul Williams
PLANNING DIRECTOR

STATE OF TEXAS §
COUNTY OF COMAL §

THIS PLAT OF HEIMER COVE UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 25th DAY OF July, YEAR 2023.

BY: [signature]
CHAIRPERSON

STATE OF TEXAS §
COUNTY OF COMAL §

I, Bobbie Koepp, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF July A.D. 2023 AT 8:09 A.M. AND DULY RECORDED THE 28th DAY OF July A.D. 2023, IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NUMBER 202306023917 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF July A.D. 2023

COUNTY COURT OF COMAL COUNTY, TEXAS

BY: Tracey Gliss
COUNTY CLERK, COMAL COUNTY, TEXAS
Deputy

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF July 2023

Ariana Arcides
NOTARY PUBLIC, STATE OF TEXAS

ARIANA MARIE ARCIDES
Notary ID #133846365
My Commission Expires
July 6, 2026

MMES F-18576

STATE OF TEXAS
M. TYLER MEALS
113102
LICENSED
PROFESSIONAL ENGINEER

THE STATE OF TEXAS §
COUNTY OF BEXAR §

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.

PAUL L. MYERS #6490
REGISTERED PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS §
COUNTY OF BEXAR §

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF July 2023

Ariana Arcides
NOTARY PUBLIC, STATE OF TEXAS

ARIANA MARIE ARCIDES
Notary ID #133846365
My Commission Expires
July 6, 2026

STATE OF TEXAS
REGISTERED
PAUL L. MYERS
6490
PROFESSIONAL
LAND SURVEYOR

D:\mealsmyers.com\Survey-1 – Documents\MMES\Jobs\2020\20138 Bulverde Food Bank\Civil 3D\Dwg\Engineer\20138 – PLAT.dwg
DATE OF PREPARATION: July 18, 2023