BOERNE STAGE ROAD UNIT 1

Contributing Zone Plan Modification Application

May 2024

PAPE-DAWSON ENGINEERS

Transportation | Water Resources | Land Development | Surveying | Environmental

PAPE-DAWSON ENGINEERS

May 15, 2024

Ms. Lillian Butler
Texas Commission on Environmental Quality (TCEQ)
Region 13
14250 Judson Road
San Antonio, Texas 78233-4480

Re: Boerne Stage Road Unit 1
Contributing Zone Plan Modification Application

Dear Ms. Butler:

Please find included herein the Boerne Stage Road Unit 1 Contributing Zone Plan Modification Application. This Contributing Zone Plan Modification has been prepared in accordance with the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Contributing Zone.

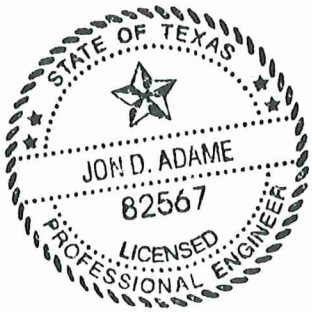
This Contributing Zone Modification applies to an original project limit identified as the limits of the project, within a 145.15-acre legal limit. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees ($8,000) and fee application form are included. If you have questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Jon Adame

Jon Adame, P.E.
Senior Vice President



Attachments

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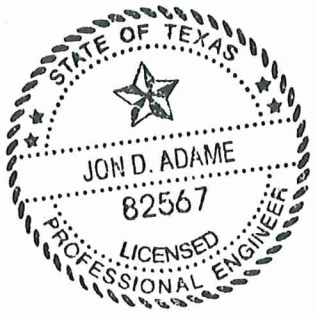
BOERNE STAGE ROAD UNIT 1

Contributing Zone Plan Modification Application



Jon Adame 5-15-24

May 2024

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

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: Boerne Stage Road Unit 1						**2. Regulated Entity No.:** 111635710			
3. Customer Name: Chesmar Homes						**4. Customer No.:** 605592310			
5. Project Type: **(Please circle/check one)**	New		(Modification)			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	(CZP)	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	(Residential)		Non-residential			**8. Site (acres):**		145.15	
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Existing/Previously Approved: Two (2) Batch Detention Basins, Seven (7) 50' VFS, One (1) Grassy Swale. Proposed one 50' VFS			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Bexar		**14. Watershed:**			Leon 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)	✔ Edwards Aquifer Authority ☐ Trinity-Glen Rose	☐ Edwards Aquifer Authority	☐ Kinney	☐ EAA ☐ Medina	☐ EAA ☐ Uvalde
City(ies) Jurisdiction	☐ Castle Hills ☐ Fair Oaks Ranch ☐ Helotes ☐ Hill Country Village ☐ Hollywood Park ☐ San Antonio (SAWS) ☐ Shavano Park	☐ Bulverde ☐ Fair Oaks Ranch ☐ Garden Ridge ☐ New Braunfels ☐ Schertz	NA	☐ San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Jon Adame, P.E. Print Name of Customer/Authorized Agent
Jon Adame 5/15/24 Signature of Customer/Authorized Agent Date

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

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN (TCEQ-10259)

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Jon Adame, P.E.

Date: 5-15-24

Signature of Customer/Agent:

Jon Adame

Project Information

1. Current Regulated Entity Name: Boerne Stage Road Unit 1
   Original Regulated Entity Name: Boerne Stage Road Unit 1
   Assigned Regulated Entity Number(s) (RN): 111635710
   Edwards Aquifer Protection Program ID Number(s): 13001693
   ☒ The applicant has not changed and the Customer Number (CN) is: 605592310
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

3. A modification of a previously approved plan is requested for (check all that apply):

☐ Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
☐ Any change in the nature or character of the regulated activity from that which was originally approved;
☐ A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
☒ Any development of land previously identified in a contributing zone plan as undeveloped.

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	145.15	145.15
Type of Development	Residential	Residential
Number of Residential Lots	81	85
Impervious Cover (acres)	21.6	22.23
Impervious Cover (%)	14.88	15.32
Permanent BMPs	2 WQ basin, (7) 50' VFS, (1) Grassy Swale	Approved: 2 WQ basins, 7 50' VFS, 1 grassy swale
Other	_____	Proposed: 1 50' VFS

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Other	_____	_____

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

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

7. ☒ Acreage has not been added to or removed from the approved plan.
   ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

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

ATTACHMENT A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 28, 2023

Mr. Bart Swider
Chesmar Homes, LLC
1846 N Loop 1604 W, Suite 200
San Antonio, Texas 78248

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Boerne Stage Road Unit 1; Located 400 linear feet south of Boerne Stage Road and Dos Cerros Drive intersection, San Antonio, Texas
TYPE OF PLAN: Request for Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer
Regulated Entity No. RN111635710; Additional ID No. 13001693

Dear Mr. Swider:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Chesmar Homes, LLC on January 23, 2023. Final review of the CZP was completed after additional material was received on February 23, 2023. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed single-family residential development will have a total project area of 145.15-acres with 21.6-acres (14.88 percent) of impervious cover and 0.81-acres of pre-existing impervious cover. It will include 81 single-family lots with applicable drainage, utility, streets, turn lanes, and roadway improvements. According to a letter dated, January 5, 2023, signed by Erin M. Lowe of the Bexar County Public Works Department, the site in the development is acceptable for the use of on-site sewage facilities.

EXHIBIT A
(PAGE 2 OF 4)

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two (2) batch detention basins, six (6) natural vegetative filter strips, one (1) interim natural vegetative filter strip, and one (1) grassy swale, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 16,965 pounds of TSS generated from the 20.79-acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

1. The permanent pollution abatement measures shall be operational prior to occupancy of the facilities.
2. All sediment and/or media removed from the permanent pollution abatement measures during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and

the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the 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 San Antonio Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Hunter Patterson of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4026.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
LIB/hhp

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Jon Adame, P.E., Pape-Dawson Engineers, Inc.

ATTACHMENT B

BOERNE STAGE ROAD UNIT 1
Contributing Zone Plan Modification

Attachment B – Project Narrative

The Boerne Stage Road Unit 1 Contributing Zone Plan Modification (CZP MOD) proposes additional construction of four lots, relocation the outfall structure in "Batch Detention Basin Plan B" (see attached Exhibit 5) and increasing the proposed house pad sizes. This modification is of the originally approved Boerne Stage Road Unit 1 CZP (EAPP ID No 13001693), which includes construction of a single-family residential development with associated streets, turn lanes, sidewalks, and road section on an approximately 145.15-acre project site within the City of Boerne, in Bexar County, Texas.

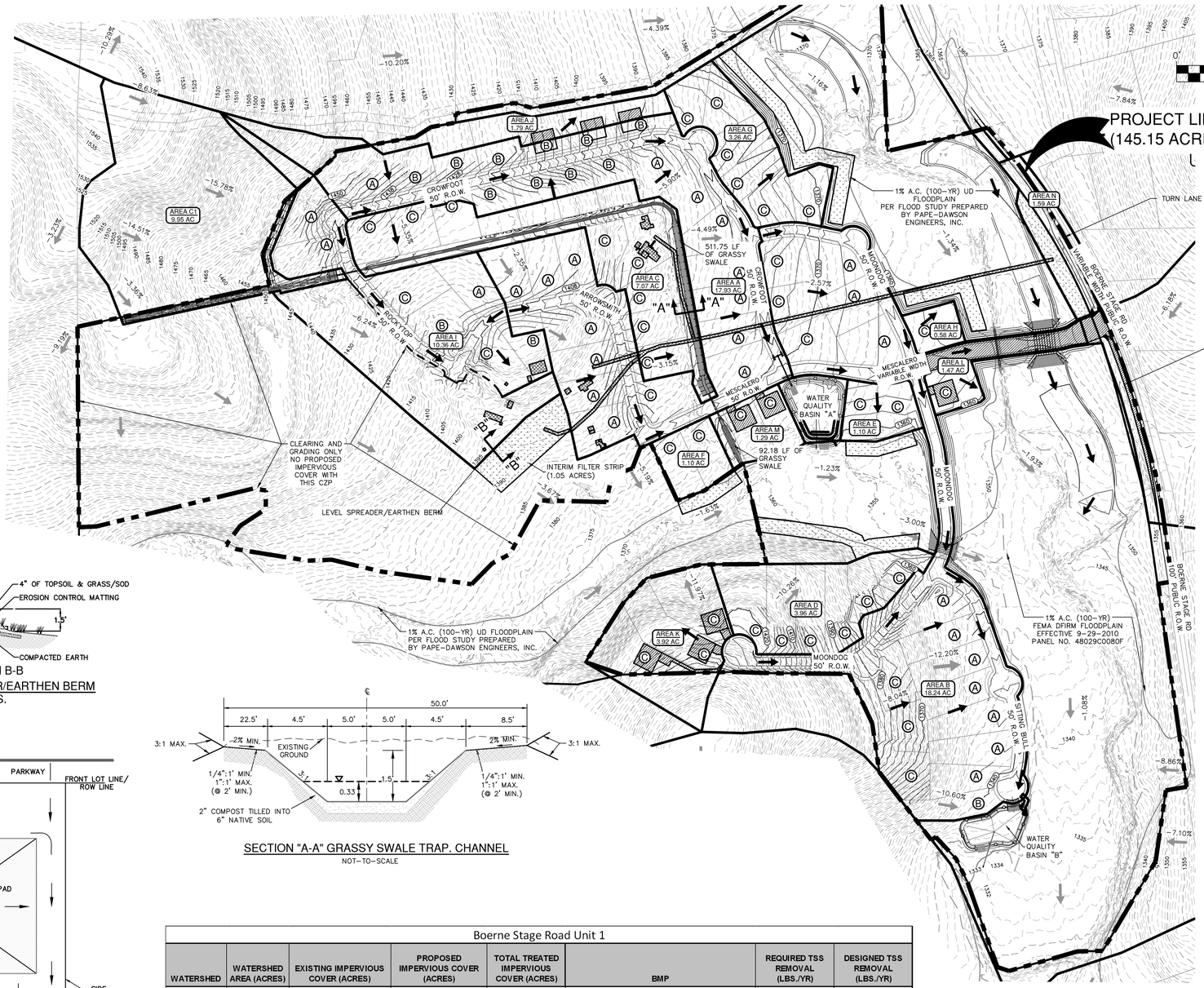
The site is located 400 feet south of Boerne Stage Road and Dos Cerros Dr intersection. The site is partially developed as a single-family home and ranch and lies within the Leon Creek watershed, which does contain 100-year floodplain. Since the project is located entirely over the Edwards Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site.

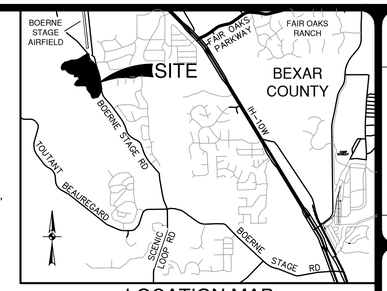
This CZP MOD proposes clearing, grading, excavation, installation of utilities and the modification of one (1) batch detention basin outfall. Approximately 0.63 acres of additional impervious cover is proposed for construction in this CZP MOD for a total of 22.23 acres of impervious cover. The Permanent Best Management Practices (PBMPs) for stormwater treatment are the previously approved (EAPP ID No. 13001693) two (2) batch detention basins, six (6) 50' natural vegetative filter strips (VFS), one (1) interim VFS, and one (1) grassy swale, and one (1) proposed 50' natural vegetative filter strip (VFS), designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

Watersheds "A" and "B" will be conveyed to the proposed water quality basins "A" and "B", respectively, for treatment. Watersheds "D" through "I", "K1" and "N" will be treated by eight (8) vegetative filter strips (VFS). Watershed "C" will be treated by the proposed grassy swale. Approximately 2.01 acres of impervious cover will be uncaptured and treated via overtreatment. Please see the Treatment Summary table located in the Exhibits section with this application.

Potable water service is to be provided by the San Antonio Water System (SAWS). The approved development will generate approximately 16,200 gallons per day (average flow) of domestic wastewater based on the assumption of 200 gpd per EDU (200 gpd/EDU x 81 EDU = 16,200 gpd). This CZP MOD will generate an additional 800 gallons per day (average flow) of domestic wastewater for a total of 17,000 gpd for the entire development. Wastewater treatment will be provided by OSSF which have been approved by Bexar County.

ATTACHMENT C

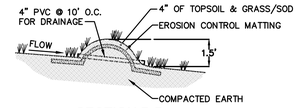




LOCATION MAP
NOT-TO-SCALE

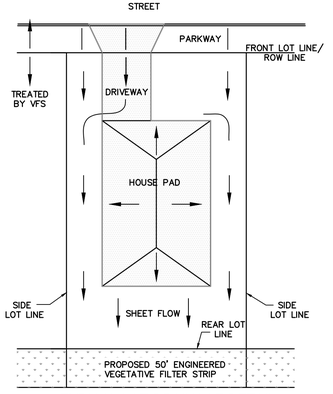
LEGEND:

- PROJECT LIMITS
- 950 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- DRAINAGE AREAS
- DRAINAGE FLOW ARROW (EXISTING)
- DRAINAGE FLOW ARROW (PROPOSED)
- (B) LOT GRADING TYPE
- 50' ENGINEERED VEGETATIVE FILTER STRIP (VFS)
- UNCAPTURED AREA OF IMPERVIOUS COVER
- EXISTING IMPERVIOUS COVER TO BE REMOVED



SECTION B-B
LEVEL SPREADER/EARTHEN BERM
N.T.S.

SECTION "A-A" GRASSY SWALE TRAP. CHANNEL
NOT-TO-SCALE

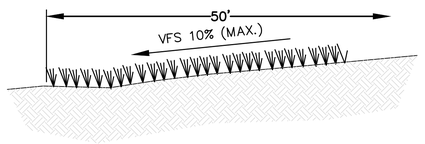


TYPICAL LOT DRAINAGE DETAIL
FOR FHA TYPE C LOTS
Not to Scale

NOTE:
ROOF DRAINAGE PATTERN IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL HOUSE PAD DESIGN. HOWEVER RUNOFF FROM DRIVEWAY, ROOF OR OTHER IMPERVIOUS SURFACES WITHIN THE LOT WILL NOT FLOW ACROSS MORE THAN 72' OF IMPERVIOUS SURFACE BEFORE REACHING THE PROPOSED 15' ENGINEERED VEGETATIVE FILTER STRIP. FINAL LOT GRADING TO ALLOW FOR SHEET FLOW OVER VEGETATIVE FILTER STRIP.

Boerne Stage Road Unit 1

WATERSHED	WATERSHED AREA (ACRES)	EXISTING IMPERVIOUS COVER (ACRES)	PROPOSED IMPERVIOUS COVER (ACRES)	TOTAL TREATED IMPERVIOUS COVER (ACRES)	BMP	REQUIRED TSS REMOVAL (LBS./YR)	DESIGNED TSS REMOVAL (LBS./YR)
A	17.93	0.00	7.02	7.02	PROPOSED BATCH DETENTION A	5,728	6,621
B	18.24	0.00	6.77	6.77	PROPOSED BATCH DETENTION B	5,524	5,612
C+C1	17.02	0.00	1.11	1.11	Grassy Swale	906	987
D	3.96	0.00	0.80	0.80	Natural Vegetative Filter Strip #1	653	749
E	1.10	0.00	0.28	0.28	Natural Vegetative Filter Strip #2	228	258
F	1.10	0.00	0.28	0.28	Natural Vegetative Filter Strip #3	228	258
G	3.26	0.00	0.84	0.84	Natural Vegetative Filter Strip #4	685	775
H	0.58	0.00	0.14	0.14	Natural Vegetative Filter Strip #5	114	130
I	10.36	0.00	1.96	1.96	Interim Natural Vegetative Filter Strip #7	1,599	1,599
J	1.79	0.00	0.18	0.18	Overtreat	147	-
K	3.92	0.14	0.47	0.33	Overtreat	269	-
L	1.47	0.44	1.04	0.60	Overtreat	490	-
M	1.29	0.23	0.28	0.05	Overtreat	41	-
N	1.59	0.00	0.23	0.23	Natural Vegetative Filter Strip #6	188	222
Turn Lane	0.00	0.00	0.20	0.20	Overtreat	163	-
TOTAL	**83.61**	**0.81**	**21.60**	**20.79**		**16,965**	**17,211**



NATURAL VEGETATIVE FILTER STRIP DETAIL
N.T.S.

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMPs WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.

2.) DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.

3.) FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.

4.) PERMANENT BMPs FOR THIS SITE INCLUDE TWO (2) BATCH DETENTION BASIN, SIX (6) NATURAL VEGETATED FILTER STRIPS, ONE (1) GRASSY SWALE AND ONE (1) INTERIM NATURAL FILTER STRIP. THESE PERMANENT BMPs HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 145.15 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).

5.) TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1% TO 40%

PERMANENT POLLUTION ABATEMENT MEASURES:

1.) SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.

2.) TWO (2) BATCH DETENTION BASINS, SIX (6) NATURAL VEGETATED FILTER STRIPS, ONE (1) GRASSY SWALE AND ONE (1) INTERIM NATURAL FILTER STRIP WILL SERVE AS THE PERMANENT BEST MANAGEMENT PRACTICES (BMPs).

3.) ENERGY DISSIPATERS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.

NOTES:

1.) CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.

2.) ALL PERMANENT BMPs MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

NO.	REVISION	DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER
1-17-23

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN
PERMANENT POLLUTION ABATEMENT

PLAT NO. 22-11800478
JOB NO. 12580-01
DATE SEPTEMBER 2022
DESIGNER VS
CHECKED VS DRAWN VS
SHEET

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3

Date: Jan 17, 2023, 12:05pm User ID: VSanchez
File: C:\Users\vsoli_VSanchez\Temp\AcPublish_18336\230103--PM--1258001_UNIT 1.dwg

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

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: Jon Adame, P.E.

Date: 5-15-24

Signature of Customer/Agent:

Jon Adame

Regulated Entity Name: Boerne Stage Road Unit 1

Project Information

1. County: Bexar
2. Stream Basin: Leon Creek
3. Groundwater Conservation District (if applicable): Trinity Glen Rose
4. Customer (Applicant):

   Contact Person: Bart Swider
   Entity: Chesmar Homes
   Mailing Address: 1846 N Loop 1604 W, Suite 200
   City, State: San Antonio, Texas Zip: 78248
   Telephone: (210) 957-3395 Fax: _____
   Email Address: bart.swider@chesmart.com

5. Agent/Representative (If any):

Contact Person: Jon Adame, P.E.
Entity: Pape-Dawson Consulting Engineers, LLC
Mailing Address: 2000 NW Loop 410
City, State: San Antonio, Texas Zip: 78213
Telephone: (210) 375-9000 Fax: (210) 375-9010
Email Address: jadame@pape-dawson.com

6. Project Location:

☐ The project site is located inside the city limits of _____.
☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of San Antonio.
☐ 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.

From TCEQ's regional office, proceed approximately 2.5 miles north on Judson Road to N Loop 1604 W and turn left to travel west. Proceed approximately 12.3 miles on Loop 1604 W exiting at I-10 W. Proceed approximately 6.8 miles north on I-10 W before taking exit 551 toward Boerne Stage Road. The site is located 400 south of Boerne Stage Road and Dos Cerros Drive intersection.

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: 85
- ☐ Residential: # of Living Unit Equivalents: _____
- ☐ Commercial
- ☐ Industrial
- ☐ Other: _____

13. Total project area (size of site): 145.15 Acres

    Total disturbed area: 145.15 Acres

14. Estimated projected population: 340 (85 lots x 4 persons)

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	458,251	÷ 43,560 =	10.52
Parking		÷ 43,560 =	
Other paved surfaces	510,088	÷ 43,560 =	11.71
Total Impervious Cover	968,339	÷ 43,560 =	22.23

Total Impervious Cover 22.23 **÷ Total Acreage** 145.15 **X 100 =** 15.32**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

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

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

☐ Dispenser clearly labeled

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 200'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): DFIRM (Digital Flood Insurance Rate Map) for Bexar County, Texas and Incorporated Areas Panel No. 48029C0080F dated September 29, 2010.

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.

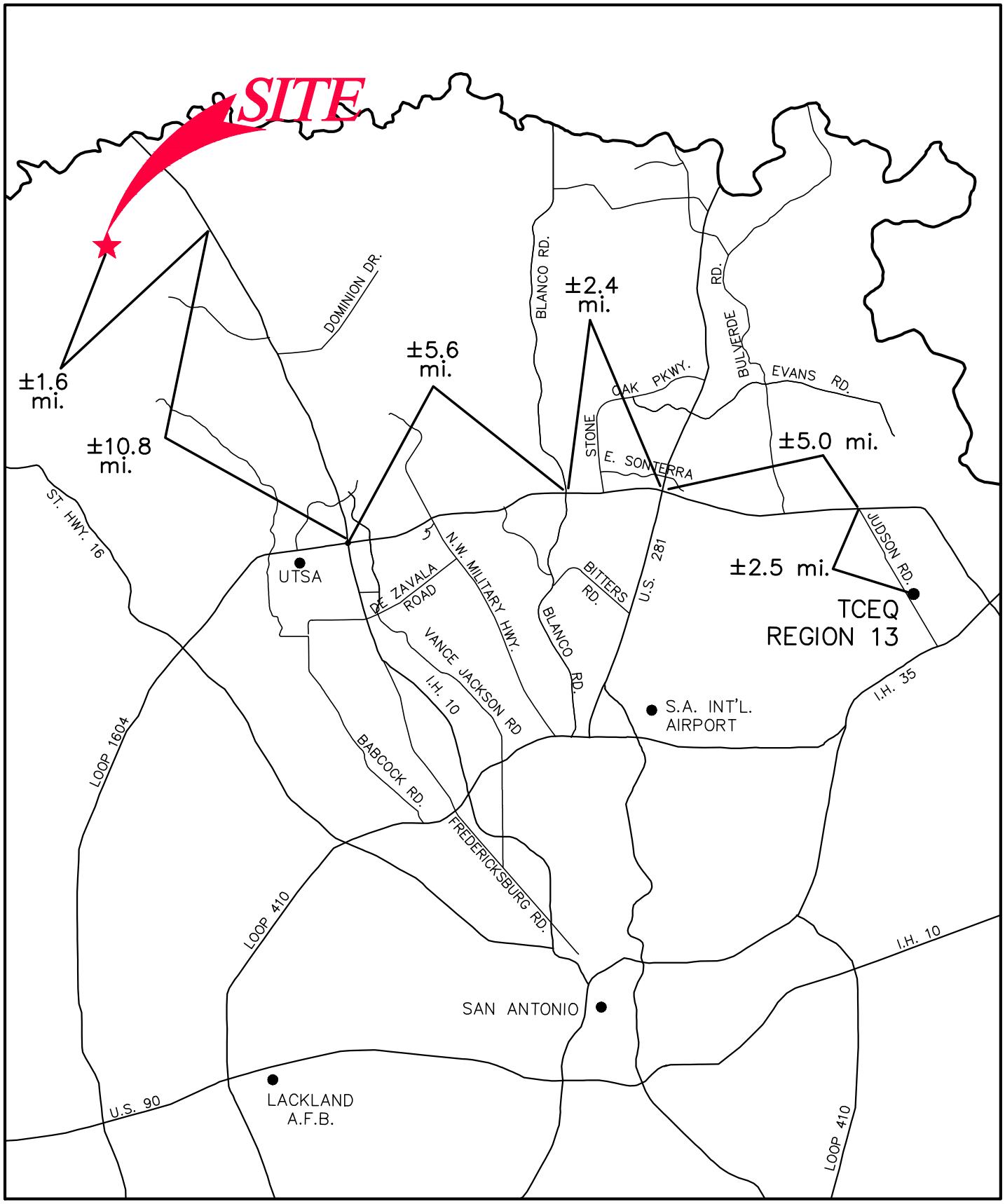
63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements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

BOERNE STAGE ROAD UNIT 1
Contributing Zone Modification Plan

N
NOT TO SCALE



Pape-Dawson Consulting Engineers, LLC

Date: May 14, 2024, 9:25am User ID: VSanchez
File: P:\125\80\01\Design\Environmental\CZP\Modification\RM1258001.dwg

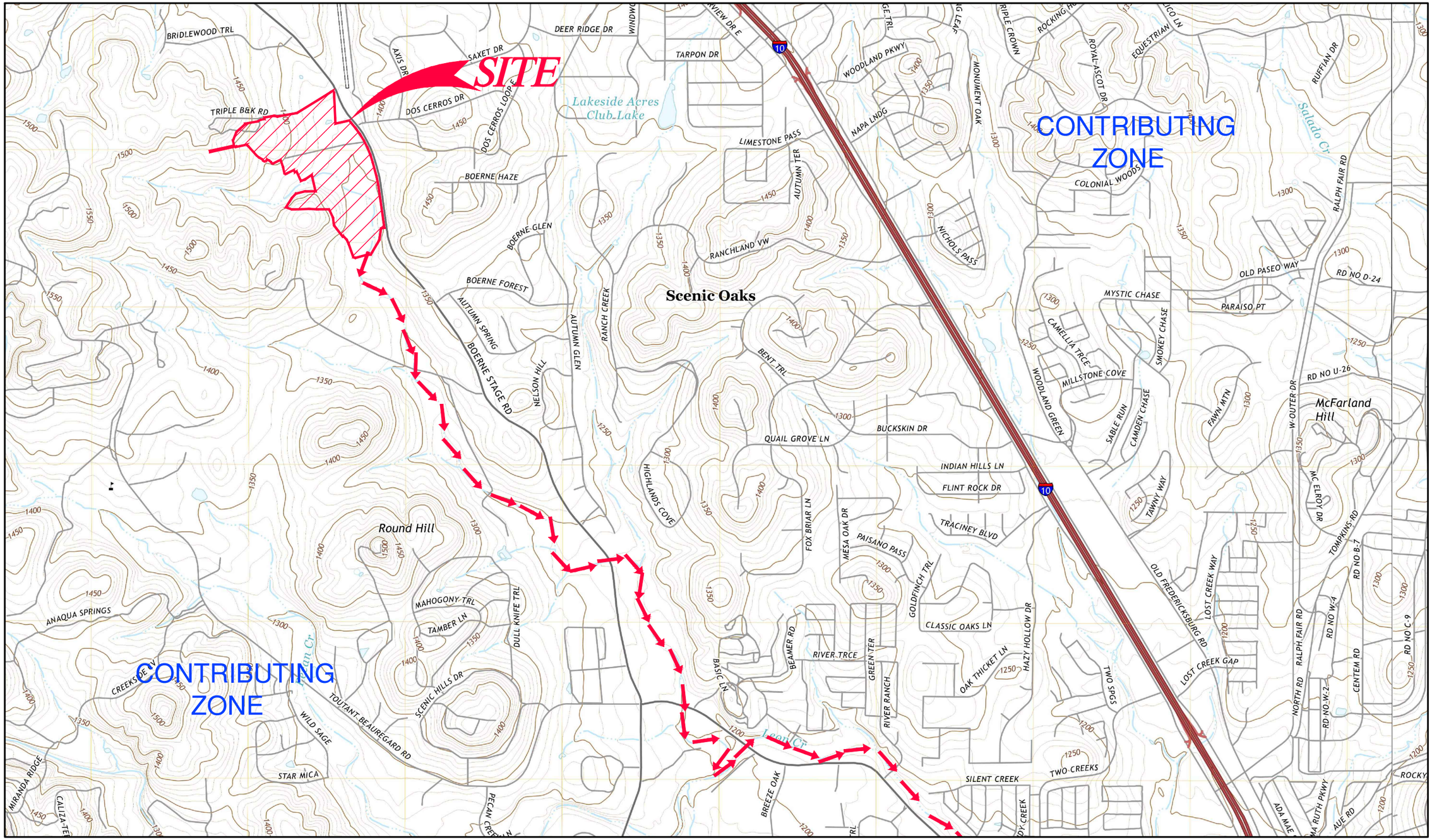
ATTACHMENT A
Road Map

ATTACHMENT B

Boerne Stage Road Unit 1
Contributing Zone Plan Modification Application

N

SCALE: 1" = 2000'



Date: May 14, 2024, 9:26am User ID: VSanchez
File: C:\Users\local_VSanchez\Temp\AcPublish_26968\A01258001.dwg

GENERAL LOCATION MAP - SATTLER, TX QUAD; SMITHSON VALLEY, TX QUAD; NEW BRAUNFELS WEST, TX QUAD; BATCAVE, TX QUAD

DRAINAGE FLOW →

Pape-Dawson Consulting Engineers, LLC

MATCHLINE See Sheet 2 of 3

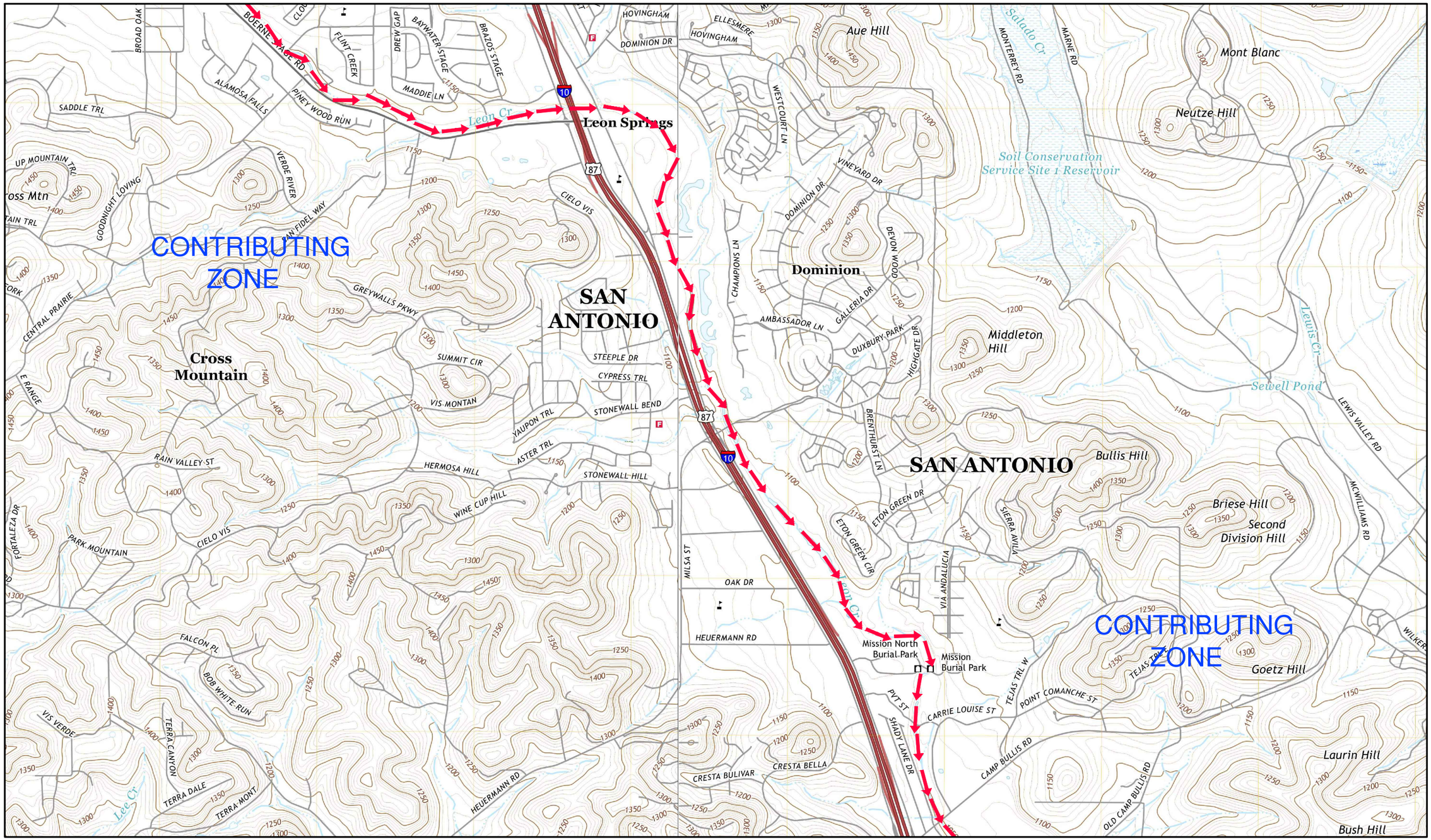
USGS/EDWARDS RECHARGE ZONE MAP
ATTACHMENT B

Boerne Stage Road Unit 1
Contributing Zone Plan Modification Application

N

SCALE: 1" = 2000'

MATCHLINE See Sheet 1 of 3



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GENERAL LOCATION MAP - SATTLER, TX QUAD; SMITHSON VALLEY, TX QUAD; NEW BRAUNFELS WEST, TX QUAD; BATCAVE, TX QUAD

DRAINAGE FLOW → →

Pape-Dawson Consulting Engineers, LLC

MATCHLINE See Sheet 3 of 3

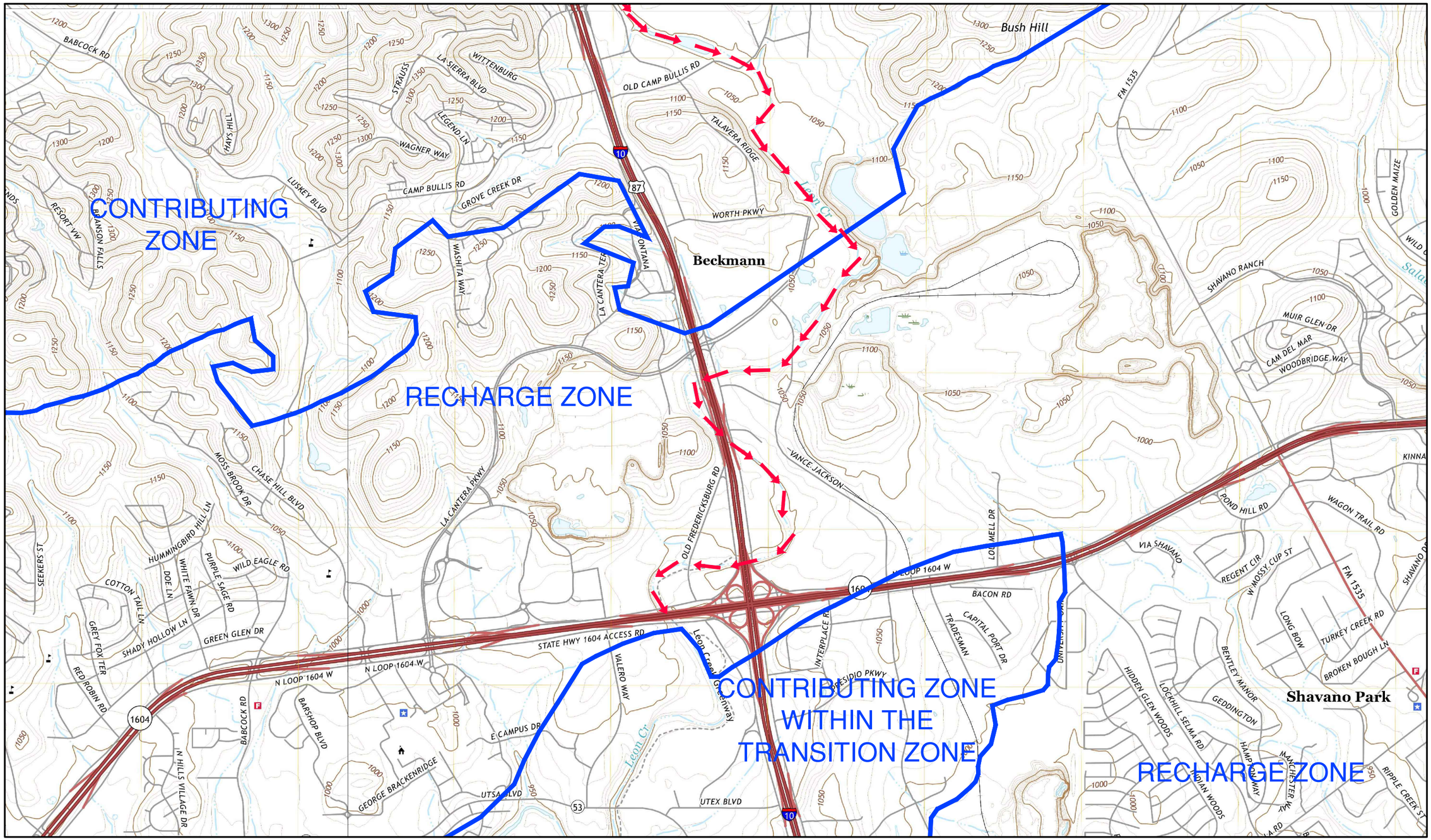
USGS/EDWARDS RECHARGE ZONE MAP
ATTACHMENT B

Boerne Stage Road Unit 1
Contributing Zone Plan Modification Application

N

SCALE: 1" = 2000'

MATCHLINE See Sheet 2 of 3



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File: C:\Users\local_VSanchez\Temp\AcPublish_26968\Q01558001.dwg

GENERAL LOCATION MAP - SATTLER, TX QUAD; SMITHSON VALLEY, TX QUAD; NEW BRAUNFELS WEST, TX QUAD; BATCAVE, TX QUAD

DRAINAGE FLOW → →

Pape-Dawson Consulting Engineers, LLC

USGS/EDWARDS RECHARGE ZONE MAP
ATTACHMENT B

ATTACHMENT C

BOERNE STAGE ROAD UNIT 1
Contributing Zone Plan Modification

Attachment C – Project Narrative

The Boerne Stage Road Unit 1 Contributing Zone Plan Modification (CZP MOD) proposes additional construction of four lots, relocation the outfall structure in "Batch Detention Basin Plan B" (see attached Exhibit 5) and increasing the proposed house pad sizes. This modification is of the originally approved Boerne Stage Road Unit 1 CZP (EAPP ID No 13001693), which includes construction of a single-family residential development with associated streets, turn lanes, sidewalks, and road section on an approximately 145.15-acre project site within the City of Boerne, in Bexar County, Texas.

The site is located 400 feet south of Boerne Stage Road and Dos Cerros Dr intersection. The site is partially developed as a single-family home and ranch and lies within the Leon Creek watershed, which does contain 100-year floodplain. Since the project is located entirely over the Edwards Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site.

This CZP MOD proposes clearing, grading, excavation, installation of utilities and the modification of one (1) batch detention basin outfall. Approximately 0.63 acres of additional impervious cover is proposed for construction in this CZP MOD for a total of 22.23 acres of impervious cover. The Permanent Best Management Practices (PBMPs) for stormwater treatment are the previously approved (EAPP ID No. 13001693) two (2) batch detention basins, six (6) 50' natural vegetative filter strips (VFS), one (1) interim VFS, and one (1) grassy swale, and one (1) proposed 50' natural vegetative filter strip (VFS), designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

Watersheds "A" and "B" will be conveyed to the proposed water quality basins "A" and "B", respectively, for treatment. Watersheds "D" through "I", "K1" and "N" will be treated by eight (8) vegetative filter strips (VFS). Watershed "C" will be treated by the proposed grassy swale. Approximately 2.01 acres of impervious cover will be uncaptured and treated via overtreatment. Please see the Treatment Summary table located in the Exhibits section with this application.

Potable water service is to be provided by the San Antonio Water System (SAWS). The approved development will generate approximately 16,200 gallons per day (average flow) of domestic wastewater based on the assumption of 200 gpd per EDU (200 gpd/EDU x 81 EDU = 16,200 gpd). This CZP MOD will generate an additional 800 gallons per day (average flow) of domestic wastewater for a total of 17,000 gpd for the entire development. Wastewater treatment will be provided by OSSF which have been approved by Bexar County.

ATTACHMENT D

Attachment D – Factors Affecting Surface Water Quality

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

- Soil erosion due to the demolition and clearing of the site;
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings;
- Hydrocarbons from asphalt paving operations;
- Miscellaneous trash and litter from construction workers and material wrappings;
- Concrete truck washout.
- Potential overflow/spills from portable toilets

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings;
- Dirt and dust which may fall off vehicles; and
- Miscellaneous trash and litter.

ATTACHMENT E

Attachment E – Volume and Character of Stormwater

Stormwater runoff will increase as a result of this development. For a 25-year storm event, the overall project will generate approximately 120 cfs. The runoff coefficient for the site changes from approximately 0.55 before development to 0.64 after development. Values are based on the Rational Method using runoff coefficients per the City of San Antonio Unified Development Code.

ATTACHMENT F

COUNTY OF BEXAR
PUBLIC WORKS DEPARTMENT
1948 Probandt St.
San Antonio, TX 78214
(210) 335-6700 (voice)
(210) 335-6713 (fax)

January 5, 2023

David C. Garcia, P.E.
Supervisor, Plats and Plan Review
San Antonio Water System
2800 US HWY 281 N
San Antonio, TX 78212-3106

RE: **LAND-PLAT-22-11800478**

Dear Mr. Garcia:

Based on the information submitted by, Pape-Dawson Consulting Engineers Inc the above referenced subdivision has been reviewed by the Environmental Services Division and is found to meet the minimum requirements of the Regulations for On-Site Sewage Facilities, Bexar County, Texas (2006), for a proposed site not served by sanitary sewer.

Prior to installation, each individual lot owner will be required to obtain approval of a site specific design (which meets Bexar County construction requirements) for conditions unique to that lot. This letter does not guarantee approval of any and all lots within the proposed subdivision or the use of specific types of on-site systems.

Sincerely,

Erin M. Lowe
Bexar County Public Works
Civil Engineer

ATTACHMENT J

Attachment J – BMPs for Upgradient Stormwater

No upgradient stormwater will flow across the project limits.

The Permanent Best Management Practices (PBMPs) for stormwater treatment are the previously approved (EAPP ID No. 13001693) two (2) batch detention basins, six (6) 50' natural vegetative filter strips (VFS), one (1) interim VFS, and one (1) grassy swale, and one (1) proposed 50' natural vegetative filter strip (VFS), designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT K

Attachment K – BMPs for Onsite Stormwater

The Permanent Best Management Practices (PBMPs) for stormwater treatment are the previously approved (EAPP ID No. 13001693) two (2) batch detention basins, six (6) 50' natural vegetative filter strips (VFS), one (1) interim VFS, and one (1) grassy swale, and one (1) proposed 50' natural vegetative filter strip (VFS), designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT L

Attachment L – BMPs for Surface Streams

The Permanent Best Management Practices (PBMPs) for stormwater treatment are the previously approved (EAPP ID No. 13001693) two (2) batch detention basins, six (6) 50' natural vegetative filter strips (VFS), one (1) interim VFS, and one (1) grassy swale, and one (1) proposed 50' natural vegetative filter strip (VFS), designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site.

ATTACHMENT M

Attachment M – Construction Plans

Please refer to the Exhibits Section of this application for the Contributing Zone Plan Site Plans.

ATTACHMENT N

BOERNE STAGE ROAD UNIT 1
Contributing Zone Plan Modification

PERMANENT POLLUTION ABATEMENT MEASURES
MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

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

It should also be noted that the timing and procedures presented herein are general guidelines, adjustment to the timing and procedures may have to be made depending on project specific characteristics as well as weather related conditions but may not be altered without TCEQ approval.

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

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

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

Bart Swider

Bart Swider, President
Chesmar Homes

5/4/2024

Date

INSPECTION AND MAINTENANCE SCHEDULE
FOR
PERMANENT POLLUTION ABATEMENT MEASURES

Recommended Frequency	Task to be Performed													
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**
After Rainfall	√							√			√		√	√
Biannually*	√	√	√	√	√	√	√	√	√	√	√	√	√	√

At least one biannual inspection must occur during or immediately after a rainfall event.
√Indicates maintenance procedure that applies to this specific site.

See description of maintenance task to be performed on the following pages. Frequency of maintenance tasks may vary depending on amount of rainfall and other weather-related conditions but may not be altered without TCEQ approval.

A w*ritten record should be kept of inspection results and maintenance performed.*

Task No. & Description	***Included in this project***	
1. Mowing	**Yes**	~~**No**~~
2. Litter and Debris Removal	**Yes**	~~**No**~~
3. Erosion Control	**Yes**	~~**No**~~
4. Level Sensor	**Yes**	~~**No**~~
5. Nuisance Control	**Yes**	~~**No**~~
6. Structural Repairs and Replacement	**Yes**	~~**No**~~
7. Discharge Pipe	**Yes**	~~**No**~~
8. Detention and Drawdown Time	**Yes**	~~**No**~~
9. Sediment Removal	**Yes**	~~**No**~~
10. Logic Controller	**Yes**	~~**No**~~
11. Vegetated Filter Strips	**Yes**	~~**No**~~
12. Visually Inspect Security Fencing for Damage or Breach	**Yes**	~~**No**~~
13. Recordkeeping for Inspections, Maintenance, and Repairs	**Yes**	~~**No**~~
14. Grassy Swale	**Yes**	~~**No**~~

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

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

Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately. *A written record should be kept of inspection results and corrective measures taken*

1. Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

2. Litter and Debris Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

3. Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

4. Level Sensor. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin.

5. Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

6. Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and

repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced. *A written record should be kept of inspection results and corrective measures taken*

7. Discharge Pipe. The basin discharge pipe shall be checked for accumulation of silt, debris or other obstructions which could block flow. Soil accumulations, vegetative overgrowth and other blockages should be cleared from the pipe discharge point. Erosion at the point of discharge shall be monitored. If erosion occurs, the addition of rock rubble to disperse the flow should be accomplished. *A written record should be kept of inspection results and corrective measures taken*

8. Detention and Drawdown Time. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. This characteristic can be a sign of the need for maintenance. The minimum drawdown time is 24 hours. If drawdown time is less than 24 hours, the actuator valve shall be checked and partially closed to limit the drawdown time. Extensive drawdown time greater than 48 hours may indicated blockage of the discharge pipe. Corrective actions should be performed and completed within 15 working days. *A written record of the inspection findings and corrective actions performed should be made.*

9. Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

10. Logic Controller. The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

11. Vegetated Filter Strips. Vegetation height for native grasses shall be limited to no more than 18-inches. When vegetation exceeds that height, the filter strip shall be cut to a height of approximately 4 inches. Turf grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Trash and debris shall be removed from filter strip prior to cutting. Check filter strip for signs of concentrated flow and erosion. Areas of filter strip showing signs of erosion shall be repaired by scarifying the eroded area, reshaping, regrading,

and placement of solid block sod over the affected area. *A written record of the inspection findings and corrective actions performed should be made*

12. Visually Inspect Security Fencing for Damage or Breach. Check maintenance access gates for proper operation. Damage to fencing or gates shall be repaired within 5 working days. *A written record should be kept of inspection results and maintenance performed.*

13. Recordkeeping Procedures for Inspections, Maintenance, Repairs, and Retrofits.
    - Written records shall be kept by the party responsible for maintenance or a designated representative.
    - Written records shall be retained for a minimum of five years.
14. Grassy Swales. Insect and weed control will be performed using the Integrated Pest Management Plan (IPM) designed for this site. Vegetation height shall be limited to no more than 18-inches. When vegetation exceeds that height, the vegetative swale shall be cut to a height of approximately 4-inches. Grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Check the vegetative swale for accumulation of silt, trash, or other debris. Any potential obstructions to flow shall be removed promptly and disposed of properly. Sediment should be removed from the vegetative swale when accumulation reaches 3-inches in any spot or covers the existing vegetation. Excess sediment shall be removed by hand or with flat-bottomed shovels.

    Additionally, the vegetative swale should be checked for signs of erosion. Visual inspection should include verification that sufficient vegetation exists within the vegetative swale to prevent future erosion. Areas of the swale displaying signs of erosion shall be repaired by fill, compaction, and re-seeding so that the final grade is level with the bottom of the swale. If possible, flow should be diverted from the damaged areas until the grass is firmly established. *A written record should be kept of inspection results and maintenance performed.*

ATTACHMENT P

Attachment P – Measures for Minimizing Surface Stream Contamination

Any points where discharge from the site is concentrated and erosive velocities exist will include appropriately sized energy dissipators to reduce velocities to non-erosive levels.

TEMPORARY STORMWATER SECTION (TCEQ-0602)

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: Jon Adame, P.E.

Date: 1-17-23

Signature of Customer/Agent:

Jon Adame

Regulated Entity Name: Boerne Stage Road Unit 1

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: construction staging area

   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: Upper Leon Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

Attachment A – Spill Response Actions

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contractor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated runoff such as along a curb line or within a swale.
- Contaminated soils and cleanup materials will be sampled for waste characterization. When the analysis results are known the contaminated soils and cleanup materials will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.
- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

The contractor will be required to report significant or hazardous spills in reportable quantities to:

- 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.
- 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.

- Notification should first be made by telephone and followed up with a written report.

- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

Additional guidance can be obtained from TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) Section 1.4.16. Contractor shall review this section.

ATTACHMENT B

Attachment B – Potential Sources of Contamination

Other potential sources of contamination during construction include:

Potential Source
- Asphalt products used on this project.

Preventative Measure
- After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain.

Potential Source
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measure
- Vehicle maintenance when possible will be performed within the construction staging area.
- Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.

Potential Source
- Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.

Preventative Measure
- Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures.
- Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures.
- Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.
- A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.

Potential Source
- Miscellaneous trash and litter from construction workers and material wrappings.

Preventive Measure
- Trash containers will be placed throughout the site to encourage proper trash disposal.

Potential Source
- Construction debris.

Preventive Measure
- Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

- Potential Source
  - Spills/Overflow of waste from portable toilets
- Preventative Measure
  - Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets.
  - Portable toilets will be placed on a level ground surface.
  - Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT C

Attachment C – Sequence of Major Activities

The sequence of major activities which disturb soil during construction on this site will be divided into two stages. The first is site preparation that will include installation of TBMPs and clearing and grubbing of vegetation where applicable. This will disturb approximately 63.79 acres. The second is construction that will include construction of homes, the detention basins, construction of new pavement area, landscaping and site cleanup. This will disturb approximately 145.15 acres.

ATTACHMENT D

Attachment D – Temporary Best Management Practices and Measures

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.

No upgradient water will cross the site. All TBMPs are adequate for the drainage areas they serve.

b. 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.

Site preparation, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (1) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of rock berms with silt fencing downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities for sediment control (4) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, and (5) installation of construction staging area(s).

Prior to the initiation of construction, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. This work, which is the remainder of all activity on the project, may also disturb additional soil. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

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

As this site is entirely over the Edwards Aquifer Contributing Zone, a Geologic Assessment was not conducted and is not required; therefore, no sensitive features were identified. There are no surface streams on or immediately adjacent to the site.

Temporary measures are intended to provide a method of slowing the flow of runoff from the construction site in order to allow sediment and suspended solids to settle out of the runoff. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features.

d. 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.

Since the project is located entirely over the Edwards Contributing Zone, a Geologic Assessment was not conducted and is not required by 30 TAC 213 regulations. Therefore, no naturally-occurring sensitive features are known to exist on the site. 30 TAC 213(f)(2) only applies to projects over the Edwards Recharge Zone.

ATTACHMENT F

Attachment F – Structural Practices

The following structural measures will be installed prior to the initiation of site preparation activities:

- Erection of silt fences along the downgradient boundary of construction activities and rock berms with silt fence for secondary protection, as located on Exhibit 1 and illustrated in Exhibit 2.
- Installation of gravel bags and drain inlet protection at inlets and downgradient areas of construction activities, as located on Exhibit 1 and illustrated in Exhibit 2.
- Installation of stabilized construction entrance/exit(s) and construction staging area(s), as located on Exhibit 1, and illustrated on Exhibit 2.

The following structural measures will be installed at the initiation of construction activities or as appropriate based on the construction sequencing:

- Installation of concrete truck washout pit(s), as required and located on Exhibit 1 and illustrated on Exhibit 2.

ATTACHMENT G

Attachment G – Drainage Area Map

No more than ten (10) acres will be disturbed within a common drainage area at one time as construction of civil infrastructure (utilities, roads, drainage, etc.) will precede home building construction. Refer to included exhibits for additional details. All TBMPs utilized are adequate for the drainage areas served.

ATTACHMENT I

INSPECTIONS

Designated and qualified person(s) shall inspect Pollution Control Measures weekly and within 24 hours after a storm event. An inspection report that summarizes the scope of the inspection, names and qualifications of personnel conducting the inspection, date of the inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm Water TPDES data for a period of three years after the Notice of Termination (NOT) has been filed. A copy of the Inspection Report Form is provided in this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) sediment basins (where applicable) for evidence that basin has accumulated 50% of its volume in silt. Deficiencies noted during the inspection will be corrected and documented within seven calendar days following the inspection or before the next anticipated storm event if practicable.

Contractor shall review Sections 1.3 and 1.4 of TCEQ's Technical Guidance Manual for additional BMP inspection and maintenance requirements.

BOERNE STAGE ROAD UNIT 1
Contributing Zone Plan Modification

Pollution Prevention Measure	Inspected in Compliance	Corrective Action Required	
		Description (use additional sheet if necessary)	Date Completed
Best Management Practices			
Natural vegetation buffer strips			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Silt fences			
Rock berms			
Gravel filter bags			
Drain inlet protection			
Other structural controls			
Vehicle exits (off-site tracking)			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Concrete washout pit (leaks, failure)			
General site cleanliness			
Trash receptacles			
Evidence of Erosion			
Site preparation			
Roadway or parking lot construction			
Utility construction			
Drainage construction			
Building construction			
Major Observations			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

_____ A brief statement describing the qualifications of the inspector is included in this SWP3.

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

"I further certify I am an authorized signatory in accordance with the provisions of 30 TAC §305.128."

Inspector's Name _____ Inspector's Signature _____ Date _____

PROJECT MILESTONE DATES

Date when major site grading activities begin:

Construction Activity	Date
Installation of BMPs	

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date
Removal of BMPs	

ATTACHMENT J

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Interim on-site stabilization measures, which are continuous, will include minimizing soil disturbances by exposing the smallest practical area of land required for the shortest period of time and maximizing use of natural vegetation. As soon as practical, all disturbed soil will be stabilized as per project specifications in accordance with pages 1-35 to 1-60 of TCEQ's Technical Guidance Manual (TGM) RG-348 (2005). Mulching, netting, erosion blankets and seeding are acceptable.

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable.

NOTICE OF INTENT
(TCEQ-20022)

TCEQ Office Use Only
Permit No:
CN:
RN:

Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly. **Incomplete applications delay approval or result in automatic denial.**

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512–239–3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: https://www3.tceq.texas.gov/steers/index.cfm

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is $325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is $225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser: http://www.tceq.texas.gov/epay.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
  - Check/Money Order Number: Click here to enter text.
  - Name printed on Check: Click here to enter text.
- If payment was made via ePay, provide the following:
  - Voucher Number: Click here to enter text.
  - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? ☐ Yes ☐ No

If Yes, provide the authorization number here: TXR15 Click here to enter text.

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN 605592310

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Click here to enter text.

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credentials: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E–mail: Click here to enter text.

Mailing Address: Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing Information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

d) Indicate the type of customer:

☐ Individual
☐ Limited Partnership
☐ General Partnership
☐ Trust
☐ Sole Proprietorship (D.B.A.)
☐ Corporation
☐ Estate
☐ Federal Government
☐ County Government
☐ State Government
☐ City Government
☐ Other Government
☐ Other: Click here to enter text.

e) Is the applicant an independent operator? ☐ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☐ 0–20
☐ 21–100
☐ 101–250
☐ 251–500
☐ 501 or higher

g) Customer Business Tax and Filing Numbers: (**Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: Click here to enter text.

Federal Tax ID: Click here to enter text.

Texas Secretary of State Charter (filing) Number: Click here to enter text.

DUNS Number (if known): Click here to enter text.

SECTION 2. APPLICATION CONTACT

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3

☐ No, complete this section

Prefix (Mr. Ms. Miss): Click here to enter text.

First and Last Name: Click here to enter text. Suffix: Click here to enter text.

Title: Click here to enter text. Credential: Click here to enter text.

Organization Name: Click here to enter text.

Phone Number: Click here to enter text. Fax Number: Click here to enter text.

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

Internal Routing (Mail Code, Etc.): Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Mailing information if outside USA:

Territory: Click here to enter text.

Country Code: Click here to enter text. Postal Code: Click here to enter text.

SECTION 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text.

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located): Boerne Stage Road Unit 1

c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): single family residential

d) County or Counties (if located in more than one): Bexar

e) Latitude: 29.712618 N Longitude: -98.697176 W

f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: Click here to enter text.

City, State, and Zip Code: Click here to enter text.

Section B:

Location Description: 400 LF south of Boerne Stage Rd and Dos Cerros DR intersection

City (or city nearest to) where the site is located: Boerne

Zip Code where the site is located: 78006

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1521

d) What is the Secondary SIC Code(s), if applicable? 1623

e) What is the total number of acres to be disturbed? 145.15

f) Is the project part of a larger common plan of development or sale?

☐ Yes

☒ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? 02/01/2023

h) What is the estimated end date of the project? 02/01/2024

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Upper Leon Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1907

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: Bexar County

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

I certify that the copy of the TCEQ–approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. ☒ Yes

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☐ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☐ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☐ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☐ Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Click here to enter text.

Operator Signatory Title: Click here to enter text.

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

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

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

☐ The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

☐ If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

☐ Customer Number (CN) issued by TCEQ Central Registry

☐ Legal name as filed to do business in Texas. (Call TX SOS 512–463–5555 to verify.)

☐ Name and title of responsible authority signing the application.

☐ Phone number and e–mail address

☐ Mailing address is complete & verifiable with USPS. www.usps.com

☐ Type of operator (entity type). Is applicant an independent operator?

☐ Number of employees.

☐ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☐ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☐ Site/project name and construction activity description

☐ County

☐ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

☐ Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

☐ Construction activity related to facility associated to oil, gas, or geothermal resources

☐ Primary SIC Code that best describes the construction activity being conducted at the site. www.osha.gov/oshstats/sicser.html

☐ Estimated starting and ending dates of the project.

☐ Confirmation of concrete truck washout.

☐ Acres disturbed is provided and qualifies for coverage through a NOI.

☐ Common plan of development or sale.

☐ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☐ Edwards Aquifer rule.

CERTIFICATION

☐ Certification statements have been checked indicating Yes.

☐ Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711–3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of $325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application – status and form questions:	512–239–3700,
swpermit@tceq.texas.gov Technical questions:	512–239–4671, swgp@tceq.texas.gov
Environmental Law Division:	512–239–0600
Records Management – obtain copies of forms:	512–239–0900
Reports from databases (as available):	512–239–DATA (3282)
Cashier's office:	512–239–0357 or 512–239–0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review**: Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

  Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: http://www15.tceq.texas.gov/crpub/ or you can contact the TCEQ Stormwater Processing Center at 512–239–3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select “Advanced Search” to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: http://www15.tceq.texas.gov/crpub/. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512–463–5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the applicant.

The fax number and e–mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co–applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512–463–5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at http://www15.tceq.texas.gov/crpub/. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B.* For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512–239–4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 – Construction of Single Family Homes
- 1522 – Construction of Residential Buildings Other than Single Family Homes
- 1541 – Construction of Industrial Buildings and Warehouses

- 1542 – Construction of Non–residential Buildings, other than Industrial Buildings and Warehouses
- 1611 – Highway and Street Construction, except Highway Construction
- 1622 – Bridge, Tunnel, and Elevated Highway Construction
- 1623 – Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Local Government Assistance Section at 800–447–2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: http://www.osha.gov/pls/imis/sicsearch.html or you can contact the TCEQ Small Business and Environmental Assistance Section at 800–447–2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512–239–4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of "Common Plan of Development" in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512–239–4671 or the TCEQ Small Business and Environmental Assistance at 800–447–2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239–4671 for assistance.

You may also find the segment number in TCEQ publication GI–316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi–316 or by contacting the TCEQ Water Quality Division at (512) 239–4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512–239–4671 for further assistance.

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note

that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512–239–4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512–239–4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site–specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512–339–2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233–4480, 210–490–3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512–239–3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512–463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512–239–0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice–president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision–making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second–quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post–closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC–214
P.O. Box 13088
Austin, TX 78711–3088

By Overnight or Express Mail
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC–214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: Click here to enter text
2. Amount of Check/Money Order: Click here to enter text
3. Date of Check or Money Order: Click here to enter text
4. Name on Check or Money Order: Click here to enter text
5. NOI Information:

   If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

   If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

   Project/Site (RE) Name: Click here to enter text

   Project/Site (RE) Physical Address: Click here to enter text

Staple the check or money order to this form in this space.

AGENT AUTHORIZATION FORM (TCEQ-0599)

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

I Bart Swider,
Print Name

President,
Title - Owner/President/Other

of Chesmar Homes,
Corporation/Partnership/Entity Name

have authorized **Pape-Dawson Consulting Engineers, LLC**
Print Name of Agent/Engineer

of **Pape-Dawson Consulting Engineers, LLC**
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Nat Surber
Applicant's Signature

5/3/2024
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Nat Surber 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 3 day of May 2024.

Meghan Grace
NOTARY PUBLIC

Meghan J. Grace
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/7/25

MEGHAN JANE GRACE
Notary Public, State of Texas
Comm. Expires 01-07-2025
Notary ID 12081891

Owner Authorization Form

for Required Signature for submitting and signing an application for an Edwards Aquifer Protection Plan (Plan) and conducting regulated activities in accordance with an approved Plan.

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Relating to the Edwards Aquifer Rules of
Title 30 of the Texas Administrative Code
(30 TAC), Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Eyal Avnon of Toll Southwest LLC

Land Owner Name (Individual) / Firm (applicable to Legal Entities)

am the Owner of Record or Title Holder of the property located at:

400 linear feet south of Boerne Stage Road and Dos Cerros Drive intersection, San Antonio, Texas

(Legal description of the property referenced in the application)

and being duly authorized under 30 TAC § 213.4(c)(2) and § 213.4(d)(1) or § 213.23(c)(2) and § 213.23(d) to submit and sign an application for a Plan, do hereby authorize:

Bart Swider

(Applicant Name / Plan Holder (Legal Entity or Individual))

to conduct:

CZP Modifiation

(Description of the proposed regulated activities)

on the property described above or at:

(If applicable to a precise location for the authorized regulated activities)

Land Owner Acknowledgement

I, Eyal Avnon of Toll Southwest LLC

Land Owner Name (Individual) / Firm (applicable to Legal Entities)

understand that while Bart Swider

Applicant Name / Plan Holder (Legal Entity or Individual)

is responsible for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation,

I, Eyal Avnon of Toll Southwest LLC

Land Owner Name (Individual) Firm (applicable to Legal Entities)

as Owner of Record or Title Holder of the property described above, I am ultimately responsible for ensuring that compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan, through all phases of Plan implementation, is achieved even if the responsibility for compliance and the right to possess and control of the property referenced in the application has been contractually assumed by another legal entity.

I, Eyal Avnon of Toll Southwest LLC

Land Owner Name (Individual) Firm (applicable to Legal Entities)

further understand that any failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under 30 TAC § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Land Owner Signature

6/18/2024
Date

THE STATE OF § Texas

County of § Bexar

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

GIVEN under my hand and seal of office on this 18th day of June

MARIBEL MARTINEZ CALDERON NOTARY PUBLIC STATE OF TEXAS ID 134152860 EXP. 01-18-2027

NOTARY PUBLIC

Maribel M. Calderon
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1-18-2027

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Bart Swider of Chesmar Homes
Applicant Name (Individual) Firm (applicable to Legal Entities)

acknowledge that Toll Southwest LLC
Land Owner Name (Legal Entity or Individual)

has provided Chesmar Homes
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer Protection Plan (Plan).

I understand that Bart Swider
Applicant Name (Legal Entity or Individual)

is responsible, contractually or not, for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation. I further understand that failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Bart Swider
Applicant Signature

June 18, 2024
Date

THE STATE OF § Texas

County of § Bexar

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

GIVEN under my hand and seal of office on this 18 day of June

MISTY ANDREWS
Notary ID #11526529
My Commission Expires
April 15, 2027

Misty Andrews
NOTARY PUBLIC

Misty Andrews
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 4-15-27

APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Boerne Stage Road Unit 1

Regulated Entity Location: 400 LF south of Boerne Stage Rd and Dos Cerros Dr intersection

Name of Customer: Chesmar Homes

Contact Person: Bart Swider Phone: (210) 957-3395

Customer Reference Number (if issued):CN 605592310

Regulated Entity Reference Number (if issued):RN 11163510

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	145.15 Acres	$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Jon Cidame

Date: 5/15/24

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

CORE DATA FORM
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605592310		**RN** 111635710

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:*

Chesmar Homes

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:							
	1846 N Loop 1604 W						
	Suite 200						
	City	San Antonio	**State**	TX	**ZIP**	78248	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	bart.swider@chesmar.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 957-3395		( ) -

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.*)

Boerne Stage Road Unit 1

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	400 LF south of Boerne Stage Rd and Dos Cerros Dr intersection							
26. Nearest City					**State**		**Nearest ZIP Code**	
Boerne					TX		78006	
27. Latitude (N) In Decimal:	29.712618 N			**28. Longitude (W) In Decimal:**	-98.697176 W			
Degrees	Minutes		Seconds	Degrees		Minutes		Seconds
29	42		45.4	-98		41		49.8

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1521	1623	236115	237110

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

single family residential

34. Mailing Address:	**1846 N Loop 1604 W**							
	Suite 200							
	City	**San Antonio**	**State**	**TX**	**ZIP**	**78248**	**ZIP + 4**	
35. E-Mail Address:	**bart.swider@chesmar.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(210) 957-3395		( ) -

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:	Jean Autrey, P.E., CESSWI	**41. Title:**	Senior Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 375-9000		(210) 375-9010	jautrey@pape-dawson.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:	Pape-Dawson Engineers, Inc.	**Job Title:**	Senior Vice President
Name *(In Print):*	Jon Adame, P.E.	**Phone:**	(210) 375- **9000**
Signature:	Jon Adame	**Date:**	1-17-23

POLLUTANT LOAD AND REMOVAL CALCULATIONS

Boerne Stage Road CZP MOD							
WATERSHED	WATERSHED AREA (ACRES)	EXISTING IMPERVIOUS COVER (ACRES)	PROPOSED IMPERVIOUS COVER (ACRES)	TOTAL TREATED IMPERVIOUS COVER (ACRES)	BMP	REQUIRED TSS REMOVAL (LBS./YR)	DESIGNED TSS REMOVAL (LBS./YR)
A	17.86	0.00	7.21	7.21	PROPOSED BATCH DETENTION A	5,883	6,793
B	18.24	0.00	6.61	6.61	PROPOSED BATCH DETENTION B	5,394	5,420
C+C1	17.17	0.00	1.15	1.15	Grassy Swale	938	1,017
D	3.96	0.00	0.83	0.83	Natural Vegetative Filter Strip #1	677	828
E	1.10	0.00	0.29	0.29	Natural Vegetative Filter Strip #2	237	267
F	1.10	0.00	0.29	0.29	Natural Vegetative Filter Strip #3	237	267
G	3.26	0.00	0.87	0.87	Natural Vegetative Filter Strip #4	710	801
H	2.84	0.00	0.72	0.72	Natural Vegetative Filter Strip #5	588	664
I	10.28	0.00	1.85	1.85	Interim Natural Vegetative Filter Strip #7	1,510	1,510
J	1.79	0.00	0.19	0.19	Overtreat	155	-
K	2.09	0.14	0.29	0.15	Overtreat	122	-
K1	1.83	0.00	0.18	0.18	Natural Vegetative Filter Strip #8	147	182
L	1.47	0.44	1.04	0.60	Overtreat	490	-
M	1.29	0.23	0.29	0.05	Overtreat	41	-
N	1.59	0.00	0.23	0.23	Natural Vegetative Filter Strip #6	188	222
Turn Lane	0.00	0.00	0.20	0.20	Overtreat	163	-
TOTAL	**85.87**	**0.81**	**22.23**	**21.42**		**17,479**	**17,971**

Water Quality Basin Summary

Basin	Designed Capture Volume (cf)	Required Volume (cf)	Excess Volume Capacity (cf)	Excess Treatment capactity (lbs)
A	75,210	**72,038**	3,172	910
B	29,210	**28,921**	289	26

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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

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

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

where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious area within the limits of the plan * =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.

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

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

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

Drainage Basin/Outfall Area No. = Basin A

Total drainage basin/outfall area =	17.86	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.21	acres
Post-development impervious fraction within drainage basin/outfall area =	0.40	
$L_{M\ THIS\ BASIN}$ =	5883	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 91 percent

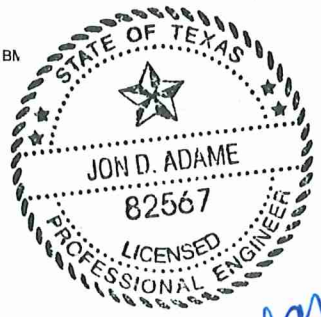
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	17.86	acres
A_I =	7.21	acres
A_P =	10.65	acres
L_R =	6967	lbs



Jon Adame 5-15-24

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

Desired $L_{M\ THIS\ BASIN}$ = 6793 lbs.

F = 0.97

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

Rainfall Depth =	3.00	inches
Post Development Runoff Coefficient =	0.31	
On-site Water Quality Volume =	60032	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	12006	
Total Capture Volume (required water quality volume(s) x 1.20) =	72038	cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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

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

where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious area within the limits of the plan * =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.

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

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

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

Drainage Basin/Outfall Area No. = Basin B

Total drainage basin/outfall area =	18.24	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.61	acres
Post-development impervious fraction within drainage basin/outfall area =	0.36	
$L_{M\ THIS\ BASIN}$ =	5394	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Extended Detention
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	18.24	acres
A_I =	6.61	acres
A_P =	11.63	acres
L_R =	6415	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 5420 lbs.

F = 0.84

Jon Adame 5-15-24

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

Rainfall Depth =	1.26	inches
Post Development Runoff Coefficient =	0.29	
On-site Water Quality Volume =	24100	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	4820	
Total Capture Volume (required water quality volume(s) x 1.20) =	28921	cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Boerne Stage Rd**
Date Prepared: **5/7/2024**

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

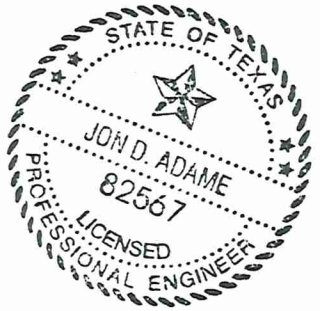
Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

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

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

County =	**Bexar**	
Total project area included in plan * =	**145.15**	acres
Predevelopment impervious area within the limits of the plan * =	**0.81**	acres
Total post-development impervious area within the limits of the plan* =	**22.23**	acres
Total post-development impervious cover fraction * =	**0.15**	
P =	**30**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**17479**	lbs.



Jn Adame
5-15-24

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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = watershed C

Total drainage basin/outfall area =	**17.17**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**1.15**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.07**	
$L_{M\ THIS\ BASIN}$ =	**938**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Grassy Swale**
Removal efficiency = **70** percent

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

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

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

where:

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

A_C =	**17.17**	acres
A_I =	**1.15**	acres
A_P =	**16.02**	acres
L_R =	**1017**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	**1017**	lbs.
F =	**1.00**	

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

Rainfall Depth =	**4.00**	inches
Post Development Runoff Coefficient =	**0.09**	
On-site Water Quality Volume =	**23450**	cubic feet

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

Off-site area draining to BMP =		acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**4690**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**28140**	cubic feet

15. Grassy Swales Designed as Required in RG-348 Pages 3-51 to 3-54

Design parameters for the swale:

Drainage Area to be Treated by the Swale = A =	17.02	acres
Impervious Cover in Drainage Area =	1.11	acres
Rainfall intensity = i =	1.1	in/hr
Swale Slope =	0.025	ft/ft
Side Slope (z) =	3	
Design Water Depth = y =	0.33	ft
Weighted Runoff Coefficient = C =	0.36	

A_{CS} = cross-sectional area of flow in Swale =	3.63	sf
P_W = Wetted Perimeter =	12.09	feet
R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.30	feet
n = Manning's roughness coefficient =	0.2	

15A. Using the Method Described in the RG-348

Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$

$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ = 10.00 feet

Q = CiA = 6.68 cfs

To calculate the flow velocity in the swale:

V (Velocity of Flow in the swale) = Q/A_{CS} = 1.84 ft/sec

To calculate the resulting swale length:

L = Minimum Swale Length = V (ft/sec) * 300 (sec) = 552.47 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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

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

where:

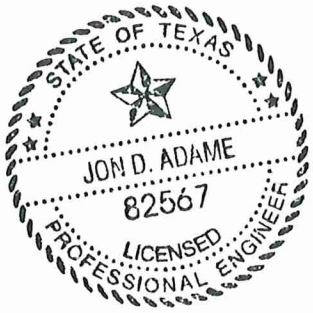
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious area within the limits of the plan* =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1



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

Drainage Basin/Outfall Area No. = Watershed D

Total drainage basin/outfall area =	3.96	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.83	acres
Post-development impervious fraction within drainage basin/outfall area =	0.21	
$L_{M\ THIS\ BASIN}$ =	677	lbs.

Jon Adame 5-15-24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	3.96	acres
A_I =	0.89	acres
A_P =	3.07	acres
L_R =	828	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 828 lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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

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

where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious area within the limits of the plan* =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = Watershed E

Total drainage basin/outfall area =	1.10	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.29	acres
Post-development impervious fraction within drainage basin/outfall area =	0.26	
$L_{M\ THIS\ BASIN}$ =	237	lbs.

Jon Adame 5/15/24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	1.10	acres
A_I =	0.29	acres
A_P =	0.81	acres
L_R =	267	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 267 lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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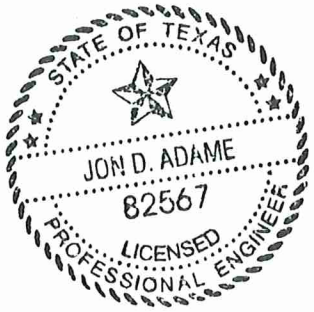
where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious area within the limits of the plan* =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.



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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = Watershed F

Total drainage basin/outfall area =	1.10	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.29	acres
Post-development impervious fraction within drainage basin/outfall area =	0.26	
$L_{M\ THIS\ BASIN}$ =	237	lbs.

Jon Adame 5-15-24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	1.10	acres
A_I =	0.29	acres
A_P =	0.81	acres
L_R =	267	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 267 lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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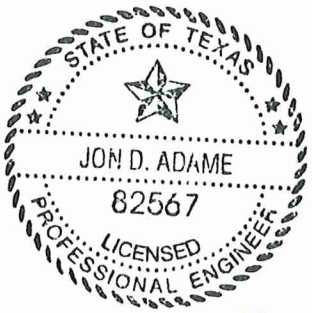
where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan* =	0.81	acres
Total post-development impervious area within the limits of the plan* =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.



5-15-24
Jon Adame

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = Watershed G

Total drainage basin/outfall area =	3.26	acres
Predevelopment impervious area within drainage basin/outfall area=	0.00	acres
Post-development impervious area within drainage basin/outfall area=	0.87	acres
Post-development impervious fraction within drainage basin/outfall area=	0.27	
$L_{M\ THIS\ BASIN}$ =	710	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	3.26	acres
A_I =	0.87	acres
A_P =	2.39	acres
L_R =	801	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 801 lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Boerne Sta**
Date Prepared: **5/7/2024**

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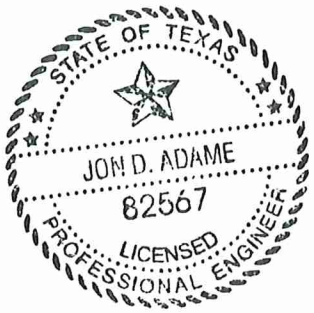
where:

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

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

County =	**Bexar**	
Total project area included in plan * =	**145.15**	acres
Predevelopment impervious area within the limits of the plan* =	**0.81**	acres
Total post-development impervious area within the limits of the plan* =	**22.23**	acres
Total post-development impervious cover fraction * =	**0.15**	
P =	**30**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**17479**	lbs.



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

Number of drainage basins / outfalls areas leaving the plan area = **3**

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

Drainage Basin/Outfall Area No. = **Watershed H**

Total drainage basin/outfall area =	**2.84**	acres
Predevelopment impervious area within drainage basin/outfall area=	**0.00**	acres
Post-development impervious area within drainage basin/outfall area=	**0.72**	acres
Post-development impervious fraction within drainage basin/outfall area=	**0.25**	
$L_{M\ THIS\ BASIN}$ =	**588**	lbs.

Jon Adame 5-15-24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Vegetated Filter Strips**
Removal efficiency = **85** percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	**2.84**	acres
A_I =	**0.72**	acres
A_P =	**2.12**	acres
L_R =	**664**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **664** lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Boerne Sta
Date Prepared: 5/7/2024

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where:

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

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

County =	Bexar	
Total project area included in plan * =	145.15	acres
Predevelopment impervious area within the limits of the plan* =	0.81	acres
Total post-development impervious area within the limits of the plan* =	22.23	acres
Total post-development impervious cover fraction * =	0.15	
P =	30	inches
$L_{M\ TOTAL\ PROJECT}$ =	17479	lbs.

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

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

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

Drainage Basin/Outfall Area No. = Watershed N

Total drainage basin/outfall area =	1.59	acres
Predevelopment impervious area within drainage basin/outfall area=	0.00	acres
Post-development impervious area within drainage basin/outfall area=	0.23	acres
Post-development impervious fraction within drainage basin/outfall area=	0.14	
$L_{M\ THIS\ BASIN}$ =	188	lbs.

Jon Adame 5/15/24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Vegetated Filter Strips
Removal efficiency = 85 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

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

A_C =	1.59	acres
A_I =	0.23	acres
A_P =	1.36	acres
L_R =	222	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 222 lbs.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Boerne Sta**
Date Prepared: **5/7/2024**

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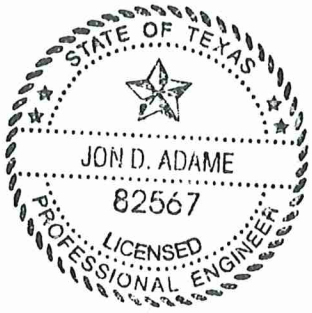
where:

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

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

County =	**Bexar**	
Total project area included in plan * =	**145.15**	acres
Predevelopment impervious area within the limits of the plan* =	**0.81**	acres
Total post-development impervious area within the limits of the plan* =	**22.23**	acres
Total post-development impervious cover fraction * =	**0.15**	
P =	**30**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**17479**	lbs.



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

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

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

Drainage Basin/Outfall Area No. = Watershed K1

Total drainage basin/outfall area =	**1.83**	acres
Predevelopment impervious area within drainage basin/outfall area=	**0.00**	acres
Post-development impervious area within drainage basin/outfall area=	**0.18**	acres
Post-development impervious fraction within drainage basin/outfall area=	**0.10**	
$L_{M\ THIS\ BASIN}$ =	**147**	lbs.

5-15-24

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Vegetated Filter Strips**
Removal efficiency = **85** percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

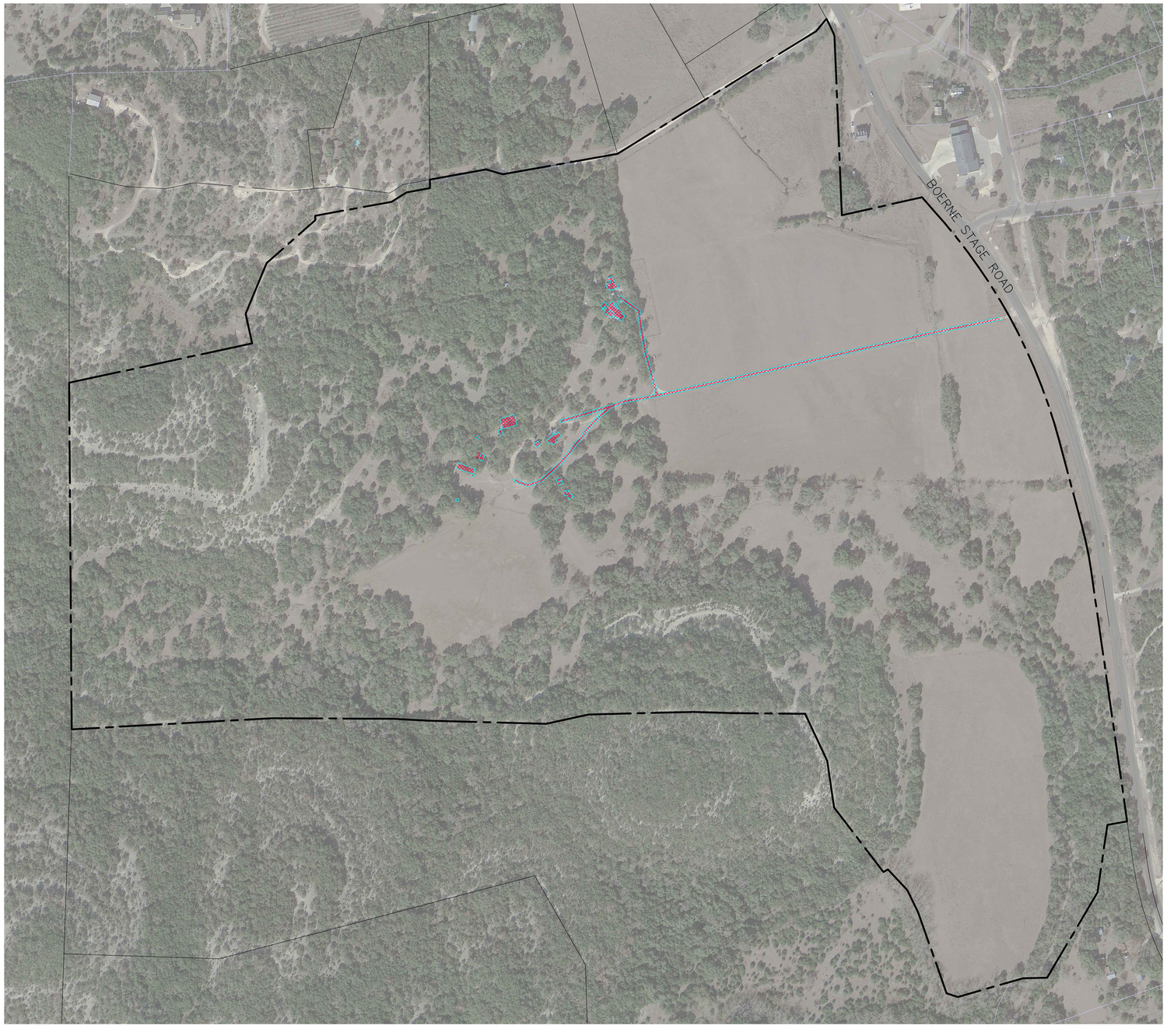
A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BI

A_C =	**1.83**	acres
A_I =	**0.18**	acres
A_P =	**1.65**	acres
L_R =	**182**	lbs

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

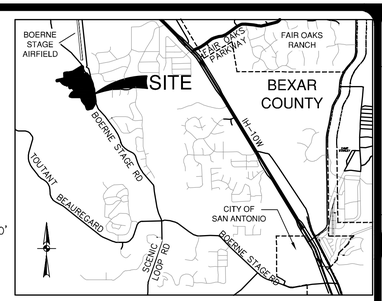
Desired $L_{M\ THIS\ BASIN}$ = **182** lbs.

EXHIBITS



SCALE: 1"= 200'

0' 200' 400' 600'



LOCATION MAP

NOT-TO-SCALE

LEGEND:

EXISTING IMPERVIOUS COVER BUILT PRIOR TO 1999 TO BE REMOVED (0.81 AC)

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

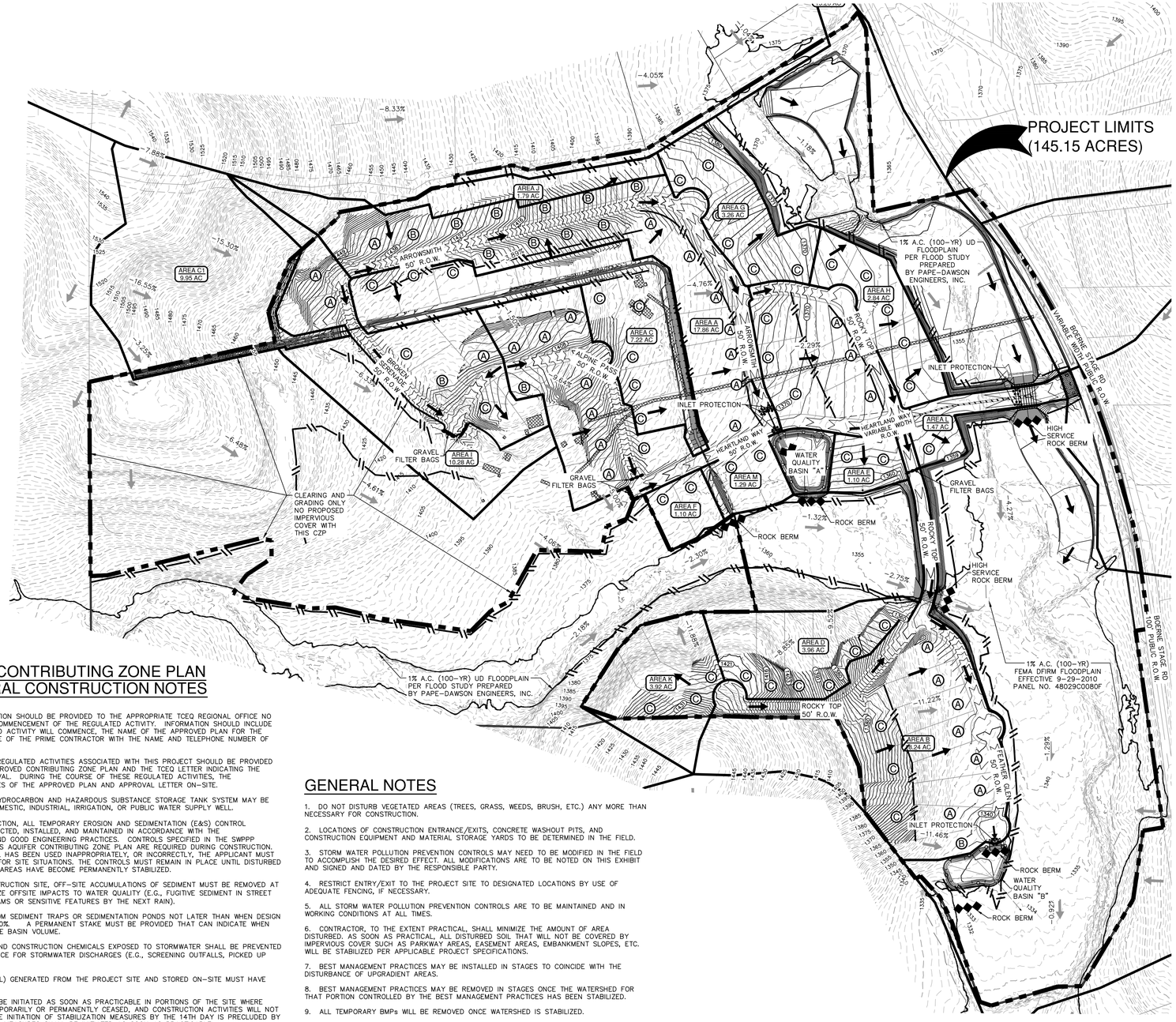
BOERNE STAGE ROAD

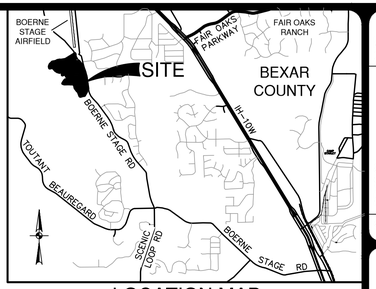
SAN ANTONIO, TEXAS

EXISTING IMPERVIOUS COVER EXHIBIT

PLAT NO. -
JOB NO. 12580-01
DATE FEBRUARY 2023
DESIGNER VS
CHECKED VS DRAWN VS
SHEET EX 1 OF 1

Date: Apr 24, 2024, 1:29pm User ID: pwagner
File: P:\125\80\01\Design\Environmental\CZP\230227_Existing Impervious Cover Exhibit.dwg





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 200'
0' 200' 400' 600'

LEGEND

- PROJECT LIMITS
- 1085 EXISTING CONTOUR
- 1085 PROPOSED CONTOUR
- 10.0% FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)
- SILT FENCE/SEDIMENT CONTROL ROLLS
- GRATE INLET PROTECTION
- GRAVEL FILTER BAGS
- ROCK BERM
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
- CONSTRUCTION TRAILERS, EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA. (FIELD LOCATE)
- CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)
- PHASE 1 APPROXIMATE AREA OF DISTURBANCE (63.79 ACRES – PHASE 1)
- EXISTING IMPERVIOUS COVER TO BE REMOVED

TCEQ CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET IF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.

4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS TO WATER QUALITY (E.G., FUGITIVE SEDIMENT IN STREET BEING WASHED INTO SURFACE STREAMS OR SENSITIVE FEATURES BY THE NEXT RAIN).

6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES (E.G., SCREENING OUTFALLS, PICKED UP DAILY).

8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.

9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

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

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

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

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

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. CONTRACTOR, TO THE EXTENT PRACTICAL, SHALL MINIMIZE THE AMOUNT OF AREA DISTURBED. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

7. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

8. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.

9. ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.

10. MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.

11. PRIOR TO INITIATION OF SUBSEQUENT PHASES OF CONSTRUCTION, TEMPORARY BMPs INCLUDING SILT FENCING, CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND CONSTRUCTION STAGING AREA SHALL BE FIELD LOCATED AS APPROPRIATE FOR THE AREA OF CONSTRUCTION.

12. TEMPORARY POLLUTION ABATEMENT MEASURES SHOWN ON THE PLAN ARE FOR THE OVERALL DEVELOPMENT. TEMPORARY BMPs MAY REQUIRE ADJUSTMENT BASED ON PHASING OF CONSTRUCTION OF THE DEVELOPMENT. RECORDS OF ADJUSTMENTS AND REVISIONS SHALL BE MAINTAINED AS APPROPRIATE.

13. TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.

14. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.

TEMPORARY BMP MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

TEMPORARY POLLUTION ABATEMENT NOTES

1. CONSTRUCTION WITHIN THE DEVELOPMENT MAY NOT BE CONTINUOUS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING SILT FENCE ALONG THE DOWN GRADIENT SIDE OF EACH PAD DURING BUILDING CONSTRUCTION. ALL SILT FENCE SHALL BE PLACED PERPENDICULAR TO DRAINAGE FLOW.

2. ROCK BERMS SHALL BE PLACED IN AREAS WHERE DRAINAGE FLOW IS CONCENTRATED DUE TO NATURAL CONDITIONS OR CONSTRUCTION ACTIVITIES SUCH AS AT DRAINAGE STRUCTURES. THESE BERMS WILL BE MAINTAINED UNTIL THEY ARE NO LONGER NEEDED OR UNTIL THEY ARE REPLACED WITH PERMANENT POLLUTION ABATEMENT MEASURES.

3. THIS PLAN REPRESENTS A MULTIPLE PHASE PROJECT. ONE OR MORE PHASES OF THIS PROJECT MAY BE UNDER CONSTRUCTION AT THE SAME TIME BY ONE OR MORE CONTRACTORS. IT SHALL BE THE CONSTRUCTION CONTRACTORS RESPONSIBILITY TO PROVIDE FOR THE IMPLEMENTATION OF THE PLAN AS IT APPLIES TO THE PARTICULAR PHASE(S) HE IS ENGAGED TO CONSTRUCT.

4. CONSTRUCTION OF HOME SITES WITHIN THE DEVELOPMENT MAY NOT BE CONTINUOUS. THE HOMEBUILDER IS RESPONSIBLE FOR PLACING SILT FENCE OR OTHER BMPs OR MAINTAINING PROPER VEGETATION ALONG THE DOWN GRADIENT SIDE OF EACH LOT DURING HOME CONSTRUCTION TO PREVENT EROSION AND STORMWATER POLLUTION. ALL SILT FENCE SHALL BE PLACED PERPENDICULAR TO DRAINAGE FLOW.

NO. | REVISION | DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER
5/15/24

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE MODIFICATION PLAN
TEMPORARY POLLUTION ABATEMENT

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

CZP EXHIBIT 1

PLAT NO. 22-11800478
JOB NO. 12580-01
DATE APRIL 2024
DESIGNER VS
CHECKED VS DRAWN VS
SHEET

Date: May 16, 2024, 8:11am User ID: vsanchez
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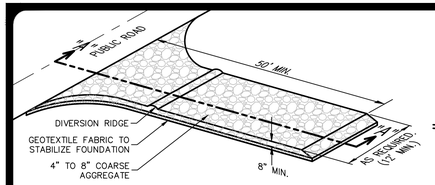
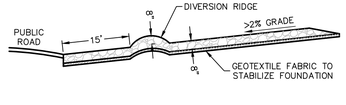
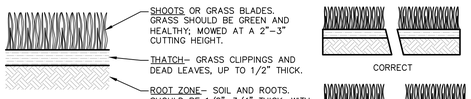
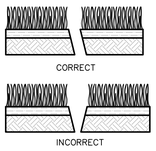
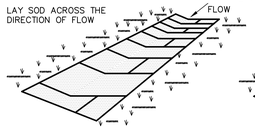
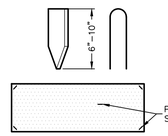


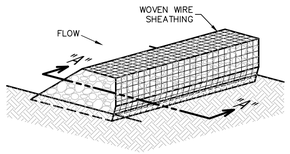


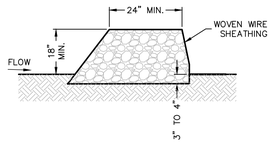


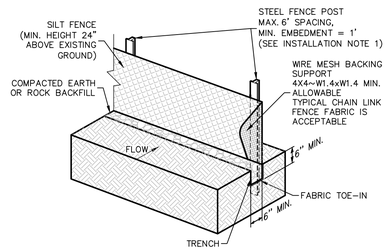


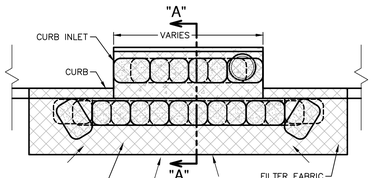


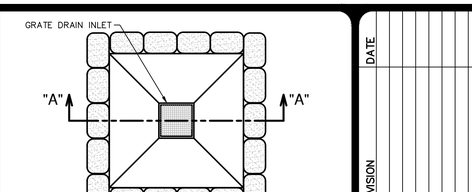


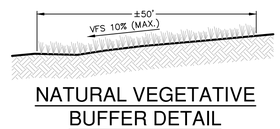


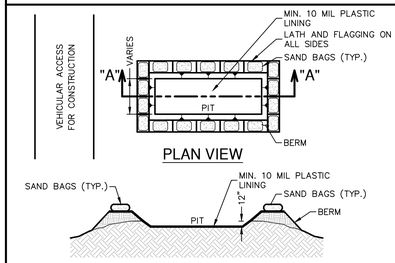


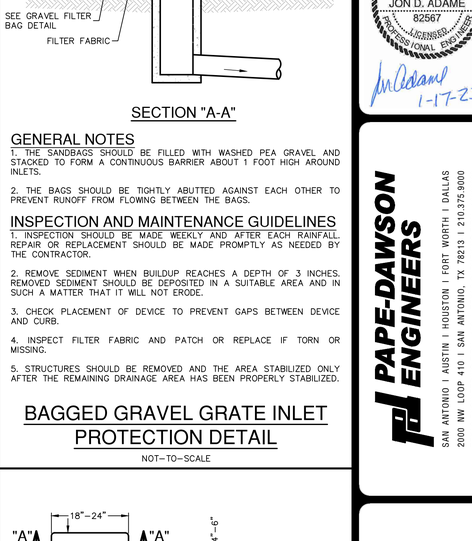


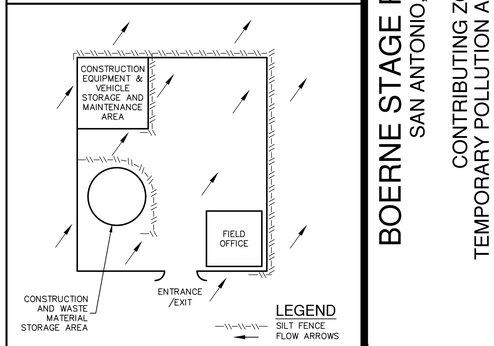












SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT

SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE

ISOMETRIC PLAN VIEW

SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE

PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE

PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MATTER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

<u>BUTTING</u> – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

APPEARANCE OF GOOD SOD

NOTES:

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

SOD INSTALLATION

USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE

ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE

NATURAL VEGETATIVE BUFFER DETAIL

NOT–TO–SCALE

PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE

PLAN VIEW

SECTION "A-A"

NOTES:

1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL <u>NOT</u> BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE

LEGEND

—\\—\\—\\— SILT FENCE

⟵ FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT–TO–SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

NO.	REVISION	DATE

JON D. ADAME
82567

Jon Adame
1-17-23

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

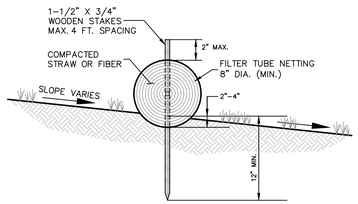
BOERNE STAGE ROAD UNIT 1

SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN
TEMPORARY POLLUTION ABATEMENT DETAILS

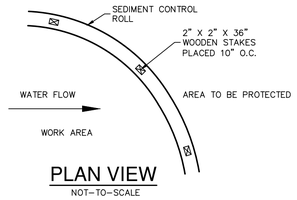
PLAT NO. 22-11800478
JOB NO. 12580–01
DATE JANUARY 2023
DESIGNER VS
CHECKED VS DRAWN VS
SHEET

Date: Jan 17, 2023, 12:05pm User ID: VSanchez
File: C:\Users\local_VSanchez\Temp\AcPublish_18336\TMDT1258001.dwg



CROSS-SECTION

NOT-TO-SCALE



PLAN VIEW

NOT-TO-SCALE

SEDIMENT CONTROL ROLLS

SEDIMENT CONTROL ROLLS ARE ELONGATED TUBES OF COMPACTED STRAW AND/OR OTHER FIBERS THAT ARE INSTALLED ALONG CONTOURS OR AT THE BASE OF SLOPES TO HELP REDUCE SOIL EROSION AND RETAIN SEDIMENT. THEY FUNCTION BY SHORTENING SLOPE LENGTH, REDUCING RUNOFF WATER VELOCITY, TRAPPING DISLODGED SOIL PARTICLES AND REDUCING THE EFFECTS OF SLOPE STEEPNESS.

MATERIALS

CORE MATERIAL: CORE MATERIALS SHALL BE BIODEGRADABLE NAD NOXIOUS WEED FREE. MATERIAL MAY BE COMPOST, MULCH, ASPEN EXCELSIOR WOOD FIBERS, CHIPPED SITE VEGETATION, AGRICULTURAL RICE OR WHEAT STRAW, COCONUT FIBER, OR OTHER 100% BIODEGRADABLE FIBERS.
CONTAINMENT MESH: CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE SUCH AS BURLAP TWINE, UV PHOTODEGRADABLE PLASTIC OR POLYESTER.
USE BIODEGRADABLE OR PHOTODEGRADABLE MESH WHEN WATTLE WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. USE RECYCLABLE MESH FOR TEMPORARY INSTALLATIONS.
WATTLES SHALL HAVE A MINIMUM DIAMETER OF 8 INCHES AND A MAXIMUM DIAMETER OF 20 INCHES.
NO MORE THAN 5% OF THE FILL MATERIAL SHALL BE PERMITTED TO ESCAPE FROM THE CONTAINING MESH. MESH SHALL BE 0.5" X 0.5" HIGH DENSITY POLYETHYLENE AND ETHYLY VINYL ACETATE AND CONTAIN ULTRA-VIOLET INHIBITORS. WATTLE ENDS SHALL BE TIED CLOSED.

SEDIMENT CONTROL ROLLS IN A TEMPORARY EROSION CONTROL APPLICATION

WHEN NO LONGER REQUIRED FOR THE INTENDED PURPOSE, TEMPORARY ROLLS SHALL BE REMOVED FROM THE SITE. AS AN OPTION, THE STRAW ROLLS MAY BE SLIT DOWN THE LENGTH OF THE NETTING AND THE STRAW MAY BE USED ON SLOPES OR OTHER AREAS.

TRENCHES, DEPRESSIONS OR ANY OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY STRAW ROLLS SHALL BE BACKFILLED AND REPAIRED WITH THE EXCESS SEDIMENT CAPTURED BY THE ROLLS, PRIOR TO SPREADING THE STRAW OR OTHER FINAL EROSION CONTROL PROTECTION.

SEDIMENT CONTROL ROLLS IN A PERMANENT EROSION CONTROL APPLICATION

LEAVE ROLLS AS INSTALLED TO PHOTODEGRADE OR BIODEGRADE OVER TIME AS NATIVE AND APPLIED VEGETATION ULTIMATELY STABILIZE THE REPAIRED SITE.

INSTALLATION

1. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED ROLLS WILL HAVE DIRECT CONTACT WITH THE SOIL.

2. A SMALL TRENCH, 2-4 INCHES IN DEPTH SHOULD BE EXCAVATED ON THE SLOPE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE PLACED UPSLOPE NEXT TO THE TRENCH.

3. INSTALL THE ROLLS IN THE TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE ROLL. ROLL SHOULD BE LAPPED 6" MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.

4. WOODEN STAKES SHOULD BE USED TO FASTEN THE ROLLS TO THE SOIL. WHEN CONDITIONS WARRANT, A STRAIGHT METAL BAR CAN BE USED TO DRIVE A "PILOT HOLE" THROUGH THE ROLL AND INTO THE SOIL.

5. WOODEN STAKES SHOULD BE PLACED 6" FROM THE ROLL END ANGLED TOWARDS THE ADJACENT ROLL AND SPACED AT 4 FEET CENTERS LEAVING LESS THAN 1-2 INCHES OF STAKE EXPOSED ABOVE THE ROLL. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE ROLL TYING ACROSS WITH WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.

6. TERMINAL ENDS OF ROLLS MAY BE "DOG LEGGED" UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENT.

7. BACKFILL THE UPSLOPE LENGTH OF THE ROLL WITH THE EXCAVATED SOIL AND COMPACT.

8. CARE SHALL BE TAKEN DURING INSTALLATION SO AS TO AVOID DAMAGE OCCURRING TO THE ROLL AS A RESULT OF THE INSTALLATION PROCESS. SHOULD THE ROLL BE DAMAGED DURING INSTALLATION, A WOODEN STAKE SHALL BE PLACED EITHER SIDE OF THE DAMAGED AREA TERMINATING THE LOG SEGMENT.

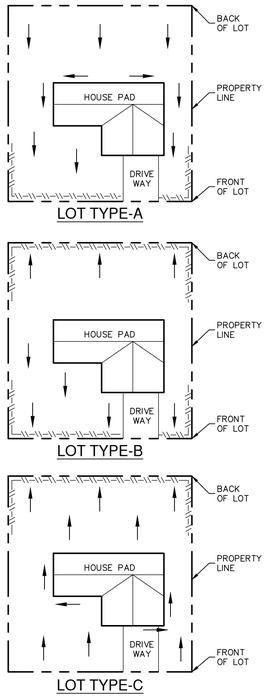
INSPECTION AND MAINTENANCE

1. THE SEDIMENT CONTROL ROLLS SHALL BE INSPECTED AFTER INSTALLATION TO INSURE THAT THEY ARE TRENCHED-IN AND THAT NO GAPS EXIST UNDER THE ROLLS OR BETWEEN ADJACENT ENDS OF THE ROLLS.

2. ROLLS SHALL BE INSPECTED AFTER SIGNIFICANT RAINFALL EVENTS. RILLS OR GULLIES UPSLOPE OF THE ROLL AND ANY UNDERCUTTING IS TO BE REPAIRED.

SEDIMENT CONTROL ROLLS

NOT-TO-SCALE



NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND
SILT FENCE
DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE

GENERAL NOTES

A HIGH SERVICE ROCK BERM SHOULD BE DESIGNATED IN AREAS OF IMPORTANT ENVIRONMENTAL SIGNIFICANCE SUCH AS IN STEEP CANYONS OR ABOVE PERMANENT SPRINGS, POOLS, RECHARGE FEATURES, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT MAY REQUIRE A HIGHER LEVEL OF PROTECTION. THE DRAINAGE AREA TO THIS DEVICE SHOULD NOT EXCEED 5 ACRES AND THE SLOPE SHOULD BE LESS THAN 30%.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN^2. ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT^2, AND BRINDELL HARDNESS EXCEEDING 140. REBAR (EITHER #5 OR #6) MAY ALSO BE USED TO ANCHOR THE BERM.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

4. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

5. CLEAN, OPEN GRADED 3- TO 5- INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8- INCH DIAMETER ROCKS MAYBE USED.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSTALLATION

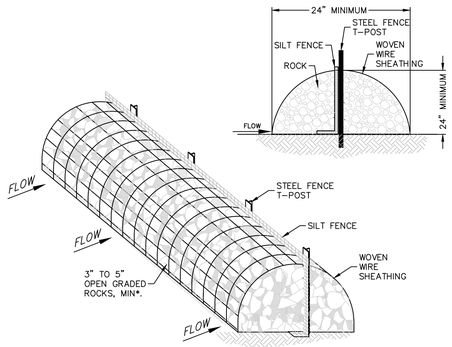
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1-INCH OPENINGS.

2. INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT, AS WITH A NORMAL SILT FENCE DESCRIBED IN SECTION 2.4.3.

3. PLACE THE ROCK ALONG THE SHEATHING ON BOTH SIDES OF THE SILT FENCE AS SHOWN IN THE DIAGRAM (FIGURE 1-29), TO A HEIGHT NOT LESS THAN 24 INCHES. CLEAN, OPEN GRADED 3" TO 5" DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5" TO 8" DIAMETER ROCK MAY BE USED.

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. THE HIGH SERVICE ROCK BERM SHOULD BE REMOVED WHEN THE SITE IS REVEGETATED OR OTHERWISE STABILIZED OR IT MAY REMAIN IN PLACE AS A PERMANENT BMP IF DRAINAGE IS ADEQUATE.



*SEE NOTE 3 OF INSTALLATION SECTION

SCHEMATIC DIAGRAM OF HIGH SERVICE ROCK BERM (LCRA, 1998)

COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER TOP OR AROUND SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

3. INTERNAL SILT FENCE NOT ANCHORED SECURELY TO GROUND (HIGH FLOWS DISPLACING BERM).

4. WHEN INSTALLED IN STREAMBEDS, THEY OFTEN RESULT IN DIVERSION SCOUR, SO THEIR USE IN THIS SETTING IS NOT RECOMMENDED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTIONS.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

HIGH SERVICE ROCK BERM

NOT-TO-SCALE

NO.	REVISION	DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER
1-17-23

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN
TEMPORARY POLLUTION ABATEMENT DETAILS

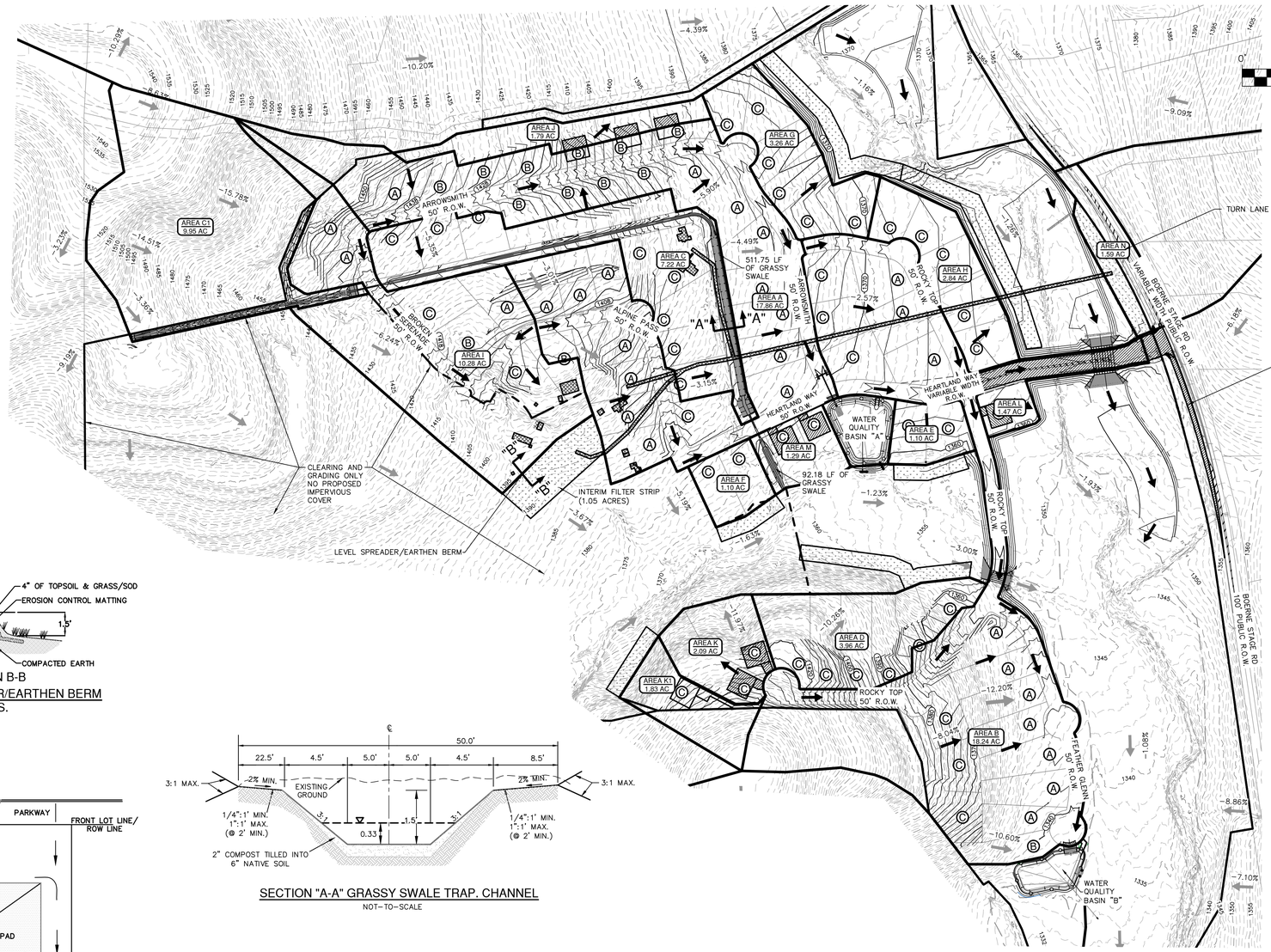
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 2

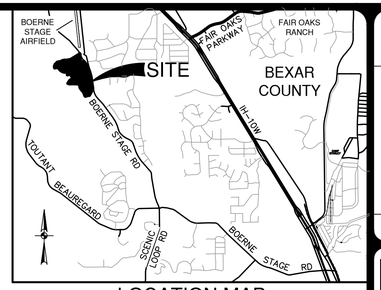
PLAT NO. 22-11800478
JOB NO. 12580-01
DATE JANUARY 2023
DESIGNER VS
CHECKED VS DRAWN VS
SHEET

Date: Jan 17, 2023, 12:04pm User ID: VSanchez
File: C:\Users\local_VSanchez\Temp\AcPublish_18336\TMD71258001.dwg



SCALE: 1"= 200'

0' 200' 400' 600'

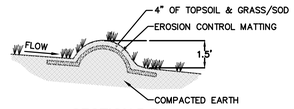


LOCATION MAP

NOT-TO-SCALE

LEGEND:

- PROJECT LIMITS
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- DRAINAGE AREAS
- DRAINAGE FLOW ARROW (EXISTING)
- DRAINAGE FLOW ARROW (PROPOSED)
- (B) LOT GRADING TYPE
- 50' ENGINEERED VEGETATIVE FILTER STRIP (VFS)
- UNCAPTURED AREA OF IMPERVIOUS COVER
- EXISTING IMPERVIOUS COVER TO BE REMOVED



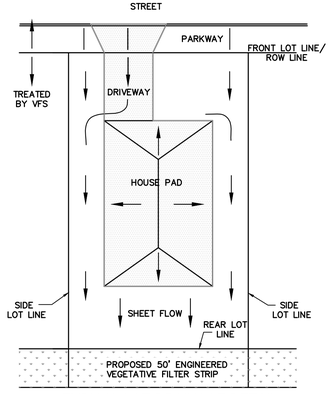
SECTION B-B

LEVEL SPREADER/EARTHEN BERM

N.T.S.

SECTION "A-A" GRASSY SWALE TRAP. CHANNEL

NOT-TO-SCALE



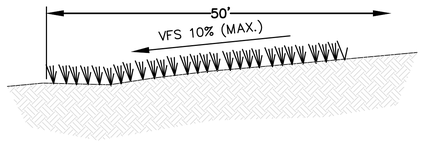
TYPICAL LOT DRAINAGE DETAIL FOR FHA TYPE C LOTS

Not to Scale

NOTE:
ROOF DRAINAGE PATTERN IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL HOUSE PAD DESIGN. HOWEVER RUNOFF FROM DRIVEWAY, ROOF OR OTHER IMPERVIOUS SURFACES WITHIN THE LOT WILL NOT FLOW ACROSS MORE THAN 72' OF IMPERVIOUS SURFACE BEFORE REACHING THE PROPOSED 15' ENGINEERED VEGETATIVE FILTER STRIP. FINAL LOT GRADING TO ALLOW FOR SHEET FLOW OVER VEGETATIVE FILTER STRIP.

Boerne Stage Road Unit 1

WATERSHED	WATERSHED AREA (ACRES)	EXISTING IMPERVIOUS COVER (ACRES)	PROPOSED IMPERVIOUS COVER (ACRES)	TOTAL TREATED IMPERVIOUS COVER (ACRES)	BMP	REQUIRED TSS REMOVAL (LBS./YR)	DESIGNED TSS REMOVAL (LBS./YR)
A	17.86	0.00	7.21	7.21	PROPOSED BATCH DETENTION A	5,883	6,793
B	18.24	0.00	6.61	6.61	PROPOSED BATCH DETENTION B	5,394	5,420
C+C1	17.17	0.00	1.15	1.15	Grassy Swale	938	1,017
D	3.96	0.00	0.83	0.83	Natural Vegetative Filter Strip #1	677	828
E	1.10	0.00	0.29	0.29	Natural Vegetative Filter Strip #2	237	267
F	1.10	0.00	0.29	0.29	Natural Vegetative Filter Strip #3	237	267
G	3.26	0.00	0.87	0.87	Natural Vegetative Filter Strip #4	710	801
H	2.84	0.00	0.72	0.72	Natural Vegetative Filter Strip #5	588	664
I	10.28	0.00	1.85	1.85	Interim Natural Vegetative Filter Strip #7	1,510	1,510
J	1.79	0.00	0.19	0.19	Overtreat	155	-
K	2.09	0.14	0.29	0.15	Overtreat	122	-
K1	1.83	0.00	0.18	0.18	Natural Vegetative Filter Strip #8	147	182
L	1.47	0.44	1.04	0.60	Overtreat	490	-
M	1.29	0.23	0.29	0.05	Overtreat	41	-
N	1.59	0.00	0.23	0.23	Natural Vegetative Filter Strip #6	188	222
Turn Lane	0.00	0.00	0.20	0.20	Overtreat	163	-
TOTAL	**85.87**	**0.81**	**22.23**	**21.42**		**17,479**	**17,971**



NATURAL VEGETATIVE FILTER STRIP DETAIL

N.T.S.

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMPs WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.

2.) DURING CONSTRUCTION, TO THE EXTENT PRACTICAL, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.

3.) FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.

4.) PERMANENT BMPs FOR THIS SITE INCLUDE TWO (2) BATCH DETENTION BASIN, FIVE (5) NATURAL VEGETATED FILTER STRIPS, ONE (1) GRASSY SWALE AND ONE (1) INTERIM NATURAL FILTER STRIP. THESE PERMANENT BMPs HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 114.54 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).

5.) TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1% TO 40%

PERMANENT POLLUTION ABATEMENT MEASURES:

1.) SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.

2.) TWO (2) BATCH DETENTION BASINS, FIVE (5) NATURAL VEGETATED FILTER STRIPS, ONE (1) GRASSY SWALE AND ONE (1) INTERIM NATURAL FILTER STRIP WILL SERVE AS THE PERMANENT BEST MANAGEMENT PRACTICES (BMPs).

3.) ENERGY DISSIPATERS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.

NOTES:

1.) CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.

2.) ALL PERMANENT BMPs MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 3

NO.	REVISION	DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER
5/15/24

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

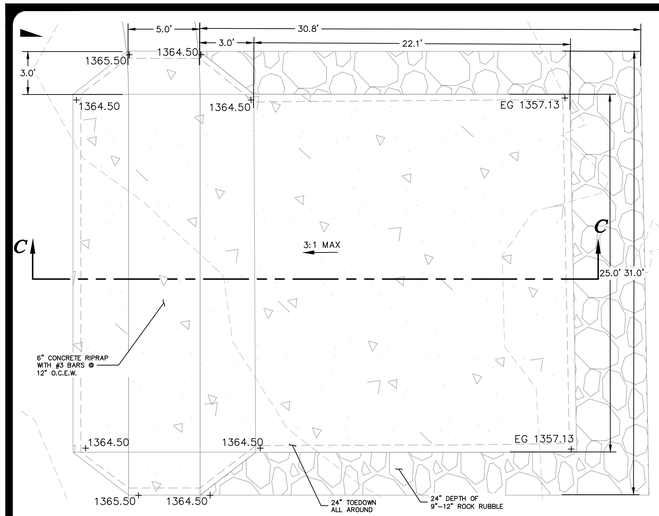
BOERNE STAGE ROAD UNIT 1

SAN ANTONIO, TEXAS

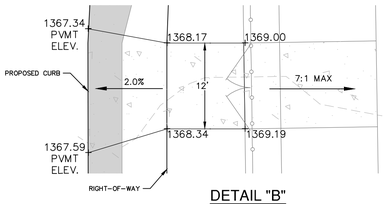
CONTRIBUTING ZONE PLAN
PERMANENT POLLUTION ABATEMENT

PLAT NO. 22-11800478
JOB NO. 12580-01
DATE SEPTEMBER 2022
DESIGNER VS
CHECKED VS DRAWN VS
SHEET

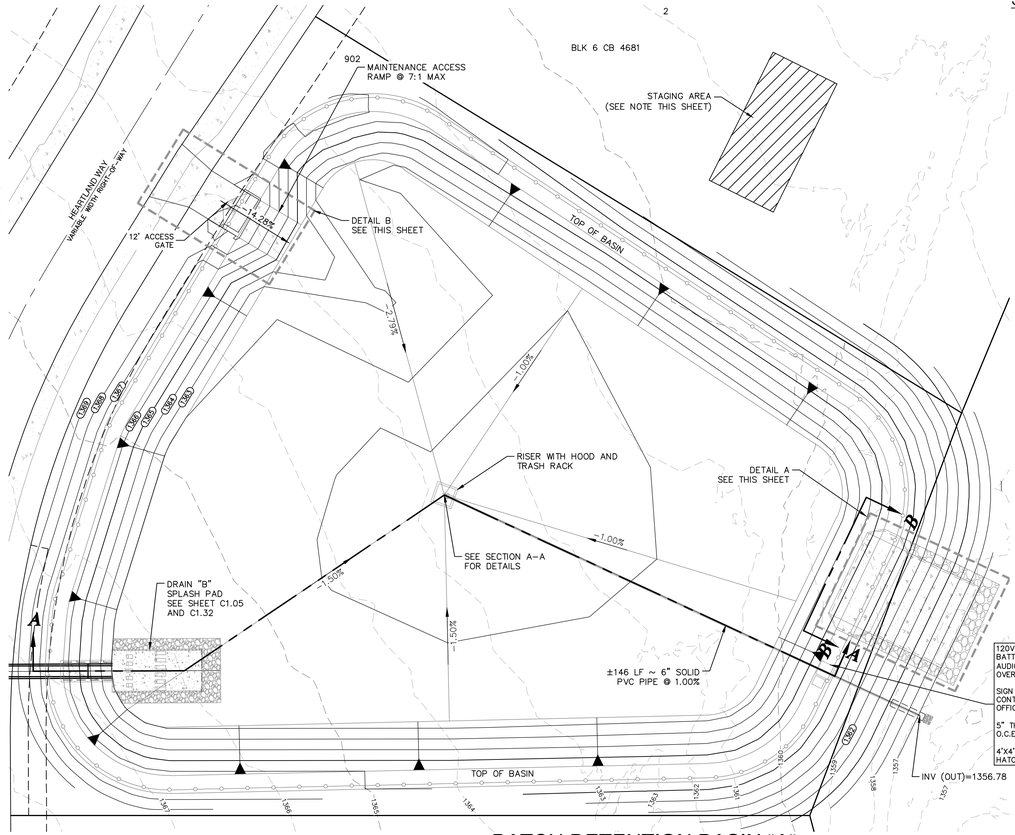
Date: May 16, 2024, 8:12am User ID: vsanchez
File: P:\12580\01\Design\Environmental\CZP\Modification\WK-230912-PM-1258001_UNIT 1.dwg



DETAIL "A"
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 10'

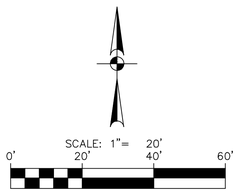


BATCH DETENTION BASIN "A"
SCALE : 1"=20'

M.A.S NOTE:
STAGING AREA REQUIREMENT (800 SQ.FT.) IS SATISFIED BY UTILIZING THE PRIVATE AREA ADJACENT TO THE BASIN AS DESIGNATED IN THE PLAN VIEW ABOVE.

SEQUENCE OF OPERATION

1. UPON ACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #1.
2. DETENTION TIMER #1 TO BE MANUALLY SET TO 12 HOURS AND TO BE USER ADJUSTABLE VALUE.
3. WHEN DETENTION TIMER #1 HAS ELAPSED, A 6" BUTTERFLY VALVE IS TO OPEN AND RELEASE DETAINED WATER BASIN.
4. UPON DEACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #2.
5. DETENTION TIMER #2 TO BE MANUALLY SET TO 30-48 HOURS AND TO BE USER ADJUSTABLE.
6. WHEN DETENTION TIMER #2 HAS ELAPSED, THE 6" BUTTERFLY VALVE IS TO CLOSE.
7. VALVE TO BE ACTUATED PERIODICALLY TO SHOW ACTIVE REGARDLESS OF FLOAT SWITCH OPERATION.



NOTES TO CONTRACTOR
(EACH PHASE OF BASIN CONSTRUCTION)

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

2. CONTRACTOR SHALL NOTIFY CERTIFYING ENGINEER WHEN BASIN CONSTRUCTION HAS PROGRESSED TO THE FOLLOWING MILESTONES:

   a.) REINFORCING STEEL FOR BASIN OVERFLOW WALL, CONCRETE HAS NOT BEEN PLACED AND DRAIN PIPE AND RISER PIPE IS IN PLACE. CONTRACTOR SHALL PROVIDE ENGINEER WITH SURVEY DATA WHICH DEMONSTRATES THE RISER PIPE HAS BEEN SET AT PROPER ELEVATION AND GRADE.

   b.) BASIN HAS BEEN COMPLETELY FINISHED INCLUDING SOD OR SEED PLACEMENT ON SIDE SLOPES (WHERE APPLICABLE).

3. WORK SHALL NOT CONTINUE ON THE BASIN UNTIL THE ENGINEER HAS HAD AN OPPORTUNITY TO OBSERVE THE STATUS OF CONSTRUCTION AT EACH STAGE. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 24 HOURS ADVANCE NOTICE PRIOR TO TIME THE BASIN WILL BE AT THE REQUIRED STAGE.

4. UPON SUBSTANTIAL COMPLETION, OR AS REQUESTED BY ENGINEER, CONTRACTOR TO PROVIDE CERTIFYING ENGINEER WITH FIELD SHOTS VERIFYING ELEVATIONS OF THE FOLLOWING:
   - TOP OF BASIN BANK (ALL AROUND)
   - TOE OF SLOPE AT EACH CORNER OF BASIN (INSIDE BASIN TOE)
   - SPLASH PAD/INLET PIPES
   - OVERFLOW WEIRS

5. BEFORE FINAL ACCEPTANCE OF CONSTRUCTION BY THE OWNER, THE CONTRACTOR WILL REMOVE ALL TRASH, DEBRIS, AND ACCUMULATED SILT FROM THE BASINS AND REESTABLISH THEM TO THE PROPER OPERATING CONDITION.

NOTES

1. CONTRACTOR SHALL ENGAGE A TEXAS LICENSED STRUCTURAL ENGINEER TO PROVIDE A SIGNED AND SEALED SET OF STRUCTURAL PLANS, DETAILS AND SPECIFICATION FOR THE STRUCTURAL COMPONENTS OF THE POLLUTION ABATEMENT BASIN INCLUDING INLET DISCHARGE AND BYPASS COMPONENTS. CONTRACTOR SHALL ALSO PROVIDE FOR STRUCTURAL ENGINEER'S INSPECTION DURING BASIN CONSTRUCTION AND STRUCTURAL ENGINEER'S CONSTRUCTION CERTIFICATION UPON COMPLETION OF BASIN.

2. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

3. ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGETATED PRIOR TO COMPLETION.

4. BASIN HAS BEEN DESIGNED USING TSS REMOVAL AND BMP SIZING CALCULATIONS AS PER THE TCEQ TGM RG-348 (2005).

5. BASIN PLAN DEPICTS MINIMUM INTERIOR DIMENSIONS (LENGTH, WIDTH & HEIGHT FOR TCEQ REVIEW & APPROVAL. ACTUAL STRUCTURAL PLANS FOR CONSTRUCTION TO BE DESIGNED BY STRUCTURAL ENGINEER AT A LATER DATE.

6. BASIN DRAWDOWN IS CONTROLLED BY THE 6" PVC PIPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 28 HOURS.

7. DRIVEWAY TO MEET BEXAR COUNTY ROW SPECIFICATIONS.

8. COMMERCIAL DRIVEWAY TO BE CONSTRUCTED BY DEVELOPER.

BASIN DESIGN DATA

BASIN WATERSHED	= 17.93 AC. (781,031 SF)
RUN OFF DEPTH	= 3.00 IN.
REQUIRED CAPTURE VOLUME	= 70,954 CF
BASIN WATER STORAGE DEPTH	= 4.12 FT
BASIN CAPTURE VOLUME	= 75,211 CF
OVERFLOW WEIR	= 25 FT. x 1 FT
Q25	= 74 CFS

BASIN DRAWDOWN IS CONTROLLED BY THE 6" OUTLET PIPE @ 1.00% SLOPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 28 HOURS.

DETENTION BASIN STAGE STORAGE

STAGE (FT)	AREA (SF)	AREA (AC)	AVG. END VOL (CF)	AVG. END TOTAL VOL
1360.38	2,709.99	0.000	N/A	0
1361.00	5,419.98	0.124	1,680.19	1,680.19
1362.00	20,410.92	0.469	12,915.45	14,595.64
1363.00	24,007.65	0.551	22,209.29	36,804.93
1364.00	26,144.62	0.600	25,076.14	61,881.06
1364.50	27,173.71	0.624	13,329.58	75,210.65
1365.00	28,169.19	0.647	13,835.73	89,046.37
1365.50	29,146.66	0.669	14,328.96	103,375.33

OVERFLOW WEIR CALCULATIONS

$Q_{25} = (Cw)(L)(h)^{3/2}$

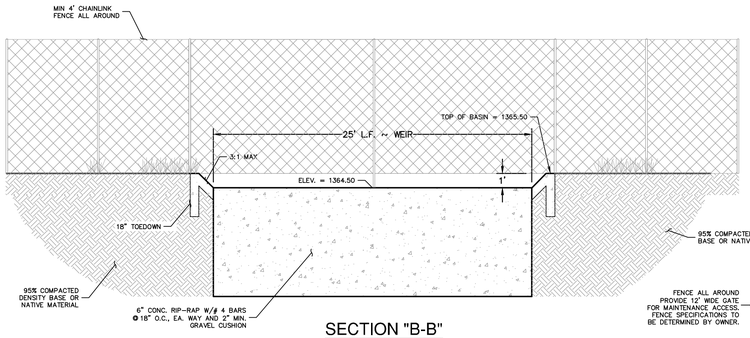
$Q_{25} = 74$

$C = 3.33$

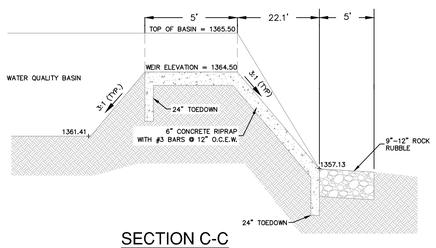
$L = 25$ ft

$74 = (3.33)(25)(h)^{3/2}$

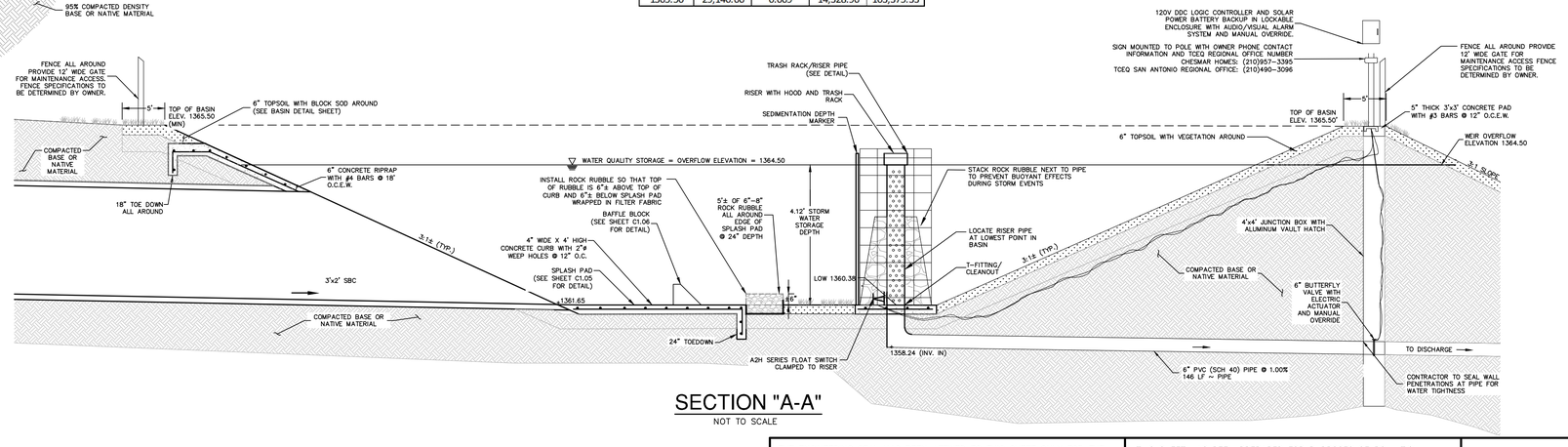
$h = 0.92$



SECTION "B-B"
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION "A-A"
NOT TO SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 4

NO.	REVISION	DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED PROFESSIONAL ENGINEER
5-16-23

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS
BATCH DETENTION BASIN PLAN A

PLAT NO. 22-11800478
JOB NO. 12580-01
DATE MAY 2023
DESIGNER LM
CHECKED VS DRAWN PW
SHEET C1.30

Date: May 16, 2023, 9:14am User ID: Leomartinez
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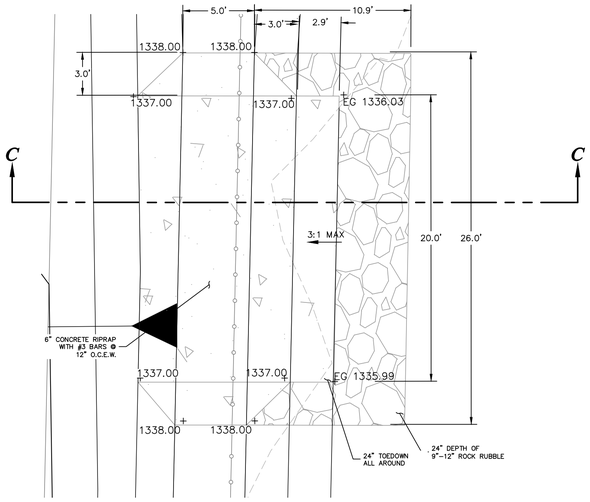

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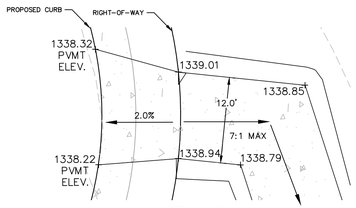
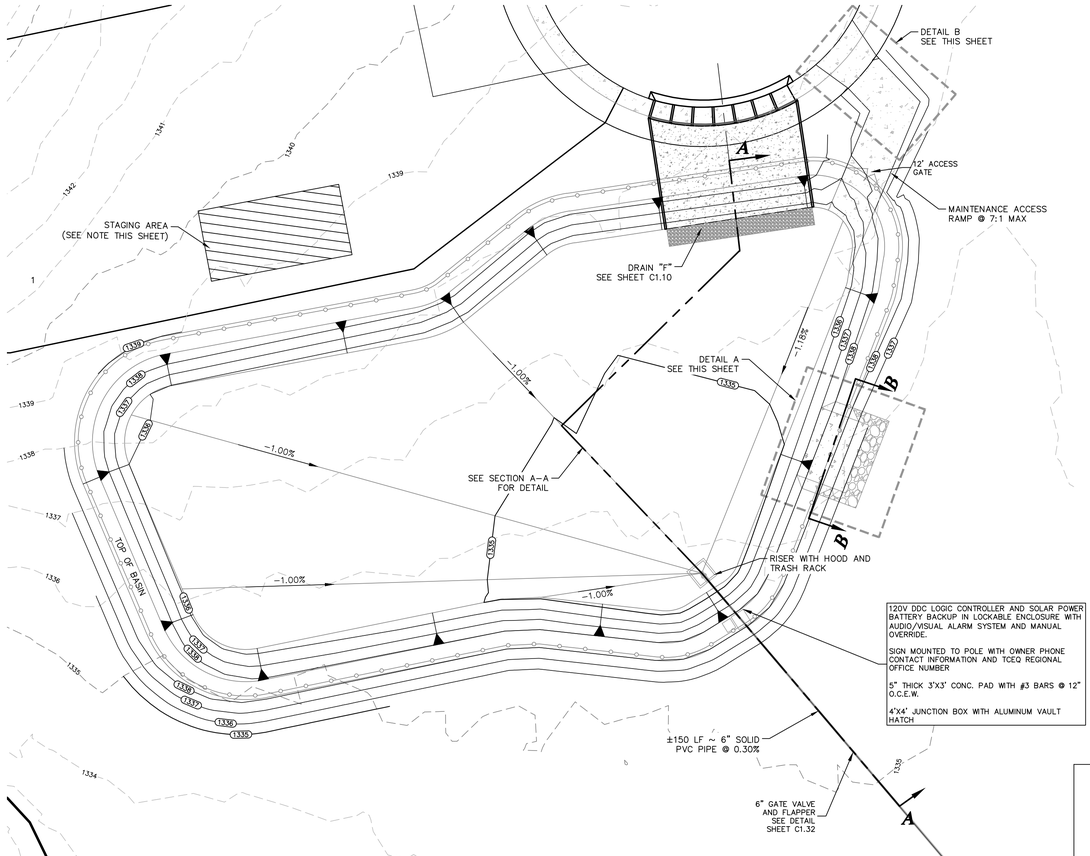
SCALE: 1" = 5'



DETAIL "B"
SCALE: 1" = 10'



NOTES
1. CONTRACTOR SHALL ENGAGE A TEXAS LICENSED STRUCTURAL ENGINEER TO PROVIDE A SIGNED AND SEALED SET OF STRUCTURAL PLANS, DETAILS AND SPECIFICATION FOR THE STRUCTURAL COMPONENTS OF THE POLLUTION ABATEMENT BASIN INCLUDING INLET DISCHARGE AND BYPASS COMPONENTS. CONTRACTOR SHALL ALSO PROVIDE FOR STRUCTURAL ENGINEER'S INSPECTION DURING BASIN CONSTRUCTION AND STRUCTURAL ENGINEER'S CONSTRUCTION CERTIFICATION UPON COMPLETION OF BASIN.

2. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

3. ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGETATED PRIOR TO COMPLETION.

4. BASIN HAS BEEN DESIGNED USING TSS REMOVAL AND BMP SIZING CALCULATIONS AS PER THE TCEQ TGM RG-348 (2005).

5. BASIN PLAN DEPICTS MINIMUM INTERIOR DIMENSIONS (LENGTH, WIDTH & HEIGHT FOR TCEQ REVIEW & APPROVAL. ACTUAL STRUCTURAL PLANS FOR CONSTRUCTION TO BE DESIGNED BY STRUCTURAL ENGINEER AT A LATER DATE.

6. BASIN DRAWDOWN IS CONTROLLED BY THE 6" PVC PIPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 17.00 HOURS.

7. DRIVEWAY TO MEET BEXAR COUNTY ROW SPECIFICATIONS.

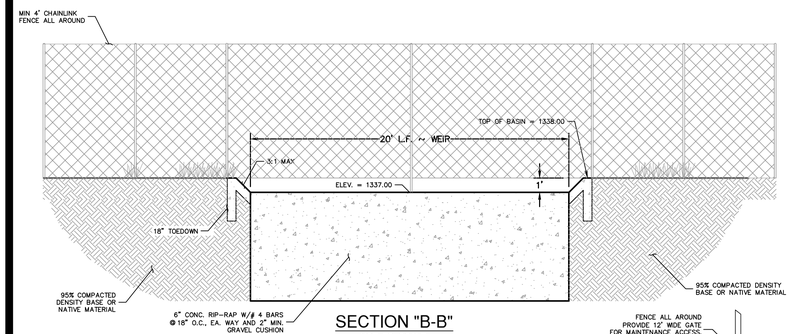
8. COMMERCIAL DRIVEWAY TO BE CONSTRUCTED BY DEVELOPER.

SEQUENCE OF OPERATION
1. UPON ACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #1.
2. DETENTION TIMER #1 TO BE MANUALLY SET TO 12 HOURS AND TO BE USER ADJUSTABLE VALUE.
3. WHEN DETENTION TIMER #1 HAS ELAPSED, A 6" BUTTERFLY VALVE IS TO OPEN AND RELEASE DETAINED WATER BASIN.
4. UPON DEACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #2.
5. DETENTION TIMER #2 TO BE MANUALLY SET TO 22-48 HOURS AND TO BE USER ADJUSTABLE.
6. WHEN DETENTION TIMER #2 HAS ELAPSED, THE 6" BUTTERFLY VALVE IS TO CLOSE.
7. VALVE TO BE ACTUATED PERIODICALLY TO SHOW ACTIVE REGARDLESS OF FLOAT SWITCH OPERATION.

BASIN DESIGN DATA

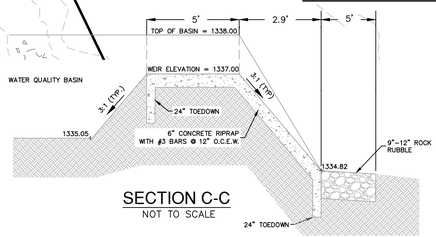
BASIN WATERSHED	= 18.24 AC. (794,534 SF)
RUN OFF DEPTH	= 1.38 IN.
REQUIRED CAPTURE VOLUME	= 28,921 CF
BASIN WATER STORAGE DEPTH	= 2.58 FT
BASIN CAPTURE VOLUME	= 29,486 CF
OVERFLOW WEIR	= 20 FT. x 1 FT
Q25	= 64 CFS

BASIN DRAWDOWN IS CONTROLLED BY THE 6" OUTLET PIPE @ 0.30% SLOPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 20.00 HOURS.



SECTION "B-B"
NOT TO SCALE

BATCH DETENTION BASIN "B"



SECTION C-C
NOT TO SCALE

DETENTION BASIN STAGE STORAGE				
STAGE (FT)	AREA (SF)	AREA (AC)	AVG. END VOL(CF)	AVG. END TOTAL VOL
1334.42	2,119.34	0.000	N/A	0
1335.00	4,238.68	0.097	1,229.22	1,229.22
1336.00	16,826.75	0.386	10,532.72	11,761.93
1337.00	18,621.14	0.427	17,723.95	29,485.88
1338.00	20,366.83	0.468	19,493.99	48,979.86

OVERFLOW WEIR CALCULATIONS

$Q_{25} = (Cw)(L)(h)^{3/2}$

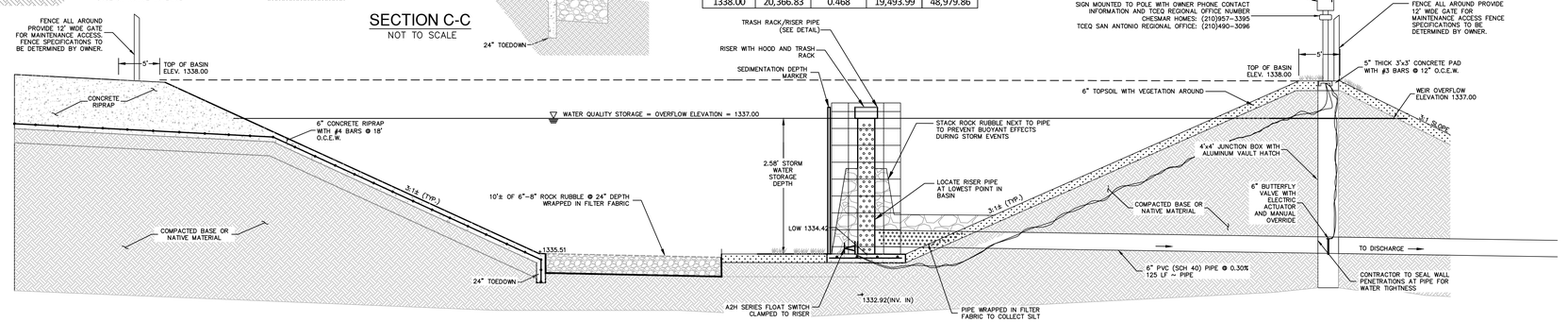
$Q_{25} = 64$

$C = 3.33$

$L = 20$ ft

$64 = (3.33)(20)(h)^{3/2}$

$h = 0.97$ ft



SECTION "A-A"
NOT TO SCALE

NOTES TO CONTRACTOR
(EACH PHASE OF BASIN CONSTRUCTION)
1. CONTRACTOR IS ADVISED THAT TCEQ DOES NOT ALLOW CHANGES TO PERMANENT POLLUTION ABATEMENT MEASURES WITHOUT THEIR PRIOR APPROVAL.

2. CONTRACTOR SHALL NOTIFY CERTIFYING ENGINEER WHEN BASIN CONSTRUCTION HAS PROGRESSED TO THE FOLLOWING MILESTONES:

   a.) REINFORCING STEEL FOR BASIN OVERFLOW WALL, CONCRETE HAS NOT BEEN PLACED AND DRAIN PIPE AND RISER PIPE IS IN PLACE. CONTRACTOR SHALL PROVIDE ENGINEER WITH SURVEY DATA WHICH DEMONSTRATES THE RISER PIPE HAS BEEN SET AT PROPER ELEVATION AND GRADE.

   b.) BASIN HAS BEEN COMPLETELY FINISHED INCLUDING SOD OR SEED PLACEMENT ON SIDE SLOPES (WHERE APPLICABLE).

3. WORK SHALL NOT CONTINUE ON THE BASIN UNTIL THE ENGINEER HAS HAD AN OPPORTUNITY TO OBSERVE THE STATUS OF CONSTRUCTION AT EACH STAGE. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 24 HOURS ADVANCE NOTICE PRIOR TO TIME THE BASIN WILL BE AT THE REQUIRED STAGE.

4. UPON SUBSTANTIAL COMPLETION, OR AS REQUESTED BY ENGINEER, CONTRACTOR TO PROVIDE CERTIFYING ENGINEER WITH FIELD SHOTS VERIFYING ELEVATIONS OF THE FOLLOWING:

- TOP OF BASIN BANK (ALL AROUND)
- TOE OF SLOPE AT EACH CORNER OF BASIN (INSIDE BASIN TOE)
- SPLASH PAD/INLET PIPES
- OVERFLOW WEIRS

5. BEFORE FINAL ACCEPTANCE OF CONSTRUCTION BY THE OWNER, THE CONTRACTOR WILL REMOVE ALL TRASH, DEBRIS, AND ACCUMULATED SILT FROM THE BASINS AND REESTABLISH THEM TO THE PROPER OPERATING CONDITION.

M.A.S NOTE:
STAGING AREA REQUIREMENT (800 SQ.FT.) IS SATISFIED BY UTILIZING THE PRIVATE AREA ADJACENT TO THE BASIN AS DESIGNATED IN THE PLAN VIEW ABOVE.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 5

NO.	REVISION	DATE

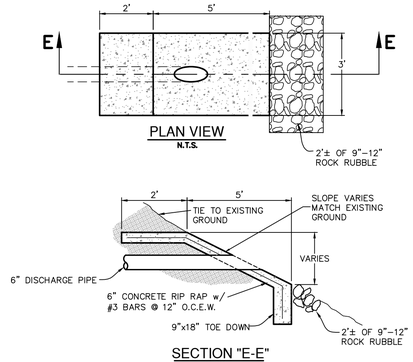
STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER
5/15/24

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS
BATCH DETENTION BASIN PLAN B

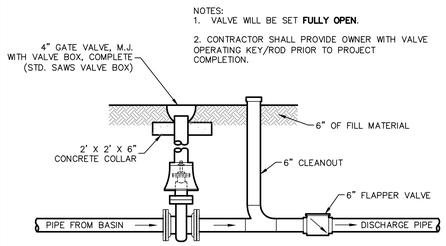
PLAT NO. 22-11800478
JOB NO. 12580-01
DATE APRIL 2024
DESIGNER LM
CHECKED VS DRAWN PW
SHEET C1.31

Date: May 15, 2024, 5:46pm User ID: vsanchez
File: P:\125\80\01\Design\Civil\221020_BA-1258001.dwg



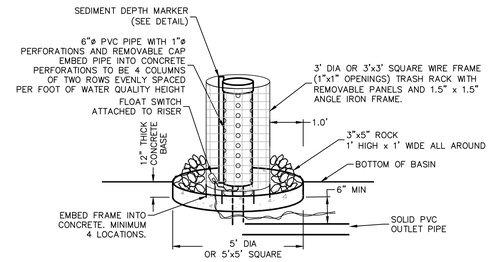
DISCHARGE HEADWALL

NOT–TO–SCALE

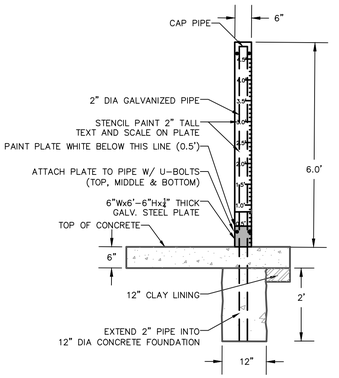


6" GATE & FLAPPER VALVE DETAIL

NOT–TO–SCALE



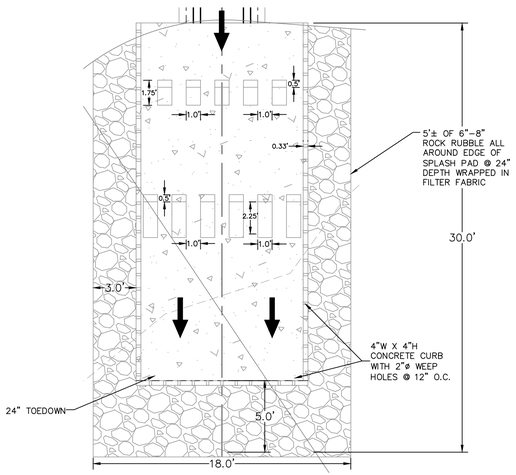
OUTLET STRUCTURE DETAIL WITH BURIED OUTFALL PIPE



SEDIMENT DEPTH MARKER

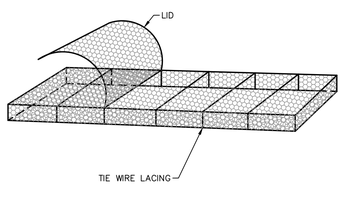
NOT TO SCALE

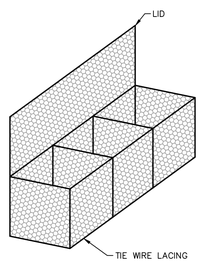
NOTE: ONCE SEDIMENT IS ABOVE THE 6" DESIGNATION, THE BASIN MUST BE CLEANED OUT TO DESIGN ELEVATIONS AND VOLUMES PER PLAN. SEDIMENT MARKER TO BE LOCATED WITHIN 10' OF THE RISER PIPE.

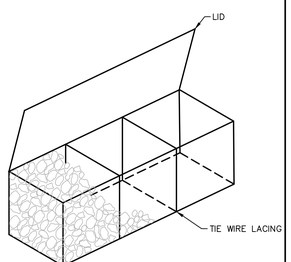


SPLASH PAD DETAIL

NOT–TO–SCALE







TYPICAL ASSEMBLED GABION MATTRESS DETAIL

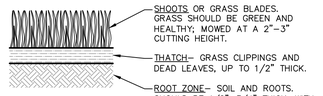
NOT–TO–SCALE

TYPICAL ASSEMBLED GABION BASKET DETAIL

NOT–TO–SCALE

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

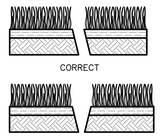


APPEARANCE OF GOOD SOD

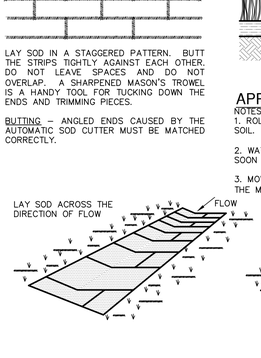
NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

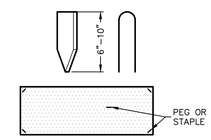
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").



SOD INSTALLATION





USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE

FILTER FABRIC SPECIFICATIONS

THE SEPARATION LAYER BETWEEN THE SAND FILTER AND GRAVEL LAYERS SHALL BE A DRAINAGE MATTING CONSISTING OF NON–WOVEN FILTER FABRIC MEETING THE FOLLOWING SPECIFICATIONS:

PROPERTY	TEST METHOD	SPECIFICATION
WEIGHT (OZ/SY)	ASTM D 5261	≥ 4.0
GRAB STRENGTH (LBS.)	ASTM D 4632	≥ 90
ELONGATIONS (%)	ASTM D 4632	≤ 55
TRAPEZOID TEAR (LBS)	ASTM D 4533	≥ 50
CBR PUNCTURE STRENGTH (LBS)	ASTM D 6241	≥ 300
UV RESISTANCE AFTER 500 HRS. (%)	ASTM D 4355	≥ 70
AOS (SIEVE #)	ASTM D 4751	70–80
FLOW RATE (GPM/SF)	ASTM D 4491	≥ 125

FABRIC OVERLAP SHALL BE A MINIMUM OF 24".
ALL OVERLAPS SHALL BE WIRE TIED AT A MAXIMUM OF 36" INTERVALS

NO.	REVISION	DATE

STATE OF TEXAS
JON D. ADAME
82567
LICENSED PROFESSIONAL ENGINEER
3-30-23

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

BOERNE STAGE ROAD UNIT 1
SAN ANTONIO, TEXAS
BATCH DETENTION TYPICAL DETAILS

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 6

PLAT NO. 22-11800478
JOB NO. 12580-01
DATE MARCH 2023
DESIGNER XX
CHECKED XX DRAWN XX
SHEET C1.32

Date: Mar 31, 2023, 8:54am User ID: Leonmartinez
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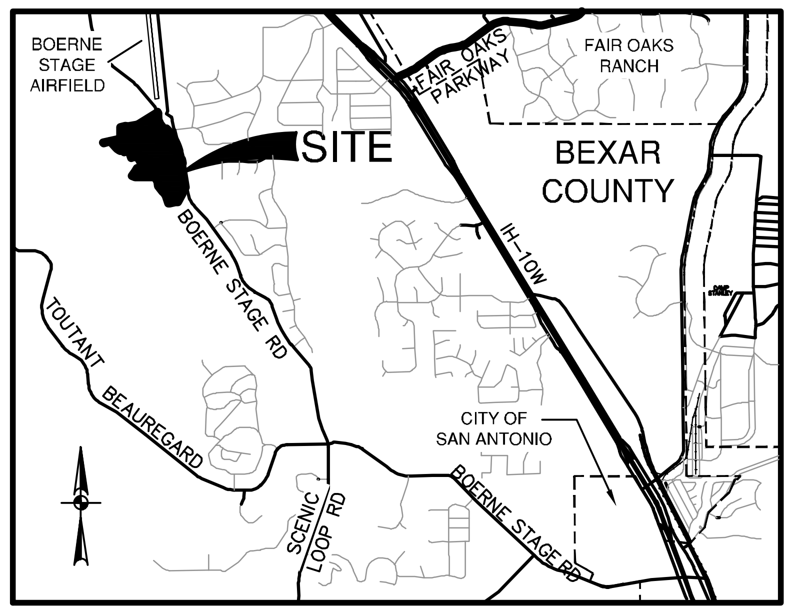


LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

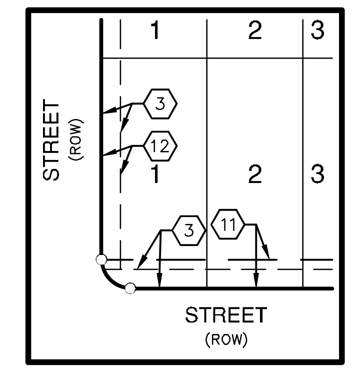
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

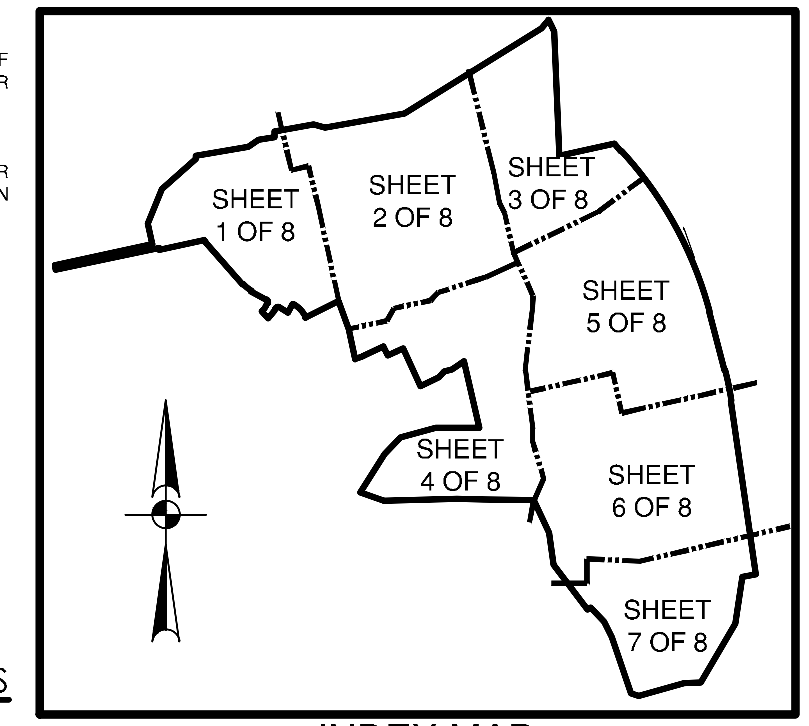
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



INDEX MAP

SCALE: 1" = 1000'

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

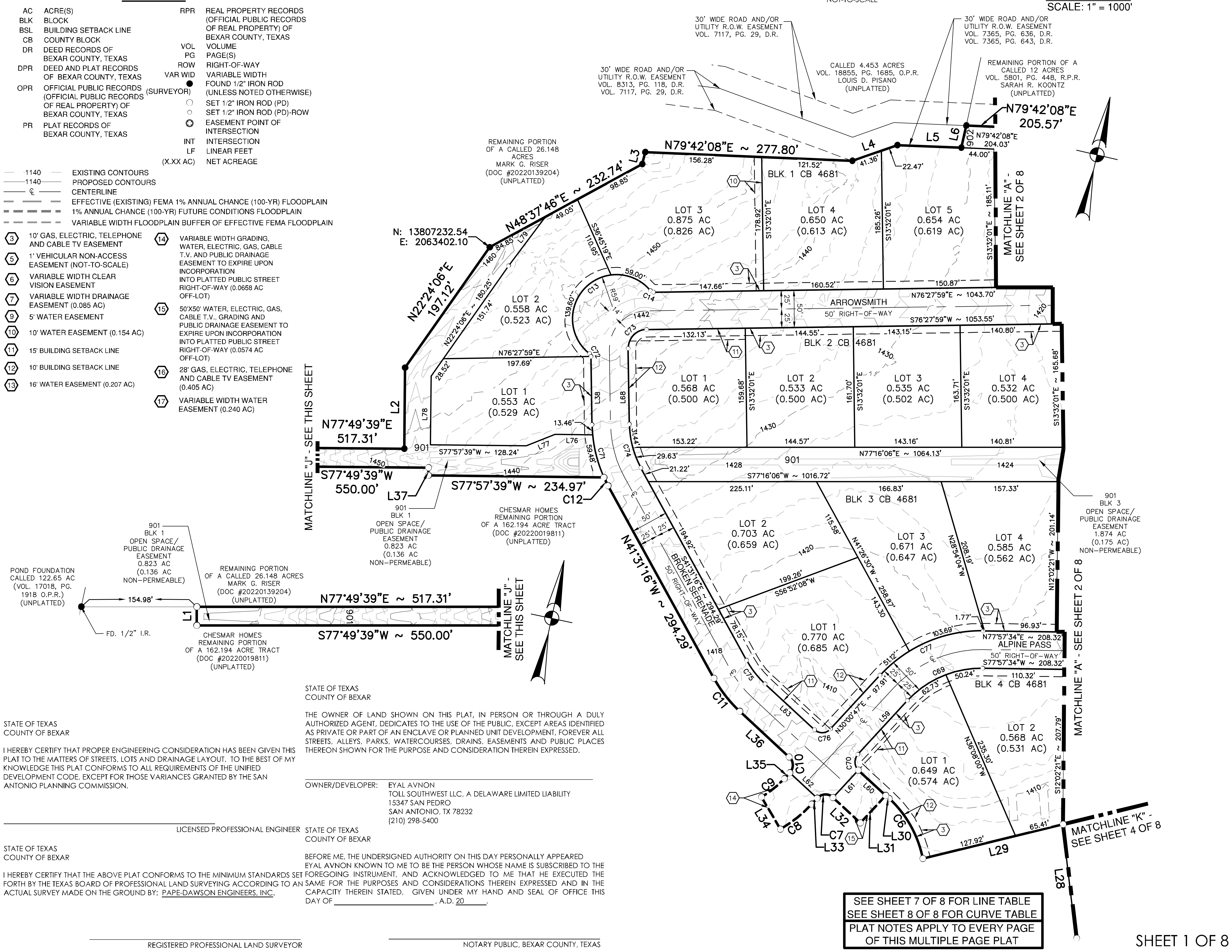
DATE OF PREPARATION: April 19, 2024

LEGEND

AC	ACRE(S)	RPR	REAL PROPERTY RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		⊙	EASEMENT POINT OF INTERSECTION
		INT	INTERSECTION
		LF	LINEAR FEET
		(X.XX AC)	NET ACREAGE

—1140—	EXISTING CONTOURS
—1140—	PROPOSED CONTOURS
—℄—	CENTERLINE
	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
	1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
	VARIABLE WIDTH FLOODPLAIN BUFFER OF EFFECTIVE FEMA FLOODPLAIN

3	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14	VARIABLE WIDTH GRADING, WATER, ELECTRIC, GAS, CABLE T.V. AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.0658 AC OFF-LOT)
5	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)	15	50'X50' WATER, ELECTRIC, GAS, CABLE T.V., GRADING AND PUBLIC DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY (0.0574 AC OFF-LOT)
6	VARIABLE WIDTH CLEAR VISION EASEMENT	16	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.405 AC)
7	VARIABLE WIDTH DRAINAGE EASEMENT (0.085 AC)	17	VARIABLE WIDTH WATER EASEMENT (0.240 AC)
9	5' WATER EASEMENT		
10	10' WATER EASEMENT (0.154 AC)		
11	15' BUILDING SETBACK LINE		
12	10' BUILDING SETBACK LINE		
13	16' WATER EASEMENT (0.207 AC)		



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF _______________, A.D. 20____.

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

____

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF _______________, A.D. 20____.

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ____________________ A.D. 20 ________.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

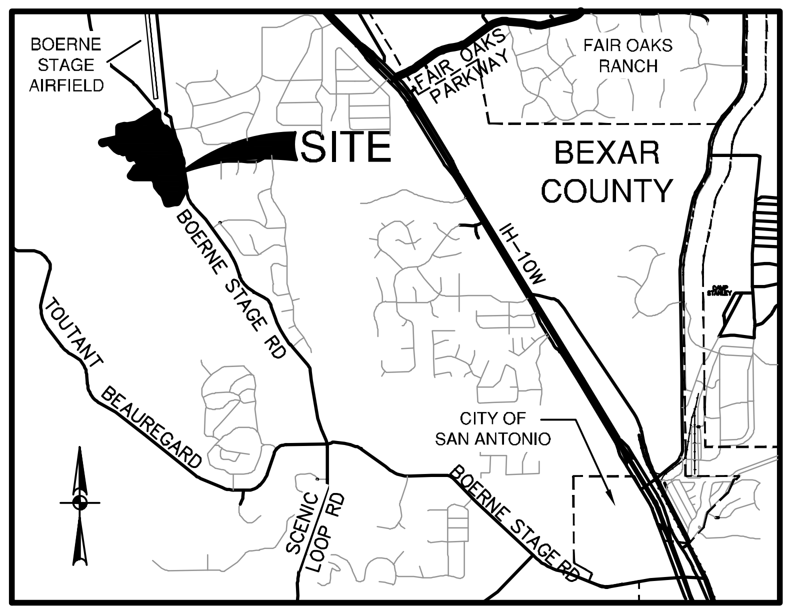
DATED THIS ________DAY OF ________________, A.D. 20 ____.

BY: _______________________________
CHAIRMAN

BY: _______________________________
SECRETARY

SEE SHEET 7 OF 8 FOR LINE TABLE
SEE SHEET 8 OF 8 FOR CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

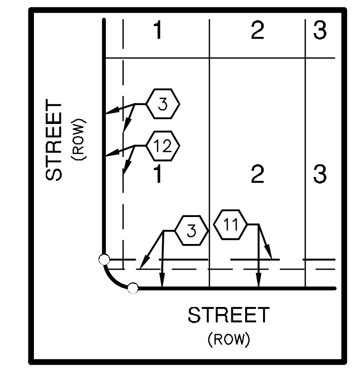
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

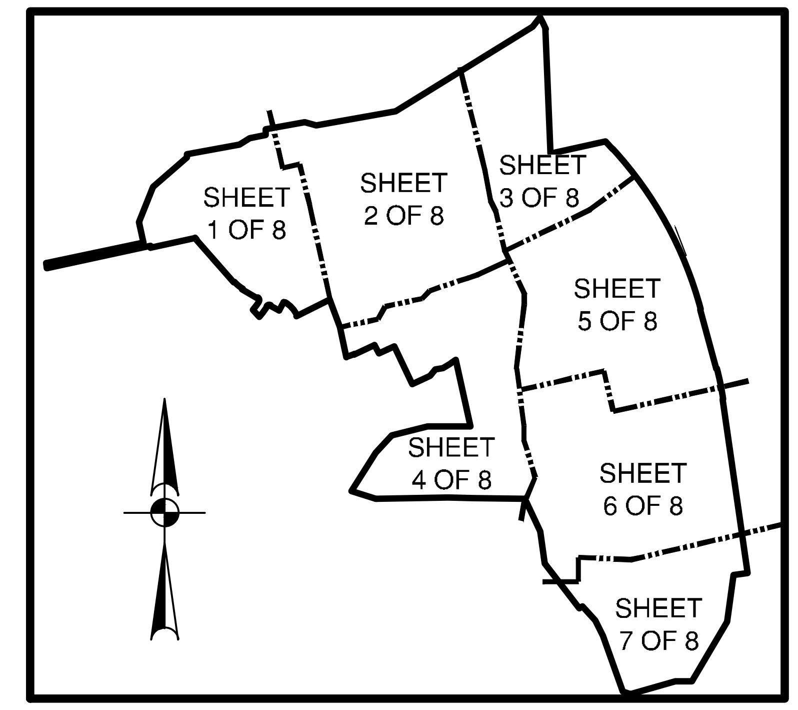
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 22-11800478

SUBDIVISION PLAT
OF

BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

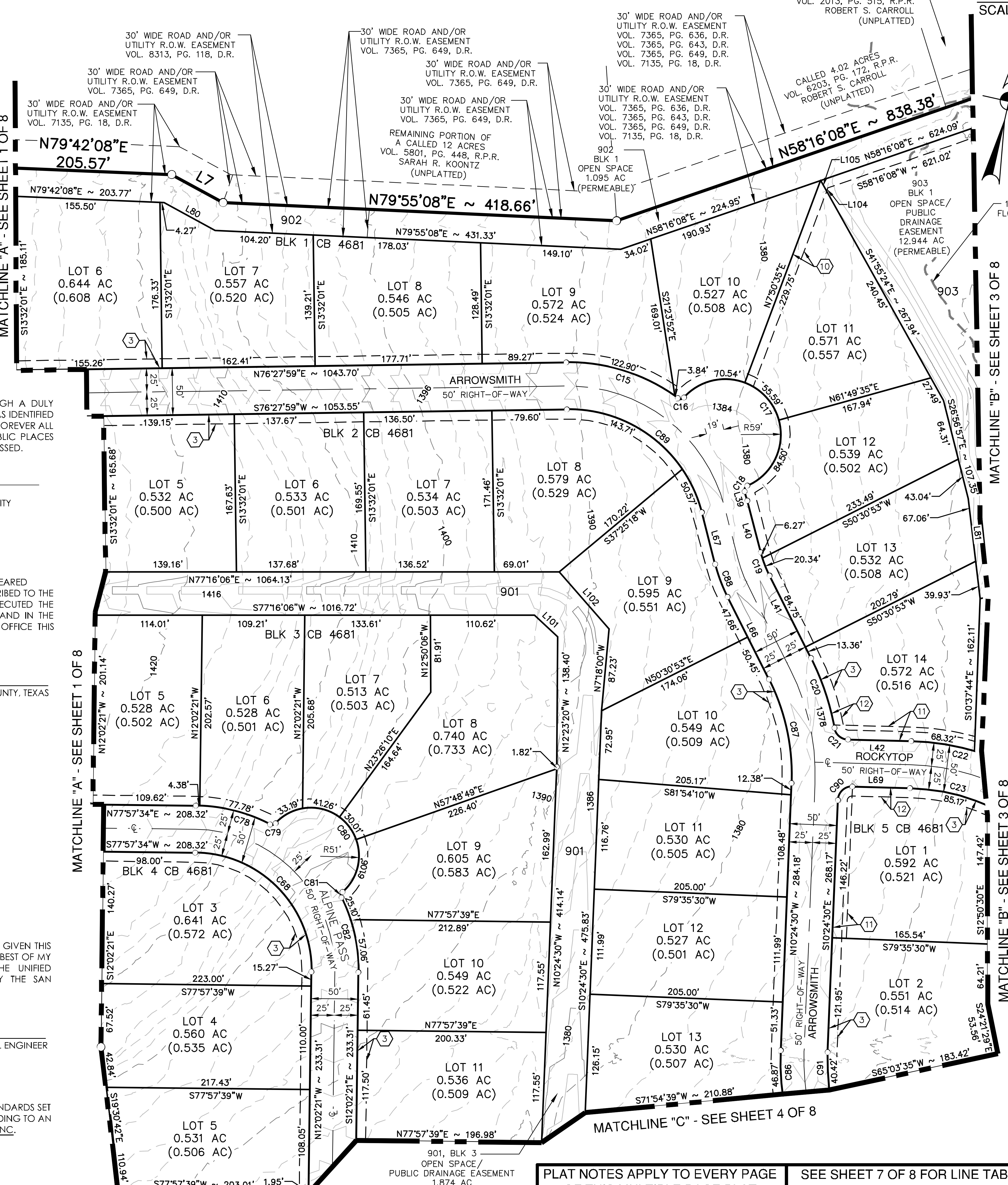
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024



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SEE SHEET 7 OF 8 FOR LINE TABLE
SEE SHEET 8 OF 8 FOR CURVE TABLE

STATE OF TEXAS
COUNTY OF BEXAR

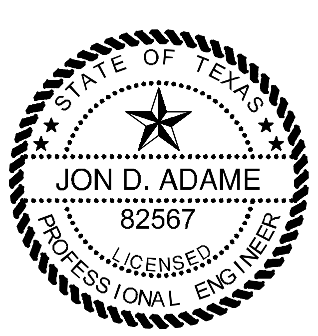
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF ____________, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ______________ A.D. 20 ________.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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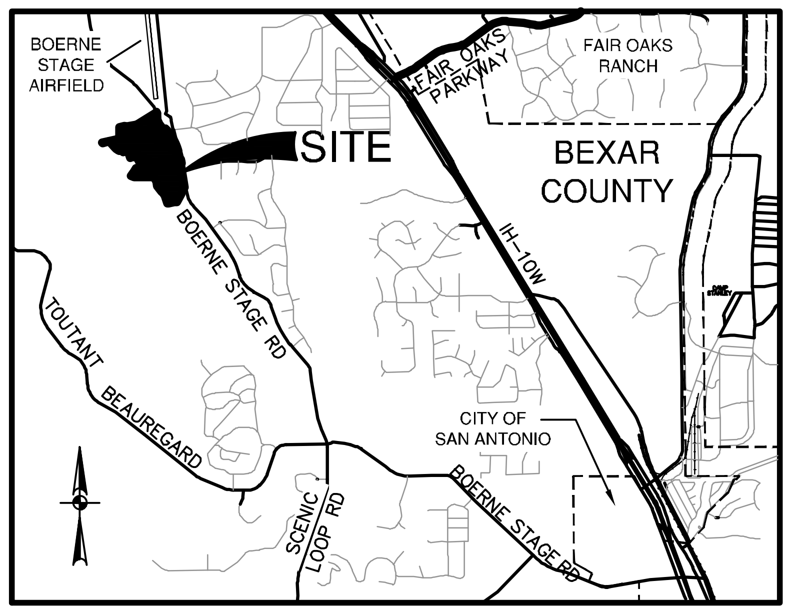
CHAIRMAN

BY: ______________________________
SECRETARY

Civil Job No. 12580-01; Survey Job No. 12580-00



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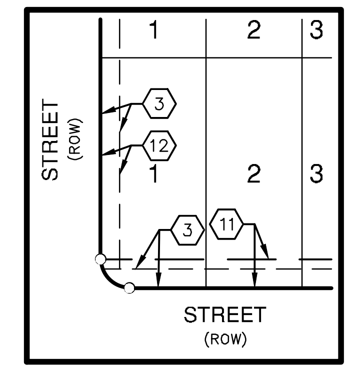

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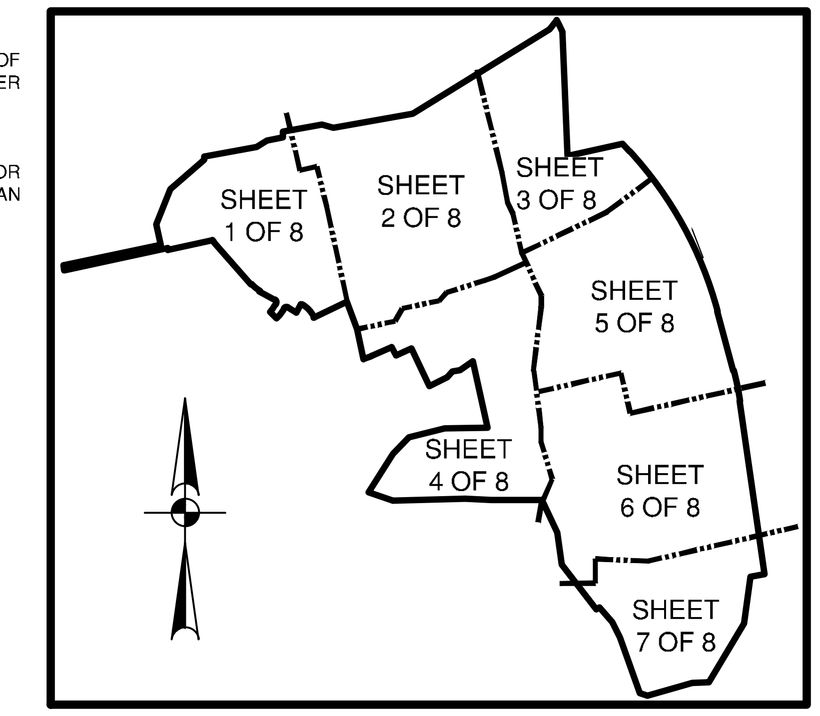

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PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024

Civil Job No. 12580-01; Survey Job No. 12580-00

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COUNTY OF BEXAR

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OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

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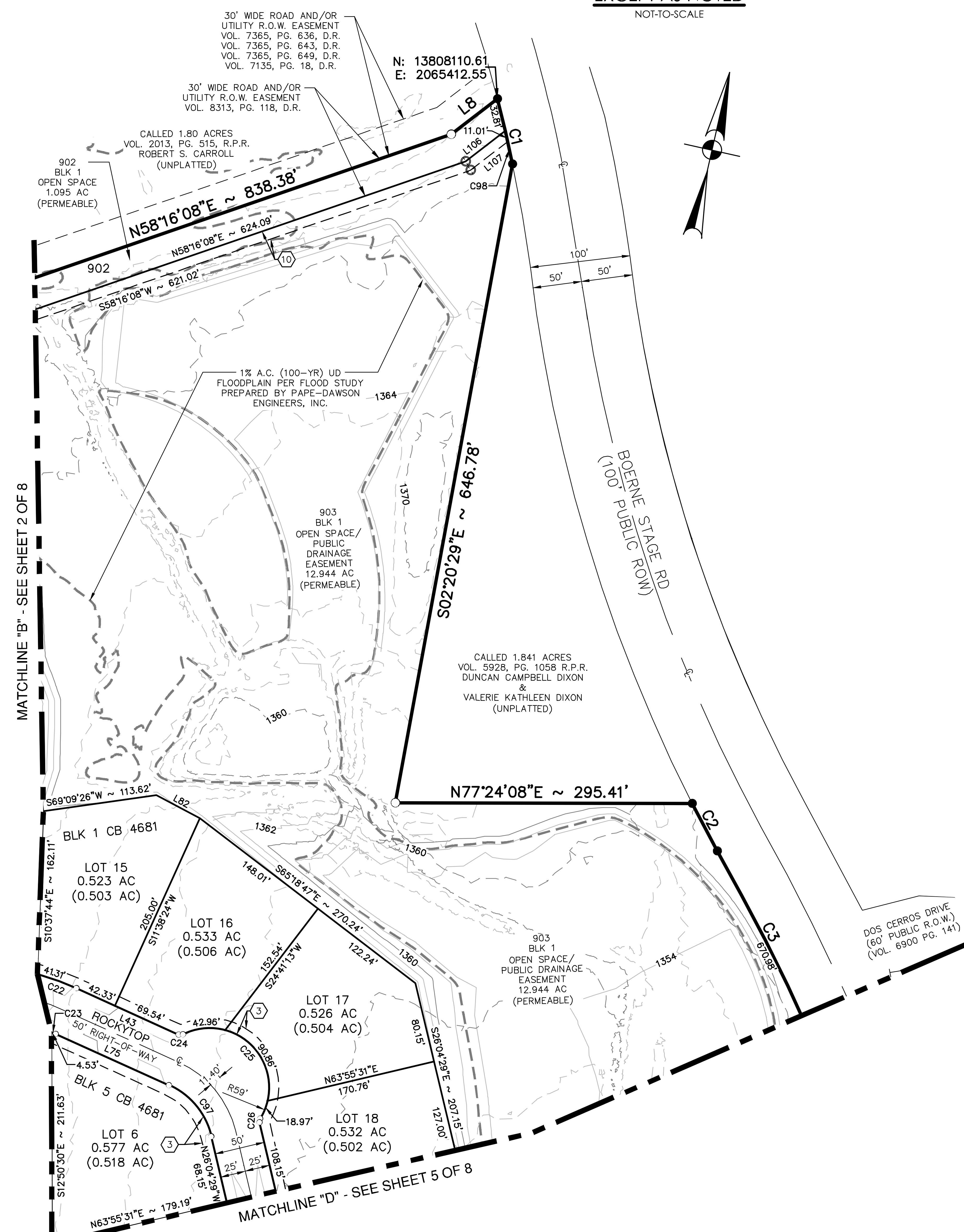
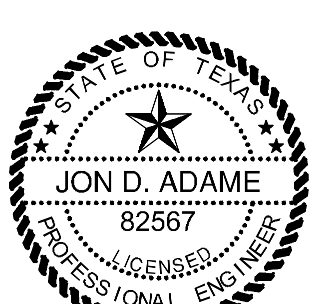
NOTARY PUBLIC, BEXAR COUNTY, TEXAS





STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF BEXAR

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____
REGISTERED PROFESSIONAL LAND SURVEYOR

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OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

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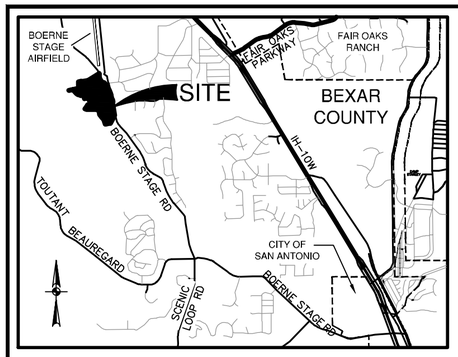
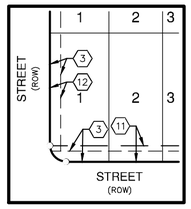


LOCATION MAP

NOT–TO–SCALE



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

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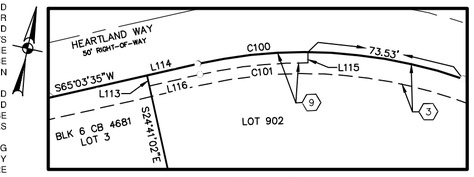
SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

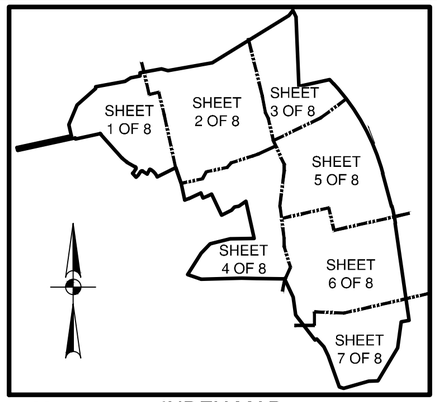
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



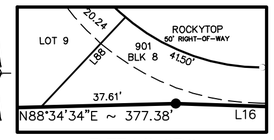
DETAIL "C"

SCALE: 1"=50'



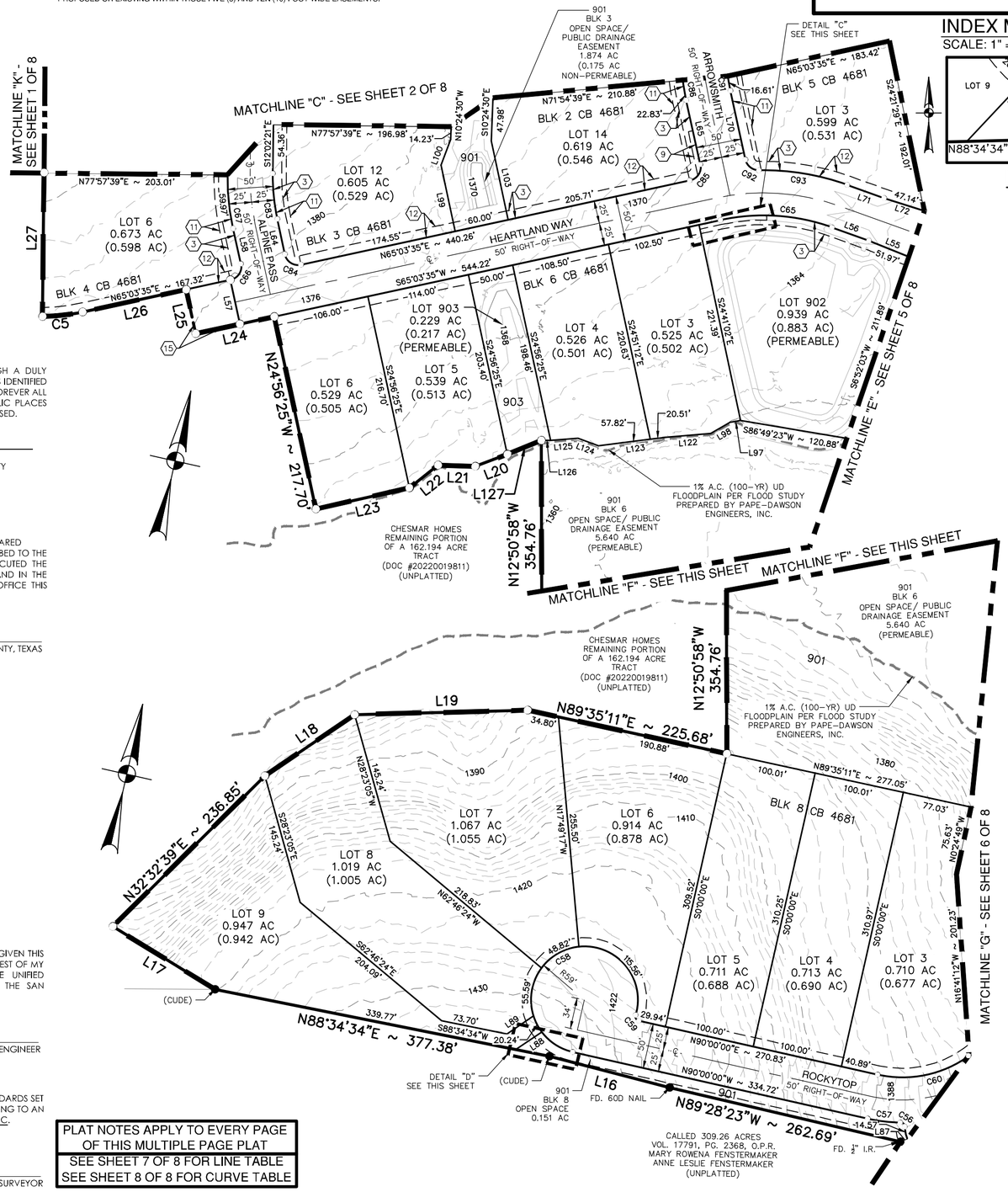
INDEX MAP

SCALE: 1" = 1000'



DETAIL "D"

SCALE: 1"=30'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 7 OF 8 FOR LINE TABLE

SEE SHEET 8 OF 8 FOR CURVE TABLE

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER

PLAT NUMBER 22-11800478

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

BOERNE STAGE ROAD UNIT 1

Civil Job No. 12580-01; Survey Job No. 12580-00

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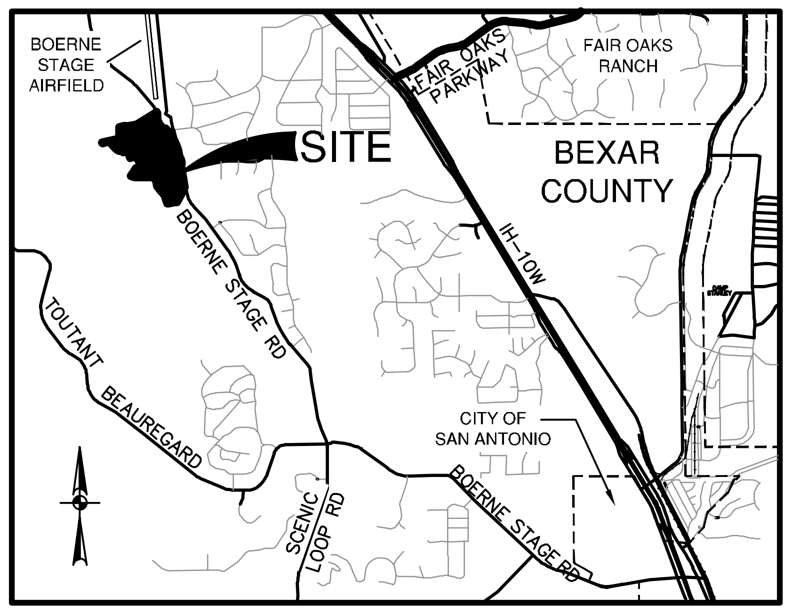

LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
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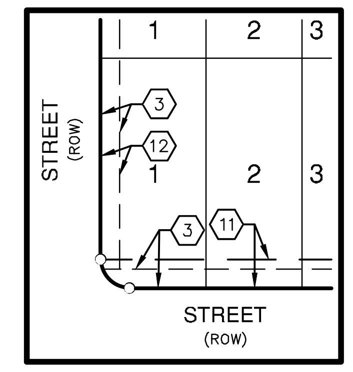
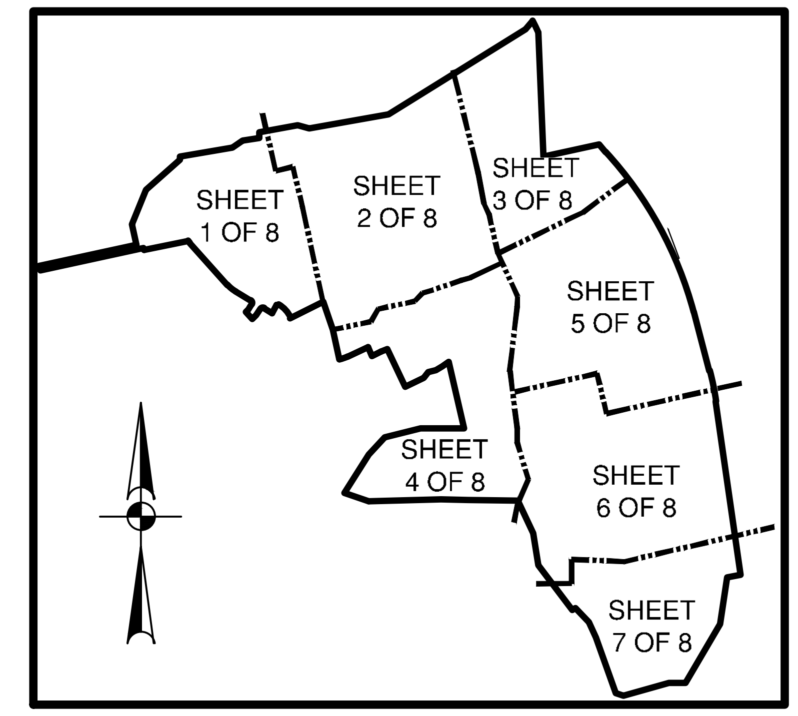


TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



INDEX MAP

SCALE: 1" = 1000'

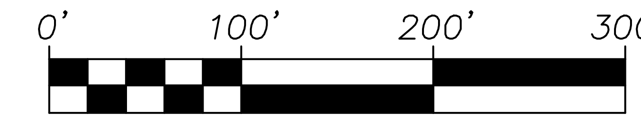
PLAT NUMBER 22-11800478

SUBDIVISION PLAT OF

BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

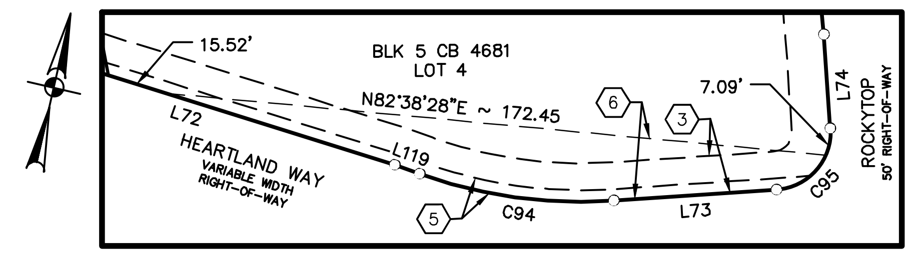


PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

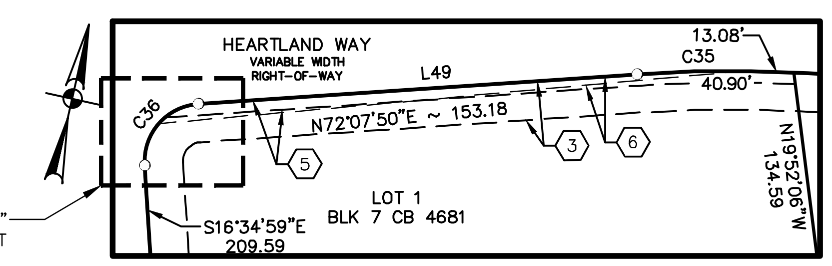
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024



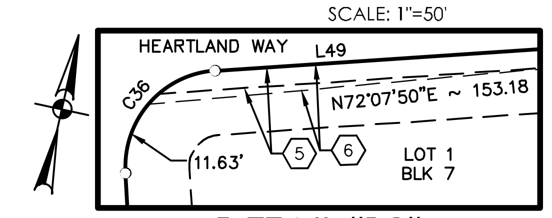
DETAIL "A"

SCALE: 1"=50'



DETAIL "B"

SCALE: 1"=50'



DETAIL "B1"

SCALE: 1"=30'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF ____________, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ________________ A.D. 20 ________.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

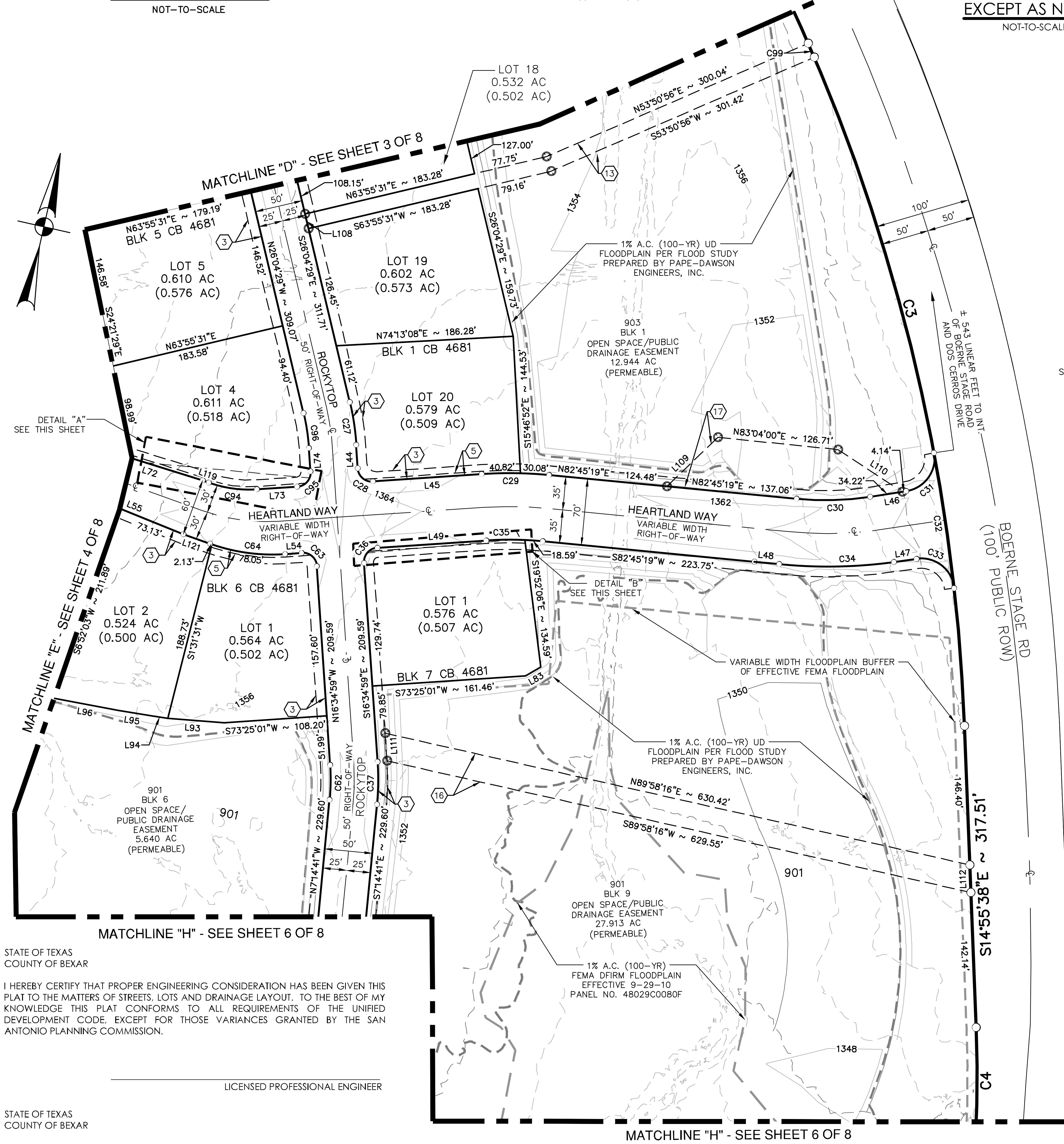
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________ DAY OF ________________, A.D. 20 ____.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY



MATCHLINE "H" - SEE SHEET 6 OF 8

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

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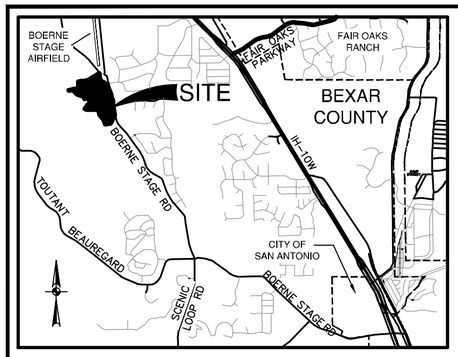
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SEE SHEET 7 OF 8 FOR LINE TABLE
SEE SHEET 8 OF 8 FOR CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

Civil Job No. 12580-01; Survey Job No. 12580-00



LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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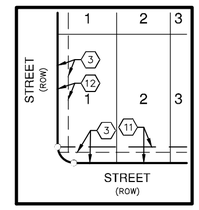
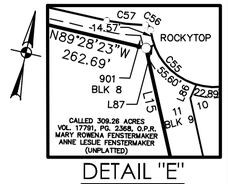


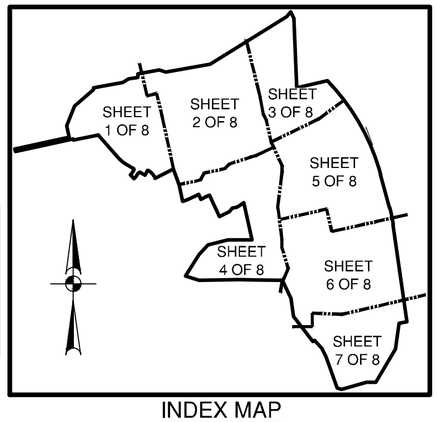
TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



DETAIL "E"

SCALE: 1"=100'



INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 22-11800478

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

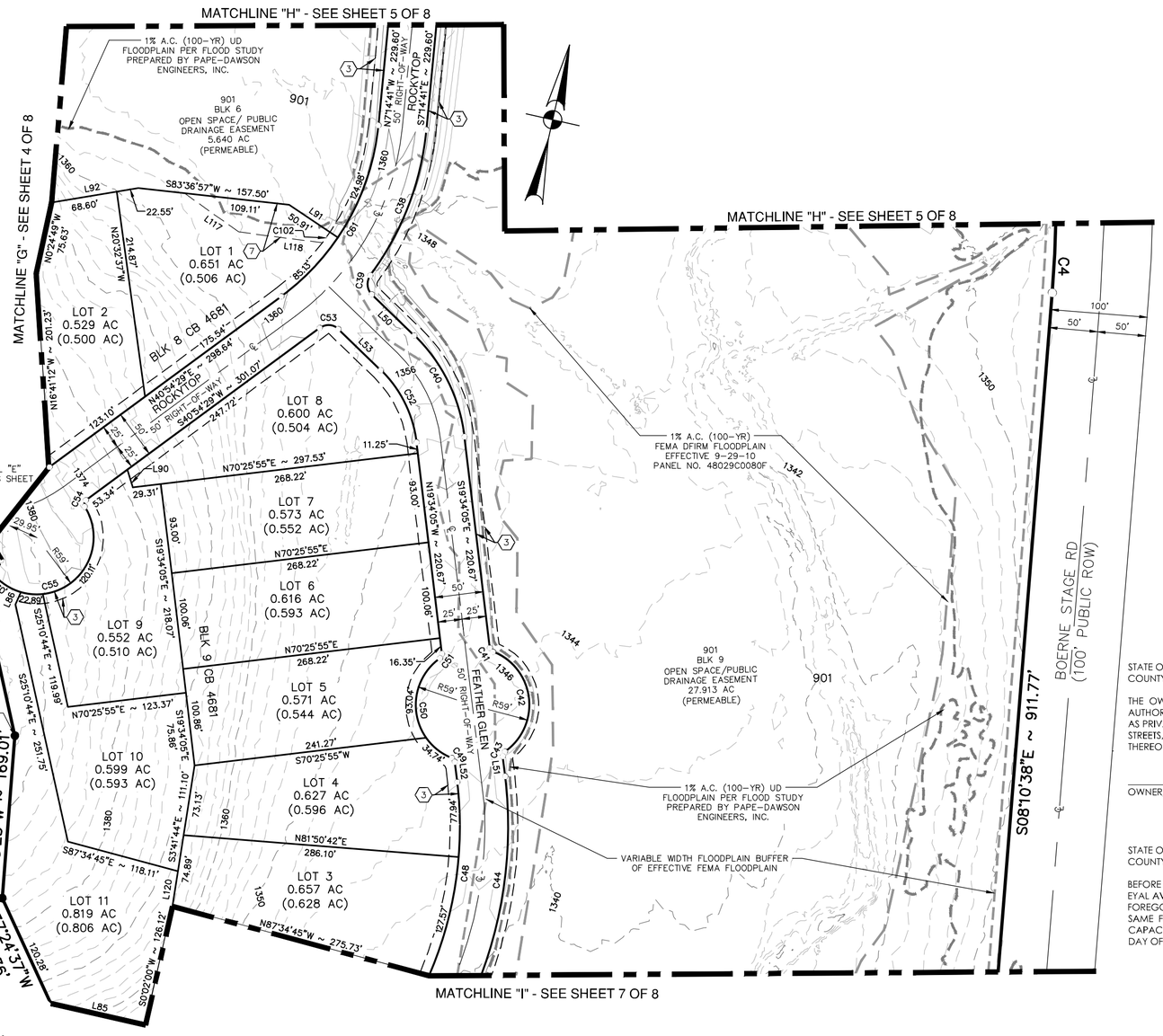
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
JON D. ADAME
82567
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT
SEE SHEET 7 OF 8 FOR LINE TABLE
SEE SHEET 8 OF 8 FOR CURVE TABLE

BOERNE STAGE ROAD UNIT 1

Civil Job No. 12580-01; Survey Job No. 12580-00

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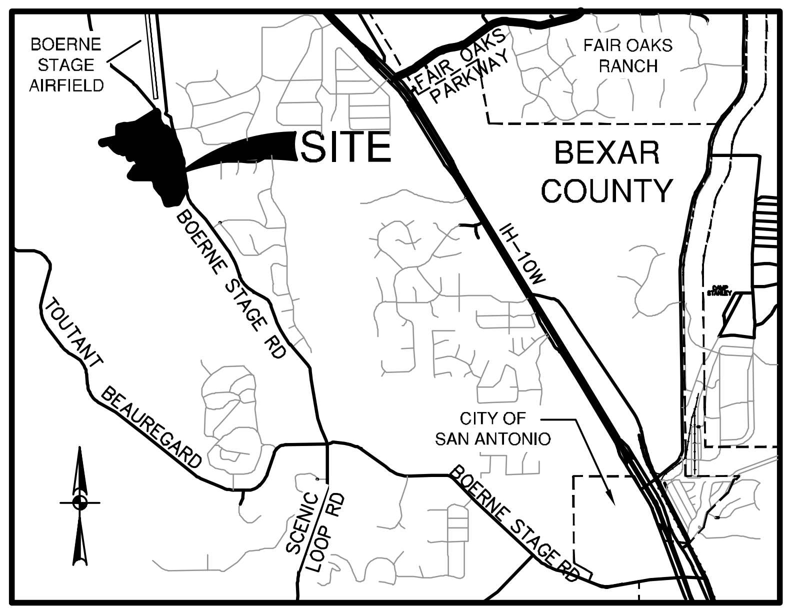


LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

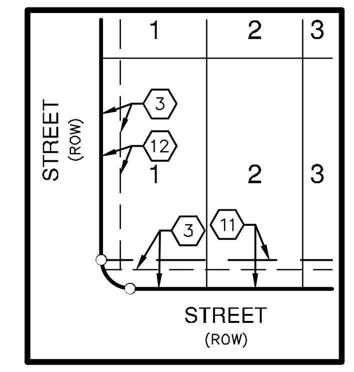
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

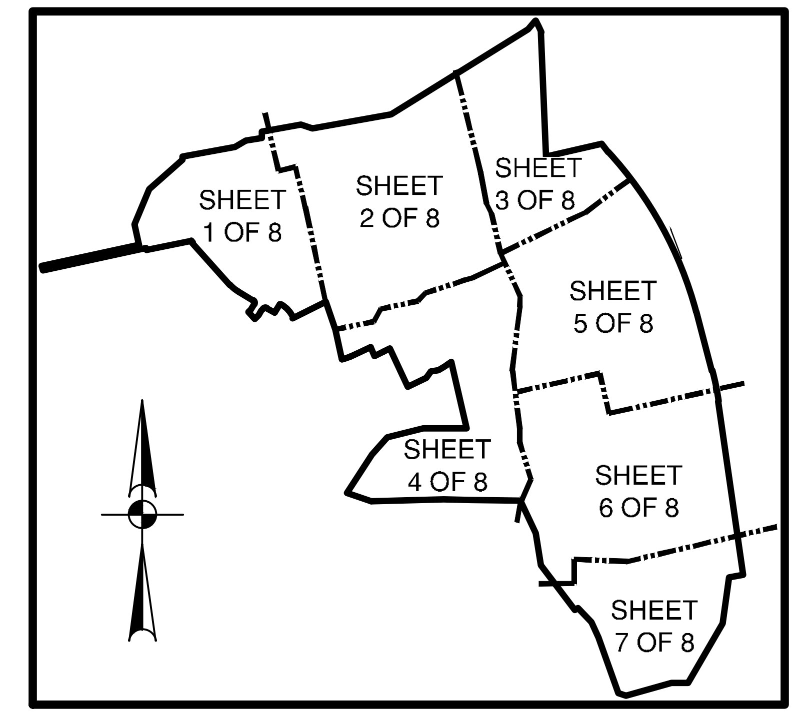
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 22-11800478

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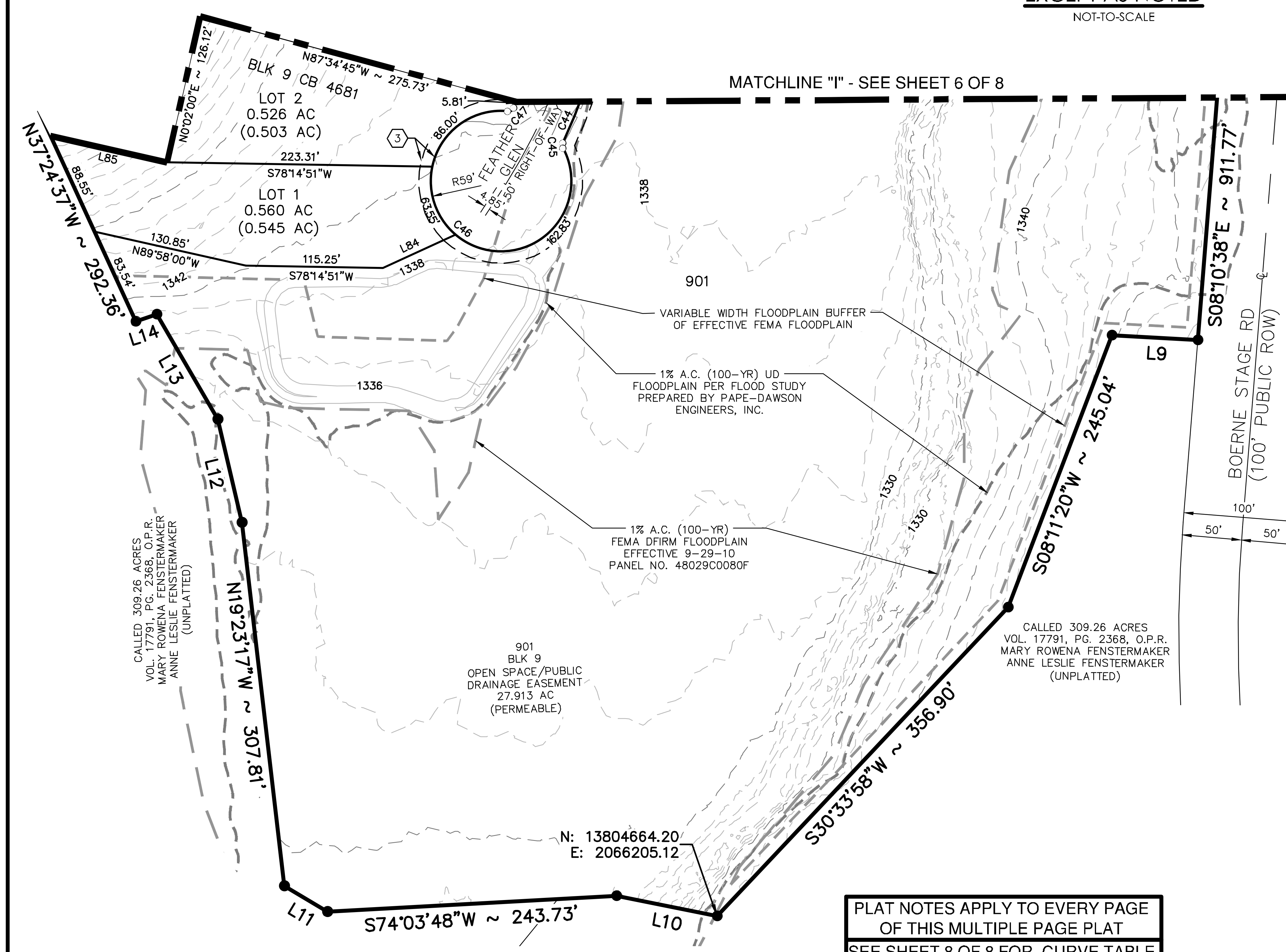
PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024



STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
13347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
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SAN ANTONIO, TX 78232
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COUNTY OF BEXAR

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DATED THIS ________ DAY OF ____________ A.D. 20 ________.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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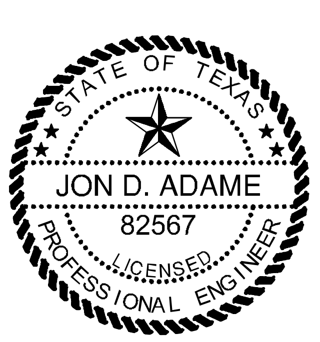
DATED THIS ________ DAY OF ____________, A.D. 20 ____.

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SEE SHEET 8 OF 8 FOR CURVE TABLE



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COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

LINE TABLE

LINE #	BEARING	LENGTH
L1	N12°10'30"W	25.00'
L2	N12°10'21"W	108.66'
L3	N0°47'37"E	16.44'
L4	N57°51'08"E	63.83'
L5	N79°42'08"E	85.78'
L6	N0°28'52"W	30.45'
L7	S74°03'52"E	62.26'
L8	N39°38'08"E	58.01'
L9	S80°18'52"W	72.27'
L10	S88°39'46"W	86.56'
L11	N71°36'14"W	42.18'
L12	N25°54'02"W	89.33'
L13	N42°52'47"W	102.06'
L14	S58°38'20"W	18.88'
L15	N25°10'44"W	187.19'
L16	N88°09'34"W	137.70'
L17	N71°11'46"W	132.68'
L18	N43°01'15"E	120.28'
L19	N75°46'51"E	191.56'
L20	S56°46'58"W	38.04'
L21	S79°12'44"W	41.16'

LINE TABLE

LINE #	BEARING	LENGTH
L22	S38°54'56"W	40.60'
L23	S64°31'09"W	106.00'
L24	S65°03'35"W	88.99'
L25	N24°56'25"W	50.00'
L26	S65°03'35"W	117.32'
L27	N12°02'21"W	159.34'
L28	N19°30'42"W	153.78'
L29	S63°34'04"W	193.33'
L30	N59°59'17"W	6.16'
L31	S30°00'47"W	50.00'
L32	N59°59'13"W	50.00'
L33	S30°00'47"W	10.84'
L34	N43°08'05"W	50.00'
L35	N30°00'47"E	10.83'
L36	N59°59'13"W	90.13'
L37	N12°02'21"W	10.27'
L38	N13°32'01"W	91.32'
L39	S28°47'23"E	10.27'
L40	S27°17'25"E	56.69'
L41	S39°29'07"E	98.11'
L42	N78°47'52"E	67.15'

LINE TABLE

LINE #	BEARING	LENGTH
L43	S78°21'36"E	111.87'
L44	S16°34'59"E	24.58'
L45	N73°25'01"E	114.63'
L46	N68°27'10"E	38.36'
L47	S69°28'42"W	24.03'
L48	S82°59'17"W	26.16'
L49	S73°25'01"W	114.63'
L50	S58°40'50"E	61.29'
L51	S19°34'05"E	20.99'
L52	N19°34'05"W	20.99'
L53	N58°40'50"W	61.04'
L54	S73°25'01"W	17.39'
L55	N80°44'04"W	125.10'
L56	N83°01'31"W	43.34'
L57	N24°56'25"W	50.00'
L58	N24°56'25"W	39.97'
L59	S30°00'47"W	97.99'
L60	S59°59'14"E	50.00'
L61	S30°00'47"W	50.00'
L62	N59°53'38"W	50.00'
L63	S59°59'13"E	90.13'

LINE TABLE

LINE #	BEARING	LENGTH
L64	S24°56'25"E	39.97'
L65	N24°55'49"W	72.63'
L66	N39°29'07"W	98.11'
L67	N27°17'25"W	56.87'
L68	S13°32'01"E	101.43'
L69	S78°47'52"W	61.13'
L70	S24°55'49"E	78.09'
L71	S83°01'31"E	43.34'
L72	S85°18'57"E	125.10'
L73	N73°25'01"E	42.41'
L74	N16°34'59"W	24.58'
L75	N78°21'36"W	123.90'
L76	S77°57'39"W	49.92'
L77	S55°27'39"W	41.81'
L78	N12°10'21"W	92.04'
L79	N24°08'37"E	82.12'
L80	S74°03'52"E	62.20'
L81	S19°24'57"E	106.99'
L82	S74°56'00"E	49.16'
L83	S47°37'09"W	18.56'
L84	S52°38'02"W	67.28'

LINE TABLE

LINE #	BEARING	LENGTH
L85	S89°58'00"E	100.57'
L86	S11°11'30"W	13.99'
L87	S57°20'38"W	8.05'
L88	N43°14'54"E	34.44'
L89	N43°14'54"E	35.53'
L90	S30°14'26"E	19.32'
L91	N68°46'07"W	60.91'
L92	S67°51'03"W	91.15'
L93	S81°46'03"W	59.47'
L94	S85°58'50"W	17.28'
L95	S86°21'37"W	35.26'
L96	S87°54'37"W	71.81'
L97	S66°59'44"W	11.75'
L98	S47°47'45"W	24.55'
L99	N24°46'03"W	74.79'
L100	N7°47'17"E	30.49'
L101	N59°37'53"W	33.49'
L102	S54°00'48"E	73.83'
L103	N24°46'03"W	89.15'
L104	S7°50'35"W	3.75'
L105	N41°55'24"W	13.10'

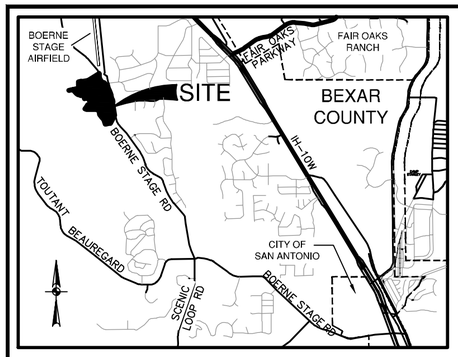
LINE TABLE

LINE #	BEARING	LENGTH
L106	N39°38'08"E	49.64'
L107	S39°38'08"W	46.67'
L108	S26°04'29"E	16.00'
L109	N33°28'49"E	74.66'
L110	S69°25'22"E	80.99'
L111	S16°34'59"E	29.21'
L112	N14°55'38"W	28.97'
L113	N24°41'02"W	5.00'
L114	N65°03'35"E	24.23'
L115	S11°44'56"E	5.00'
L116	S65°03'35"W	24.26'
L117	N66°59'52"W	68.82'
L118	S84°42'02"W	87.59'
L119	S83°01'31"E	6.87'
L120	N3°41'44"W	36.92'
L121	N83°01'31"W	29.81'
L122	S72°18'26"W	46.59'
L123	S70°00'04"W	78.34'
L124	S82°15'00"E	24.42'
L125	S72°40'16"W	30.27'
L126	S77°36'44"W	10.24'

LINE TABLE

LINE #	BEARING	LENGTH
L127	S54°53'28"W	40.64'

Civil Job No. 12580-01; Survey Job No. 12580-00



LOCATION MAP

NOT-TO-SCALE

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2250 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:

LOT 902 BLOCK 1, CB 4681 AND LOT 901 BLOCK 8, CB 4681 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 901, 903 BLOCK 1, CB 4681; LOT 901, BLOCK 3, CB 4681; LOT 901, LOT 902, LOT 903 BLOCK 6, CB 4681; LOT 901 BLOCK 9 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802066) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903 BLOCK 1, CB 4681; LOT 901 BLOCK 3, CB 4681; LOTS 901, 902, 903 BLOCK 6, CB 4681; LOT 901 BLOCK 8, CB 4681; LOT 901 BLOCK 9, CB 4681 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 11 THROUGH 16 BLK 1, LOTS 1 THROUGH 6 BLK 6, LOT 1 BLK 7, AND LOT 1 BLK 8 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ⅝" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JON D. ADAME
82567
LICENSED
PROFESSIONAL ENGINEER

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EASEMENTS FOR FLOODPLAINS:

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0080F, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1484.78'	2°34'15"	S25°49'17"E	66.62'	66.62'
C2	1600.00'	1°55'02"	S40°30'25"E	53.54'	53.54'
C3	1993.96'	27°35'43"	S28°46'12"E	951.10'	960.35'
C4	1382.69'	6°45'02"	S11°33'09"E	162.82'	162.91'
C5	225.00'	11°26'25"	S70°46'47"W	44.85'	44.93'
C6	150.00'	35°45'17"	N42°06'34"W	92.09'	93.61'
C7	15.00'	90°00'00"	S75°00'42"W	21.21'	23.56'
C8	185.00'	16°39'32"	S38°32'10"W	53.60'	53.79'
C9	135.00'	16°37'31"	N38°33'10"E	39.04'	39.17'
C10	15.00'	90°00'00"	N14°59'14"W	21.21'	23.56'
C11	175.00'	18°27'57"	N50°45'14"W	56.16'	56.40'
C12	175.00'	4°06'33"	N39°27'59"W	12.55'	12.55'
C13	59.00'	192°52'00"	N31°21'37"E	117.26'	198.60'
C14	5.00'	51°19'38"	S77°52'12"E	4.33'	4.48'
C15	196.00'	37°03'00"	S85°00'31"E	124.55'	126.74'
C16	5.00'	84°10'20"	N71°25'24"E	6.70'	7.35'
C17	59.00'	204°32'43"	S48°23'24"E	115.30'	210.63'
C18	5.00'	84°10'18"	S11°47'48"W	6.70'	7.35'
C19	125.00'	12°11'42"	S33°23'16"E	26.56'	26.61'
C20	275.00'	16°20'51"	S31°18'42"E	78.20'	78.46'
C21	15.00'	78°03'51"	S62°10'12"E	18.89'	20.44'
C22	275.00'	22°50'32"	S89°46'52"E	108.91'	109.63'
C23	225.00'	22°50'32"	N89°46'52"W	89.11'	89.70'
C24	5.00'	51°03'13"	N76°06'47"E	4.31'	4.46'
C25	59.00'	148°22'13"	S55°13'42"E	113.53'	152.78'
C26	5.00'	45°01'53"	S3°33'32"E	3.83'	3.93'
C27	275.00'	9°29'30"	S21°19'44"E	45.50'	45.56'
C28	15.00'	90°00'00"	S61°34'59"E	21.21'	23.56'
C29	435.00'	9°20'18"	N78°05'10"E	70.82'	70.90'
C30	311.00'	14°18'08"	N75°36'15"E	77.43'	77.63'
C31	35.00'	90°44'56"	N23°04'42"E	49.82'	55.44'
C32	1993.96'	4°08'31"	N21°12'59"W	144.11'	144.14'
C33	35.00'	91°22'34"	N64°50'01"W	50.09'	55.82'
C34	513.00'	13°30'35"	S76°13'59"W	120.68'	120.96'
C35	365.00'	9°20'18"	S78°05'10"W	59.42'	59.49'
C36	15.00'	90°00'00"	S28°25'01"W	21.21'	23.56'
C37	275.00'	9°20'18"	S11°54'50"E	44.77'	44.82'
C38	300.00'	31°16'07"	S8°23'23"W	161.70'	163.72'
C39	15.00'	82°42'17"	S17°19'42"E	19.82'	21.65'
C40	175.00'	39°06'46"	S39°07'28"E	117.16'	119.46'
C41	5.00'	62°02'49"	S50°35'29"E	5.15'	5.41'
C42	59.00'	124°05'37"	S19°34'05"E	104.23'	127.78'
C43	5.00'	62°02'49"	S11°27'19"W	5.15'	5.41'
C44	439.00'	32°25'07"	S3°21'31"E	245.09'	248.39'
C45	5.00'	53°28'22"	S13°53'09"E	4.50'	4.67'
C46	59.00'	303°21'46"	N68°56'28"W	55.98'	312.39'
C47	5.00'	71°11'00"	N47°08'55"E	5.82'	6.21'
C48	389.00'	31°07'30"	N4°00'20"W	208.73'	211.32'
C49	5.00'	62°02'49"	N50°35'29"W	5.15'	5.41'
C50	59.00'	124°05'37"	N19°34'05"W	104.23'	127.78'
C51	5.00'	62°02'49"	N11°27'19"E	5.15'	5.41'
C52	125.00'	39°06'46"	N39°07'28"W	83.68'	85.33'
C53	15.00'	80°24'40"	S81°06'49"W	19.37'	21.05'
C54	5.00'	86°25'19"	S2°18'10"E	6.85'	7.54'
C55	59.00'	207°00'32"	S57°59'26"W	114.74'	213.17'
C56	5.00'	83°25'22"	N60°12'59"W	6.65'	7.28'
C57	175.00'	11°55'17"	S84°02'21"W	36.35'	36.41'
C58	59.00'	273°35'00"	N46°47'30"E	80.79'	281.72'
C59	5.00'	93°35'00"	S43°12'30"E	7.29'	8.17'
C60	125.00'	49°05'31"	N65°27'15"E	103.86'	107.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	250.00'	48°09'10"	N16°49'54"E	203.98'	210.11'
C62	225.00'	9°20'18"	N11°54'50"W	36.63'	36.67'
C63	15.00'	90°00'00"	N61°34'59"W	21.21'	23.56'
C64	195.00'	23°33'28"	S85°11'45"W	79.61'	80.18'
C65	225.00'	31°54'55"	S81°01'02"W	123.72'	125.33'
C66	15.00'	90°00'00"	N20°03'35"E	21.21'	23.56'
C67	275.00'	12°54'05"	N18°29'23"W	61.79'	61.92'
C68	125.00'	90°00'05"	N57°02'24"W	176.78'	196.35'
C69	135.00'	47°56'47"	S53°59'10"W	109.70'	112.97'
C70	15.00'	90°00'00"	S14°59'12"E	21.21'	23.56'
C71	175.00'	23°52'42"	N25°28'22"W	72.41'	72.93'
C72	5.00'	51°32'23"	N39°18'12"W	4.35'	4.50'
C73	25.00'	90°00'00"	S31°28'00"W	35.36'	39.27'
C74	125.00'	27°59'15"	S27°31'38"E	60.45'	61.06'
C75	125.00'	18°27'57"	S50°45'14"E	40.11'	40.29'
C76	15.00'	90°00'00"	S75°00'47"W	21.21'	23.56'
C77	185.00'	47°56'46"	N53°59'11"E	150.33'	154.81'
C78	175.00'	26°54'02"	S88°35'25"E	81.41'	82.16'
C79	5.00'	74°52'33"	N67°25'19"E	6.08'	6.53'
C80	51.00'	185°57'12"	S57°02'21"E	101.86'	165.52'
C81	5.00'	74°52'33"	S1°30'01"E	6.08'	6.53'
C82	175.00'	26°53'57"	S25°29'19"E	81.41'	82.16'
C83	225.00'	12°54'05"	S18°29'23"E	50.56'	50.66'
C84	15.00'	90°00'00"	S69°56'25"E	21.21'	23.56'
C85	15.00'	89°59'23"	N20°03'53"E	21.21'	23.56'
C86	275.00'	14°31'19"	N17°40'09"W	69.51'	69.70'
C87	225.00'	29°04'37"	N24°56'49"W	112.96'	114.19'
C88	175.00'	12°11'42"	N33°23'16"W	37.18'	37.25'
C89	146.00'	76°14'36"	N65°24'43"W	180.26'	194.28'
C90	15.00'	89°12'22"	S34°11'41"W	21.07'	23.35'
C91	225.00'	14°31'19"	S17°40'09"E	56.87'	57.03'
C92	15.00'	78°52'03"	S64°21'50"E	19.06'	20.65'
C93	275.00'	20°46'21"	N86°35'19"E	99.16'	99.70'
C94	125.00'	23°33'28"	N85°11'45"E	51.03'	51.40'
C95	15.00'	90°00'00"	N28°25'01"E	21.21'	23.56'
C96	225.00'	9°29'30"	N21°19'44"W	37.23'	37.27'
C97	75.00'	52°17'08"	N52°13'03"W	66.09'	68.44'
C98	1484.78'	1°18'17"	N25°11'18"W	33.81'	33.81'
C99	1993.96'	0°27'35"	N36°02'01"W	16.00'	16.00'
C100	225.00'	13°11'29"	S71°39'19"W	51.69'	51.80'
C101	220.00'	13°11'29"	S71°39'19"W	50.54'	50.65'
C102	240.00'	3°14'34"	S23°01'36"W	13.58'	13.58'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PLAT NUMBER 22-11800478

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 1

A 114.706 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-20, 901, 902, 903, BLOCK 1, LOTS 1-14 BLOCK 2, LOTS 1-12 BLOCK 3, LOTS 1-6 BLOCK 4, LOTS 1-6 BLOCK 5, LOTS 1-6, 901, 902, 903 BLOCK 6, LOT 1 BLOCK 7, LOTS 1-9, 901 BLOCK 8 AND LOTS 1-11, 901 BLOCK 9 OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 19, 2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

BOERNE STAGE ROAD UNIT 1

Civil Job No. 12580-01; Survey Job No. 12580-00

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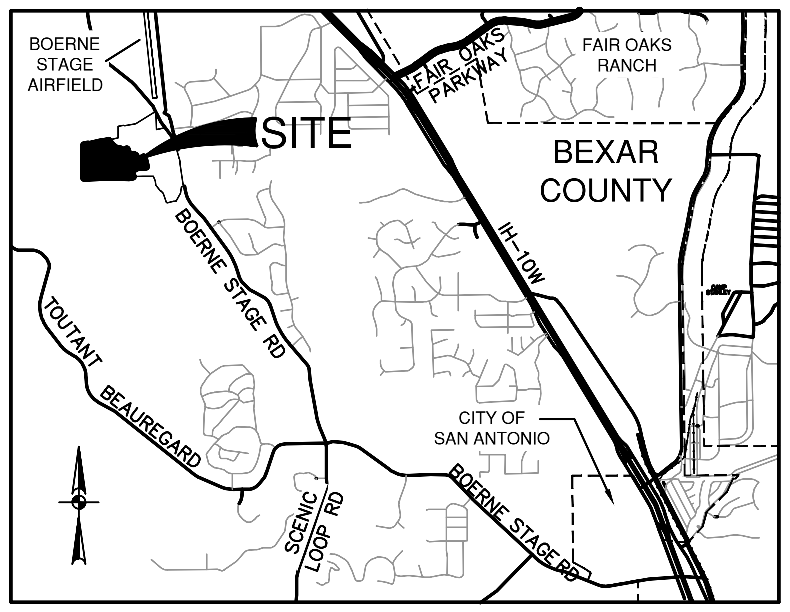


LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	RPR	REAL PROPERTY RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
BSL	BUILDING SETBACK LINE	PG	PAGE(S)
CB	COUNTY BLOCK	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
		⊙	EASEMENT POINT OF INTERSECTION
		INT	INTERSECTION
		LF	LINEAR FEET
		(X.XX AC)	NET ACREAGE

- 1140 — EXISTING CONTOURS
- 1140 — PROPOSED CONTOURS
- CENTERLINE
- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN
- VARIABLE WIDTH FLOODPLAIN BUFFER OF EFFECTIVE FEMA FLOODPLAIN
- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (11) 15' BUILDING SETBACK LINE
- (12) 10' BUILDING SETBACK LINE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

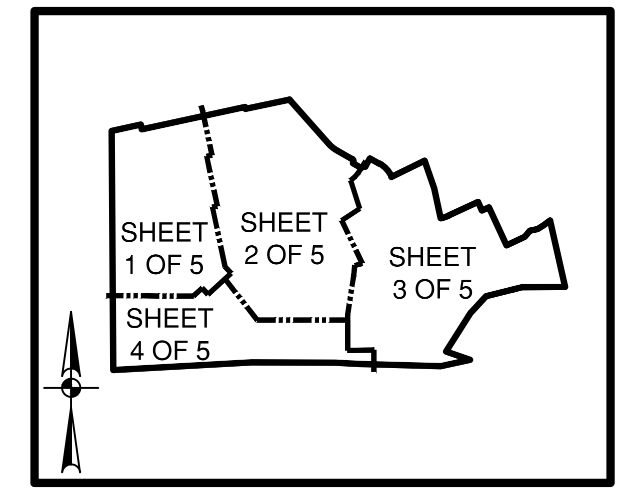
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

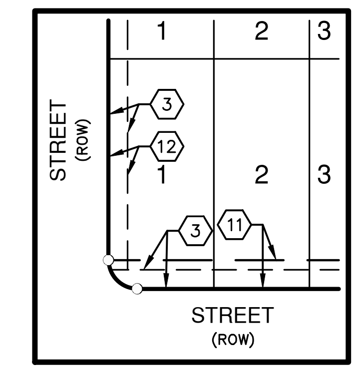
FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



INDEX MAP

SCALE: 1" = 1000'



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE

PLAT NUMBER 24-11800272

SUBDIVISION PLAT OF

BOERNE STAGE ROAD UNIT 2

A 53.206 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-4, BLOCK 4, LOTS 7-28, 904, 905 BLOCK 6, LOTS 1-13 BLOCK 10, LOTS 1-5 BLOCK 11, LOTS 1-10 BLOCK 12,OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

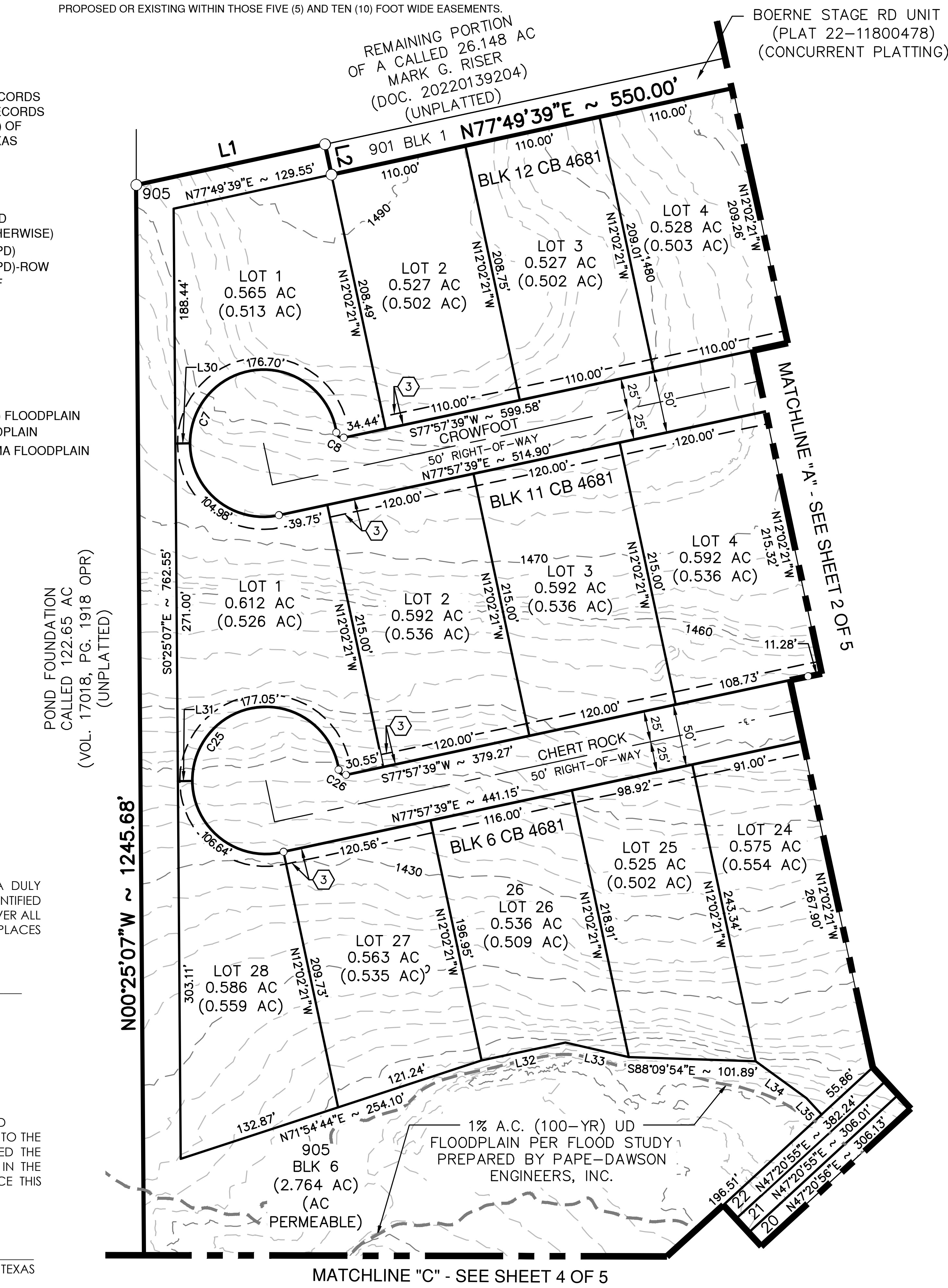
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 02, 2024



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF ____________, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT	SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLE

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

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DATED THIS ________DAY OF __________________, A.D. 20____.

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

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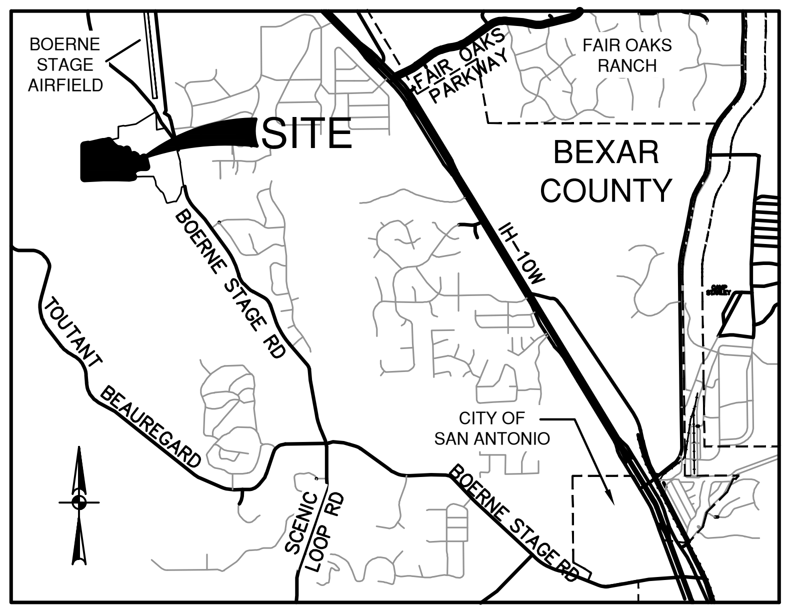
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
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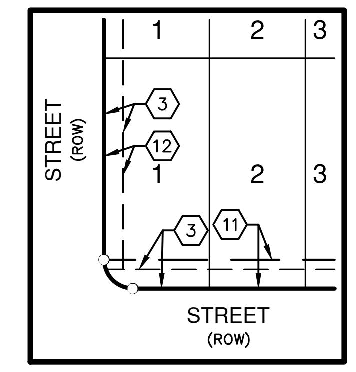

TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

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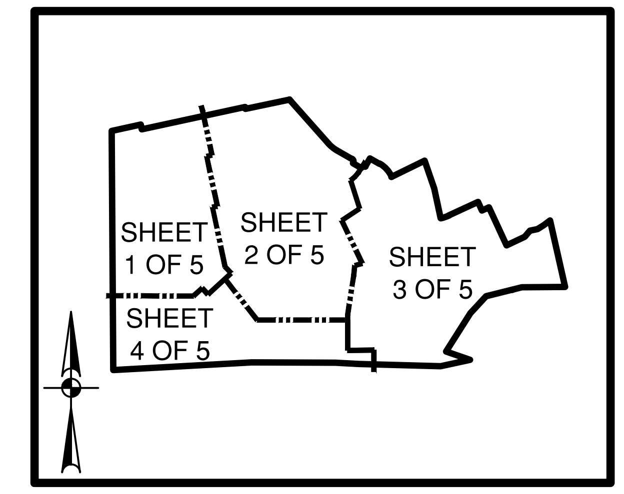

INDEX MAP

SCALE: 1" = 1000'

PLAT NUMBER 24-11800272

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SCALE: 1"= 100'

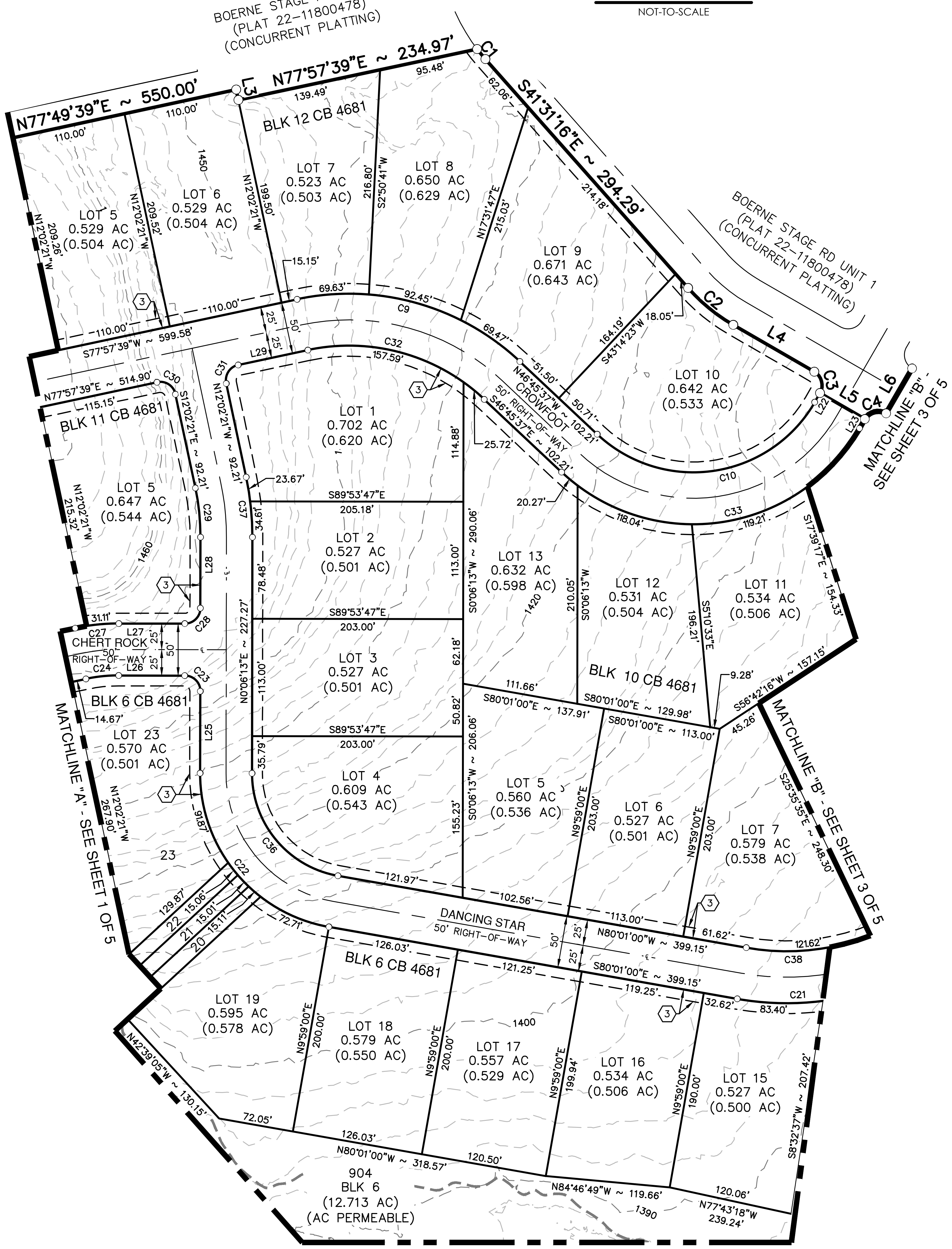
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 02, 2024



STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: BART SWIDER
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TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

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PLAT NUMBER 24-11800272

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 2

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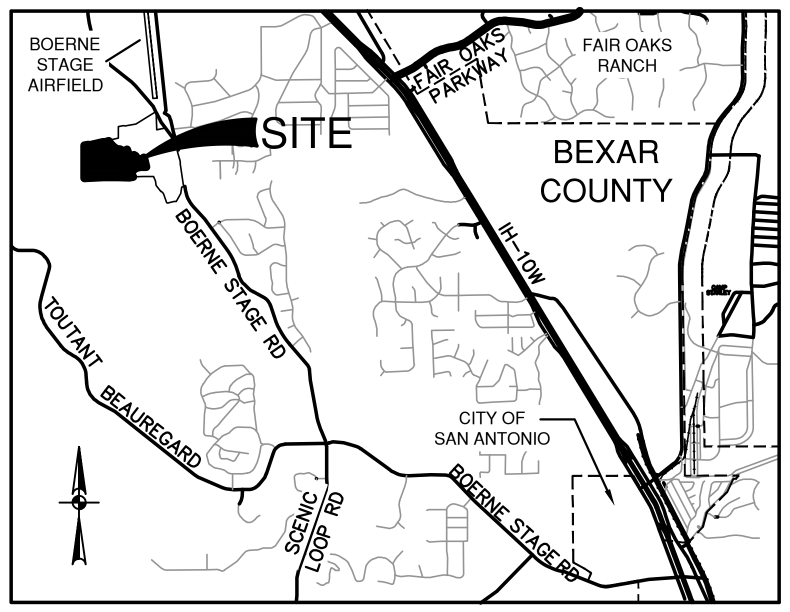


LOCATION MAP

NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

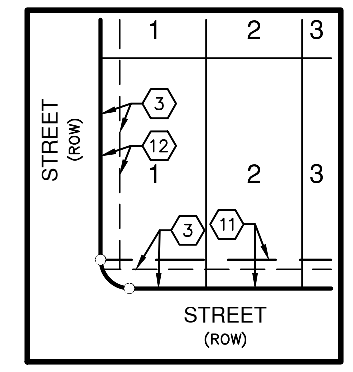
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

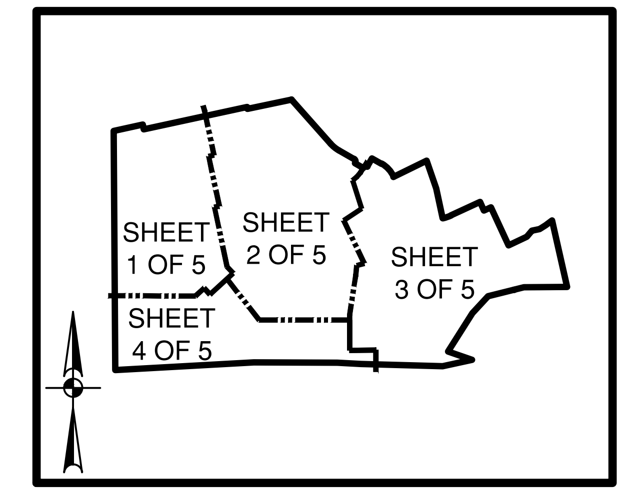
SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.



TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED

NOT-TO-SCALE



INDEX MAP

SCALE: 1" = 1000'

SCALE: 1"= 100'

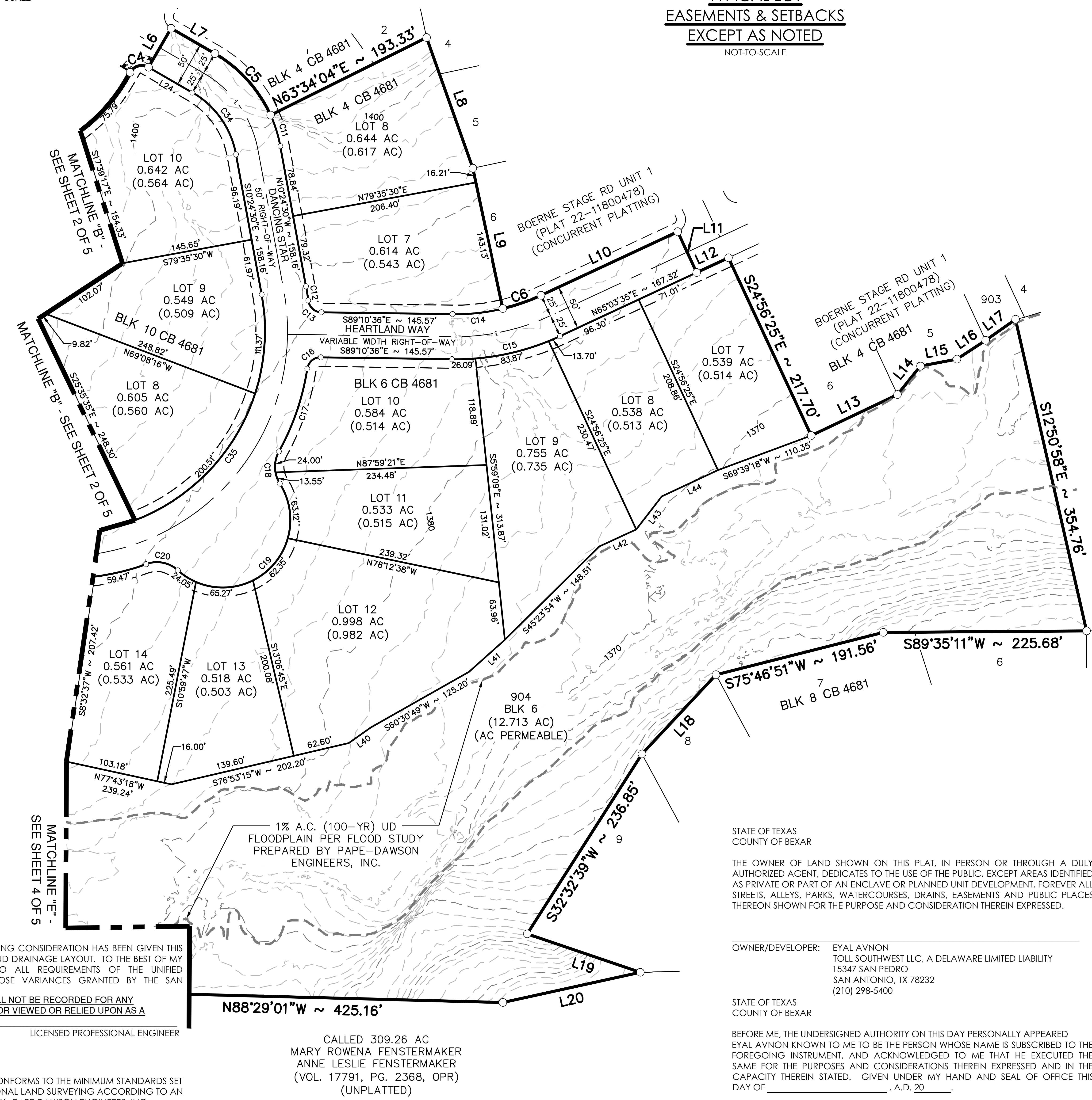
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 02, 2024



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF ________________, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________DAY OF ________________, A.D. 20 ____.

BY: ________________________________ CHAIRMAN

BY: ________________________________ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _________ DAY OF ________________________, A.D. 20 __________.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

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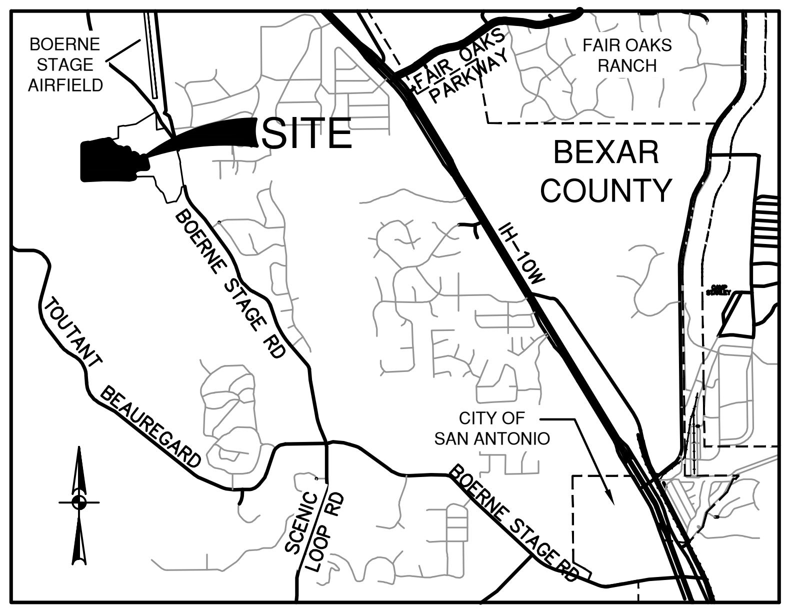
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT	SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLE



LOCATION MAP
NOT-TO-SCALE

CPS/SAWS/COSA UTILITY:

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STATE OF TEXAS
COUNTY OF BEXAR

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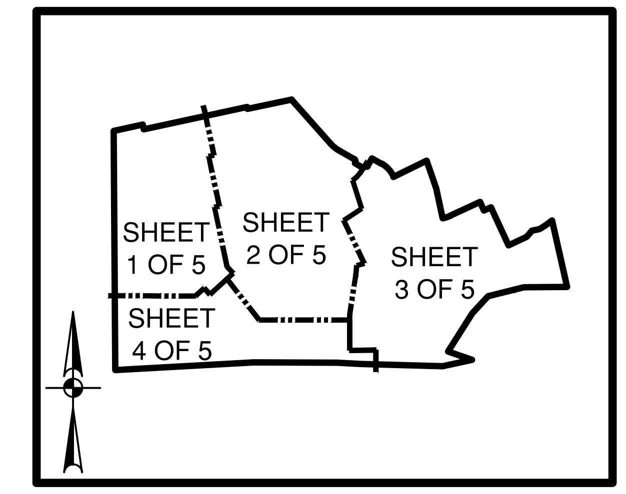
NOTARY PUBLIC, BEXAR COUNTY, TEXAS



INDEX MAP
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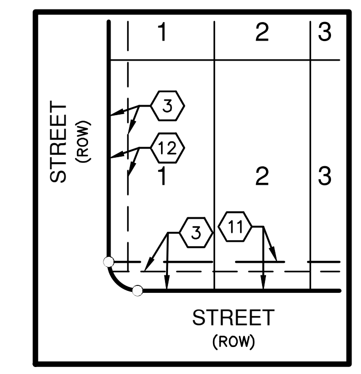

TYPICAL LOT EASEMENTS & SETBACKS EXCEPT AS NOTED
NOT-TO-SCALE

PLAT NUMBER 24-11800272

SUBDIVISION PLAT
OF
BOERNE STAGE ROAD UNIT 2

A 53.206 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-4, BLOCK 4, LOTS 7-28, 904, 905 BLOCK 6, LOTS 1-13 BLOCK 10, LOTS 1-5 BLOCK 11, LOTS 1-10 BLOCK 12,OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

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

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 02, 2024

STATE OF TEXAS
COUNTY OF BEXAR

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DATED THIS ________ DAY OF ____________________, A.D. 20 ____.

BY: ____________________ CHAIRMAN

BY: ____________________ SECRETARY

CERTIFICATE OF APPROVAL

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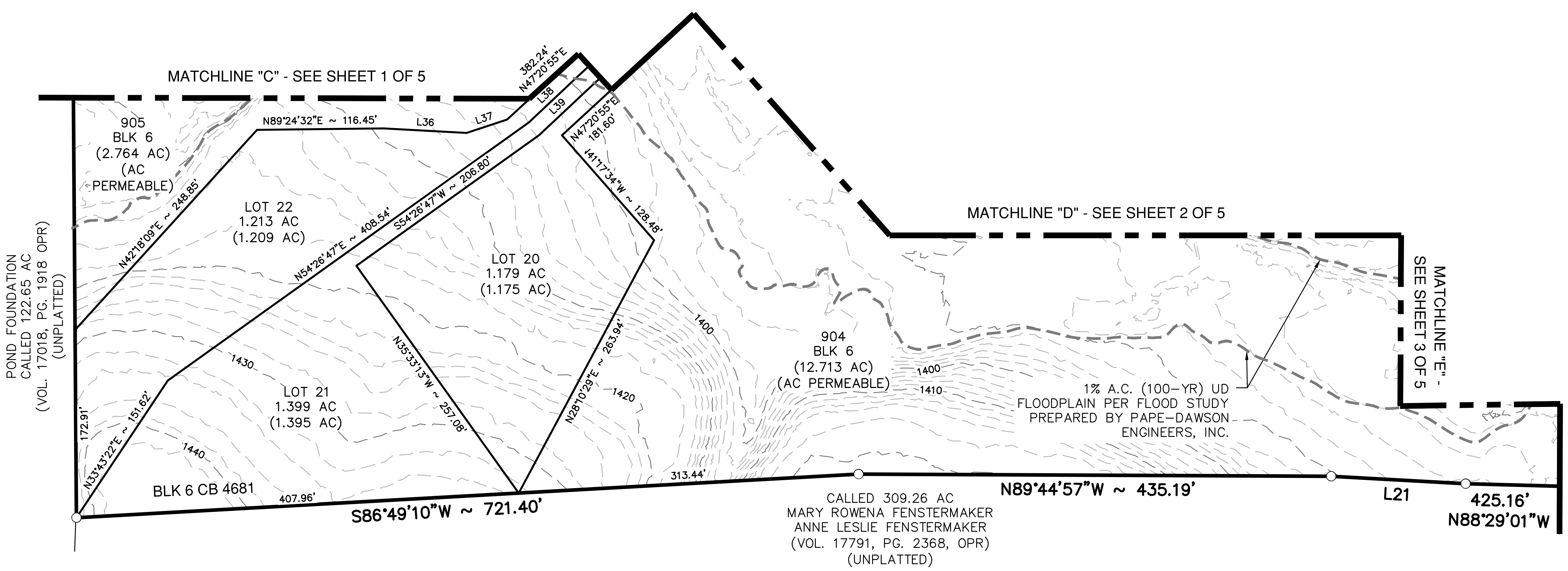
DATED THIS _________ DAY OF ____________________ A.D. 20 _________.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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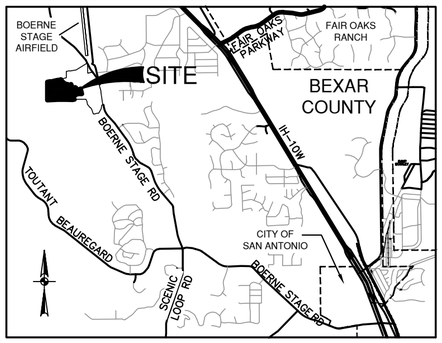
REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT	SEE SHEET 5 OF 5 FOR LINE AND CURVE TABLE



LOCATION MAP

NOT-TO-SCALE

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

RESIDENTIAL FIRE FLOW:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2250 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

OPEN SPACE:

LOT 902 BLOCK 1, CB 4681 AND LOT 901 BLOCK 8, CB 4681 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA. LOT 901, 903 BLOCK 1, CB 4681; LOT 901, BLOCK 3, CB 4681; LOT 901, LOT 902, LOT 903 BLOCK 6, CB 4681; LOT 901 BLOCK 9 ARE DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND AS DRAINAGE, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENTS.

SETBACK:

THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38802066) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

COMMON AREA MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 901, 902, 903 BLOCK 1, CB 4681; LOT 901 BLOCK 3, CB 4681; LOTS 901, 902, 903 BLOCK 6, CB 4681; LOT 901 BLOCK 8, CB 4681; LOT 901 BLOCK 9, CB 4681 DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

COUNTY FINISHED FLOOR ELEVATION-(RELATIVE TO FLOODPLAIN)

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS 11 THROUGH 16 BLK 1, LOTS 1 THROUGH 6 BLK 6, LOT 1 BLK 7, AND LOT 1 BLK 8 CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE IN COMPLIANCE WITH THE FLOODPLAIN REGULATION IN EFFECT AT TIME OF CONSTRUCTION. CONTACT BEXAR COUNTY PUBLIC WORKS FOR MORE INFORMATION.

RESIDENTIAL FINISHED FLOOR

RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE, WITH A SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE 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.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

DEDICATION OF THE SANITARY SEWER AND/OR WATER MAINS:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND /OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

EASEMENTS FOR FLOODPLAINS;

THE DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE LESSER OF THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0080F, DATED 09/29/2010; OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION; OR THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT FLOODPLAIN PLUS FREEBOARD. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0080F, EFFECTIVE DATE 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	4°06'33"	S39°27'59"E	12.55'	12.55'
C2	175.00'	18°27'57"	S50°45'14"E	56.16'	56.40'
C3	15.00'	90°00'00"	N14°59'13"W	21.21'	23.56'
C4	15.00'	89°59'57"	S75°00'46"W	21.21'	23.56'
C5	150.00'	35°45'17"	N42°06'34"W	92.09'	93.61'
C6	225.00'	11°26'25"	N70°46'47"E	44.85'	44.93'
C7	59.00'	273°32'55"	S34°46'12"W	80.82'	281.69'
C8	5.00'	93°35'00"	S55°14'51"E	7.29'	8.17'
C9	240.00'	55°16'59"	N74°23'59"W	222.67'	231.55'
C10	135.00'	103°13'36"	N81°37'35"E	211.64'	243.22'
C11	150.00'	13°49'26"	N17°19'13"W	36.10'	36.19'
C12	275.00'	3°18'12"	N8°45'24"W	15.85'	15.86'
C13	15.00'	82°04'19"	S48°08'27"E	19.70'	21.49'
C14	225.00'	14°19'24"	N83°39'42"E	56.10'	56.25'
C15	275.00'	25°45'49"	N77°56'29"E	122.62'	123.66'
C16	15.00'	82°04'19"	S49°47'15"W	19.70'	21.49'
C17	275.00'	20°18'56"	N18°54'33"E	97.00'	97.51'
C18	35.00'	61°28'07"	S1°40'03"E	35.77'	37.55'
C19	75.00'	164°05'10"	N49°38'28"E	148.56'	214.79'
C20	35.00'	61°28'07"	N79°03'00"W	35.77'	37.55'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	275.00'	29°46'04"	N85°05'58"E	141.27'	142.87'
C22	150.00'	80°07'13"	S39°57'23"E	193.08'	209.75'
C23	15.00'	90°00'00"	N44°53'47"W	21.21'	23.56'
C24	150.00'	12°08'34"	S84°01'56"W	31.73'	31.79'
C25	59.00'	275°29'48"	S33°45'56"W	79.34'	283.69'
C26	5.00'	93°33'10"	S55°15'46"E	7.29'	8.16'
C27	200.00'	12°08'34"	S84°01'56"W	42.31'	42.39'
C28	15.00'	90°00'00"	N45°06'13"E	21.21'	23.56'
C29	225.00'	12°08'34"	N5°58'04"W	47.60'	47.68'
C30	15.00'	90°00'00"	N57°02'21"W	21.21'	23.56'
C31	15.00'	90°00'00"	S32°57'39"W	21.21'	23.56'
C32	190.00'	55°16'58"	N74°23'59"W	176.28'	183.31'
C33	185.00'	103°13'36"	N81°37'35"E	290.02'	333.30'
C34	100.00'	49°34'43"	N35°11'51"W	83.86'	86.53'
C35	225.00'	110°23'30"	N44°47'15"E	369.50'	433.51'
C36	100.00'	80°07'13"	S39°57'23"E	128.72'	139.84'
C37	275.00'	12°08'34"	N5°58'04"W	58.17'	58.28'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: EYAL AVNON
TOLL SOUTHWEST LLC, A DELAWARE LIMITED LIABILITY
15347 SAN PEDRO
SAN ANTONIO, TX 78232
(210) 298-5400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EYAL AVNON 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 DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°49'39"E	154.99'
L2	S12°10'30"E	25.00'
L3	S12°02'21"E	10.27'
L4	S59°59'13"E	90.13'
L5	S59°53'38"E	50.00'
L6	N30°00'47"E	50.00'
L7	S59°59'14"E	56.16'
L8	S19°30'42"E	153.78'
L9	S12°02'21"E	159.34'
L10	N65°03'35"E	167.32'
L11	S24°56'25"E	50.00'
L12	N65°03'35"E	38.99'
L13	N64°31'09"E	106.00'
L14	N38°54'56"E	40.60'
L15	N79°12'44"E	41.16'
L16	N56°46'58"E	38.04'
L17	N54°53'28"E	40.64'
L18	S43°01'15"W	120.28'
L19	S71°11'46"E	132.68'
L20	S77°38'32"W	156.22'
L21	N86°49'42"W	123.95'
L22	S30°00'47"W	10.29'
L23	N30°00'47"E	10.21'
L24	S59°59'13"E	56.16'
L25	S0°06'13"W	78.95'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S89°53'47"E	63.55'
L27	N89°53'47"W	63.55'
L28	S0°06'13"W	68.32'
L29	N77°57'39"E	68.60'
L30	S89°34'53"W	11.72'
L31	S89°34'53"W	11.52'
L32	N77°57'39"E	68.83'
L33	S77°04'28"E	52.03'
L34	S54°01'34"E	50.50'
L35	S42°39'05"E	17.97'
L36	S86°56'07"E	76.73'
L37	N71°41'33"E	39.22'
L38	N46°49'36"E	62.07'
L39	S46°49'36"W	63.07'
L40	S54°29'59"W	30.00'
L41	S48°08'19"W	52.39'
L42	S65°03'35"W	45.00'
L43	S37°44'28"W	46.34'
L44	S65°03'35"W	68.83'

PLAT NUMBER 24-11800272

SUBDIVISION PLAT OF BOERNE STAGE ROAD UNIT 2

A 53.206 ACRES TRACT OF LAND IN BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 1-4, BLOCK 4, LOTS 7-28, 904, 905 BLOCK 6, LOTS 1-13 BLOCK 10, LOTS 1-5 BLOCK 11, LOTS 1-10 BLOCK 12,OUT OF A 162.194 ACRE TRACT RECORDED IN DOCUMENT 20220019811 AND ALL OF THAT 5.58 ACRE TRACT RECORDED IN DOCUMENT 20220155591 BOTH CONVEYED TO CHESMAR HOMES, LLC., TOGETHER WITH A 50-PERCENT INTEREST TO TOLL SOUTHWEST, LLC. IN DEED RECORDED IN DOCUMENT 20230230479 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE ANTONIO CRUZ SURVEY NO. 409, ABSTRACT 123, THE ANTON BEYER SURVEY NO. 366 1/2, ABSTRACT 76, W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, THE EDWARD HERNANDEZ SURVEY, ABSTRACT 349 AND THE J. KNIGHT SURVEY NO. 35, ABSTRACT 409, COUNTY BLOCK 4681, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: July 02, 2024

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BART SWIDER
CHESMAR HOMES, LLC
211 N LOOP 1604 E
SAN ANTONIO, TX 78232
(210) 957-3395

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART SWIDER 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 DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BOERNE STAGE ROAD UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF _____, A.D. 20 ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

BOERNE STAGE ROAD UNIT 2

Civil Job No. 12580-03; Survey Job No. 12580-00

Date: Jul. 2, 2024, 3:35 PM — User ID: JosephWarnell
File: P:\125\80\03\Design\Civil\Plat\PLAT258003.dwg