WATER POLLUTION ABATEMENT PLAN MODIFICATION

ENCINO RIO MEDICAL OFFICE BUILDING

20306 ENCINO LEDGE
SAN ANTONIO, BEXAR COUNTY, TEXAS

FOR

CBQ PROPERTIES LLC
P.O. BOX 591567
SAN ANTONIO, TEXAS 78259

PROJECT NO. 22-275

April 23, 2024
Revised July 29, 2024

PAUL M. MORAWSKI, P.E.
F-11533
8603 WALDON HEIGHTS
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www.morawskipe.com

Paul M. Morawski 2024.07.29 14:41:24 -05'00'

Table of Contents

1. 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.

<table>
<tr><td colspan="5">1. Regulated Entity Name:
ECINO RIO MEDICAL OFFICE BUILDING</td><td colspan="5">2. Regulated Entity No.:
105831408</td></tr>
<tr><td colspan="5">3. Customer Name:
CBQ PROPERTIES LLC</td><td colspan="5">4. Customer No.:
603580606</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td colspan="2">New</td><td colspan="2">Modification
X</td><td colspan="2">Extension</td><td colspan="2">Exception</td><td></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP</td><td>CZP</td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential X</td><td colspan="3">8. Site (acres):</td><td>2.0</td></tr>
<tr><td>9. Application Fee:</td><td colspan="2">$4,000.00</td><td colspan="4">10. Permanent BMP(s):</td><td colspan="3">1</td></tr>
<tr><td>11. SCS (Linear Ft.):</td><td colspan="2">0</td><td colspan="4">12. AST/UST (No. Tanks):</td><td colspan="3">0</td></tr>
<tr><td>13. County:</td><td colspan="2">BEXAR</td><td colspan="4">14. Watershed:</td><td colspan="3">SALADO CREEK</td></tr>
</table>

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
Region (1 req.)	___	___	___
County(ies)	___	___	___
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	X Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park X San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Rebecca Quiroz, MD Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 1·22·2024

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):	

2. GENERAL INFORMATION FORM (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: **DR. CARLOS QUIROZ, M.D.**

Date: **APRIL 2, 2024**

Signature of Customer/Agent:

Paul M. Moncrief 2024.07.28 07:14:35 -05'00' 2024.09.04 14:35:39 -05'00'

Project Information

1. Regulated Entity Name: **ENCINO RIO MEDICAL OFFICE BUILDING**
2. County: **BEXAR**
3. Stream Basin: **W. ELM CREEK**
4. Groundwater Conservation District (If applicable): **EDWARDS AQUIFER AUTHORITY**
5. Edwards Aquifer Zone:

   [X] Recharge Zone
   [ ] Transition Zone

6. Plan Type:

   [ ] WPAP
   [ ] SCS
   [X] Modification
   [ ] AST
   [ ] UST
   [ ] Exception Request

7. Customer (Applicant):

Contact Person: **DR. CARLOS QUIROZ, M.D.**
Entity: CBQ Properties, LLC
Mailing Address: **22439 OLD FOSSIL ROAD**
City, State: **SAN ANTONIO, TEXAS** Zip: **78261**
Telephone: **210-402-0138** FAX: **201-402-0051**
Email Address: **CQUIROZ11@HOTMAIL.COM**

8. Agent/Representative (If any):

Contact Person: **PAUL MORAWSKI**
Entity: **PAUL M. MORAWSKI, P.E.**
Mailing Address: **8603 WALDON HTS**
City, State: **SAN ANTONIO, TEXAS** Zip: **78254**
Telephone: **210-373-8771** FAX: _____
Email Address: **PAUL@MORAWSKIPE.COM**

9. Project Location:

[X] The project site is located inside the city limits of **SAN ANTONIO**.
[ ] The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
[ ] The project site is not located within any city's limits or ETJ.

10. [X] The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation. **FROM TCEQ OFFICE, TRAVEL NORTH ON JUDSON RD APPROX. 2.5 MI. TO LOOP 1604; THENCE WEST ON 1604 APPROX 5 MI. TO US 281; THENCE NORTH ON 281 APPROX 2 MI TO ENCINO RIO; THENCE EAST ON ENCINO RIO 0.3 MI TO ENCINO LEDGE. PROJECT IS ON THE NORTHEAST CORNER**

11. [X] **Attachment A – Road Map**. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12. [X] **Attachment B - USGS / Edwards Recharge Zone Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

[X] Project site boundaries.
[X] USGS Quadrangle Name(s).
[X] Boundaries of the Recharge Zone (and Transition Zone, if applicable).
[X] Drainage path from the project site to the boundary of the Recharge Zone.

13. [X] **The TCEQ must be able to inspect the project site or the application will be returned**. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

[ ] Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

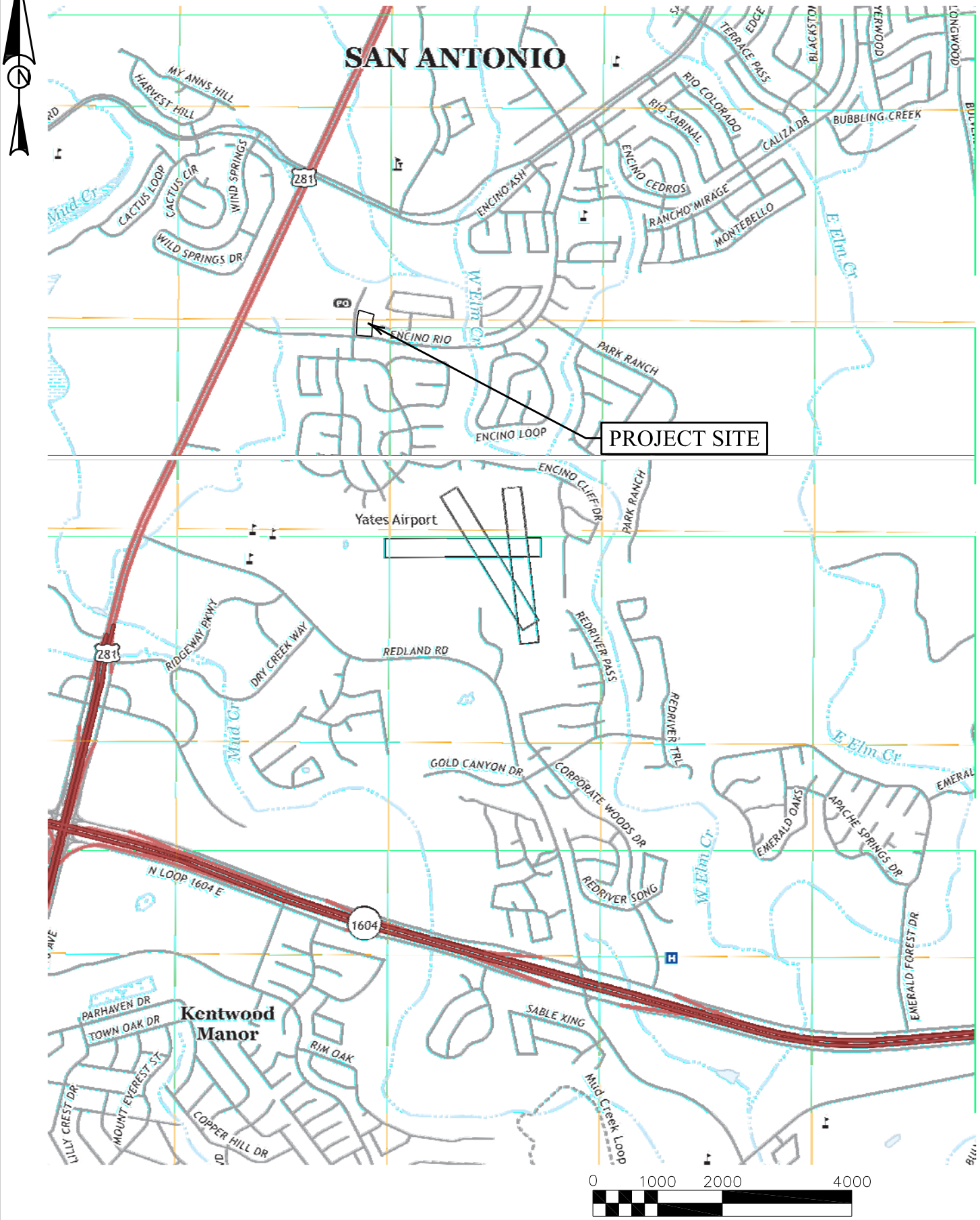
- [X] For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- [ ] For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- [ ] For a UST Facility Plan or Modification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

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

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

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

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



CBQ PROPERTIES LLC
20306 ENCINO LEDGE, SUITE 103
SAN ANTONIO, TEXAS 78259

PROJECT NUMBER:	22-275
SCALE:	H: 1"=2000'
DESIGNED BY:	P.M.M.
DRAWN BY:	P.M.M.

PAUL M. MORAWSKI, P.E.
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8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
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LOCATION MAP

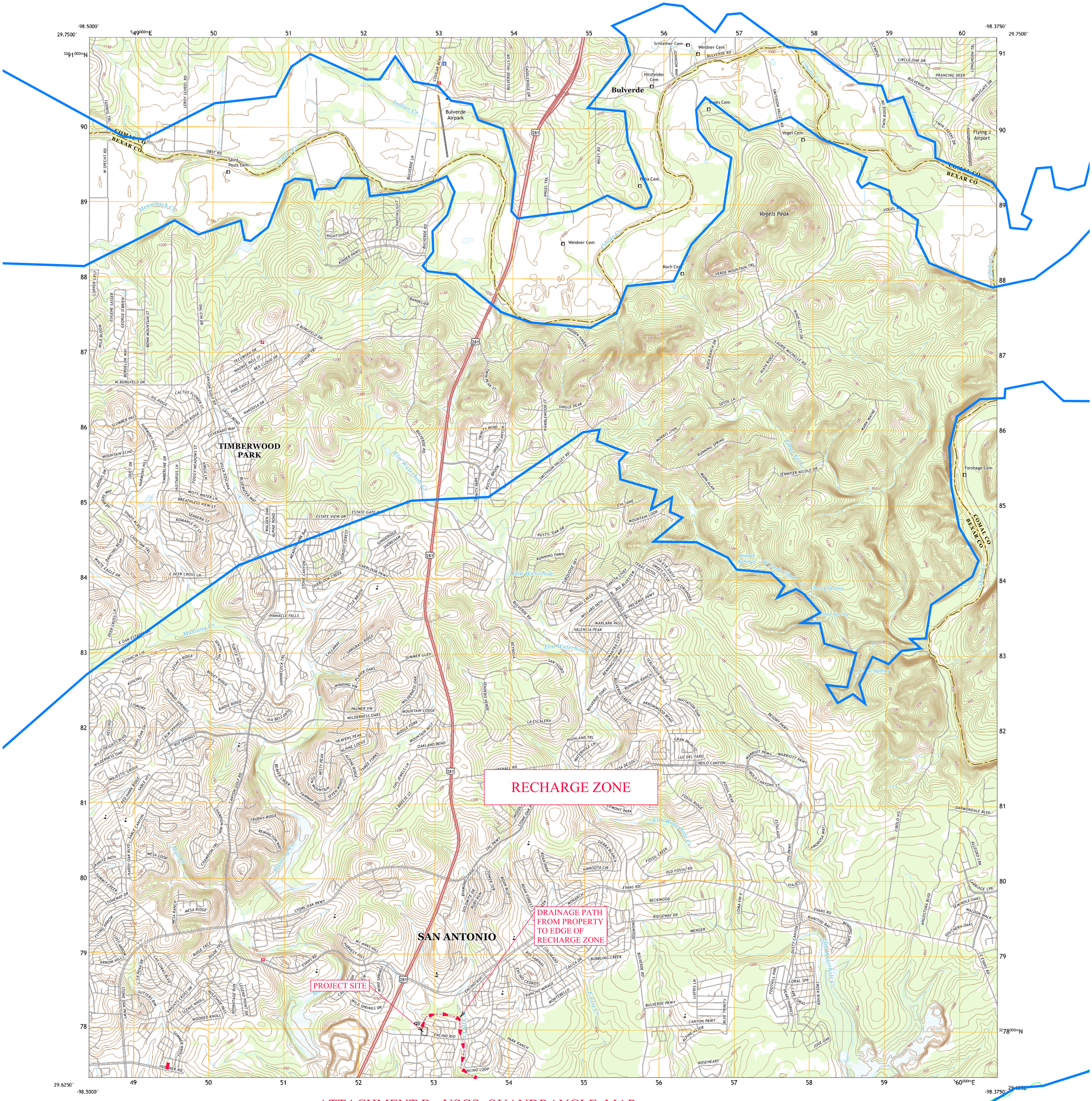
PARKING LOT EXPANTION
SAN ANTONIO, TEXAS

EXHIBIT
1

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

The National Map US Topo

BULVERDE QUADRANGLE
TEXAS
7.5-MINUTE SERIES



ATTACHMENT B - USGS QUANDRANGLE MAP

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, September 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2018
Hydrography.....National Hydrography Dataset, 2000 - 2018
Contours.....National Elevation Dataset, 2003 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

Wetlands.....FWS National Wetlands Inventory 1983

MN
GN
4°4' 72 MILS
0°17' 5 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

TEXAS
QUADRANGLE LOCATION

1 2 3
4 5
6 7 8
ADJOINING QUADRANGLES
1 Bergheim
2 Anhalt
3 Smithson Valley
4 Camp Bullis
5 Bat Cave
6 Castle Hills
7 Longhorn
8 Schertz

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

BULVERDE, TX
2019

NSN 7643016395300
NGA REF NO. USGSX24K6180

USGS
science for a changing world

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

The National Map
US Topo

LONGHORN QUADRANGLE
TEXAS - BEXAR COUNTY
7.5-MINUTE SERIES

DRAINAGE PATH FROM PROPERTY TO EDGE OF RECHARGE ZONE

RECHARGE ZONE

ARTISIAN ZONE

DRAINAGE PATH FROM PROPERTY TO EDGE OF RECHARGE ZONE

ATTACHMENT B1 - USGS QUANDRANGLE MAP

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

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Contours.....National Elevation Dataset, 2003 - 2004
Boundaries.....Multiple sources; see metadata file 2016 - 2017

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

MN
GN
0°17'
5 MILS
4°4'
72 MILS
UTM GRID AND 2018 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

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

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Camp Bullis
2 Bulverde
3 Bat Cave
4 Castle Hills
5 Schertz
6 San Antonio West
7 San Antonio East
8 Martinez

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

LONGHORN, TX
2019

NSN 7643016397088
NGA REF NO. USGSX24K26510

ATTACHMENT C -PROJECT DESCRIPTION

The project site is known as Lot 60, Block 20, NCB 17600 ENCINO PARK SUBDIVISION. The platted area is 2.00 acres. The site is the location of the Encino Rio Medical Building situated on the south half of the site. The remainder of the property to the north was left undisturbed during the construction ad completion of the previous project.

The existing development of the south 1 acre increased the impervious cove by about 64 percent with the remaining are being landscaped and lawn. The original project uses Vortechs Model Vx 7000 as the water quality treatment as well as areas of grassy swells. There will not be any modification of the existing facilities as the new construction flows entirely to the north away for the existing developed area. No water is diverted onto or away from the previously constructed site.

The site will remain being used as Medical Building, but with additional parking to the north.

The topography of the site is such that there are no significant off-site areas that drain unto the site. The existing project developed the south 1 acre of the site. Exhibit C-1 shows the existing and proposed improvements and a table showing the change in impervious cover.

The following tables show the weighted coefficient of runoff for the development conditions.

PRE-DEVELOPMENT

Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	27865	26472
PERVIOUS	0.44	59618	26232
		87483	52704
		Cw=	0.60

POST-DEVELOPMENT

Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	34915	33169
PERVIOUS	0.44	52568	23130
		87483	56299
		Cw=	0.64

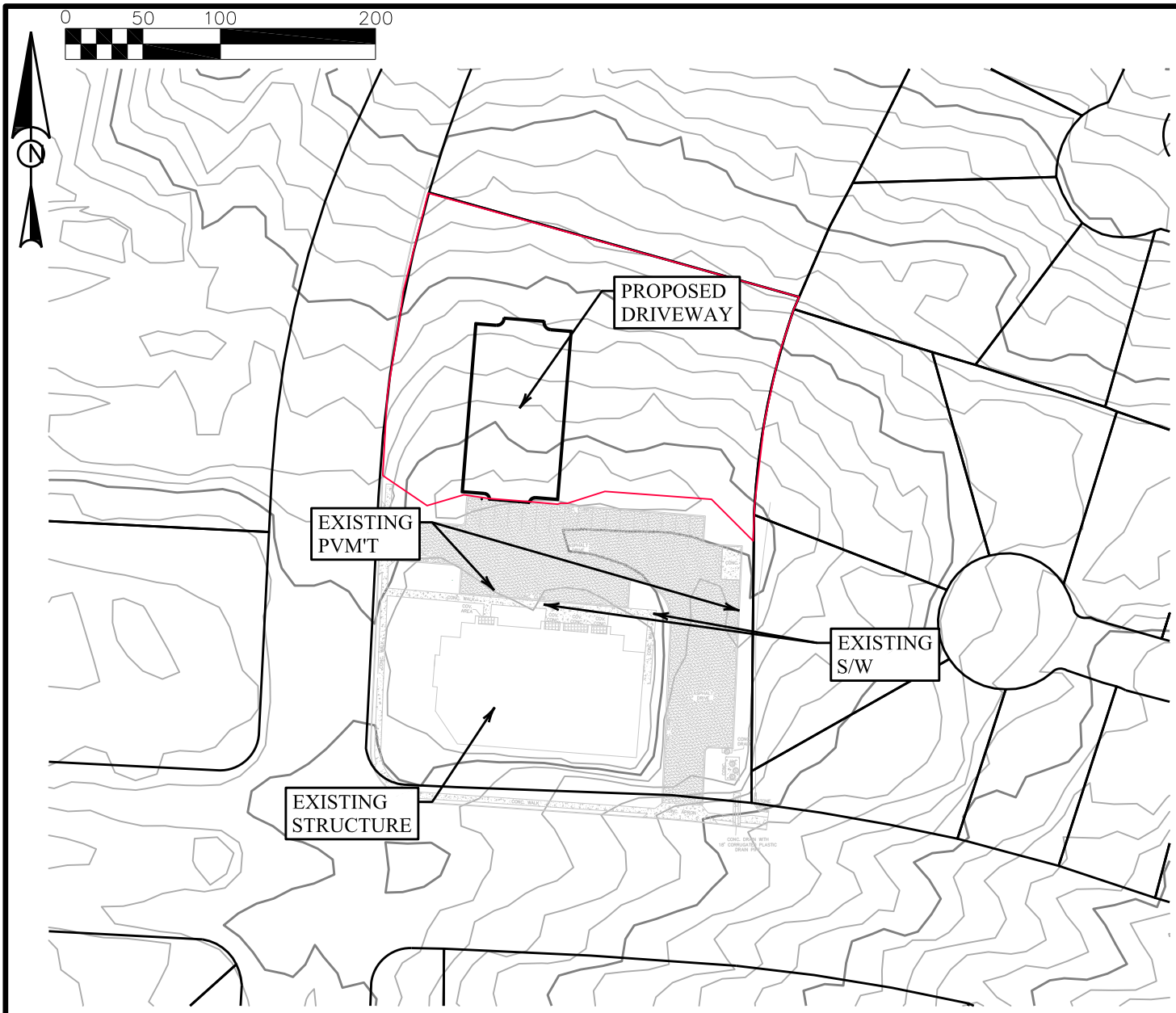
The project is for the construction of a new parking lot as an extension of the existing parking lot that exist on the north side of the existing building. There are no structures to be demolished. The parking lot is to be constructed so as to follow the existing grades. Per the City of San Antonio requirements for storm water management, the stormwater runoff from the parking lot will be

collected in a detention pond which is located at the north end of the parking lot. The controlled flow will the exit the detention pond and flow into the grass swale that is designed to act as the permanent water pollution abatement plan. A 0.6 acre portion of the area to the east will be left in its current undeveloped state.

Approximately 0.4 acres of land will be disturbed on the site by construction activities. These activities will be subject to a Storm Water Pollution Prevention Plan that will be maintained for the site and temporary BMPs will be implemented to prevent erosion and sedimentation until the permanent BMPs. All areas not covered by the new pavement will be stabilized with either sod or landscaping when construction is complete and before the removal of temporary BMPs.

There will not be any storage of regulated quantities of hazardous materials. The San Antonio Water System supplies the potable water ad collects the wastewater form the existing building. Now new connection to the water and wastewater are being made.

Exhibit C-1 – IMPERVIOUS COVER MAP shows the changes of impervious cover of the site.



PERVIOUS/IMPERVIOUS COVER TABLE				
	EXISTING		PROPOSED	
	PERVIOUS	IMPERVIOUS	PERVIOUS	IMPERVIOUS
DESCRIPTION	*S.F.*	*S.F.*	*S.F.*	*S.F.*
GRASS/LANDSCAPE	59618	0	52568	0
DRIVEWAY/PARKING	0	16040	0	23090
BUILDING/STRUCTURE	0	10240	0	10240
FLATWORK	0	1585	0	1585
GRAVEL	0	0	0	0
MISC	0	0	0	0
SUBTOTAL	59618	27865	52568	34915
TOTAL PROJECT AREA	87483		87483	
CHANGE IN IMPERVIOUS COVER	**7050**			

PERCENT CHANGE = 8%

CBQ PROPERTIES LLC
20306 ENCINO LEDGE, SUITE 103
SAN ANTONIO, TEXAS 78259

PROJECT NUMBER: 22-275
SCALE: H: 1"=100'
DESIGNED BY: P.M.M.
DRAWN BY: P.M.M.

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SAN ANTONIO, TEXAS 78254
(210) 373-8771
paul@morawskipe.com • www.morawskipe.com

IMPERVIOUS COVER MAP

PARKING LOT EXPANTION
SAN ANTONIO, TEXAS

EXHIBIT C-1

The following is the impact to the 1-acre area proposed to be improved by adding the parking:

PERVIOUS/IMPERVIOUS COVER TABLE				
	EXISTING		PROPOSED	
	PERVIOUS	IMPERVIOUS	PERVIOUS	IMPERVIOUS
DESCRIPTION	*S.F.*	*S.F.*	*S.F.*	*S.F.*
GRASS/LANDSCAPE	43560	0	36510	0
DRIVEWAY/PARKING	0	0	0	7050
BUILDING/STRUCTURE	0	0	0	0
FLATWORK	0	0	0	0
GRAVEL	0	0	0	0
MISC	0	0	0	0
SUBTOTAL	43560	0	36510	7050
TOTAL PROJECT AREA	43560		43560	
CHANGE IN IMPERVIOUS COVER	**7050**			
	PERCENT CHANGE =		16%	

PRE-DEVELOPMENT			
Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	0	0
PERVIOUS	0.44	43560	19166
		43560	19166
		Cw=	0.44
POST-DEVELOPMENT			
Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	7050	6698
PERVIOUS	0.44	36510	16064
		43560	22762
		Cw=	0.52

The following is the impact to the entire 2-acre area with the proposed added parking:

PERVIOUS/IMPERVIOUS COVER TABLE				
	EXISTING		PROPOSED	
	PERVIOUS	IMPERVIOUS	PERVIOUS	IMPERVIOUS
DESCRIPTION	*S.F.*	*S.F.*	*S.F.*	*S.F.*
GRASS/LANDSCAPE	59618	0	52568	0
DRIVEWAY/PARKING	0	16040	0	23090
BUILDING/STRUCTURE	0	10240	0	10240
FLATWORK	0	1585	0	1585
GRAVEL	0	0	0	0
MISC	0	0	0	0
SUBTOTAL	59618	27865	52568	34915
TOTAL PROJECT AREA	87483		87483	
CHANGE IN IMPERVIOUS COVER	**7050**			
	PERCENT CHANGE =		8%	

Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	27865	26472
PERVIOUS	0.44	59618	26232
		87483	52704
		Cw=	0.60
POST-DEVELOPMENT			
Description	**C**	**A**	**CA**
IMPERVIOUS	0.95	34915	33169
PERVIOUS	0.44	52568	23130
		87483	56299
		Cw=	0.64

2. GEOLOGIC ASSESSMENT FORM (TCEQ-0585)

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

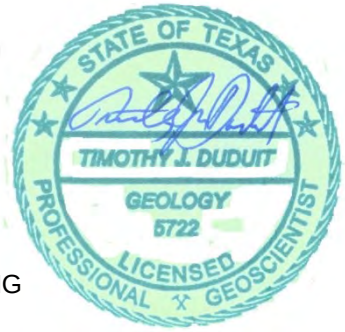
Print Name of Geologist: Timothy J. Duduit Date: May 6, 2024

Telephone: 2108876676

Fax: _____

Representing: Timothy Jay Duduit, #5722 (Name o[illegible]E registration number)

Signature of Geologist:



Regulated Entity Name: ~~XXXXXXXXXXXXXXXXX~~ CBQ PROPERTIES, LLC
ENCINO RIO MEDICAL OFFICE BUILDINNG

Project Information

1. Date(s) Geologic Assessment was performed: May 6, 2024
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Crawford, stoney and Bexar Soils 0 to 5% slopes	D	0-1

** Soil Group Definitions (Abbreviated)*

A. *Soils having a high infiltration rate when thoroughly wetted.*
B. *Soils having a moderate infiltration rate when thoroughly wetted.*
C. *Soils having a slow infiltration rate when thoroughly wetted.*
D. *Soils having a very slow infiltration rate when thoroughly wetted.*

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

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

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

   Applicant's Site Plan Scale: 1" = 20'
   Site Geologic Map Scale: 1" = 20'
   Site Soils Map Scale (if more than 1 soil type): 1" = _____'

9. Method of collecting positional data:

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

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

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

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

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

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

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

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

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

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: CBQ PROPERTIES, LLC

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
NO	GEOLOGIC	FEATURES FOUND				X	Y	Z		10						<40	>40	<1.6	>1.6	

* DATUM:_____

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

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

Date: 5/6/24

Sheet __1____ of __1____

STATE OF TEXAS
TIMOTHY J. DUDUIT
GEOLOGY
5722
LICENSED
PROFESSIONAL GEOSCIENTIST

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

ATTACHMENT B
SITE SPECIFIC
STRATIGRAPHIC COLUMN

System	Group	Formation	Function	Member or Informal Unit	Function	Thickness Feet	Lithology	Hydrostratigraphy
Cretaceous	Edwards	Kainer (Edwards Aquifer)	AQ	Grainstone	AQ	50 - 60	Limestone, hard, millolid grainstone with associated beds of marly mudstones and wackestones.	Shallow water, lagoonal sediment deposited in a moderately high energy environment. A cavernous honeycombed layer commonly occurs near the middle of the subdivision. Interparticle porosity is locally significant.
				Dolomitic (includes Kirschberg evaporite)	AQ	150 - 200	Limestone, calcified dolomite, and dolomite. Leached, evaporitic rocks with breecias toward top. Dolomite occurs principally in the saline zone of the aquifer.	Supratidal deposits towards top. Mostly tidal to subtidal deposits below. Very porous and permeable zones formed by boxwork porosity in breccias or by burrowed zones.
				Basal Nodular Bed	CB	40 - 70	Limestone, hard, dense clayey; nodular, mottled, stylolitic.	Subtidal deposits. Negligible porosity and permeability.
	Trinity	Glen Rose	CB	Upper part of Glen Rose	CB	300 - 400	Limestone, dolomite, shale and marl. Alternating beds of carbonates and marls. Evaporites and dolomites toward top; variable bedding.	Supratidal and shoreline deposits towards top. Tidal to subtidal deposits below. Unit has little vertical permeability but has moderate lateral permeability.
				Lower part of Glen Rose	AQ	200 - 250	Massive limestone with few thin beds of marl.	Marine deposits - caprinid reef zones and porous and permeable honeycomb porosity near the base.

AQ - Aquifer CB - Confining Bed

(Modified from U.S. Geological Survey Open-File Report 83-537, R. W. Maclay and T. A. Small, 1984)

Attachment C

Site Specific Geology and Soil Characteristics

Parking Lot Expansion, NEC Encino Rio & Encino Ledge, San Antonio, Texas

Area Geologic Setting

The site is located in the Balcones fault zone, which separates the Edwards Plateau from the Gulf Coastal Plain physiographic province. The Balcones fault zone is a series of steep angle, normal faults that generally strike northeast-southwest. Active movement in the Balcones fault zone ceased during the Miocene Epoch. The intense, close spaced faulting along the Balcones fault zone combined with the various rock types of the upper Cretaceous section exposed in central Texas makes rapid changes in rock and soil type the norm rather than the exception.

The depositional environment and lithology of the Edwards Group limestones changes from Kinney County in southwest Texas to Hays County east of San Antonio. The site is located in the San Marcos Arch depositional province.

The entire Edwards Formation is approximately 350 feet thick in the area. The rocks that comprise the Edwards Group include hard, dense calcium carbonate limestone and some magnesium carbonate limestone called dolomite. These limestones are made up of the shells of invertebrate animals that inhabited the shallow seas of the lower Cretaceous period. These shells range from large, reef forming clams to microscopic foraminifers that secrete shells of the mineral calcite or aragonite, which is composed of calcium carbonate. Aragonite shells are more soluble in water, especially the slightly acid, normal rainwater that contains a weak carbonic acid. The wide ranges of specific minerals making up the shells that compose the limestone are soluble in water in differing amounts. The preferential dissolution of fossil shells gives rise to many of the geologic features observed in rocks of the Edwards Group limestone.

The intense faulting and fracturing of the limestone rocks in the Balcones fault zone and the varying ability of minerals to be dissolved by groundwater lead to the formation of the geologic features that are mapped within the Edwards Aquifer Recharge Zone. The combination of faulting, fracturing, rock dissolution, mineral deposition, erosion, and geologic time produce the caves, closed depressions, fractured rock outcrops, fault zones, solution cavities, and vugular rock features which are mapped during a Geologic Assessment. The characteristics and physical settings of these geologic features are described to assign a relative infiltration rate and potential recharge ranking to assist in managing the resource of the Edwards Aquifer.

Site Geology

The project site is located in the outcrop of the Edwards Group, according to the Texas Geology Web Map Viewer. The project site is also shown to be underlain by the outcrop of the Kainer Formation, as shown on the National Geologic Map Database (https://ngmdb.usgs.gov/mapview/?center=-98.377,29.694&zoom=14). Several outcrops near the site showed it to be underlain by the hard, light gray Cretaceous-age Kainer Formation.

Geologic mapping of the project site confirmed the basic stratigraphy and aerial photographs and geologic mapping confirmed that no faults occurred on the project site. See attached Geologic Location Map.

The soil at the site is the Crawford, stoney and Bexar Soils 0 to 5% slopes, according to the USDA Web soil survey (https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx). The thickness of the soil is estimated from outcrops on the site.

Site Structural Geology

The project site appears to be unaffected by faulting, as no evidence of offset was noted over the site during the field mapping or aerial photograph review.

Geologic Features

Due to the extensive type D soil cover, no outcrops of the Kainer Formation were observed on the project site. No geologic features were noted on the project site. A photo of the Site is shown below.

In general, there appears to be little or no potential for fluid movement from the surface of the project site to the Edwards Aquifer due to the lack of karstic features, the lack of rock outcrops at the site, and the presence of Group D clay soil at the project site.

View to the northeast of typical scattered rock exposures; no geologic features found.

Inbox (80) - timduduit@gmail | MapView (beta) | NGMDB

ngmdb.usgs.gov/mapview/?center=-98.462,29.624&zoom=15

Relaunch to update

MapView Beta by the NGMDB

MapView lets you explore some of our favorite geologic maps from the NGMDB (USGS/AASG). Note this interface is in beta, so feel free to send us any comments, bug reports, and suggestions as we continue to improve the interface.

22 maps at this point (Get full citation list)

Near: San Antonio, TX, 78259 (Lng: -98.454, Lat: 29.631, Elev: 1011 ft.)

Filter Maps by the Following Scale Bin

All | 500K | 250K | 125K | 100K | 62K | 48K | 24K

Promote Maps by: Selected | Bedrock | Surficial

Selected Geologic Maps Here (NGMDB Map Catalog)

Filter results by title or author keyword

Sync Record Table Returns with Selected Scale Bin

Title | Author | Agency | Year | Scale

Clark, A.K., Golab, J.A., Morris, R.R., and Pedraza, D.E., 2023, Geologic framework and hydrostratigraphy of the Edwards and Trinity Aquifers within northern Bexar and Comal Counties, Texas, U.S. Geological Survey, Scientific Investigations Map 3510, 1:24,000. Bed In View

Clark, A.K., Golab, J.A., and Morris, R.R., 2016, Geologic framework and hydrostratigraphy of the Edwards and Trinity aquifers within northern Bexar and Comal Counties, Texas [superseded by USGS SIM-3510], U.S. Geological Survey, Scientific Investigations Map SIM-3366, 1:24,000. Bed GIS In View

More Info

Go To

Inspect

Comment

Image 1 of 1 –
Geologic framework and hydrostratigraphy of the Edwards and Trinity aquifers within northern Bexar and Comal Counties, Texas

Soller, D.R., Reheis, M.C., Garrity, C.P., and Van Sistine, D.P., 2009, Map database for surficial materials in the conterminous United States, U.S. Geological Survey, Data Series DS-425, 1:5,000,000. Surf GIS

Stoeser, D.B., Shock, Nancy, Green, G.N., Dumonceaux, G.M., and Heran, W.D., 2006, Geologic map database of Texas, U.S. Geological Survey, Data Series DS-170, 1:500,000. Bed

29.630938, -98.453808

PROJECT LOCATION

GEOLOGIC LOCATION MAP
ENCINO LEDGE PARKING

FROM: NGMDB.USGS.GOV/MAPVIEW/?CENTER=-98.462,29.624&ZOOM-15

Map Overlay Opacity

29 37 051N 098 27 013W

DMS | DD | UTM | MGRS | USNG

Reference On | Blend Off

Scale 1:18,056

0.2 mi

ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

ENCINO RIO
(VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

T.B.M.

N 01°54'38" E 167.54'

C4

C3

C2

C1

L1

R.D.

N 85°14'51" W 125.93'

S 74°14'10" E 242.88'

S 12°38'29" W 199.62'

25' B.S. (PER PLAT)(9511/58)

14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)

14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (16282/1602)

LOT 60, BLOCK 20
N.C.B. 17600
87,483 SQ. FT.
2.008 ACRES

Kek

Kek

Kek

Kek

STONE OAK CONGREGATION OF JEHOVAH'S WITNESSES 2.384 ACRES VOLUME 16282, PAGE 1602

12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)

1' NON-ACCESS ESM'T. (VOL. 9100, PGS. 34-35)

12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)

LOT 51

LOT 52

LOT 50

LOT 37

ENCINO PARK SUBDIVIDION
UNIT 8
VOLUME 9100, PAGES 34-35

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
C2	1250.00'	52.79' (52.72')	52.78'	N 84°21'57" W	2°25'10"
C3	25.00'	38.96' (39.27')	35.13'	N 42°23'16" W	89°16'57"
C4	870.53'	199.50' (199.32')	199.06'	N 09°45'02" E	13°07'49"

LINE	BEARING	DISTANCE
L1	N 87°38'47" W	33.55'
	(N 87°22'43" W)	(33.45')

NOTE:
1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

Kek - Kainer Formation

GEOLOGIC ASSESSMENT ATTACHMENT D

SITE GEOLOGIC MAP

0 10 20 40
1"=20'

STATE OF TEXAS
TIMOTHY J. DUDUIT
GEOLOGY
5722
LICENSED
PROFESSIONAL GEOSCIENTIST

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 • (210) 373-8771

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

PARKING EXPANSION PROJECT

4. MODIFICATION OF PREVIOUSLY APPROVED PLAN (TCEQ-0590)

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: DR. CARLOS QUIROZ, M.D.

Date: APRIL 2, 2024

Signature of Customer/Agent:

2024.07.28 17:52:21 -05'00'
2024.09.04 14:34:51 -05'00'

Project Information

1. Current Regulated Entity Name: ENCINO RIO MEDICAL OFFICE BUILDING
   Original Regulated Entity Name: ENCINO RIO MEDICAL OFFICE BUILDING
   Regulated Entity Number(s) (RN): RN105831408
   Edwards Aquifer Protection Program ID Number(s): 13-09103001
   [X] The applicant has not changed and the Customer Number (CN) is: 603580606
   [ ] The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

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

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	0.99	2.0
Type of Development	COMMERCIAL	COMMERCIAL
Number of Residential	0	0
Lots	1	1
Impervious Cover (acres)	0.68	0.80
Impervious Cover (%	68.69	40.08
Permanent BMPs	VORTECH	VORTECH
Other	GRASSY SWALE	GRASSY SWALE

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

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

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

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

6. [X] **Attachment C: Current Site Plan of the Approved Project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - [X] 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. [x] The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   - [ ] Acreage has not been added to or removed from the approved plan.

8. [x] 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 15, 2010

Dr. Carlos Quiroz, M.D.
CBQ Properties, LLC.
22439 Old Fossil Rd.
San Antonio, Texas 78261-3012

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Encino Rio Medical Office Building; Located on the northeast corner of Encino Rio and Encino Ledge; San Antonio, Texas
TYPE OF PLAN: Request for the Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer;
Edwards Aquifer Protection Program ID No. 2896.00; Investigation No. 781780; Regulated Entity No. RN105831408

Dear Dr. Quiroz:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Application for the above-referenced project submitted to the San Antonio Regional Office by KFW Engineers on behalf of CBQ Properties, LLC. on October 30, 2009. Final review of the WPAP was completed after additional material was received on January 5, 2010. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 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 commercial project will have an area of approximately 0.99 acres. It will include the construction of one medical office building and parking area with two associated access drives. The impervious cover will be 0.68 acres (68.6 percent). Project wastewater will be disposed of by conveyance to the existing Salado Creek Water Recycling Center owned by the San Antonio Water System.

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, one grassy swale and one Vortech unit (Model Vx7000), 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 555 pounds of TSS generated from the 0.68 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. A summary of the approved measures is provided in the table below.

Watershed Area	Permanent BMP	Drainage Area (acres)	Impervious Cover (acres)	Req. TSS Removal (lb/yr)	Design TSS Removal (lb/yr)
DA-1	Vortech (Model Vx7000)	0.59	0.54	440.64	482.76
DA-2	Grassy Swale	0.24	0.10	82	74
*DA-3	None	0.02	0.02	16	---
*DA-4	None	0.04	0.02	16	---
Total	---	**0.89**	**0.68**	**554.64**	**556.76**

* Uncaptured areas consisting of the two access drives.

The grassy swale will consist of the following:

- the grassy swale will have a 2 percent slope;
- the maximum side slope will be 3:1;
- the bottom width of the grassy swale will be 5 feet;
- the minimum length of the grassy swale will be 69 feet (80 feet provided); and
- the minimum vegetated cover will be 80%.

GEOLOGY

According to the geologic assessment included with the application, the site lies over the Kainer Formation of the Edwards Group. No features were reported within the assessment. The San Antonio Regional Office site assessment conducted on December 12, 2009 revealed that the site was generally as described in the application.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. 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.

III. Both the grassy swale and the Vortech unit (Model Vx7000) are to be certified in accordance with Standard Condition No. 18, below.

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

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

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

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

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The 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.

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

During Construction:

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

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

11. 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. 6, above.

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

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

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

15. Intentional discharges of sediment laden storm 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.

16. 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.

17. 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.

<u>After Completion of Construction</u>:

18. 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.

19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having

ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

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

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

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

If you have any questions or require additional information, please contact Javier Anguiano of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4019.

Sincerely,

for Mark R. Vickery, P.G., Executive Director
Texas Commission on Environmental Quality

MRV/JA/eg

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

cc: Mr. Blaine Lopez, P.E., KFW Engineers
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, P.E., Bexar County Public Works
Ms. Velma Danielson, Edwards Aquifer Authority
TCEQ Central Records, Building F, MC 212

ATTACHMENT B -NARRATIVE OF PROPOSEED MODIFICATION

The project site is known as Lot 60, Block 20, NCB 17600 ENCINO PARK SUBDIVISION. The platted area is 2.00 acres. The site is the location of the Encino Rio Medical Building situated on the south half of the site. The remainder of the property to the north was left undisturbed during the construction ad completion of the previous project.

The existing development of the south 1 acre increased the impervious cove by about 64 percent with the remaining are being landscaped and lawn. The original project uses Vortechs Model Vx 7000 as the water quality treatment as well as areas of grassy swells. There will not be any modification of the existing facilities as the new construction flows entirely to the north away for the existing developed area. No water is diverted onto or away from the previously constructed site.

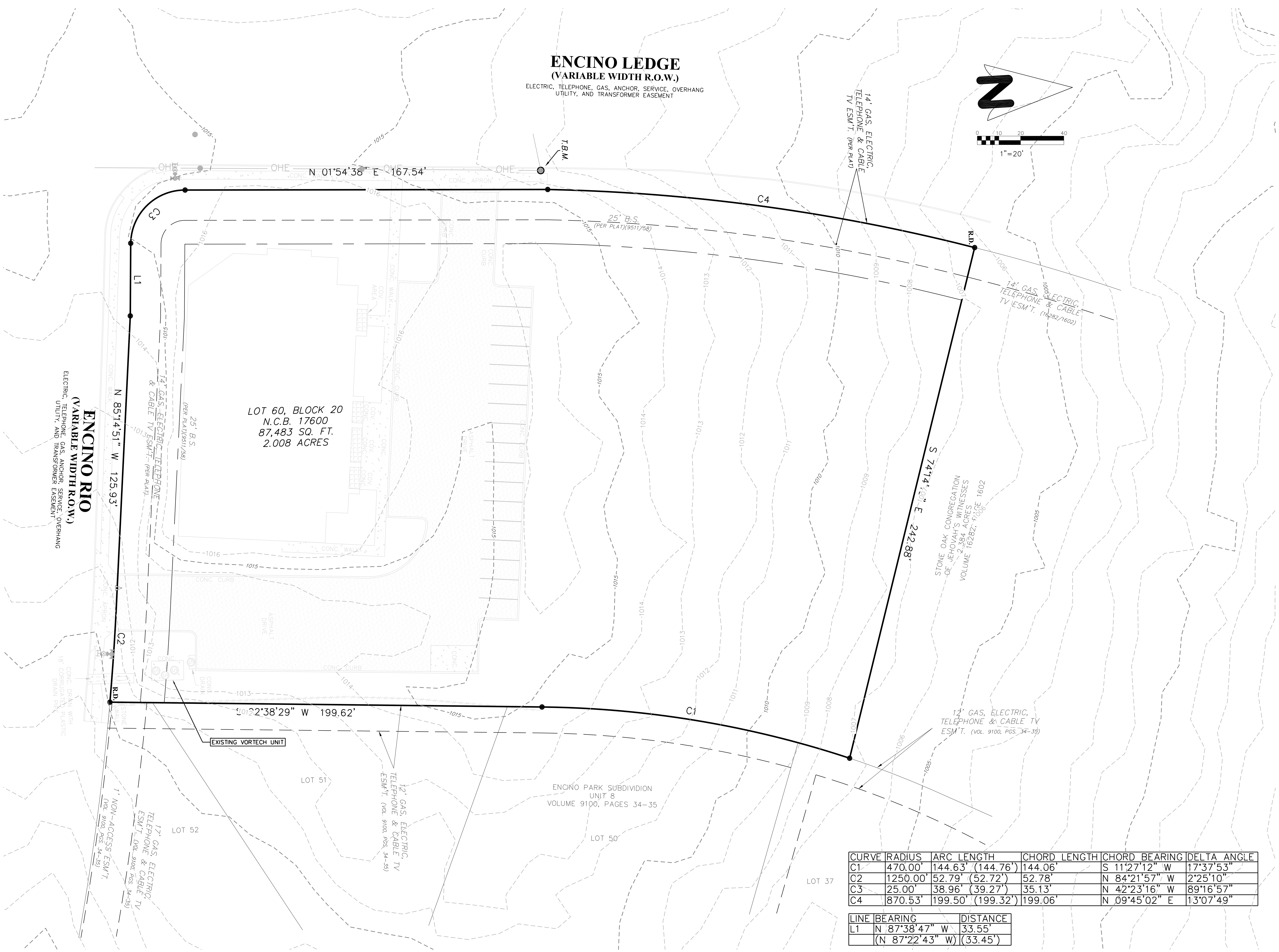
The site will remain being used as Medical Building, but with additional parking to the north.

The topography of the site is such that there are no significant off-site areas that drain unto the site. The existing project developed the south 1 acre of the site. Exhibit C-1 shows the existing and proposed improvements and a table showing the change in impervious cover.

The project is for the construction of a new parking lot as an extension of the existing parking lot that exist on the north side of the existing building. There are no structures to be demolished. The parking lot is to be constructed so as to follow the existing grades. Per the City of San Antonio requirements for storm water management, the stormwater runoff from the parking lot will be collected in a detention pond which is located at the north end of the parking lot. The controlled flow will the exit the detention pond and flow into the grass swale that is designed to act as the permanent water pollution abatement plan. A 0.6-acre portion of the area to the east will be left in its current undeveloped state.

Approximately 0.4 acres of land will be disturbed on the site by construction activities. These activities will be subject to a Storm Water Pollution Prevention Plan that will be maintained for the site and temporary BMPs will be implemented to prevent erosion and sedimentation until the permanent BMPs. All areas not covered by the new pavement will be stabilized with either sod or landscaping when construction is complete and before the removal of temporary BMPs.

There will not be any storage of regulated quantities of hazardous materials. The San Antonio Water System supplies the potable water ad collects the wastewater form the existing building. Now new connection to the water and wastewater are being made.


ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT
N
1"=20'
T.B.M.
N 01°54'38" E 167.54'
C4
C3
L1
R.D.
14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)
25' B.S. (PER PLAT)(9511/58)
LOT 60, BLOCK 20
N.C.B. 17600
87,483 SQ. FT.
2.008 ACRES
ENCINO RIO
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT
N 85°14'51" W 125.93'
S 74°14' E 242.88'
STONE OAK CONGREGATION OF JEHOVAH'S WITNESSES
2.384 ACRES
VOLUME 16282, PAGE 1602
C2
C1
EXISTING VORTECH UNIT
12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)
LOT 51
LOT 52
LOT 50
LOT 37
ENCINO PARK SUBDIVIDION
UNIT 8
VOLUME 9100, PAGES 34-35
1' NON-ACCESS ESM'T. (VOL. 9100, PGS. 34-35)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
C2	1250.00'	52.79' (52.72')	52.78'	N 84°21'57" W	2°25'10"
C3	25.00'	38.96' (39.27')	35.13'	N 42°23'16" W	89°16'57"
C4	870.53'	199.50' (199.32')	199.06'	N 09°45'02" E	13°07'49"

LINE	BEARING	DISTANCE
L1	N 87°38'47" W	33.55'
	(N 87°22'43" W)	(33.45')

NOTE:
1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

EXHIBIT C

REV | DATE | BY | DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

EXISTING SITE

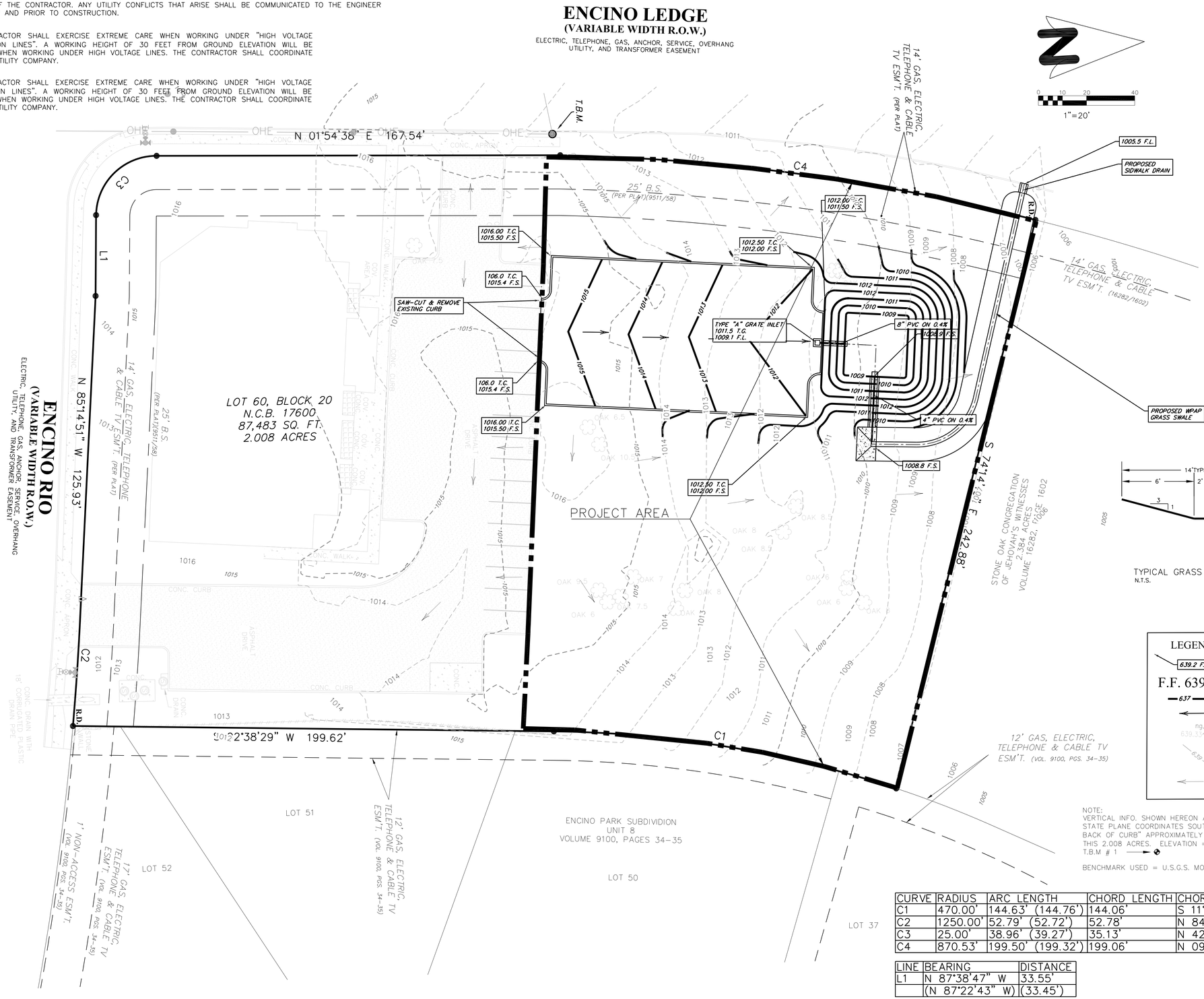
PARKING EXPANSION PROJECT

CAUTION:
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM SEWERS, CULVERTS, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC LINES, DUCTBANKS, LANDSCAPE IRRIGATION LINES, GAS LINES. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



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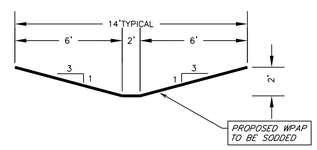
1"=20'



TYPICAL GRASS SWALE SECTION
N.T.S.

LEGEND

639.2 F.S.	PROPOSED SPOT ELEVATION
F.F. 639.65	PROPOSED FLOOR ELEVATION
637	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
ng 639.33	EXISTING SPOT ELEVATION
638	EXISTING CONTOUR
	EXISTING FLOW ARROW

NOTE:
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID. T.B.M. #1 = "SCRIBED X IN BACK OF CURB" APPROXIMATELY 202 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THIS 2.008 ACRES. ELEVATION = 1,013.36'
T.B.M # 1
BENCHMARK USED = U.S.G.S. MONUMENT AY0934

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
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1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

ATTACHMENT C.1

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 • (210) 373-8771

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

WATER POLLUTION ABATEMENT PLAN MODIFICATION
PARKING EXPANSION PROJECT

SHEET

5. APPLICATION FORM WATER ABATEMENT PLAN APPLICATION (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: **DR. CARLOS QUIROZ, M.D.**

Date: **JULY 29, 2024**

Signature of Customer/Agent:

'Paul M. Moncrief' 2024.07.29 12:52:47 -05'00' 2024.09.04 14:35:42 -05'00'

Regulated Entity Name: ENCINO RIO MEDICAL OFFICE BUILDING

Regulated Entity Information

1. The type of project is:

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

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

3. Estimated projected population: N.A.

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	10,966	÷ 43,560 =	0.25
Parking	17,985	÷ 43,560 =	0.41
Other paved surfaces	1,449	÷ 43,560 =	0.03
Total Impervious Cover	30,400	÷ 43,560 =	0.70

Total Impervious Cover 0.70 **÷ Total Acreage** 2 **X 100 =** 35 **% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   [ ] Concrete
   [ ] Asphaltic concrete pavement
   [ ] Other: _____

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

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

10. Length of pavement area: _____ feet.

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

11. [ ] A rest stop will be included in this project.

    [ ] A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

0 % Domestic	0 Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

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

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. [X] The drainage patterns and approximate slopes anticipated after major grading activities.

23. [X] Areas of soil disturbance and areas which will not be disturbed.

24. [X] Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. [X] Locations where soil stabilization practices are expected to occur.

26. [ ] Surface waters (including wetlands).

    [X] N/A

27. [ ] Locations where stormwater discharges to surface water or sensitive features are to occur.

    [X] There will be no discharges to surface water or sensitive features.

28. [X] Legal boundaries of the site are shown.

Administrative Information

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

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

ATTACHMENT A - FACTORS AFFECTING WATER QUALITY

Material that are anticipated to be used on the site that could be a potential source of contamination:

1. Concrete and Masonry materials
2. Wood, plastic and metal materials
3. Tar and hydrocarbons from paving operations
4. Oil, grease, fuel and hydraulic fluid from construction equipment
5. Fertilizers, herbicides and pesticides
6. Cleaning detergents and solutions
7. Miscellaneous construction trash and debris
8. Soil erosion and sedimentation due to construction activity

Ultimate Use

1. Pollutants generated from vehicles utilizing the site
2. Fertilizers, herbicides and pesticides used in maintaining the site
3. Miscellaneous trash and debris generated from the public

All practical management practices will be used to reduce the risk of spills and other exposure of ay contaminant to surface or ground water.

ATTACHMENT B – VOLUME AND CHARACTER OF STORM WATER

The site contains 2 acres of land the has storm water flowing in two directions. One acre flows in a southerly direction and was the developed previously as Encino Rio Medical Office Building. This area was covered under the Original Water Pollution Abatement Plan. The portion of the site where the storm water runoff flows in a northerly direction was excluded. The modification of this plan will include the one acre to the north. There are no changes to the existing facilities in the southern drainage area of the site which was the subject the original WPAP.

SOUTH ONE ACRE AREA (Original WPAP)

The existing condition of this one acre area was undeveloped with no impervious cover and having a natural slope of one percent. This project was to constructed an office building with parking which added 0.68 acres of impervious cover. This area was designed with two concentrated discharge points.

The first concentrated discharge point has a drainage area if 0.59 acres ow which 0.54 acres is impervious. This area flows to the existing permanent BMP consisting of a Vortechs Model Vx 7000 filtrations system. A storm water inlet collects the storm water from the existing parking lot having a slope of one percent and is routed through the Vortechs system and discharges said filtered water to an open channel that flows to Encino Rio. This storm water ultimately flows into Mud Creek. The original calculations were based on a 92 percent impervious cover and a runoff coefficient of 0.96. Base on a time of concentration of 7 minutes and using Bexar County Rainfall intensities and rational method, the computed runoff for the 25-year storm is 4.64 c.f.s and the 100-years storm is 5.53 c.f.s. For a rainfall intensity of 1.1 inches per hour the runoff is 0.62 c.f.s.

The second concentrated discharge point has a drainage area of 0.24 acres of which 0.10 acres is impervious and flows to the existing permanent BMP grassy swale. The swale was designed a trapezoidal swale with a five-foot bottom width and a slope of 2 percent. This storm water sheet floes into Encino Rio and ultimately into Mud Creek. The rime of concentration for this area was 9 minutes. This area has a 42 percent impervious cove yielding a runoff coefficient of 0.51/ Based upom the time of concentration, runoff coefficient and Bexar County rain fall intensity the runoff was computed to be 0.95 c.f.s for the 25-year storm and 1.13 for the 100-year storm. For a rainfall intensity of 1,1 in/hr the runoff would be 0.13 c.f.s. The swale was designed for a depth of 1.25 inches which is over a foot higher that the water surface of the 100-year storm.

The remainder of the site, 0.16 acres with approximately 0.04 aces of impervious cover was allowed to sheet flow form the site and does not flow to a permanent BMP.

NORTH ONE ACRE AREA (New Parking Facility)

The approximately one acre of the site of the two-acre lot slopes to the north. 0.51 acres of this area is to remain undisturbed as shown on Attachment G of TCEQ-O602. This area natural vegetation and a few trees and shrubs. The storm water table shown on the exhibits indicate that using the City of San Antonio rainfall criteria for PA-2 for an area of 0.51 acres, a runoff coefficient of 0.44, time of concentration of 5 minutes yields a runoff of 2.5 c.f.s for the 25-year storm and a runoff of 3.1 c.f.s. for the 100-year storm; and for the rainfall intensity of 1.1 inches/hour produces a runoff of 0.25 c.f.s. This storm water continues to flow overland to an unnamed portion of W Elm Creek. There are no new proposed permanent BMP for this area which is to remain undisturbed.

The remaining northwest portion of the 2-acre site the area to be disturbed for the construction of a new parking facility and storm water detention system. The new parking facility contains 0.16 acres of impervious cover which will drain to a inlet at the north end of the parking lot. This storm water will be piped into a small detention facility to control the out flow or the storm water. Using the City of San Antonio rainfall criteria for PA-2 the show for the 0.16 acres, time of concentration of 5 minutes, a runoff coefficient of 0.95 a runoff of 1.7 c.f.s. for a 25-year storm and a runoff or 2.1 c.f.s for a 100-year storm.

The City of San Antonio requires detention in order to mitigate any increase in runoff due to an increase in impervious cover. Therefore, a detention pond was designed to detain and control the rate of runoff from the new parking facility. The outlet of the pond flows directly into the proposed drainage swale which is also to function as the permanent water pollution abatement facility. Attachment G of Section 602 shows the drainage areas. The design of the detention pond is designed to reduce the flow rate to the swale to ensure that it operates as designed. The 1.1 in./hr. is calculated to be 0.22 c.f.s. The proposed 5- year flow in the swale is 0.38 c.f.s and without the detention pond the flow would be 1.33 c.f.s. The proposed 25-year flow in the swale is 0.54 c.f.s and without the detention pond the flow would be 1.86 c.f.s.. The proposed 100-year flow in the swale is 0.69 c.f.s and without the detention pond the flow would be 2.34 c.f.s.

6. 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: **DR. CARLOS QUIROZ, M.D.**

Date: **July 29, 2024**

Signature of Customer/Agent:

Paul M. Moncrief 2024.07.29 10:43:36 -05'00'

Regulated Entity Name: **ENCIO RIO MEDICAL OFFICE BUILDING**

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: **WEST ELM 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:

[x] 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.

[x] 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.

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

[x] 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. [X] 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.

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

9. [X] **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.

[x] 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.

    [X] N/A

12. [x] **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. [X] 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. [x] 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. [x] 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. [X] 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. [x] **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. [x] 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. [x] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

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

ATTACHMENT A – SPILL RESPONSE

Material management practices will be utilized to reduce the risk of spills or other accidental exposure of the materials listed above to storm water runoff as follows:

1. Effort shall be made to store only enough product required to complete the work as defined in the approved construction documents
2. All material stored on-site shall be stored in a neat and orderly manner in their appropriate containers, and if possible, under roof or other enclosure
3. Product shall be kept in their original containers with original manufacturer's labels
4. Manufactures' recommendations for proper use and disposal shall be followed
5. Substances shall not be mixed with one another unless recommended by the manufacturer
6. When ever possible, all products shall be used before disposing of the respective container
7. The site Superintendent shall inspect daily to ensure proper use and disposal of on-site materials.

ATTACHMENT B – POTENTIAL SOURCE OF CONTAMINATION

The materials listed below are anticipated to be present on-site during construction and as such may present a potential pollutant source (this is not an all-inclusive list):

1. Concrete
2. Masonry
3. Metal studs, reinforcing bars, ties, etc.
4. Fertilizers
5. Petroleum base products
6. Cleaning solvents and/or detergents
7. Wood

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

1. Install Temporary Pollution Control Measures
2. Rough grade site, approximately 0.4 acres
3. Grade parking, drive and detention pond areas.
4. Grade to subgrade parking and drive areas.
5. Place and grade Base
6. Pave parking drives and walks and complete detention control structures
7. Establish lawns and landscaping
8. Remove all temporary measures

ATTACHMENT D– TEMPORARY BEST MANAGEMENT PRACTICES

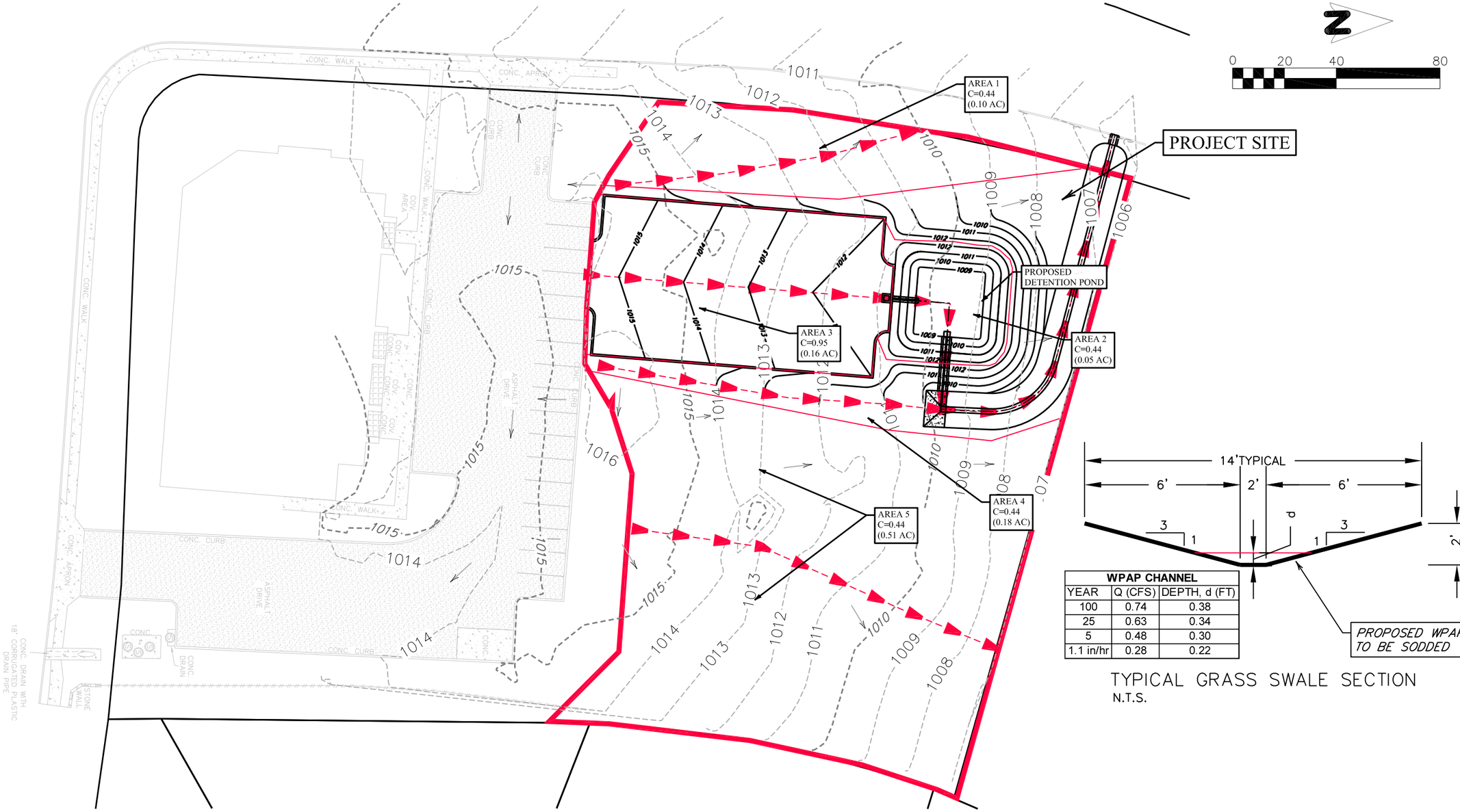
The site is located on the top of the local watershed and now stormwater originates upgradient of the site and, therefore, no upgradient stormwater flows across the site. It if for this reason that the plans do not include measures for upgradient stormwater.

Temporary BMPs will be installed prior to soil disturbing construction activities. Silt Fencing will be installed along the downgradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be place on the site to reduce vehicle tracking on to the adjacent parking lot.

Practices may also be implemented on the site for interim and permanent stabilization. Stabilization practices may include but are not limited to establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection if existing trees and vegetation and other similar measures.

ATTACHMENT F– STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. They will be installed prior to soil disturbance activity. Silt fencing will be place along the downgradient sides of the property to prevent silt from escaping the site. A temporary construction entrance will be place at the entrance to the construction area to reduce tracking. If required, a concrete truck washout pit will be place on the site to provide containment and easy cleanup of waste from concrete operations.



EXISTING

PROPOSED

STORMWATER RUNOFF TABLE (PA-2)

No.	Area	C	T_c	I_5	I_{25}	I_{100}	Q_5	Q_{25}	Q_{100}
1	0.10	0.44	5.0	7.94	11.13	14.00	0.3	0.5	0.6
2	0.05	0.44	5.0	7.94	11.13	14.00	0.2	0.2	0.3
3	0.16	0.95	5.0	7.94	11.13	14.00	1.2	1.7	2.1
4	0.18	0.44	5.0	7.94	11.13	14.00	0.6	0.9	1.1
5	0.51	0.44	5.0	7.94	11.13	14.00	1.8	2.5	3.1

STORMWATER HYDROGRAPH SUMMARY			
YEAR	POND IN	POUND OUT	WPAP SWALE
	C.F.S.	C.F.S.	C.F.S.
100	0.80	0.42	0.74
25	0.64	0.38	0.63
5	0.45	0.31	0.48

WPAP CHANNEL		
YEAR	Q (CFS)	DEPTH, d (FT)
100	0.74	0.38
25	0.63	0.34
5	0.48	0.30
1.1 in/hr	0.28	0.22

TYPICAL GRASS SWALE SECTION
N.T.S.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 373-8771 (C)
paul@morawskipe.com • www.morawskipe.com

PROJECT NUMBER: 22-275
SCALE: 1"=500'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

PROPOSED ON-SITE DRAINAGE AREA MAPS

20306 ENCINO LEDGE
SAN ANTONIO, TEXAS

ATTACHMENT G

ATTACHMENT I– INSPECTION AND MAINTENANCE FOR BMPs

INSPECTION:

Designated and qualified person(s) shall inspect the Pollution Control Measures at least every fourteen (14) days and within twenty-four (24) hours after a storm event greater than one-half (1/2) inch of rainfall at the project site. An alternative to this type of inspection may be inspections scheduled at least every (7) seven days. These inspections must occur on a specific defined day regardless of whether or not there has been a rainfall event since the previous inspection. In the event of flooding or other uncontrollable situation that prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable. Where areas of the site have been finally or temporarily stabilized, inspections must be conducted at least every month.

Observations should include:

1. Location of discharges of sediment.
2. Location of discharges of other types of pollutants from the site.
3. Location of BMPs that need to be maintained.
4. Location of BMPs that failed to operate as designed.
5. Location of BMPs that proves inadequate.
6. Location of where additional BMPs is needed.

A copy of an Inspection Report Form is provided in the "Inspection Record" section of this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe the following:

1. The significant disturbed areas for any evidence of erosion.
2. The storage areas for evidence of any leakage form exposed storage materials.
3. The various structural controls such as rock berm outlets, silt fences, drainage swales, etc., for evidence of failure or excess siltation.
4. Vehicle exit points for evidence of off-site sediment tracking.
5. Vehicle storage areas for sign of leaking equipment or spills.
6. Concrete truck rinse-out pits for signs of leakage or failure.
7. General site cleanliness.

Any deficiencies noted during the inspection shall be corrected and documented.

MANAGEMENT:

On-site structural practices, which are continuous until the project site is permanently stabilized, may include the following:

1. Erection of silt fences or rock.

2. Construction of a stabilized construction entrances and exits and construction staging areas.
3. Installation of a concrete washout pit if required

These types of storm water pollution control devices help slow the velocity of the storm water runoff and thereby enhancing the sedimentation and capture of sediment and other contaminants that my accumulate in the storm waters exiting the project site. This project does not contain any structures to divert storm water around this project site or any structures to detain storm water runoff from this project.

It should be understood that modifications to the Storm Water Pollution Prevention Plan might have to be made in the field in order to adjust for field conditions. These revisions to the plan are to ensure that the revised plan provide the intended effect. All changes to the plan must be shown on the Storm Water Pollution Prevention Plan sheet, dated and signed by the responsible party as described in this report.

Disposal areas, stockpiles and haul roads shall be constructed in a manner that will minimize and control the amount of sediment that enters receiving waters. Disposal areas shall not be located in any wetland, body of water, streambed or floodplain construction staging areas and vehicle maintenance areas shall be constructed by the contractor in a manner to minimize the runoff of pollutants. All waterways shall be cleared as soon as possible of temporary embankment, temporary bridges, matting, falsework, piling debris or other obstruction placed during construction operations that are not part of the finished work.

MAINTENANCE:

All erosion and sediment controls will be maintained in good working order. If repair is necessary, it will be done at the earliest date possible, but no later than 7 calendar days after the surrounding exposed ground has dried sufficiently to prevent further damage from heavy equipment. The areas adjacent to creeks and drainageways shall have priority, followed by devices protecting storm sewer inlets.

If sediment escapes the construction site, it must be removed as soon as possible to minimize offsite impact to water quality. All litter, construction debris and construction chemicals shall be prevented from becoming a pollutant source for stormwater discharge.

ATTACHMENT J– SCHEDULE OF INTERIM AND PERMENANT SOIL STABILIZATION PRACTICES

Construction practices shall disturb a minimal amount of existing ground cover as required for land clearing, grading and other construction activity for the shortest amount of time possible in order to minimize the potential of erosion and sedimentation from the site.

Disturbed areas shall be hydro mulched and/or seeded and water to provide to interim stabilization.

As a permanent soil stabilization, the Grassy Swale shall be sodded and watered until growth is established, detention pond shall be sodded and/or hydro mulched to establish at least 85 percent vegetative cover, and all other disturbed areas shall be hydro mulched to a minimum of 85 percent vegetative cover.

Records of the following shall be maintained by the permitee I the Project Timeline:

1. The dates when major grading activities occur;
2. The dates when construction activities temporarily or permanently occur;
3. The dates when stabilization measures are begun;

Stabilization measures must begin as soon as possible in portions of the site where construction activities have temporarily or permanently ceased.

7. PERMANENT STORMWATER SECTION (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: **DR. CARLOS QUIROZ, M.D.**

Date: **JULY 29, 2024**

Signature of Customer/Agent

Carlos M. Moncada M.D. 2024.07.29 14:34:36 -05'00'

Regulated Entity Name: **ENCINO RIO MEDICAL OFFICE BUILDING**

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

2. [X] 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.

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

[X] 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: RG-34/8 15. GRASSY SWALES pAGES 2-51 TO 3-54

[ ] N/A

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

   [ ] N/A

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

   [ ] The site will be used for low density single-family residential development and has 20% or less impervious cover.
   [ ] The site will be used for low density single-family residential development but has more than 20% impervious cover.
   [X] The site will not be used for low density single-family residential development.

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

   [ ] **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   [ ] The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   [ ] The site will not be used for multi-family residential developments, schools, or small business sites.

6. [X] **Attachment B - BMPs for Upgradient Stormwater**.

- [ ] A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
- [X] No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
- [ ] Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. [X] **Attachment C - BMPs for On-site Stormwater**.

   - [X] A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
   - [ ] Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

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

   [X] N/A

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

   - [X] The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
   - [ ] **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

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

    - [X] Design calculations (TSS removal calculations)
    - [X] TCEQ construction notes
    - [X] All geologic features
    - [X] All proposed structural BMP(s) plans and specifications

    [ ] N/A

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

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

    [X] N/A

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

    [X] N/A

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

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    [ ] N/A

15. [X] A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    [ ] N/A

ATTACHMENT B-BMP FOR UPGRADIENT STORMWATER

There are no significant upgradient stormwater flows.

ATTACHMENT C-BMP FOR ON-SITE STORMWATER

A Grassy Swale will be used for the permanent water pollution abatement. The grassy swale proposed is a sloped, vegetated channel that will provide conveyance and water quality treatment of the storm water runoff form the proposed parking lot. The pollutant removal will occur through the process of particles settling, absorption and biological uptake that occur when runoff water flows over and through vegetated areas.

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 =	0.40	acres	
	Impervious Cover in Drainage Area =	0.16	acres	
	Rainfall intensity = i =	1.1	in/hr	
	Swale Slope =	0.02	ft/ft	
	Side Slope (z) =	3		
	Design Water Depth = y =	0.22	ft	
	Weighted Runoff Coefficient = C =	0.49		
	A_{CS} = cross-sectional area of flow in Swale =	0.57	sf	
	P_W = Wetted Perimeter =	3.31	feet	
	R_H = hydraulic radius of flow cross-section = A_{CS}/P_W =	0.17	feet	
	n = Manning's roughness coefficient =	0.2		
15A. Using the Method Described in the RG-348				
	Manning's Equation: $Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$			
	$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} - zy$ =	1.92	feet	
	Q = CiA =	0.22	cfs	
To calculate the flow velocity in the swale:				
	V (Velocity of Flow in the swale) = Q/A_{CS} =	0.38	ft/sec	
To calculate the resulting swale length:				
	L = Minimum Swale Length = V (ft/sec) * 300 (sec) =	114.80	feet	
	If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters must be modified and the solver rerun.			

The proposed channel slope is 2.0% which fall between the design values of 0.5% and 2.5%. The proposed channel will have 3:1 side slope and a 2-foot wide bottom and will be sodded to insure the swale has at least 80 percent vegetated cover.

ATTACHMENT F-CONSTRUCTION PLANS

CIVIL CONSTRUCTION PLANS
PARKING EXPANSION PROJECT
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES:

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THE NOTICE MUST INCLUDE:

   1.1. THE NAME OF THE APPROVED PROJECT;
   1.2. THE ACTIVITY START DATE;
   1.3. AND THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE

3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FORM POTENTIAL ADVERSE IMPACTS TO WATER QUALITY.

4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET IF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.

5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPROVED PLANS AD MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.

7. SEDIMENT MUST BE REMOVED FOR THE SEDIMENT TRAPS OR SEDIMENT BASINS NOT LATER THAN WHEN IT OCCUPIES 50 PERCENT OF THE BASINS CAPACITY.

8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PEENTED FORM BEING DISCHARGED OFFSITE.

9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SOILS ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.

10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THESE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.

11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:

   11.1. THE DATES WHEN MAJOR GRADING ACTIVITY OCCUR;

   11.2. THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY PR PERMANTLY CEASE ON A PORTION OF THE SITE; AND

   11.3. THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

12. THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

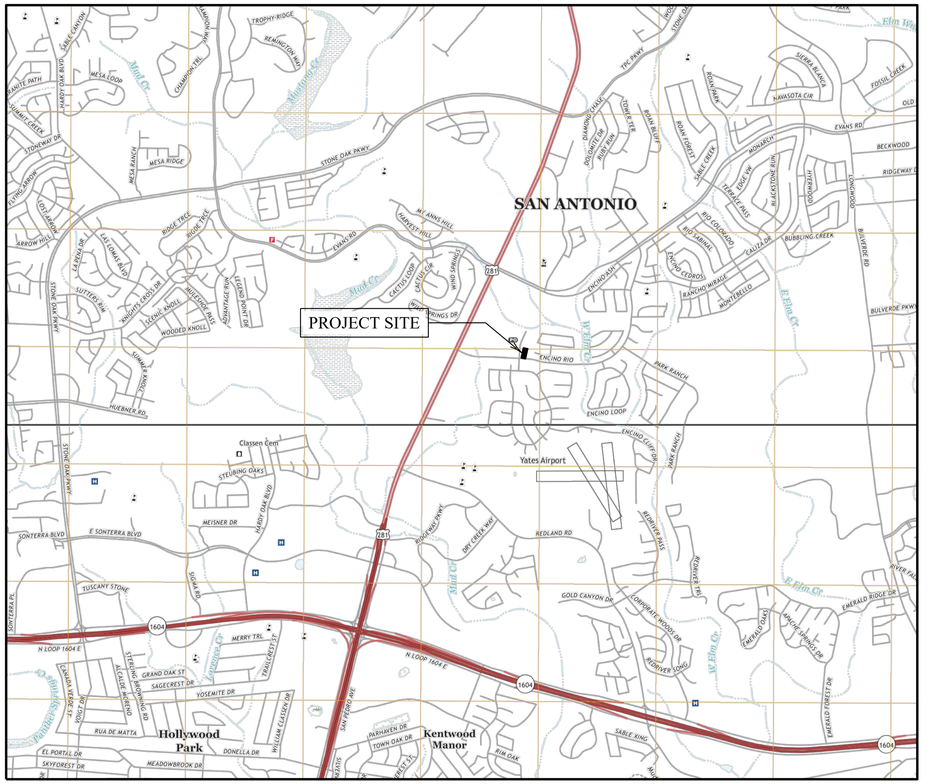
   A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;

   B. ANY CHANGE TO THE MATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION TO THE EDWARDS AQUIFER;

   C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN A ORIGINAL WATER POLLUTION ABETMENT PLAN.

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

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795



LOCATION MAP
1" = 2000'

APRIL 24, 2024

Know what's below. Call before you dig.

INDEX OF SHEETS

CAUTION OVERHEAD UTILITIES:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NOTE:

1 FOR PAVEMENT DESIGN, REFER TO LATEST APPROVED GEOTECHNICAL REPORT.
2 ALL FILL AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT. ALL AREAS OF COMPACTION SHALL BE TESTED AND APPROVED BY THE BY THE GEOTECHNICAL FIRM.
3. FOR ALL STRUCTURES AND RETAINING WALL, REFER TO THE LATEST APPROVED STRUCTUAL ENGIEERING PLAN AND DETAILS.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 • (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M. Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

COVER SHEET

PARKING EXPANSION PROJECT

SHEET C1 OF 13

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNIG DEMOLITATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISITNG SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEE ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISITNG UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT., THROUGHOUT ALL PHASES OF THE CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREE WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALK JUNCTURES; NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED,
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR THE CLEARING OF THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THE SIT PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSAL REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISITNG IRRIGATION PIPING ON SITE, UNLESS SHOWN OTHERWISE. CUT AND CAP LATERALS AT THE PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISITNG WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISITNG MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITIONS OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

DIMENSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF THE CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BR RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS, BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
7. CONTRACTOR SHALL REFER TO THE ARCHITECTUTAL PLANS FOR ADDITIONAL CONTROL INFORMATION
8. CURB RADII ARE 3 FOOT UNLESS OTHERWISE NOTED ON THE DRAWINGS,

FIRE PROTECTION NOTES:

1. FIRELANES SHALL HAVE A MINIMUM 2-WAY TRAFFIC WIDTH OF 25 FEET WITH A MINIMUM OUTSIDE TURNING RADIUS OF 50 FEET, UNLESS OTHERWISE NOTED.
2. FIRE LANES NEXT TO FIRE HYDRANTS OR DESIGNATED FOR AERIAL APPARATUS SHALL BE A MINIMUM OF 26 FEET.
3. FIRE LANES SHALL BE DESIGNATED IN ACCORDANCE TO THE LATEST INTENATIONAL FIRE CODE AND PER LOCAL APPLICABLE AMENDMENTS.

PAVEMENT & STRIPING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHINICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISITNG G TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISITNG FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4 INCHES WIDE REFLECTIVE PAINT; WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PREFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST ADDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISITNG PAVING, CURB AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
10. ALL CURBS SHALL BE 6 INCHES UNLESS OTHERWISE NOTED.
11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9 FOOT BY 18 FOOT AND COMPACT PARKING STALLS ARE 8 FOOT BY 16 FOOT UNLESS DIMENSIONED .OTHERWISE.

GRADING NOTES:

1. ALL MATERIAL AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED I ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AD PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOPSOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGITATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLANS, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AD SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFF-SITE OR UNTO EXISTING STORM DRAINS SYSTEMS. (SEE SWPPP PLANS AND TPDES BOOK)
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOW WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 0.5 PERCENT. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1 PERCENT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
14. THE CONTRACTOR SHALL PROVIDE FOR A SMOOTH TRANSITION BETWEEN EXISITNG SITE AND PROPOSED IMPROVEMENTS.
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES. GAS LINES, SEWER OR EXISITNG APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FORM BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

SITE UTILITY NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISITNG UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FOR PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISITNG UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISITNG UTILITIES. ALL EXISTING UTILITIES SHALL BE VARIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT PRIOR TO INSTALLATION OF NEW LINES.
3. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTILLATION OF OF ANY NEW LINES.
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTION INSPECTIONS AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS;
   - 7.1. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATION FOR CONSTRUCTION"
   - 7.2. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
   - 7.3. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
   - 7.4. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE"
   - 7.5. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISITNG TREES, FENCES, PAVING, UTILITIES AD OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPOIL MATERIAL FORM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THE DRAWINGS ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION TO WITHIN 5 FEET OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION AND ARCHITECTUTAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUIT WITH A MINIMUM 4 FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT A APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS A REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HI BID A 4 INCH PVC CONDUIT FOR TELEPHONE AND A 2 INCH PVC CONDUIT FOR CABLE TV TO BE I THE SAME TRENCH AS UNDERGROUND ELECTRIC LIES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AD SIZE OF CONDUIT NEEDED FOR UTILITY DEVICE PROVIDER.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL WILL BE ALLOWED.

DRAINAGE NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECHINICAL REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY , COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. THE CONTRACTOR SHALL PROTECT ALL EXISITNG UTILITIES. THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISITNG UTILITIES AND SHOULD THEY BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE THE DAMAGED FACILITIES AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OF BETTER CONDITION DAMAGE DONE TO EXISITNG FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES
4. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
5. WATER JETTNG THE BACKFILL OF STORM DRAIN TRENCHES WILL NOT BE PERMITTED.
6. NORTHING AND EASTINGS LISTED ON THESE PLANS ARE TO CENTER OF BOXES AND GRATE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
7. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLANS. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURES SPECIFICATIONS.
8. ALL STORM DRAIN TO JUNCTION BOX CONECTIONS SHALL HAVE CONCRETE COLLARS.
9. ALL GRATE INLETS MUST BE H20 RATED GRATES.
10. TOPS OF MANHOLES, JUNCTION BOXES AND GRATED SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.

SANITARY SEWER NOTES:

1. SEWER PIPE WHERE WATER CROSSES SHALL BE 160 O.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20 FOOT JOINT CENTERED AT THE WATER MAIN.
2. NO VERTICAL STACKS SHALL BE ALLOWED.
3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FEET OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 160 P.S.I. (MI.) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAWS CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
4. ALL SEWER PIPES SHALL BE PVC (SDR 26), UNLESS OTHERWISE NOTED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCES FROM INVERT SHOWN ON PLANS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
7. MANHOLE OPENINGS ARE 30 INCHES AS PER TCEQ CHAPTER 217.55.
8. CONTRACTOR TO INSTALL PERMANENT MARKERS AT THE END OF ALL SEWER LATERALS PER HOUSE LATERAL DERAIL DD-854-01.
9. ALL 5 INCH SEWER LATERALS WILL BE AT A MINIMUM 2 PERCENT SLOPE.
10. BACKFILL MUST COMPLY WITH SAWS SPECIFICATIONS 804.4.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 0.50 FEET ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

WATER NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE SAWS CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE 4 FEET BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LIES SHALL BE PVC PIPE UNLESS OTHERWISE NOTED. ALL 6-INCH AND 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18) MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LIES MUST BE INSTALLED A MINIMUM OF 9 FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE, ALL WATER LINE SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED I THE LOCAL FIRE CODE.
7. ALL OTHER LIES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER OT IRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER DEVICES TO THE BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6 INCH GATE VALVE, 6 INCH VALVE BOX, ANCHOR BEND, AND ALL 6 INCH DUCTILE IRON PIPE REQUIRED TO COMPLETE THE INSTALLATION. DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT.
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED SAWS CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
20. ALL FDC STANDPIPES SHALL HAVE A 4 INCH LINE CONNECTING TO FIRE SPRINKLER SYSTEM OF EACH BUILDING. CONTRACTOR SHALL VERIFY SIZE OF LINE WITH MEP PLANS. IF DISCREPANCIES EXIST, MEP PLAN SHALL GOVERN AND CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL REFER TO MEP PLANS FOR DETAILS OF CONNECTION AND ALIGNMENT OF LINE.

CAUTION OVERHEAD UTILITIES:

THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

GENERAL NOTES

PARKING EXPANSION PROJECT

SHEET C2 OF 13

CAUTION:
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CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

CAUTION:
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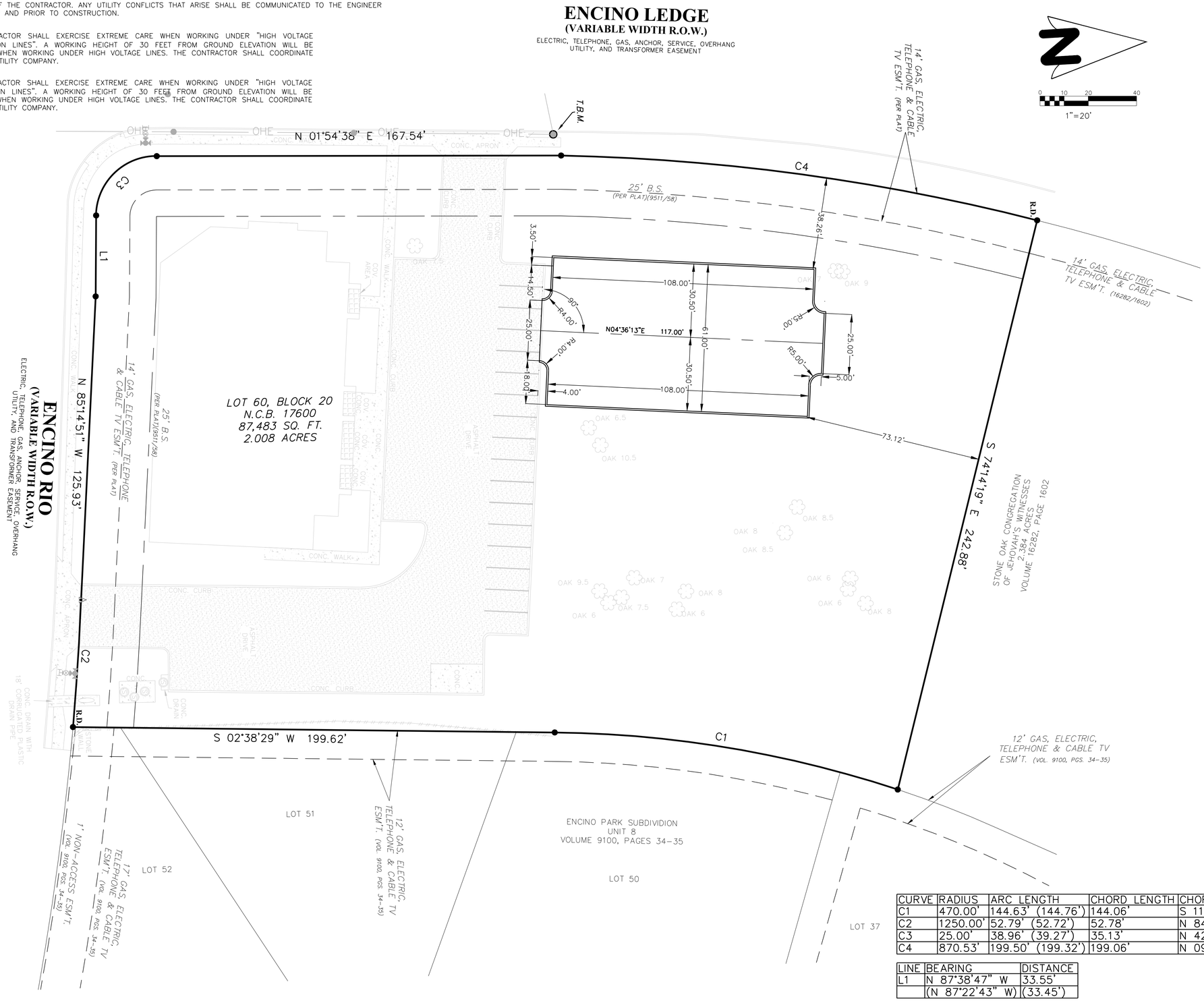
ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
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C4	870.53'	199.50' (199.32')	199.06'	N 09°45'02" E	13°07'49"

LINE	BEARING	DISTANCE
L1	N 87°38'47" W	33.55'
	(N 87°22'43" W)	(33.45')

NOTE:
1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 • (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

DIMENSION CONTROL

PARKING EXPANSION PROJECT

SHEET C3 OF 13

CAUTION:
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CAUTION:
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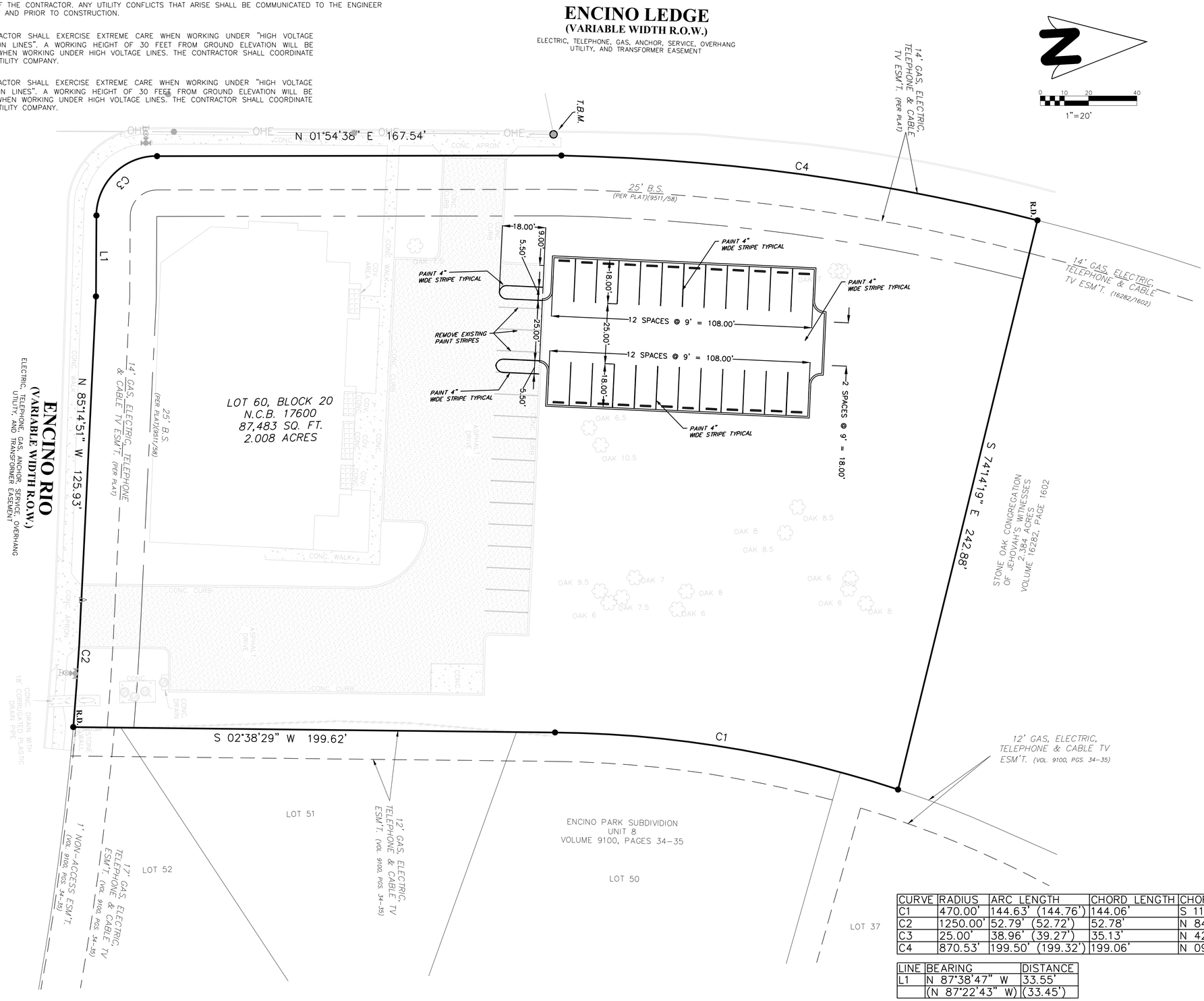
ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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RN: F-11533
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SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

STATE OF TEXAS
PAUL MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

STRIPING PLAN

PARKING EXPANSION PROJECT

SHEET
C4
OF 13

CAUTION:
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ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
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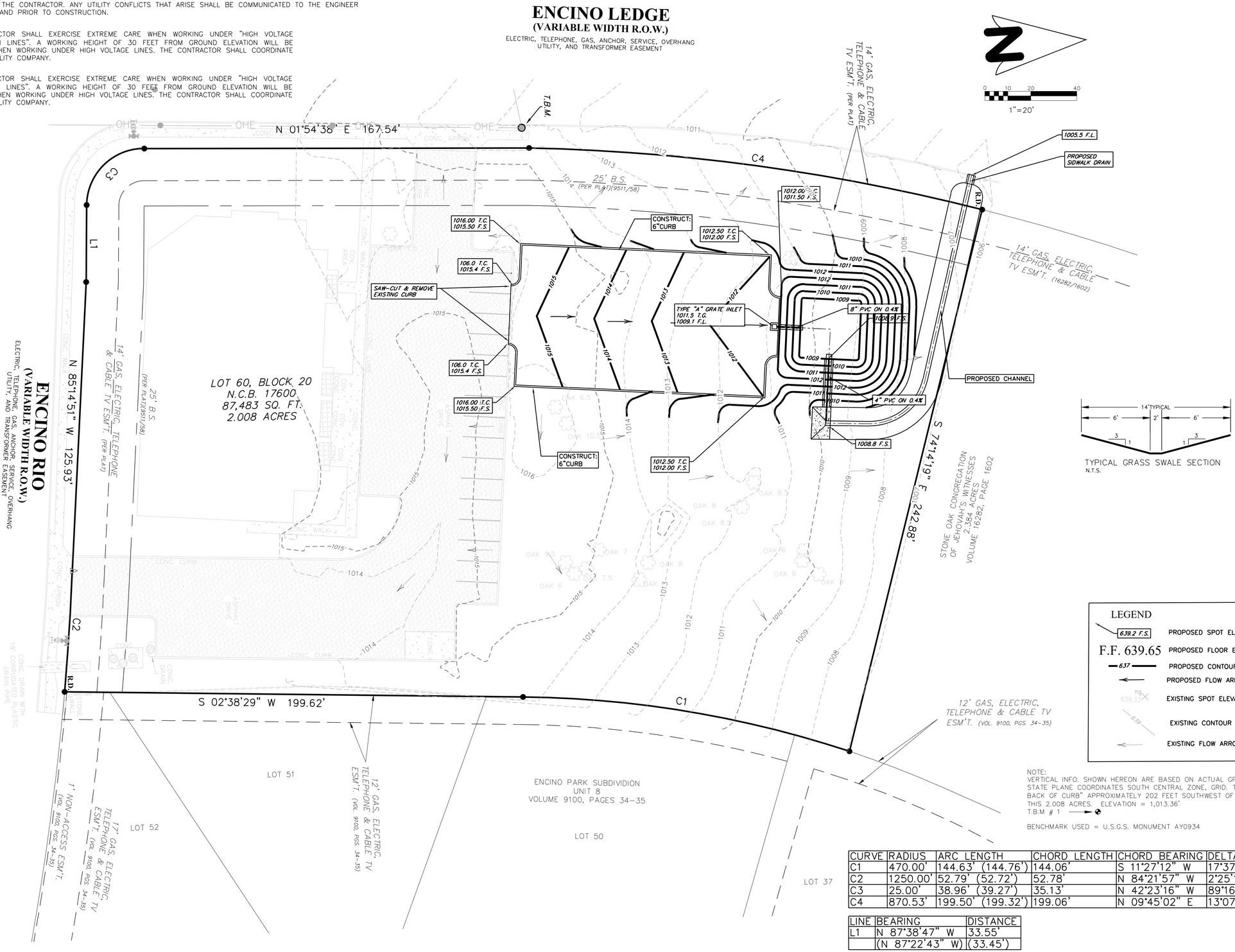

TYPICAL GRASS SWALE SECTION
N.T.S.

LEGEND

639.2 F.S.	PROPOSED SPOT ELEVATION
F.F. 639.65	PROPOSED FLOOR ELEVATION
637	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
ng 639.33	EXISTING SPOT ELEVATION
638	EXISTING CONTOUR
	EXISTING FLOW ARROW

NOTE:
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID. T.B.M. #1 = "SCRIBED X IN BACK OF CURB" APPROXIMATELY 202 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THIS 2.008 ACRES. ELEVATION = 1,013.36'
T.B.M # 1
BENCHMARK USED = U.S.G.S. MONUMENT AY0934

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

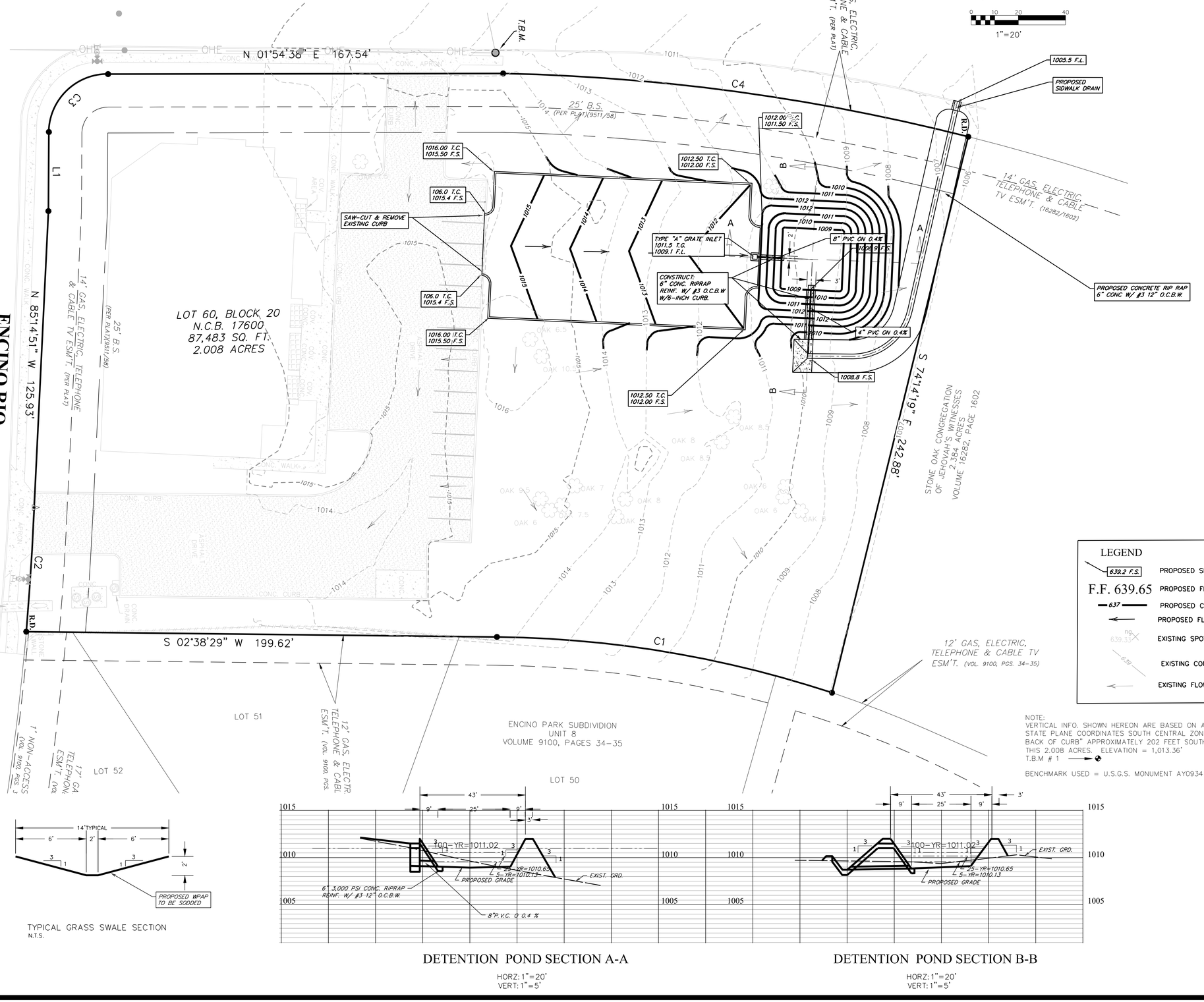
GRADING PLAN

PARKING EXPANSION PROJECT

SHEET C5 OF 13

ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



ENCINO RIO
(VARIABLE WIDTH R.O.W.)

ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

TYPICAL GRASS SWALE SECTION
N.T.S.

DETENTION POND SECTION A-A

HORZ: 1"=20'
VERT: 1"=5'

DETENTION POND SECTION B-B

HORZ: 1"=20'
VERT: 1"=5'

LEGEND

639.2 F.S.	PROPOSED SPOT ELEVATION
F.F. 639.65	PROPOSED FLOOR ELEVATION
637	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
ng 639.33	EXISTING SPOT ELEVATION
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T.B.M # 1

BENCHMARK USED = U.S.G.S. MONUMENT AY0934

REV	DATE	BY	DESCRIPTION

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STATE OF TEXAS
PAUL M. MORAWSKI
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PROJECT NUMBER: 22-275
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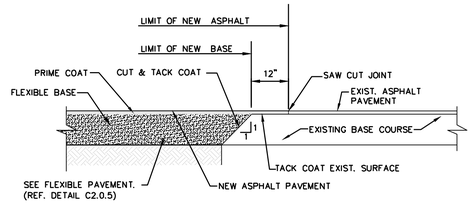
CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

DRAINAGE PLAN

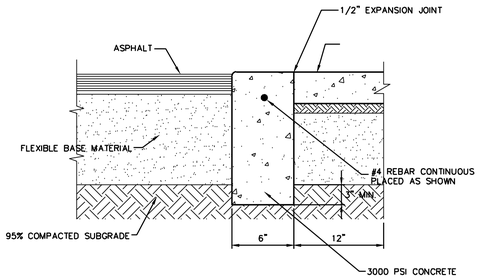
PARKING EXPANSION PROJECT

SHEET C6 OF 13



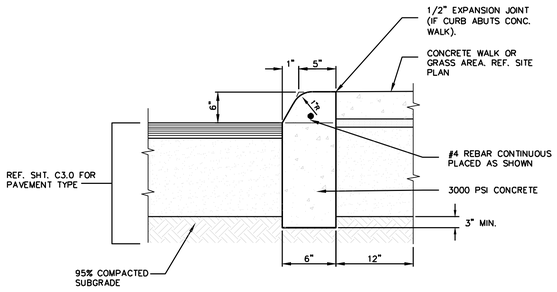
ASPHALT PAVEMENT JUNCTION DETAIL

NOT TO SCALE



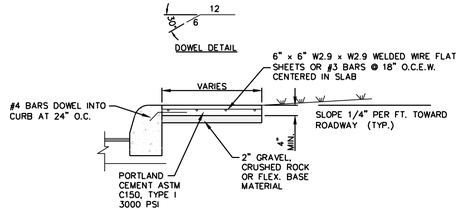
HEADER CURB DETAIL

NOT TO SCALE



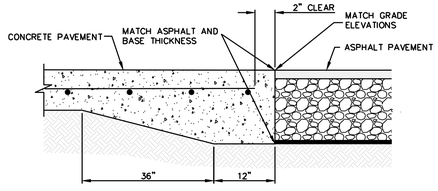
6" CONCRETE CURB

NOT TO SCALE



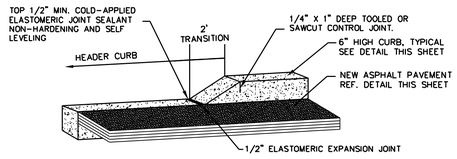
CONCRETE SIDEWALK

NOT TO SCALE



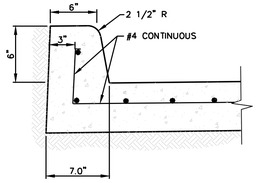
CONCRETE/ASPHALT JUNCTION DETAIL

NOT TO SCALE



CROSSWALK STRIPING DETAIL

NOT TO SCALE

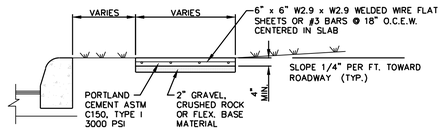


NOTES:

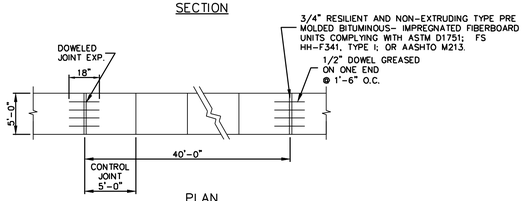
1. INSTALL 1/2" PREMOLDED EXPANSION JOINT MATERIAL AT 40.0' INTERVALS & AT BEGINNING & END OF ALL CURB RETURNS & DRIVE APPROACHES.
2. INSTALL 5/8"ø x 2.0' LONG, SMOOTH DOWEL BARS AT ALL EXPANSION JOINTS & AT BEGINNING & END OF ALL CURB RETURNS. EXTEND BARS 1.0' INTO EACH SIDE OF JOINT & WRAP ONE END W/ 147.3 LBS FELT, 1.25' LONG.
3. ALL CURB TO BE 3000 PSI CONCRETE.

INTERGAL CONCRETE CURB DETAIL

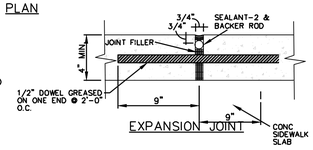
NOT TO SCALE



SECTION



PLAN



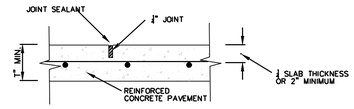
EXPANSION JOINT

NOTES:

1. THESE DIMENSIONS SHOULD BE PROVIDED SPECIFIC TO THE PROJECT.
2. FOR USE WITHIN PRIVATE PROPERTY OR WHERE LOCAL CODE IS NOT SPECIFIC.
3. REFER TO LOCAL REQUIREMENTS FOR SIDEWALK IN RIGHT OF WAY.

CONCRETE SIDEWALK DETAIL

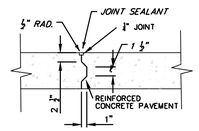
NOT TO SCALE



NOTES:

CONTRACTION JOINT MAY BES SAWES, HAND FORMED, OR CREATED BY USE OF PREMOLDED JOINR FILLER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT CONCRETE PAVEMENT MEETS ALL FINISHING REQUIREMENTS AFTER INSTALLATION OF CONTRACTION JOINT. THE RECOMMENDED JOINT SPACING IS 30 TIMES THE THICKNESS OF THE SLAB UP TO 15' OR 12.5' FOR A 5" THICK SLAB UNLESS SPCIFIED OTHERWISE IN THE GEOTECHNICAL REPORT.

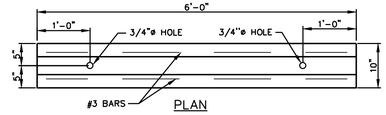
CONTRACTION JOINT



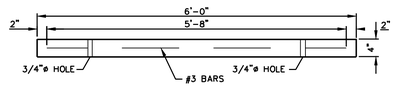
LONGITUDINAL JOINT

CONCRETE JOINT DETAILS

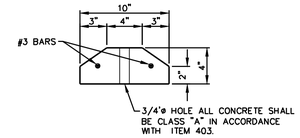
NOT TO SCALE



PLAN



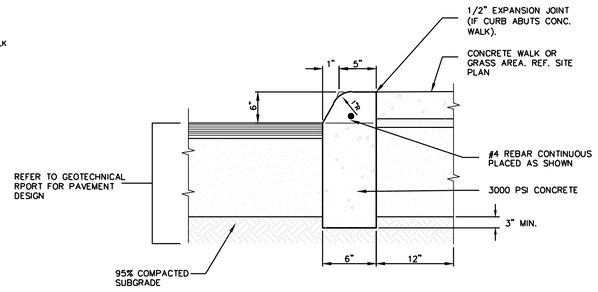
LONGITUDINAL SECTION



CROSS SECTION

WHEEL STOP DETAIL

NOT TO SCALE



6" CONCRETE CURB

NOT TO SCALE

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-111533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 • (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

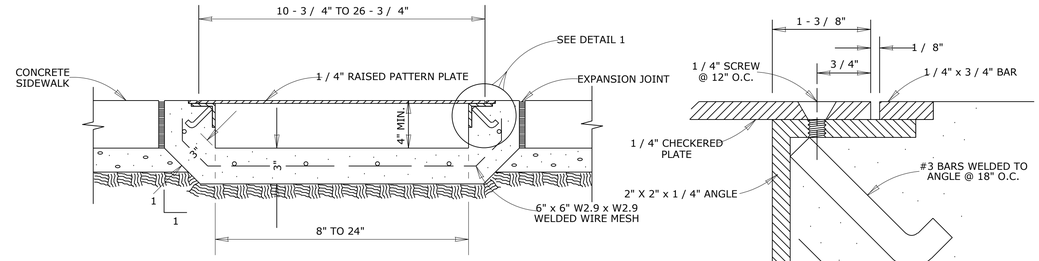
PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

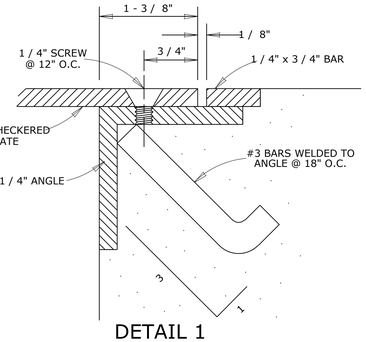
CITY OF SAN ANTONIO STANDARD DETAILS 1

PARKING EXPANSION PROJECT

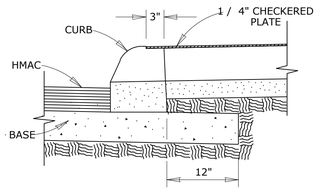
SHEET C7 OF 13



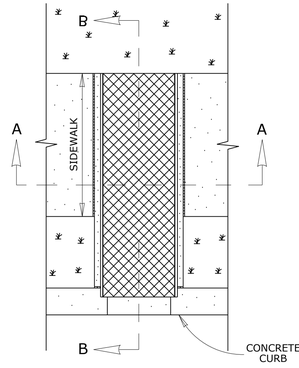
SECTION A-A



DETAIL 1

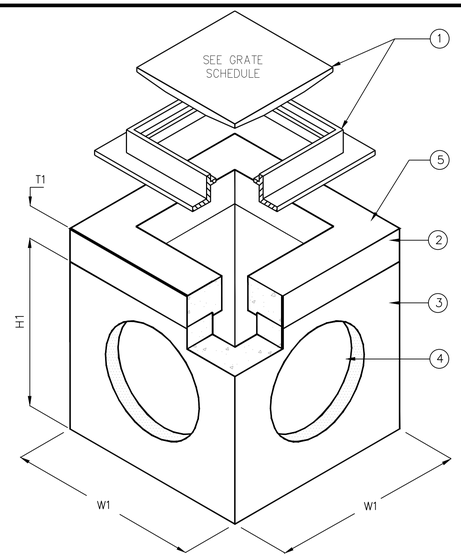


SECTION B



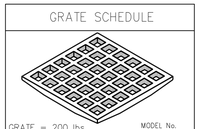
CONCRETE SIDEWALK DRAIN DETAIL

CONCRETE SIDEWALK DRAIN DETAIL

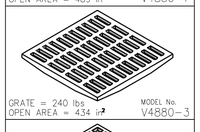


ISOMETRIC VIEW

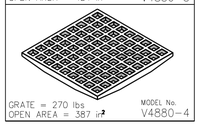
GRATE SCHEDULE



GRATE = 200 lbs
OPEN AREA = 489 in²
MODEL No. V4880-1

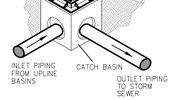


GRATE = 240 lbs
OPEN AREA = 434 in²
MODEL No. V4880-3

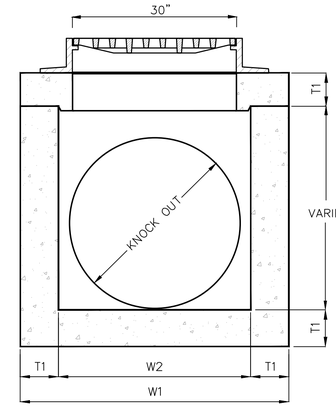


GRATE = 270 lbs
OPEN AREA = 387 in²
MODEL No. V4880-4

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	1	CAST IRON FRAME & GRATE
2	1	TOP SECTION
3	1	PRECAST CONCRETE BASIN SECTION
4	1	THIN WALL KNOCKOUT ON ALL 4 SIDES, SEE KO DIMENSION FOR MAXIMUM PIPE O.D.
5	1	PRECAST CATCH BASIN MFG: ParkUSA 888-611-PARK WWW.PARKUSA.COM MODEL: CB5600-1



NOTE:
RISER SECTION AVAILABLE IN 6" TO 12" DEPTHS.



SECTION VIEW

MODEL	W1	W2	H1	H2	T1	T2	KO	GRATE SIZE	OPEN AREA	WEIGHT LBS
CB-12	15"	10"	21"	18"	3"	2¡"	10"	12"x12"x1"	90	180
CB-14	20"	12"	28"	24"	4"	4"	12"	14"x14"x1½"	120	600
CB-18	24"	16"	34"	30"	4"	4"	15"	18"x18"x1½"	168	1,000
CB-20	26"	18"	34"	30"	4"	4"	17"	20"x20"x1½"	170	1,335
CB-24	32"	22"	41"	36"	5"	5"	22"	24"x24"x2"	268	2,245
CB-27	37"	25"	42"	36"	6"	6"	24"	27"x27"x2"	350	2,875

NPCA CERTIFIED PLANT · ASTM C-913 · ASPE MEMBER · ENCINO LEDGE CIVIL

PROJECT: .
CUSTOMER: .
ENGINEER: .
ORDER #: . PROJ #: .
DATE: . LOCATION: .

PARK USA®
www.parkusa.com 888-611-PARK

TYPE-A GRATE INLET
MODEL CB5600 12" THRU 27"

PM	PC	DRN	ENG	DWG. NO.	REV.
.		.	.	ENCINO LEDGE CIVIL	
DATE 01/2019					

SPECIFICATIONS

CONCRETE : CLASS I/II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH. RATED FOR H-20 LOADING.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

C.I. CASTINGS: CAST IRON FRAMES AND GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-115533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

STATE OF TEXAS · PAUL M. MORAWSKI · 46209 · REGISTERED · PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

CIVIL DETAILS 2

PARKING EXPANSION PROJECT

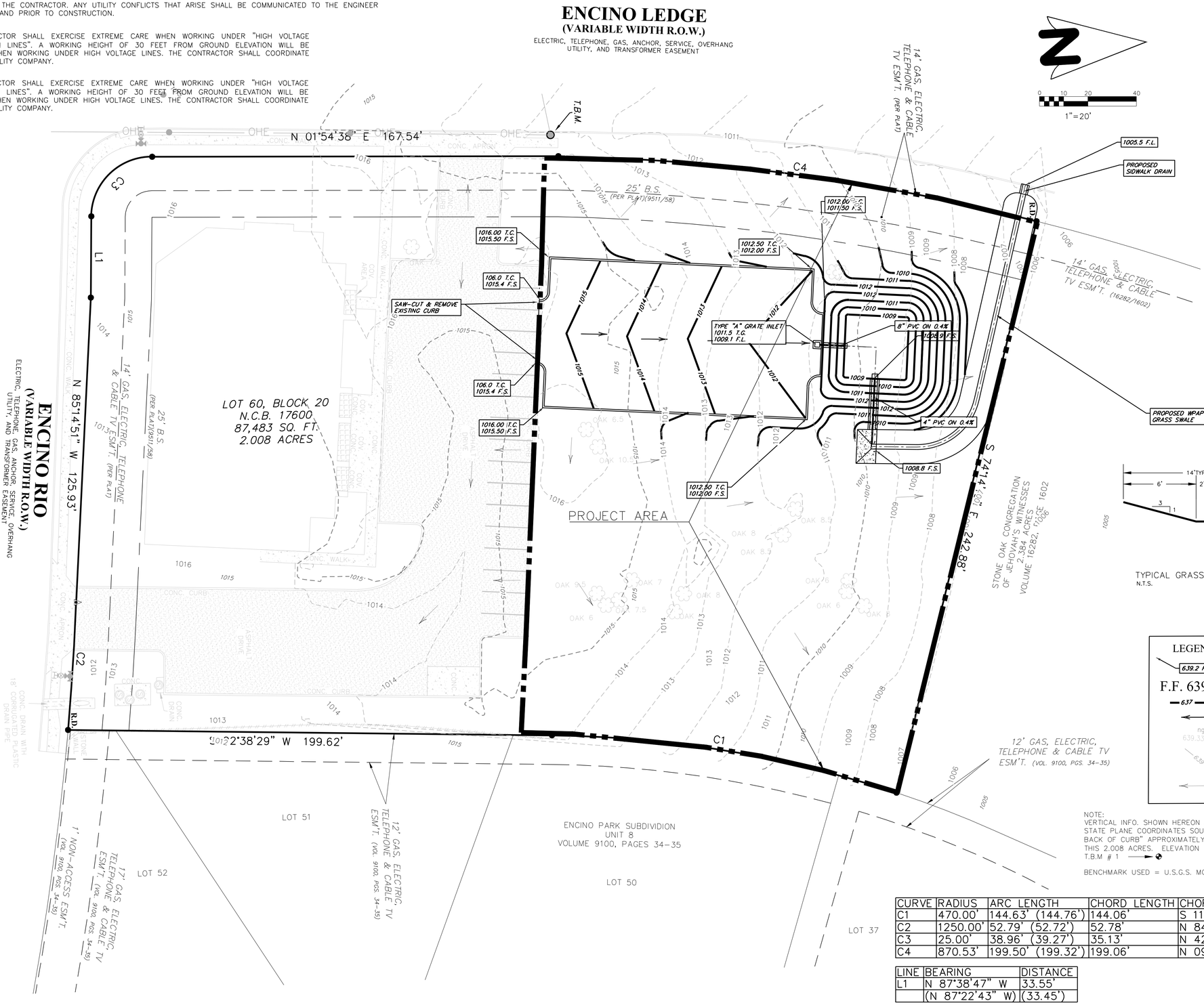
SHEET C8 OF 13

CAUTION:
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM SEWERS, CULVERTS, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC LINES, DUCTBANKS, LANDSCAPE IRRIGATION LINES, GAS LINES. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

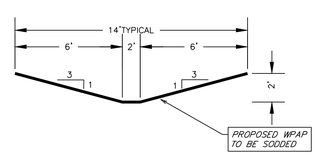
CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT



0 10 20 40
1"=20'



TYPICAL GRASS SWALE SECTION
N.T.S.

LEGEND

639.2 F.S.	PROPOSED SPOT ELEVATION
F.F. 639.65	PROPOSED FLOOR ELEVATION
637	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
ng 639.33	EXISTING SPOT ELEVATION
638	EXISTING CONTOUR
	EXISTING FLOW ARROW

NOTE:
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID. T.B.M. #1 = "SCRIBED X IN BACK OF CURB" APPROXIMATELY 202 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THIS 2.008 ACRES. ELEVATION = 1,013.36'
T.B.M # 1

BENCHMARK USED = U.S.G.S. MONUMENT AY0934

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
C2	1250.00'	52.79' (52.72')	52.78'	N 84°21'57" W	2°25'10"
C3	25.00'	38.96' (39.27')	35.13'	N 42°23'16" W	89°16'57"
C4	870.53'	199.50' (199.32')	199.06'	N 09°45'02" E	13°07'49"

LINE	BEARING	DISTANCE
L1	N 87°38'47" W	33.55'
	(N 87°22'43" W)	(33.45')

NOTE:
1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

ATTACHMENT C.1

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

WATER POLLUTION ABATEMENT PLAN MODIFICATION

PARKING EXPANSION PROJECT

SHEET C9 OF 13

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

CBQ PROPERTIES LLC
20306 ENCINO LEDGE, SUITE 103
SAN ANTONIO, TEXAS 78259

OWNER
CONTACT AND PHONE NO.:
CBQ PROPERTIES LLC
20306 ENCINO LEDGE, SUITE 103
SAN ANTONIO, TEXAS 78259

ENGINEER: PAUL MORAWSKI, P.E.
F-11533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 373-8771

PROJECT DESCRIPTION:

CONSTRUCTION OF PARKING AND DRIVE INCLUDING GRADING, PAVING, AND DRAINAGE.

MAJOR SOIL DISTURBING ACTIVITIES:

SITE GRADING AND FINE GRADING

TOTAL PROJECT AREA (ACRES):

1 ACRES.

TOTAL AREA TO BE DISTURBED:

0.4 ACRES.

PERVIOUS/IMPERVIOUS COVER TABLE

	EXISTING		PROPOSED	
	PERVIOUS	IMPERVIOUS	PERVIOUS	IMPERVIOUS
DESCRIPTION	*S.F.*	*S.F.*	*S.F.*	*S.F.*
GRASS/LANDSCAPE	59618	0	52568	0
DRIVEWAY/PARKING	0	16040	0	23090
BUILDING/STRUCTURE	0	10240	0	10240
FLATWORK	0	1585	0	1585
GRAVEL	0	0	0	0
MISC	0	0	0	0
SUBTOTAL	59618	27865	52568	34915
TOTAL PROJECT AREA	87483		87483	
CHANGE IN IMPERVIOUS COVER	**7050**			

PERCENT CHANGE = 8%

EXISTING CONDITION OF SOIL, VEGETATIVE COVER AND % OF VEGETATIVE COVER:

VEGITATION ON SANDY CLAY SOIL .>25% VEGITATIVE

DESCRIPTION OF WATER DISCHARGED NOT ASSOCIATED WITH CONSTRUCTION:

NONE

NAME OF RECEIVING WATERS:

SALADO CREEK

IDENTIFY STORMWATER DISCHARGE POINTS:

ENCINO RIDGE ROAD

A DESCRIPTION AND TIME FRAME FOR INSTALLATION OF STABILIZATION PRACTICES IN CONJUNCTION WITH CONSTRUCTION:

PRIOR TO CONSTRUCTION TEMPORARY POLLUTION CONTROL DEVICES WILL BE INSTALLED AND MAINTAINED UNTIL PERMANENT MEASURES ARE INSTALLED.

EROSION AND SEDIMENTATION CONTROLS

SOIL STABILIZATION PRACTICES:

- ✓ HYDROMULCHING
- _____ TEMPORARY SEEDING
- ✓ PERMANENT PLANTING, SODDING OR SEEDING
- _____ MULCHING
- _____ SOIL RETENTION BLANKET
- _____ BUFFER ZONES
- _____ PRESERVATION OF NATURAL RESOURCES

OTHER:

DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY OR PERMANENTLY, SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME AND DONE WITHIN 21 DAYS.

STRUCTURAL PRACTICES:

- ✓ SILT FENCES
- _____ HAY BALES
- _____ GRAVEL FILTRATION BAGS
- _____ ROCK BERMS
- _____ DIVERSION, INTERCEPTOR OR PERIMETER DIKES
- _____ DIVERSION, INTERCEPTOR OR PERIMETER SWALES
- _____ DIVERSION, DIKE AND SWALE COMBINATIONS
- _____ PAVED FLUMES
- _____ ROCK BEDDING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
- _____ TIMBER MATTING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
- _____ CHANNEL LINERS
- _____ SEDIMENT TRAPS
- _____ SEDIMENT BASINS
- _____ STORM INLET SEDIMENT TRAP
- _____ STONE OUTLET SEDIMENT STRUCTURES
- _____ CURBS AND GUTTERS
- _____ STORM SEWERS
- _____ VELOCITY CONTROL STRUCTURES
- _____ GEOTEXTILES

OTHER:

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORMWATER MANAGEMENT) ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. INSTALL TEMPORARY POLLUTION CONTROL MEASURES.
2. ROUGH GRADE SITE.
3. GRADE TO SUBGRADED PARKING AND DRIVE AREAS.
4. GRADE FLEX BASE AND PRIME.
5. PAVE PARKING AND DRIVES & INSTALL JELLFISH SYSTEM.
6. ESTABLISH LAWN AREAS.
7. REMOVE TEMPORARY MEASURES.

A DESCRIPTION OF MAINTENANCE PROCEDURES FOR CONTROL MEASURES USED:

Designated and qualified person(s) shall inspect the Pollution Control Measures at least every fourteen (14) days and within twenty-four (24) hours after a storm event greater that one-half (1/2) inch of rainfall at the project site. An alternative to this type of inspection may be inspections scheduled at least every (7) seven days. These inspections must occur on a specific defined day regardless of whether or not there has been a rainfall event since the previous inspection. In the event of flooding or other uncontrollable situation that prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable. Where areas of the site have been finally or temporarily stabilized, inspections must be conducted at least every month.

Observations should include:

1. Location of discharges of sediment.
2. Location of discharges of other types of pollutants from the site.
3. Location of BMPs that need to be maintained.
4. Location of BMPs that failed to operate as designed.
5. Location of BMPs that proves inadequate.
6. Location of where additional BMPs are needed.

A copy of an Inspection Report Form is provided in the "Inspection Record" section of this Storm Water Pollution Prevention Plan.

As a minimum, the inspector shall observe the following:

1. The significant disturbed areas for any evidence of erosion.
2. The storage areas for evidence of any leakage form exposed storage materials.
3. The various structural controls such as rock berm outlets, silt fences, drainage swales, etc., for evidence of failure or excess siltation.
4. Vehicle exit points for evidence of off-site sediment tracking.
5. Vehicle storage areas for sign of leaking equipment or spills.
6. Concrete truck rinse-out pits for signs of leakage or failure.
7. General site cleanliness.

Any deficiencies noted during the inspection shall be corrected and documented within seven (7) calendar days following the inspection or before the next anticipated storm event.

STORMWATER MANAGEMENT:

On-site structural practices, which are continuous until the project site is permanently stabilized, may include the following:
1 .Erection of silt fences or rock berm.
2. Construction of a stabilized construction entrances and exits and construction staging areas.
3. Installation of a concrete washout pit if required

These types of storm water pollution control devices help slow the velocity of the storm water runoff and thereby enhancing the sedimentation and capture of sediment and other contaminants that my accumulate in the storm waters exiting the project site. This project does not contain any structures to divert storm water around this project site or any structures to detain storm water runoff from this project.

It should be understood that modifications to the Storm Water Pollution Prevention Plan might have to be made in the field in order to adjust for field conditions. These revisions to the plan are to insure that the revised plan provide the intended effect. All changes to the plan must be shown on the Storm Water Pollution Prevention Plan sheet, dated and signed by the responsible party as described in this report.

A DESCRIPTION OF PERMANENT STORM WATER MANAGEMENT CONTROLS:

ALL DISTRUBED SURFACES SHALL BE PAVED OR LANDCAPED.

OTHER EROSION AND SEDIMENTATION CONTROLS

MAINTENANCE:

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGEWAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION:

AN INSPECTION WILL BE PERFORMED BY THE CONTRACTOR EVERY 14 DAYS AS WELL AS AFTER EVERY 1 / 2" OR MORE OF RAIN (RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE CORRECTED BEFORE THE NEXT SCHEDULED INSPECTION.

WASTE MATERIALS:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL STATE AND LOCAL CITY SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING):

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, GASOLINE, MOTOR OIL, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION OR CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS AND MEETS REPORTING REQUIREMENTS, THE NATIONAL RESPONSE CENTER SHOULD BE CONTACTED AT 800-424-8802, AND ANY REQUIRED CHANGES MADE TO THE SWPPP. IN THE EVENT OF A LIFE THREATENING SPILL THE CITY OF SAN ANTONIO FIRE DEPARTMENT SHOULD BE NOTIFIED AS WELL AS THE APPROPRIATE CITY INSPECTORS.

SANITARY WASTE

N/A

OFFSITE EXCAVATION SOURCE LOCATION

N/A

OFFSITE FILL SOURCE LOCATION

N/A

OFFSITE VEHICLE TRACKING

ALL DIRT TRACKED ON TO ADJACENT STREETS SHALL BE REMOVED WITHIN 48 HOURS.

- _____ HAUL ROADS DAMPENED FOR DUST CONTROL.
- ✓ LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
- ✓ EXCESS DIRT ON ROAD TO BE REMOVED DAILY
- ✓ STABILIZED CONSTRUCTION ENTRANCE.

OTHER:

CERTIFICATION THAT SITE DISTURBANCE AND / OR DISCHARGES WILL NOT EFFECT LISTED ENDANGERED SPECIES AND THEIR HABITAT.
WHAT METHOD IS USED TO SATISFY THE ENDANGERED SPECIES REQUIREMENTS?

N/A

REMARKS:

DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT ENTERS RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, BODY OF WATER, STREAMBED OR FLOODPLAIN CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS POSSIBLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTION PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

REV	DATE	BY	DESCRIPTION

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STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

TEMPORARY STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

PARKING EXPANSION PROJECT

SHEET C10 OF 13

CAUTION:
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC AND PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, STORM SEWERS, CULVERTS, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC LINES, DUCTBANKS, LANDSCAPE IRRIGATION LINES, GAS LINES. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

CAUTION:
THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30 FEET FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER HIGH VOLTAGE LINES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY.

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ENCINO LEDGE
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

ENCINO RIO
(VARIABLE WIDTH R.O.W.)
ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT

N 01°54'38" E 167.54'

N 85°14'51" W 125.93'

S 41°14'00" E 242.88'

S 02°38'29" W 199.62'

T.B.M.

C1 C2 C3 C4 L1

R.D.

SILT FENCE

1005.5 F.L.

PROPOSED SIDWALK DRAIN

1012.00 T.C.
1011.50 F.S.

1016.00 T.C.
1015.50 F.S.

1012.50 T.C.
1012.00 F.S.

106.0 T.C.
1015.4 F.S.

CONSTRUCTION ENTRANCE

SAW-CUT & REMOVE EXISTING CURB

TYPE "A" GRATE INLET
1011.5 T.G.
1009.1 F.L.

8" PVC ON 0.4%
1009.9 F.S.

4" PVC ON 0.4%
1009.6 F.S.

14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (PER PLAT)

14' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (16282/1602)

25' B.S. (PER PLAT)(9511/58)

LOT 60, BLOCK 20
N.C.B. 17600
87,483 SQ. FT.
2.008 ACRES

STONE OAK CONGREGATION OF JEHOVAH'S WITNESSES 2.384 ACRES VOLUME 16282, PAGE 1602

12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)

ENCINO PARK SUBDIVIDION
UNIT 8
VOLUME 9100, PAGES 34-35

LOT 51

LOT 52

LOT 50

LOT 37

17' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)

12' GAS, ELECTRIC, TELEPHONE & CABLE TV ESM'T. (VOL. 9100, PGS. 34-35)

1' NON-ACCESS ESM'T. (VOL. 9100, PGS. 34-35)

0 10 20 40
1"=20'

LEGEND

639.2 F.S.	PROPOSED SPOT ELEVATION
F.F. 639.65	PROPOSED FLOOR ELEVATION
537	PROPOSED CONTOUR
	PROPOSED FLOW ARROW
ng 639.33	EXISTING SPOT ELEVATION
639	EXISTING CONTOUR
	EXISTING FLOW ARROW

NOTE:
VERTICAL INFO. SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, GRID. T.B.M. #1 = "SCRIBED X IN BACK OF CURB" APPROXIMATELY 202 FEET SOUTHWEST OF THE NORTHWEST CORNER OF THIS 2.008 ACRES. ELEVATION = 1,013.36'
T.B.M # 1
BENCHMARK USED = U.S.G.S. MONUMENT AY0934

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00'	144.63' (144.76')	144.06'	S 11°27'12" W	17°37'53"
C2	1250.00'	52.79' (52.72')	52.78'	N 84°21'57" W	2°25'10"
C3	25.00'	38.96' (39.27')	35.13'	N 42°23'16" W	89°16'57"
C4	870.53'	199.50' (199.32')	199.06'	N 09°45'02" E	13°07'49"

LINE	BEARING	DISTANCE
L1	N 87°38'47" W	33.55'
	(N 87°22'43" W)	(33.45')

NOTE:
1. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT-OF-WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CURRENT CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION.

REV.	DATE	BY	DESCRIPTION

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Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: 1"=20'
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
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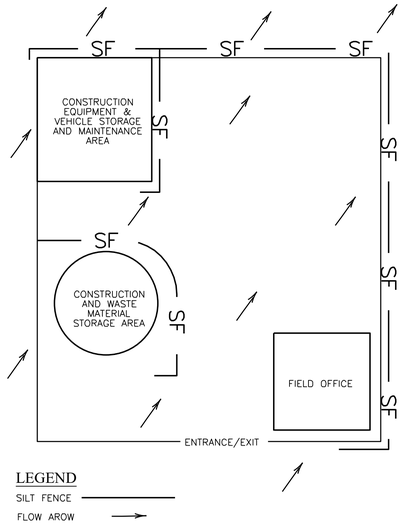
SAN ANTONIO, TEXAS 78259

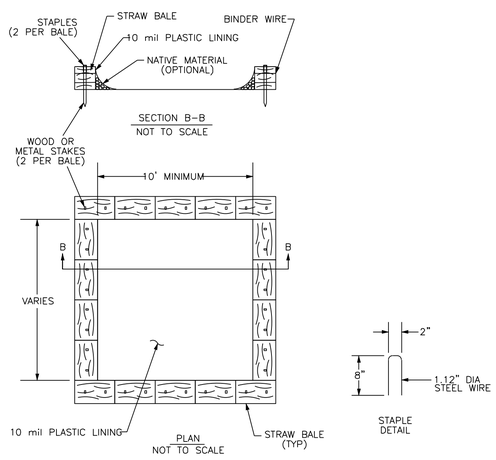
TEMPORARY STORM WATER POLLUTION PREVENTION PLAN

PARKING EXPANSION PROJECT

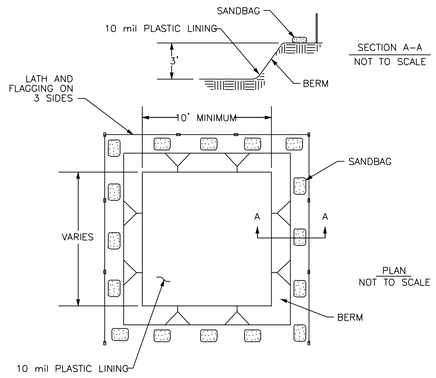
SHEET
C11
OF 13



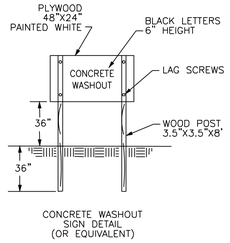
TYPICAL CONSTRUCTION STAGING AREA



TYPE "ABOVE GRADE" WITH STRAW BALES



TYPE "BELOW GRADE"



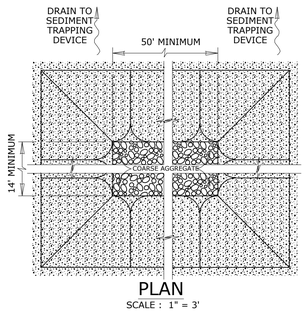
CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

NOTES

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

TEMPORARY CONCRETE WASHOUT PIT

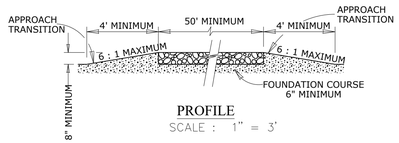
CONSTRUCTION EXIT - TYPE 3



PLAN
SCALE : 1" = 3'

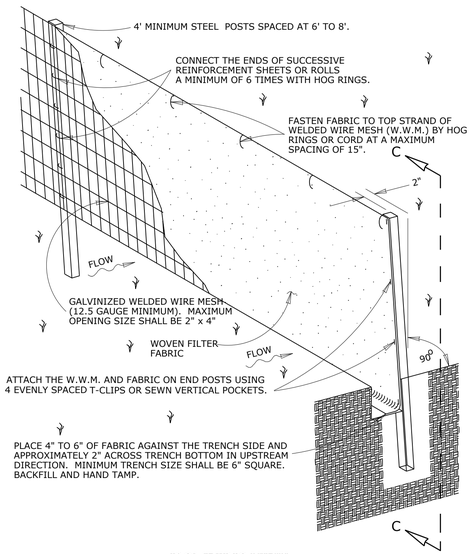
GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6 : 1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

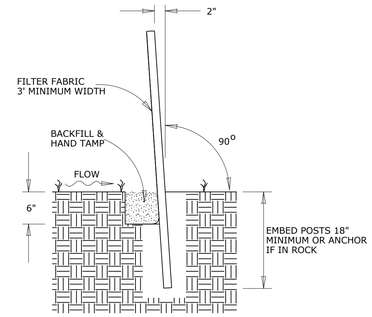


PROFILE
SCALE : 1" = 3'

CONSTRUCTION EXIT - TYPE 1



ISOMETRIC VIEW
SCALE : 1" = 1'



SECTION C-C
SCALE : 1" = 1'

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 100 GPM / FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

GENERAL NOTES

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

TEMPORARY SEDIMENT CONTROL FENCE

REV	DATE	BY	DESCRIPTION

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Paul M. Morawski 04/04/2024

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CBQ PROPERTIES LLC
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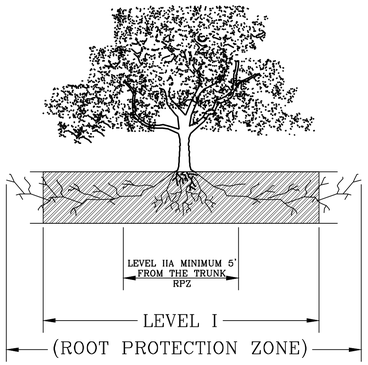
SAN ANTONIO, TEXAS 78259

TEMPORARY STORM WATER POLLUTION PREVENTION PLAN DETAILS 3

PARKING EXPANSION PROJECT

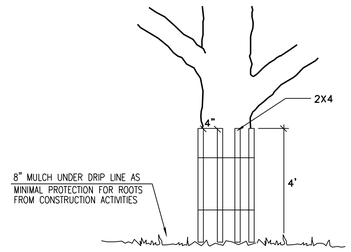
SHEET C12 OF 13



ELEVATION

N. T. S.

ROOT PROTECTION ZONE–THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.



NOTE
WRAP TREE TRUNK WITH 2"X4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREES IN WORK AREAS.

LEVEL II B FENCE PROTECTION

N. T. S.

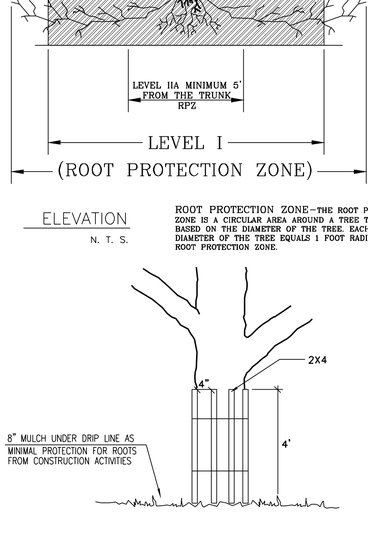
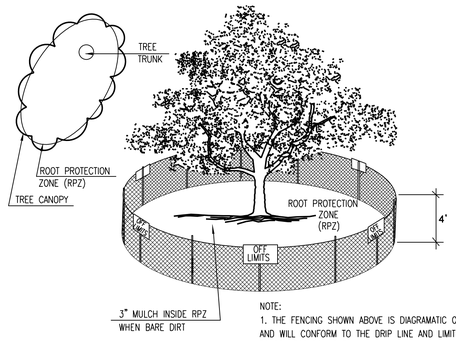


FIGURE No.2:

A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

BRANCH CLEARANCE DETAIL

N. T. S.



NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

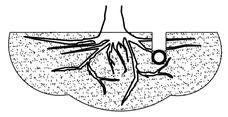
LEVEL I & FENCE PROTECTION

N. T. S.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

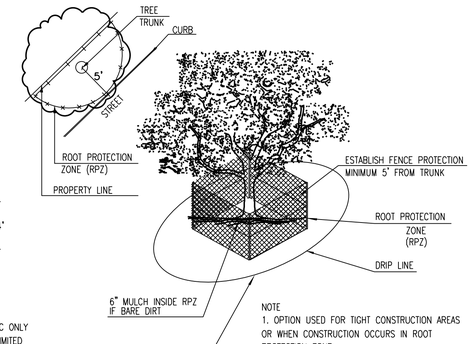
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE–DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THRU TREE ROOT ZONE

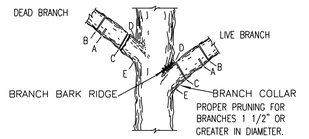
N. T. S.



NOTE
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL II A FENCE PROTECTION

N. T. S.



NOTE: DO NOT CUT FROM D to E.

A. FIRST CUT – TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.

B. SECOND CUT – TO REDUCE THE WEIGHT OF BRANCH.

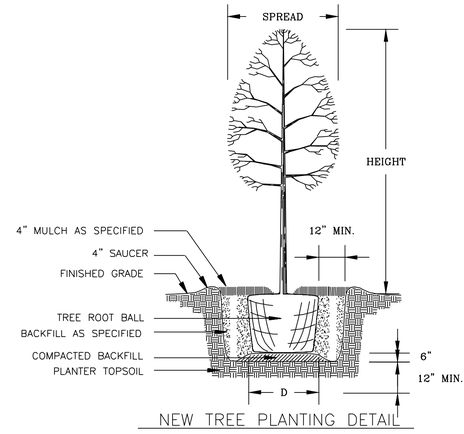
C. FINAL CUT – ALLOW FOR HEALING COLLAR BUT NO STUBS

D. BRANCH RIDGES – INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

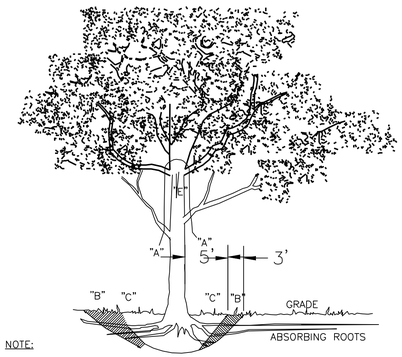
BRANCH PRUNING DETAIL

N. T. S.



NEW TREE PLANTING DETAIL

N. T. S.



NOTE:

A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

"B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK – CUT THRU ANCHOR ROOTS AT AN ANGLE – 3' TO 4' DEEP

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)

"D" BACKFILL HOLE AND CLEAN UP.

TREE REMOVAL DIAGRAM

N. T. S.

GENERAL NOTES

1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10–INCH DIAMETER TREE WOULD HAVE A 5–FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
7. ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
8. GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
9. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
10. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
11. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
12. ANY TREE REMOVAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO ITS REMOVAL.

REV	DATE	BY	DESCRIPTION

PAUL M. MORAWSKI, P.E.
RN: F-111533
8603 WALDON HEIGHTS
SAN ANTONIO, TEXAS 78254
(210) 564-7747 * (210) 373-8771

STATE OF TEXAS
PAUL M. MORAWSKI
46209
REGISTERED
PROFESSIONAL ENGINEER

Paul M Morawski 04/04/2024

PROJECT NUMBER: 22-275
SCALE: AS NOTED
DESIGNED BY: P.M.M.
DRAWN BY: C.E.M.
CHECKED BY: P.M.M.
DATE: 03-01-2023

CBQ PROPERTIES LLC
20306 ENCINO LEDGE
SAN ANTONIO, TEXAS 78259

TREE PROTECTION & PLANTING DETAILS

PARKING EXPANSION PROJECT

SHEET C13 OF 13

ATTACHMENT G-INSPECTION AND MAITENANCE

ACTIVITY	SCHEDULE
• Inspect upstream areas for extensive sedimentation, clogging of outlet structured. • Inspect grass along slopes for erosion and formation of rill or gullies, and make corrections as necessary • Remove accumulated trash and debris from. • Inspect and correct erosion problems in the bed of the swales • Plant alternative grass species if the original grass cover does not become established. • Evaluate vegetation health and replant if the vegetation is not sufficiently established or healthy	Monthly
• Mow grass to maintain a height of 3 to 4 inches.	As Needed (seasonal)
• Inspect to insure that areas that pond draw down within 48 hours. • Remove sediment buildup from the bottom of the swale if accumulation reaches 25 prevent of the original design volume,	As Needed Quarterly

8. 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 Dr. Carlos Quirez, M.D. Dr. Rebecca Quiroz, MD,
Print Name

_____,
Title - Owner/President/Other

of CBQ PROPERTIES, LLC,
Corporation/Partnership/Entity Name

have authorized Paul M. Morawski
Print Name of Agent/Engineer

of PAUL M. MORAWSKI, P.E.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

1-22-2024
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Quiroz 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 22 day of January, 2024

NOTARY PUBLIC

Anna Maria Fox
Typed or Printed Name of Notary

ANNA MARIA FOX NOTARY PUBLIC STATE OF TEXAS ID 133507490 EXP. 12-29-2025

MY COMMISSION EXPIRES: 12-29-25

9. APPLICATION FEE FORM (TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: ENCINO RIO MEDICAL OFFICE BUILDING
Regulated Entity Location: NE CORNER ENCINO RIO AND ENCINO LEDGE
Name of Customer: CBQ PROPERTIES LLC
Contact Person: Carlos A. Quiroz Phone: _____
Customer Reference Number (if issued):CN 603580606
Regulated Entity Reference Number (if issued):RN 105831408

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2 Acres	$ 4,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 1-22-24

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

10. CORE DATA FORM (TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☒ Other **MOIFICTION OF EXISITNG**

2. Customer Reference Number *(if issued)*

CN 603580606

Follow this link to search for CN or RN numbers in Central Registry**

3. Regulated Entity Reference Number *(if issued)*

RN 105831408

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:

CBQ PROPERTIES LLC

CB

7. TX SOS/CPA Filing Number

0801112706

8. TX State Tax ID (11 digits)

32039604437

9. Federal Tax ID (9 digits)

800421738

10. DUNS Number *(if applicable)*

11. Type of Customer:

☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ 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 ☐ Other:

☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:

~~22439 OLD FOSSIL ROAD~~ PO BOX 591567

City: SAN ANTONIO State: TX ZIP: ~~78261~~ 78259 ZIP + 4: 3012

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

17. E-Mail Address *(if applicable)*

18. Telephone Number

19. Extension or Code

20. Fax Number *(if applicable)*

(210) 402-0138		(210) 402-0051

SECTION III: Regulated Entity Information

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

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

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, L.P, or LLC).

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

ECINO ENCINO MEDICAL OFFICE BUILDING

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	20306 ENCINO LEDGE							
	City	SAN ANTONIO	**State**	TX	**ZIP**	78259	**ZIP + 4**	1832
24. County	BEXAR							

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

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

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

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
8011		621111	

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

34. Mailing Address:							
	City		**State**		**ZIP**		**ZIP + 4**	
35. E-Mail Address:	LUCY.CONDRA@GMAIL.COM						

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
~~(210) 402-138~~ 210 · 364 · 4133		**(210) 402-0051**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

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

SECTION IV: Preparer Information

40. Name:	PAUL M. MORAWSKI, P.E.	41. Title:	OWNER
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 564-7747		( ) -	PAUL@MORAWSKIPE.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:	CBQ PROPERTIES	**Job Title:**	OWNER
Name *(In Print):*	REBECCA QUIROZ, MD	**Phone:**	210 364 · 4133
Signature:		**Date:**	1.22.2024