Transmittal

Date: October 4, 2024

To: TCEQ Reviewer

From: Stacy Mulholland

Reference: Canyon Ranch Mass Grading CZP Application

Item No.	Number of Copies	Description
1	1	Edwards Aquifer Application Cover Page
2	1	Contributing Zone Plan Application
3	1	Temporary Stormwater Section
4	1	Agent Authorization Form
5	1	Owner Authorization Form
6	1	Application Fee Form
7	1	TCEQ Client Core Data Form
8	1	TCEQ Owner Core Data Form
9	1	Unit 1 TCEQ Approval Letter
10	1	Unit 2 TCEQ Approval Letter
11	1	Unit 3 TCEQ Approval Letter
12	1	Mass Grading Construction Plan Set

Comments:

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Canyon Ranch Mass Grading						**2. Regulated Entity No.:**			
3. Customer Name: Lennar Homes of Texas Land and Construction, LTD						**4. Customer No.:** CN 602412207			
5. Project Type: **(Please circle/check one)**	New **X**		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP **X**	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential **X**		Non-residential			**8. Site (acres):**		315.17	
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Temporary Sediment Ponds			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**						
13. County:	Comal		**14. Watershed:**			Guadalupe River			

Application Distribution

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

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

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

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

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	_X_	___	___	___
Region (1 req.)	___	_X_	___	___	___
County(ies)	___	_X_	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	_X_ Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___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. Stacy Mulholland
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent — Date: 9/23/24

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

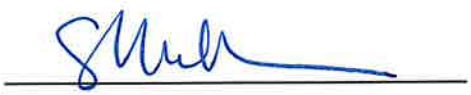
Signature

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

Print Name of Customer/Agent: Stacy Mulholland

Date: 9/23/2024

Signature of Customer/Agent:



Regulated Entity Name: Canyon Ranch Mass Grading

Project Information

1. County: Comal
2. Stream Basin: Guadalupe River
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Richard Mott
   Entity: Lennar Homes of Texas Land and Construction LTD
   Mailing Address: 100 NE Loop 410, Suite 1155
   City, State: San Antonio, TX Zip: 78216
   Telephone: 210-889-5516 Fax: _____
   Email Address: richard.mott@lennar.com

5. Agent/Representative (If any):

Contact Person: Stacy Mulholland
Entity: BGE Inc
Mailing Address: 7330 San Pedro Ave, Suite 202
City, State: San Antonio, TX Zip: 78216
Telephone: 210-581-3637 Fax: _____
Email Address: smulholland@bgeinc.com

6. Project Location:

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

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

_____

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

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

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

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☐ Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 315.17 Acres

Total disturbed area: 249.15 Acres

14. Estimated projected population: _____

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	0	÷ 43,560 =	0

Total Impervious Cover 0 **÷ Total Acreage** 315.17 **X 100 =** 0**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):
The sewage collection system will convey the wastewater to the Canyon Ranch (name) Treatment Plant. The treatment facility is:

☐ Existing.
☒ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 60'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel 48091C0080F, effective 9/02/2009.

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☒ Locations where stormwater discharges to surface water.

    ☐ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☒ N/A

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

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

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

☒ N/A

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

☒ N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

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

Administrative Information

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

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

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

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

ATTACHMENT A

ROAD MAP

N

0 500' 1,000' 2,000'

SCALE: 1" = 1000'

LEGEND

- OVERALL PROPERTY BOUNDARY
- COUNTY LINE
- MASS GRADING BOUNDARY
- PARCEL LINES

REV	DESCRIPTION	DATE	APR

DESIGNED BY: LNH

REVIEWED BY: SSM

DRAWN BY: LNH

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgetgay.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

ATTACHMENT A – ROAD MAP

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET

ATTACHMENT B

USGS QUADRANGLE MAP

G:\TXC\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\05_Deliverables\01 - Submittals\01_TCEQ\01_TCEQ Mass Grading Submittal 1\03_Attachments\ATTACHMENT B - QUADRANGLE MAP.dwg Layout: Layout1 Plotted: 8/7/2024 7:31:33 AM By: Lhuck

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DESIGNED BY:	LNH						
REVIEWED BY:	SSM						
DRAWN BY:	LNH						

BGE
BGE, INC.
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San Antonio, TX 78216
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TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

ATTACHMENT B

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
10/04/2024

SHEET

ATTACHMENT C

PROJECT DESCRIPTION

Attachment C — Project Narrative

Canyon Ranch subdivision is located at the northwest corner of the FM 306 and Mystic Canyon intersection. Canyon Ranch, once fully developed, will be a 400.00-acre site with approximately 1,495 single family residential lots and associated roadway access. Units 1 and 2 of this subdivision are currently in construction and Unit 3 will be constructed once final approvals from the county are obtained. The Contributing Zone Plan approvals for these Units have been provided in this Contributing Zone Plan application.

This Contributing Zone Plan, Canyon Ranch Mass Grading, is strictly for grading the remainder of the site. Canyon Ranch Mass Grading will not contain any single-family residential units or paved roadways. 249.15 acres of the total 315.17-acre site will be graded to facilitate future development, but there are no residential lots or paved roadways proposed at this time. The project lies withing the Guadalupe River – Canyon Lake Watershed and does not contain any FEMA 100-yr floodplains.

This project's scope includes clearing, grubbing, and grading of the overall site, as well as the installation of temporary sediment ponds and silt fencing for erosion controls measures in the interim condition. Since there are no proposed residential lots or paved roadways, the impervious cover will not increase from natural conditions, 0%, and no permanent BMPs are required. The temporary sediment ponds have been sized appropriately to mitigate erosion and are included in the calculations in this application. The construction plans submitted with this application include no plans for demolition. All temporary BMPs have been designed in accordance with the Texas Commission on Environmental Quality's (TCEQ) Technical Guidance Manual (TGM) RG-348 (2005).

ATTACHMENT C

Contributing Zone Plan Application

ATTACHMENT D

FACTORS AFFECTING WATER SURFACE QUALITY

Attachment D— Factors Affecting Surface Water Quality

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

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

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

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

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

Attachment E— Volume and Character of Stormwater

The total drainage area accounted for is 315.17 acres. 249.15 acres will be disturbed. There is no proposed impervious cover. Temporary sediment ponds will be used for all drainage areas with more than 10 acres disturbed at one time.

Drainage area map and temporary sediment pond calculations for the site are provided with this application.

For an overview of sub-drainage basins on site, please refer to the included drainage map.

ATTACHMENT E

Contributing Zone Plan Application

ATTACHMENT J

BMPS FOR UPGRADIENT STORMWATER

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Attachment J- BMPs for Upgradient Stormwater

An internal underground storm drain system and open channels will convey upgradient storm water into the Devil's Hollow Tributary 1. The stormwater will not be treated within the proposed subdivision.

ATTACHMENT J

Contributing Zone Plan Application

ATTACHMENT K

BMPS FOR ON-SITE STORMWATER

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Attachment K- BMPs for Onsite Stormwater

Silt control fences are to be installed to prevent stormwater from carrying sediment offsite during construction. Construction entrances are to be placed to facilitate the arrival and departure of construction vehicles without the addition of undue erosion. No permanent BMPs or measures are required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by the contaminated stormwater runoff. Only temporary BMPs such as temporary sediment ponds and silt fence are required for the mass grading of the 315.17-acre site.

ATTACHMENT K

Contributing Zone Plan Application

ATTACHMENT L

BMPs for SURFACE STREAMS

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Attachment L- BMPs for Surface Streams

No BMPs are proposed specifically for surface streams. Proposed on-site temporary BMPs are designed to maintain existing flow patterns.

ATTACHMENT L

Contributing Zone Plan Application

ATTACHMENT M
CONSTRUCTION PLANS

Attachment M- Construction Plan

Construction plans for both temporary and permanent BMPs are attached in the complete plan set.

ATTACHMENT M

Contributing Zone Plan Application

ATTACHMENT P

MEASURES FOR MINIMISING SURFACE STREAM CONTAMINATION

Attachment P - Measures Minimizing Surface Stream Contamination

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

ATTACHMENT P

Contributing Zone Plan Application

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: Stacy Mulholland

Date: 9/23/2024

Signature of Customer/Agent:

Regulated Entity Name: Canyon Ranch

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Guadalupe River, Canyon Lake

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

SPILL RESPONSE

Attachment A — Spill Response Actions

In the event of an accidental leak or spill:

- Spill must be contained and cleaned up immediately.
- Spills will not be merely buried or washed with water.
- Contractor shall take action to contain spill. Contactor may use sand or other absorbent material stockpiled on site to absorb spill. Absorbent material should be spread over the spill area to absorb the spilled product.
- In the event of an uncontained discharge the contractor shall utilize onsite equipment to construct berms downgradient of the spill with sand or other absorbent material to contain and absorb the spilled product.
- Spill containment/absorbent materials along with impacted media must be collected and stored in such a way so as not to continue to affect additional media (soil/water). Once the spill has been contained, collected material should be placed on poly or plastic sheeting until removed from the site. The impacted media and cleanup materials should be covered with plastic sheeting and the edges weighed down with paving bricks or other similarly dense objects as the material is being accumulated. This will prevent the impacted media and cleanup materials from becoming airborne in windy conditions or impacting runoff during a rain event. The stockpiled materials should not be located within an area of concentrated

runoff such as along a curb line or within aswale.

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

- The contractor will be required to notify the owner, who will in turn contact TCEQ to notify them in the event of a significant hazardous/reportable quantity spill. Additional notifications as required by the type and amount of spill will be conducted by owner or owner's representative.

In the event of an accidental significant or hazardous spill:

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

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

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

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

ATTACHMENT A

Temporary Stormwater Section

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

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

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

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

ATTACHMENT A

Temporary Stormwater Section

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Attachment B — Potential Sources of Contamination

Other potential sources of contamination during construction include:

Potential Source

- Asphalt products used on this project.

Preventative Measure

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

Potential Source

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

Preventative Measure

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

Potential Source	• Accidental leaks or spills of oil, petroleum products and substances fisted under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.
Preventative Measure	▪ Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures. ▪ Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures. ▪ Hazardous materials and wastes shall be stored in covered containers and protected from vandalism. ▪ A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.
Potential Source	• Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measure	▪ Trash containers will be placed throughout the site to encourage proper trash disposal.
Potential Source	• Construction debris.
Preventative Measure	▪ Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins.

ATTACHMENT B

Temporary Stormwater Section

Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source

- Spills/Overflow of waste from portable toilets.

Preventative Measure

- Portable toilets will be placed away from high traffic vehicular areas and storm drain inlets.
- Portable toilets will be placed on a level ground surface.
- Portable toilets will be inspected regularly for leaks and will be serviced and sanitized at time intervals that will maintain sanitary conditions.

ATTACHMENT B

Temporary Stormwater Section

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Attachment C- Sequence of Major Activities

A. Canyon Ranch Mass Grading (Approximately 315.17 Acres)
   1. *Install temporary erosion and sediment controls and stabilized construction entrance as indicated on erosion control plan.*
   2. *Install temporary sediment ponds as indicated in submitted construction plan set.*
   3. *Grade phase.*
   4. *Revegetate disturbed areas, dispose of spoil. (Repeat steps 3 and 4 for each mass grading phase).*
   5. *Final inspection.*
   6. *Removal of temporary erosion controls.*

ATTACHMENT C

Temporary Stormwater Section

ATTACHMENT D

TEMPORARY BMPS

Attachment D — Temporary Best Management Practices and Measures

a. 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.

Temporary sediment ponds will be used for drainage areas that have more than 10 acres of disturbed area at a time. All TBMPs are adequate for the drainage areas they serve.

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

Site preparation will disturb the largest amount of soil. Therefore, before any of this work can begin, the clearing and grading contractor will be responsible for the installation of all on-site control measures. The methodology for pollution prevention of on-site stormwater will include: (I) erection of silt fences along the downgradient boundary of construction activities for temporary erosion and sedimentation controls, (2) installation of rock berms with silt fencing downgradient from areas of concentrated stormwater flow for temporary erosion control, (3) installation of gravel filter bags downgradient of construction activities for temporary erosion and sedimentation controls (4) installation of stabilized construction entrance/exit(s) to reduce the dispersion of sediment from the site, (5) installation of temporary sediment ponds where specified in the construction plans, and (6) installation of construction staging area(s).

Since this mass grading will be performed in phases, prior to the initiation of each grading phase, all previously installed control measures will be repaired or reestablished for their designed or intended purpose. The construction contractor will be responsible for the installation of all remaining on-site control measures that includes installation of the concrete truck washout pit(s), as construction phasing warrants.

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

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

There were no naturally-occurring sensitive features observed on the site and no surface streams on, or adjacent, to the project limits. All Temporary BMPs utilized are adequate for the drainage areas served.

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

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

There were no naturally-occurring sensitive features observed on the site and no surface streams on, or adjacent, to the project limits. All Temporary BMPs utilized are adequate for the drainage areas served.

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

ATTACHMENT D

Temporary Stormwater Section

ATTACHMENT F

STRUCTURAL PRACTICES

CANYON RANCH MASS GRADING

Temporary Stormwater Section (TCEQ-0602)

Attachment F - Structural Practices

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

- *Erection of silt fences along the downgradient boundary of construction activities and rock berms with silt fence for secondary protection, as located in the submitted construction plan set.*
- *Installation of stabilized construction entrance1exit[s) and construction staging area(s), as located in the submitted construction plan set.*

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

- *Installation of concrete truck washout pit(s), as required and located in the submitted construction plan set.*

ATTACHMENT F

Temporary Stormwater Section

ATTACHMENT G

DRAINAGE AREA MAP

TEMP POND 1

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-TEMP POND 1.0	0	0	102,540	366,676	8.42
DA-TEMP POND 1.1	0	0	0	590,005	13.54
TOTAL	0	0	102,540	956,681	21.96

TEMP POND 2

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-TEMP POND 2	0	0	983,750	288,607	22.58

TEMP POND 4

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-TEMP POND 4	492,622	0	74,823	1,602	11.31

TEMP POND 5

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-TEMP POND 5	790,903	439,315	127,303	1,150,052	26.40

UNIT 1 POND

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-UNIT1 POND	0	0	0	0	0.00

UNIT 2 POND

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-UNIT2 POND	116,244	0	0	0	2.67

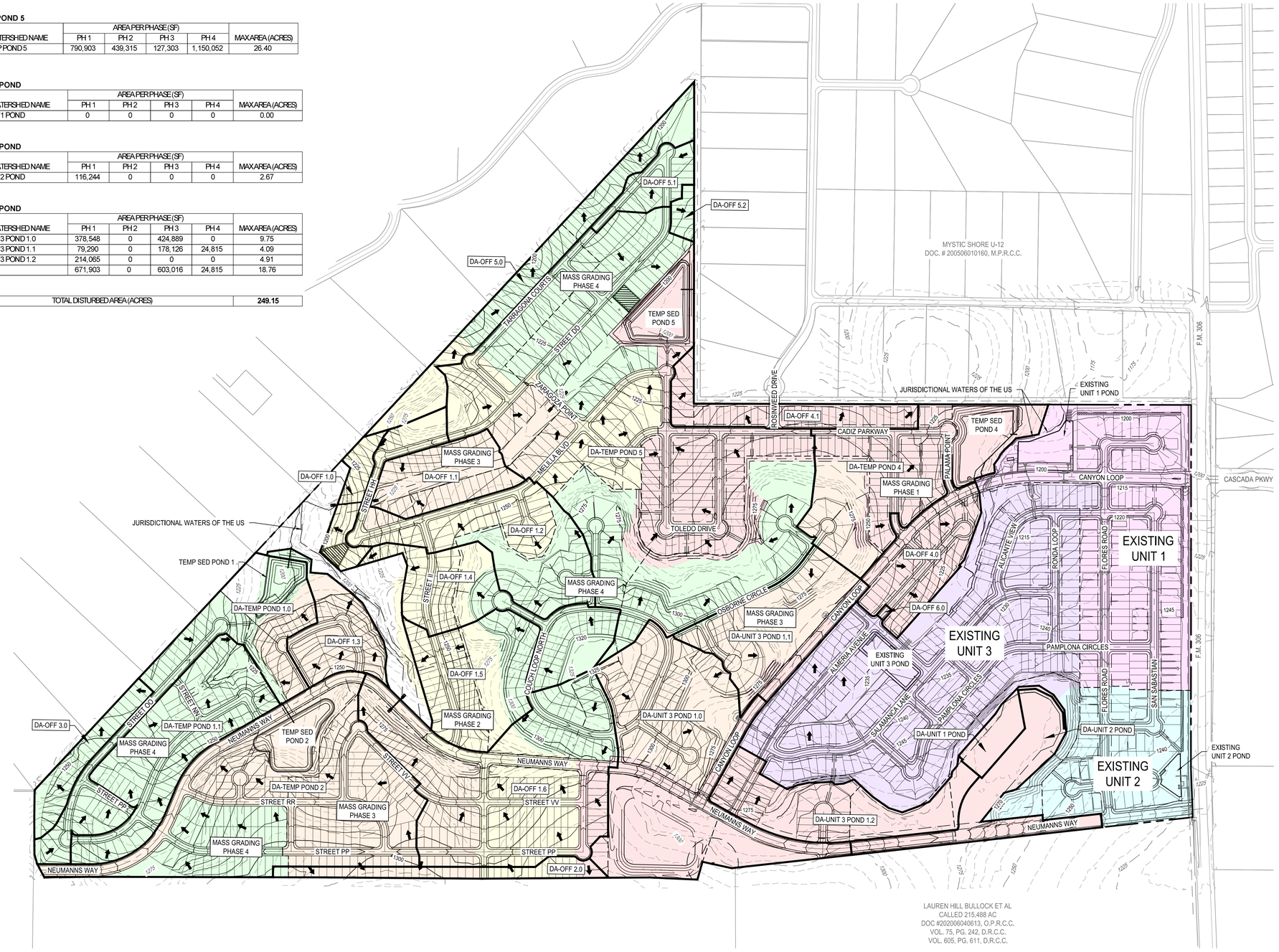
UNIT 3 POND

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-UNIT3 POND 1.0	378,548	0	424,889	0	9.75
DA-UNIT3 POND 1.1	79,290	0	178,126	24,815	4.09
DA-UNIT3 POND 1.2	214,065	0	0	0	4.91
TOTAL	671,903	0	603,016	24,815	18.76

TOTAL DISTURBED AREA (ACRES)	**249.15**

OFFSITE WATERSHEDS

WATERSHED NAME	AREA PER PHASE (SF)				MAX AREA (ACRES)
	PH 1	PH 2	PH 3	PH 4	
DA-OFF 1.0	0	120,187	0	0	2.76
DA-OFF 1.1	0	73	210,451	0	4.83
DA-OFF 1.2	0	322,404	18,140	159,517	7.40
DA-OFF 1.3	0	0	206,822	7,480	4.75
DA-OFF 1.4	0	161,199	0	200,890	4.61
DA-OFF 1.5	0	215,561	0	116,533	4.95
DA-OFF 1.6	90,276	370,223	318,853	210,337	8.50
DA-OFF 2.0	14,638	50,087	72,695	5,652	1.67
DA-OFF 3.0	0	0	0	125,868	2.89
DA-OFF 4.0	331,625	0	0	0	7.61
DA-OFF 4.1	238,452	0	0	0	5.47
DA-OFF 5.0	0	22,737	0	270,345	6.21
DA-OFF 5.1	0	0	0	127,756	2.93
DA-OFF 5.2	0	0	0	36,230	0.83
DA-OFF 6.0	3,945	0	0	0	0.09



0 150' 300' 600'

SCALE: 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- 831 EXISTING MINOR CONTOUR
- 831 EXISTING MAJOR CONTOUR
- 685 MASS GRADING MINOR CONTOUR
- 700 MASS GRADING MAJOR CONTOUR
- 685 PREVIOUS UNIT MINOR CONTOUR
- 700 PREVIOUS UNIT MAJOR CONTOUR
- MATCH LINE
- RETAINING WALL
- JURISDICTIONAL WATERS
- WATERSHED BOUNDARY
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED CURB INLET
- UNIT 1
- UNIT 2
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

NOTES:

1. ALL PROPOSED ELEVATIONS WITHIN LOTS AND ROW ARE FINAL FINISHED GRADE ELEVATION/FUTURE TOP OF PAVEMENT ELEVATIONS.
2. ALL CUT AND FILL NUMBERS WITHIN THE ROW ARE CALCULATED TO PROPOSED SUBGRADE OF THE ROADWAY BASED ON THE MOST CURRENT GEOTECH REPORT FOR THE PROJECT.
3. CONTRACTOR TO GRADE TO MAINTAIN POSITIVE DRAINAGE ON SITE.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: LNH

REVIEWED BY: SSM

DRAWN BY: LNH

BGE, INC.
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San Antonio, TX 78216
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TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

DRAINAGE AREA MAP

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
10/04/2024

SHEET
FIG 2.0

G:\TX\Civil\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\03_CADD\04_Exhibits\FIG 2.0 DRAINAGE AREA MAP.dwg Layout: FIG 2.0 DRAINAGE AREA MAP Plotted: 10/4/2024 9:38:56 AM By: Lhuck

ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

TEMPORARY SEDIMENT BASIN CALCULATIONS

P = 4.06 in
S = 0.64 in

Q = 3.38 in

$$Q = \frac{(P-0.2S)^2}{(P+0.8S)} \text{ (in)}$$

$$S = \frac{1000}{CN} - 10$$

Hydrologic Soil Group	CN
A	77
B	86
C	91
D	94

*Newly graded areas from the NRCS Manual

REQUIRED VOLUMES FOR TEMPORARY SEDIMENT BASINS

TEMP POND 1 (DA-TEMP POND 1.0 & 1.1)	21.96	ACRES
REQUIRED SEDIMENT BASIN VOLUME	**6.19**	**ACRE FEET**
	9,989.59	**CY**
TEMP POND 2 (DA-TEMP POND 2)	22.58	ACRES
REQUIRED SEDIMENT BASIN VOLUME	**6.37**	**ACRE FEET**
	10,272.24	**CY**
TEMP POND 4 (DA-TEMP POND 4)	11.31	ACRES
REQUIRED SEDIMENT BASIN VOLUME	**3.19**	**ACRE FEET**
	5,143.92	**CY**
TEMP POND 5 (DA-TEMP POND 5)	26.40	ACRES
REQUIRED SEDIMENT BASIN VOLUME	**7.44**	**ACRE FEET**
	12,008.75	**CY**

POND CAPACITIES

POND NAME	REQUIRED VOLUME (CY)	ACTUAL VOLUME (CY)
TEMP POND 1	9,990	16,017
TEMP POND 2	10,272	26,267
TEMP POND 4	5,144	17,048
TEMP POND 5	12,009	25,718

TEMP POND 1

WATERSHED NAME	AREA PER PHASE (SF) PH 1	PH 2	PH 3	PH 4	MAX AREA (ACRES)
DA-TEMP POND 1.0	0	0	102,540	366,676	8.42
DA-TEMP POND 1.1	0	0	0	590,005	13.54
TOTAL	0	0	102,540	956,681	21.96

TEMP POND 2

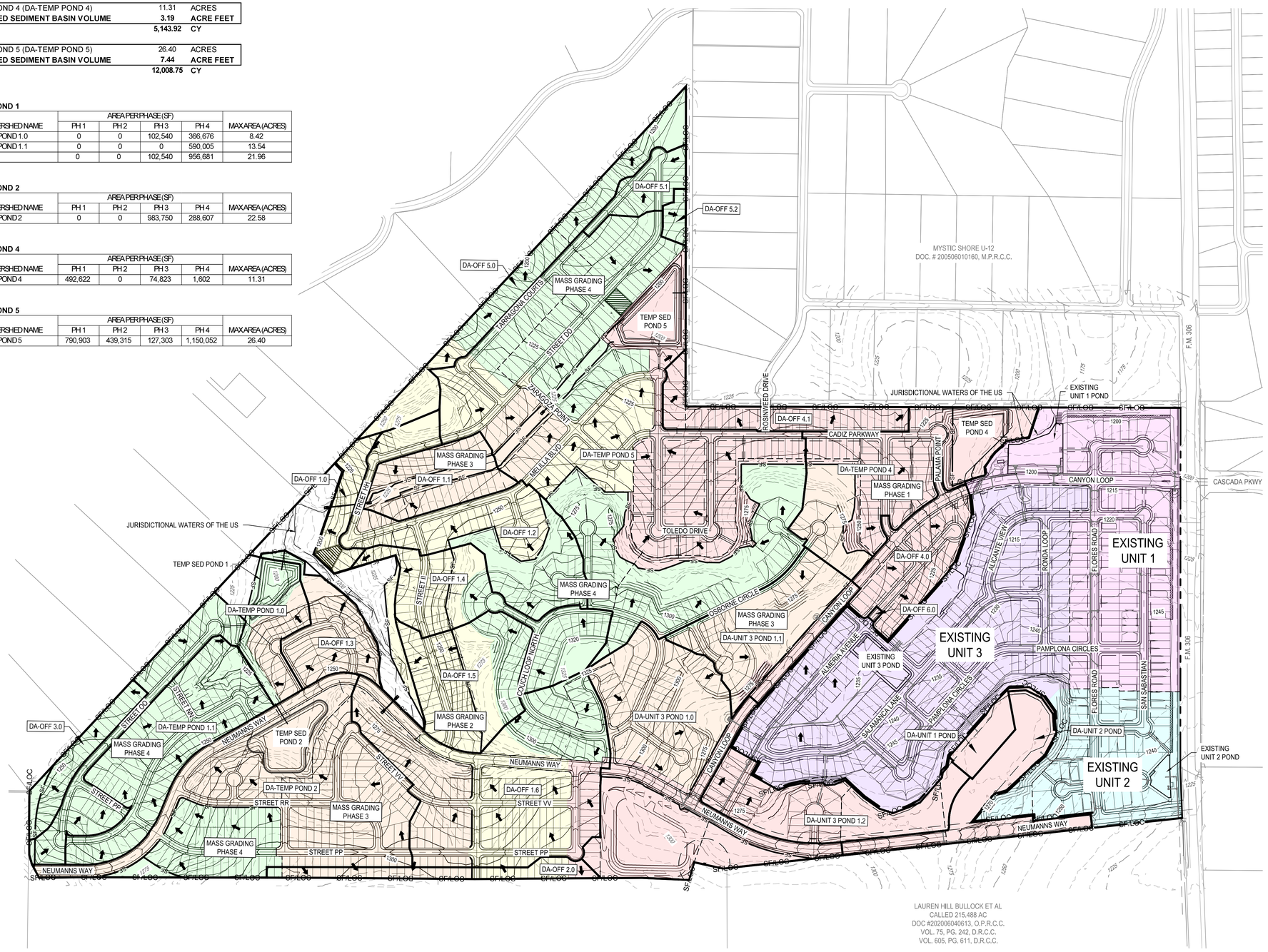
WATERSHED NAME	AREA PER PHASE (SF) PH 1	PH 2	PH 3	PH 4	MAX AREA (ACRES)
DA-TEMP POND 2	0	0	983,750	288,607	22.58

TEMP POND 4

WATERSHED NAME	AREA PER PHASE (SF) PH 1	PH 2	PH 3	PH 4	MAX AREA (ACRES)
DA-TEMP POND 4	492,622	0	74,823	1,602	11.31

TEMP POND 5

WATERSHED NAME	AREA PER PHASE (SF) PH 1	PH 2	PH 3	PH 4	MAX AREA (ACRES)
DA-TEMP POND 5	790,903	439,315	127,303	1,150,052	26.40



0 150' 300' 600'
SCALE: 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- 831 EXISTING MINOR CONTOUR
- 831 EXISTING MAJOR CONTOUR
- 685 MASS GRADING MINOR CONTOUR
- 700 MASS GRADING MAJOR CONTOUR
- 685 PREVIOUS UNIT MINOR CONTOUR
- 700 PREVIOUS UNIT MAJOR CONTOUR
- MATCH LINE
- RETAINING WALL
- JURISDICTIONAL WATERS
- WATERSHED BOUNDARY
- SF SF SILT FENCE
- SF/LOC SF/LOC SILT FENCE/LIMITS OF CONSTRUCTION
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED CURB INLET
- UNIT 1
- UNIT 2
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

REV	DESCRIPTION	DATE	APR

DESIGNED BY: LNH
REVIEWED BY: SSM
DRAWN BY: LNH

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgemgy.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

TEMPORARY SEDIMENTATION POND PLAN

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET
FIG 3.0

G:\TXCI\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\03_CADD\04_Exhibits\FIG 3.0 TEMPORARY SEDIMENTATION POND PLAN.dwg Layout: FIG 3.0 TEMPORARY SEDIMENT PONDS Plotted: 10/4/2024 11:24:00 AM By: Lhuck

POND CAPACITIES

TEMP POND 1

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Surface Area (sf)	Volume (cf)	Cumulative Volume (cf)
1190.00	0.00	0.00	11,493	0	0
1191.00	1.00	1.00	14,650	13,039	13,039
1192.00	1.00	2.00	17,338	15,975	29,014
1193.00	1.00	3.00	20,054	18,679	47,693
1194.00	1.00	4.00	22,892	21,457	69,150
1195.00	1.00	5.00	25,924	24,392	93,543
1196.00	1.00	6.00	28,447	27,176	120,719
1197.00	1.00	7.00	30,894	29,662	150,381
1198.00	1.00	8.00	33,423	32,151	182,532
1199.00	1.00	9.00	36,036	34,722	217,253
1200.00	1.00	10.00	38,734	37,377	254,630
1201.00	1.00	11.00	41,519	40,118	294,749
1202.00	1.00	12.00	44,393	42,948	337,696
1203.00	1.00	13.00	47,361	45,869	383,565
1204.00	1.00	14.00	50,433	48,889	432,454

TEMP POND 2

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Surface Area (sf)	Volume (cf)	Cumulative Volume (cf)
1250.00	0.00	0.00	69,327	0	0
1251.00	1.00	1.00	73,959	71,630	71,630
1252.00	1.00	2.00	77,901	75,921	147,552
1252.30	0.30	2.30	79,060	23,544	171,096
1253.00	0.70	3.00	81,897	56,347	227,443
1254.00	1.00	4.00	85,945	83,913	311,355
1255.00	1.00	5.00	90,047	87,988	399,343
1256.00	1.00	6.00	94,202	92,117	491,460
1257.00	1.00	7.00	98,410	96,298	587,758
1258.00	1.00	8.00	102,671	100,533	688,291
1258.20	0.20	8.20	106,420	20,908	709,199

TEMP POND 4

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Surface Area (sf)	Volume (cf)	Cumulative Volume (cf)
1198.00	0.00	0.00	426	0	0
1199.00	1.00	1.00	9,748	4,071	4,071
1200.00	1.00	2.00	24,643	16,630	20,701
1201.00	1.00	3.00	48,733	36,010	56,711
1202.00	1.00	4.00	69,784	58,944	115,655
1203.00	1.00	5.00	83,922	76,744	192,399
1204.00	1.00	6.00	87,992	85,949	278,348
1205.00	1.00	7.00	90,969	89,476	367,824
1206.00	1.00	8.00	93,977	92,469	460,293

TEMP POND 5

Stage (ft msl) (Elevation)	Pond Depth (ft)	Cumulative Pond Depth (ft)	Surface Area (sf)	Volume (cf)	Cumulative Volume (cf)
1191.00	0.00	0.00	186	0	0
1192.00	1.00	1.00	12,113	4,600	4,600
1193.00	1.00	2.00	79,140	40,738	45,338
1194.00	1.00	3.00	82,918	81,022	126,360
1195.00	1.00	4.00	86,752	84,828	211,187
1196.00	1.00	5.00	90,642	88,690	299,877
1197.00	1.00	6.00	94,589	92,609	392,486
1198.00	1.00	7.00	98,593	96,584	489,070
1199.00	1.00	8.00	102,653	100,616	589,687
1200.00	1.00	9.00	106,770	104,705	694,391

ATTACHMENT I

BMP MAINTENANCE

Attachment I - Inspection and Maintenance for BMPs

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

As a minimum, the inspector shall observe: (1) significant disturbed areas for evidence of erosion, (2) storage areas for evidence of leakage from the exposed stored materials, (3) structural controls (rock berm outlets, silt fences, drainage swales, etc.) for evidence of failure or excess siltation (over 6 inches deep), (4) vehicle exit point for evidence of off-site sediment tracking, (5) vehicle storage areas for signs of leaking equipment or spills, (6) concrete truck rinse-out pit for signs of potential failure, (7) embankment, spillways, and outlet of sediment basin (where applicable) for erosion damage, and (8) Check sediment basin's embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed by the contractor. Trash and other debris within the basins should be removed after each rainfall to prevent clogging of the outlet structure. Accumulated silt within the basins should be removed and the basin should be re- graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its original storage capacity. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

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

ATTACHMENT I

Temporary Stormwater Section

ATTACHMENT I

Temporary Stormwater Section

CANYON RANCH MASS GRADING

Temporary Stormwater Section (TCEQ-0602)

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

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

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

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

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

CANYON RANCH MASS GRADING

Temporary Stormwater Section (TCEQ-0602)

PROJECT MILESTONE DATES

Date when major site grading activities begin:

Construction Activity	Date
Installation of BMPs	

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

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date
Removal of BMPs	

ATTACHMENT J

SCHEDULE OF INTERIM & PERMANENT SOIL STABILIZATION PRACTICES

CANYON RANCH MASS GRADING

Temporary Stormwater Section (TCEQ-0602)

Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

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

Stabilization measures will be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently teased, and except as provided below, will be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practicable. Stabilization measures in this instance shall comply with temporary stabilization as defined in TXR150000 or as defined otherwise in the landscape plans where applicable.

ATTACHMENT J

Temporary Stormwater Section

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

I Richard Mott,
Print Name

Vice President of Land Development,
Title - Owner/President/Other

of Lennar Homes of Texas Land and Construction, LTD,
Corporation/Partnership/Entity Name

have authorized BGE, Inc.
Print Name of Agent/Engineer

of BGE, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

9/24/2024
Date

THE STATE OF Texas §

County of Bexar §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Mott 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 24 day of Sept, 2024.

NOTARY PUBLIC

Joshua C. Scates
Typed or Printed Name of Notary

JOSHUA C SCATES
Notary ID #129847013
My Commission Expires
June 29, 2026

MY COMMISSION EXPIRES: 6-29-24

Owner Authorization Form

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

Land Owner Authorization

I, Kelly Leach of Canyon Ranch 400 LP
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

North of FM 306 between Loma Ranch Road and Mystic Canyon, approx 3 miles from US Highway 281 and the FM 306 Intersection

Legal description of the property referenced in the application

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

I do hereby authorize Lennar Homes of Texas Land and Construction, LTD
Applicant Name (Legal Entity or Individual)

to conduct regulated activities allowed by the approved CZP
Description of the proposed regulated activities

at North of FM 306 between Loma Ranch Road and Mystic Canyon, approx 3 miles from US Highway 281 and the FM 306 Intersection.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Canyon Ranch 400 LP
Land Owner Name (Legal Entity or Individual)

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

Land Owner Signature

Kelly Leach

Land Owner Signature

September 24 2024

Date

THE STATE OF § _____

County of § _____

BEFORE ME, the undersigned authority, on this day personally appeared Kelly Leach 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 24 day of Sept 2024

Tristan Cortez

NOTARY PUBLIC

TRISTAN CORTEZ
Notary Public, State of Texas
Comm. Expires 07-24-2028
Notary ID 135007178

Tristan Cortez

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 7-24-2028

Attached: (Mark all that apply)

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

Applicant Acknowledgement

I, Richard Mott (Applicant Signatory Name) of Lennar Homes of Texas Land and Construction, LTD (Applicant Name (Legal Entity or Individual))

acknowledge that Canyon Ranch 400 LP (Land Owner Name (Legal Entity or Individual))

has provided Lennar Homes of Texas Land and Construction, LTD (Applicant Name (Legal Entity or Individual))

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

I understand that Lennar Homes of Texas Land and Construction, LTD (Applicant Name (Legal Entity or Individual))

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

Applicant Signature

Applicant Signature

9/24/2024
Date

THE STATE OF § Texas

County of § Bexar

BEFORE ME, the undersigned authority, on this day personally appeared Richard Mott 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 24 day of Sept

NOTARY PUBLIC

Joshua C. Scates
Typed or Printed Name of Notary

JOSHUA C SCATES
Notary ID #129847013
My Commission Expires
June 29, 2026

MY COMMISSION EXPIRES: 6-29-26

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Canyon Ranch Mass Grading

Regulated Entity Location: North of FM 306 between Loma Ranch Road and Mystic Canyon, approximately 3 miles from the US Highway 281 and FM 306 intersection.

Name of Customer: Lennar Homes of Texas Land and Construction, LTD

Contact Person: Richard Mott Phone: (210) 889-5516

Customer Reference Number (if issued):CN 602412207

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☒ Comal ☐ Kinney

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

☐ Austin Regional Office

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

☒ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	315.17 Acres	$ 8,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 9/29/2024

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 602412207		RN 111592846

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:*

Lennar Homes of Texas Land and Construction, LTD

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
		95 - 4 3 3 7 4 9 0	

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

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

13. Independently Owned and Operated?
☒ Yes ☐ No

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

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

15. Mailing Address:

100 NE Loop 410, Suite 1155

City	San Antonio	State	TX	ZIP	78216	ZIP + 4	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	richard.mott@lennar.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 889-5516		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Canyon Ranch Mass Grading

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approximately 3.68 miles northeast of Highway 281 and FM 306 intersection.

26. Nearest City	State	Nearest ZIP Code
Fischer	TX	78070

27. Latitude (N) In Decimal:	29.955	28. Longitude (W) In Decimal:	98.35278

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	57	18	98	21	10

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
1521		236117	

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

Single family residential housing.

34. Mailing Address:							
	City		State		ZIP		ZIP + 4	
35. E-Mail Address:							

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

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

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

SECTION IV: Preparer Information

40. Name:	Stacy Mulholland	41. Title:	PE

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 581-3637		( ) -	smulholland@bgeinc.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:	Lennar Homes of Texas Land & Construction, LTD	Job Title:	Authorized Agent
Name *(In Print)*:	Richard Mott	Phone:	( ) -
Signature:		Date:	9/24/2024

TCEQ Core Data Form

TCEQ Use Only

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605941475		RN 111592846

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:*

Canyon Ranch 400 LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0803641552	32074563134	742791904	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

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

13. Independently Owned and Operated? ☒ Yes ☐ No

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

☒ Owner ☐ Operator ☐ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address: 1141 N Loop 1604 E, Suite 105-114

City	San Antonio	State	TX	ZIP	78232	ZIP + 4	

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

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

kelly.welovedirt@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(210) 827-7918		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Canyon Ranch Mass Grading

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Approximately 3.68 miles northeast of Highway 281 and FM 306 intersection.

26. Nearest City	**State**	**Nearest ZIP Code**
Fischer	TX	78070

27. Latitude (N) In Decimal:	29.955		**28. Longitude (W) In Decimal:**	98.35278	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
29	57	18	98	21	10

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
1521		236117	

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

Single family residential housing.

34. Mailing Address:							
	City		**State**		**ZIP**		**ZIP + 4**
35. E-Mail Address:							

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

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

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

SECTION IV: Preparer Information

40. Name:	Stacy Mulholland	**41. Title:**	PE

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210) 581-3637		( ) -	smulholland@bgeinc.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:	Canyon Ranch 400 LP	**Job Title:**	
Name *(In Print):*	Kelly Leach	**Phone:**	(210) 827 7918
Signature:		**Date:**	September 25 2024

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 9, 2022

Kelly Leach
Gram Vikas Partners, Inc.
141 N. Loop 1604, 105-114
San Antonio, Texas 78232

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: Canyon Ranch Unit 1; Located approximately 3.66-miles northeast of US Highway 281 and FM 306 intersection; Comal County, Texas

TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111346102; Additional ID No. 13001556

Dear Kelly Leach:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the San Antonio Regional Office by BGE, Inc. on behalf of Gram Vikas Partners, Inc. on June 15, 2022. Final review of the CZP was completed after additional material was received on August 11, 2022, and September 1, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The TCEQ approved the original CZP application titled Canyon Ranch Unit 1 by letter dated January 21,2021 (13001410).

PROJECT DESCRIPTION

The proposed single-family residential project will have an area increased from 26.02-acres approved January 21, 2021, to 32.34-acres in this project. It will include 112 residential lots and modification to the batch detention pond and adding one (1) vegetative filter strip. The impervious cover will be reduced from 14.04-acres to 13.85-acres (43 percent). Project wastewater will be disposed of by conveyance to the approved Canyon Ranch Wastewater Treatment Plant owned by Gram Vikas Partners, Inc.

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 existing (13001410) (1) batch detention basin, one existing VFS (13001410), and one newly proposed VFS, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 12,432 pounds of TSS generated from the 13.85- acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated January 21, 2021.

II. All permanent pollution abatement measures shall be operational prior to occupancy of the facilities within their respective drainage areas.

III. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

<u>During Construction:</u>

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

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

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

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Drew Evans of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4053.

Sincerely,

Lillian Butler

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

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

cc: Mr. Aaron Neumann, P.E., BGE, Inc.
Ms. Stacy Mulholland, EIT, BGE, Inc

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 26, 2022

Mr. Kelly Leach
Gram Vikas Partners, Inc
1141 N Loop 1604, 105-114
San Antonio, Texas 78232

Re: Edwards Aquifer, Comal County

NAME OF PROJECT: Canyon Ranch Unit 2; Located approximately 3.66 miles northeast of the US Hwy 281 and FM 306 intersection; Comal County, Texas

TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111356259; Additional ID No. 13001557

Dear Mr. Leach:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the San Antonio Regional Office by BGE, Inc. on behalf of Gram Vikas Partners, Inc. on June 15, 2022. Final review of the CZP Modification was completed after additional material was received on August 3, 2022, and August 18, 2022. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The original Canyon Ranch Unit 2 CZP (13001422) was approved by letter, dated January 28, 2022. The residential project had a site area of 14.55 acres and included the construction of 49 single-family residential lots with associated roadways. The impervious cover was approved to be 8.72 acres. One previously approved batch detention basin (13001410), one new batch detention basin, and one new engineered vegetative filter strip (VFS) were approved to treat stormwater generated by the project.

PROJECT DESCRIPTION

The proposed residential project will have an area of approximately 14.55 acres. It will include the construction of 46 single-family lots with associated roadways and modifications to the previously approved batch detention basin (13001422) and engineered VFS (13001422). The impervious cover will be 6.03 acres (41.44 percent). Project wastewater will be disposed of by conveyance to the existing Canyon Ranch Wastewater Treatment Plant owned by the Canyon Ranch Municipal Utility District.

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 batch detention basin from Unit 1 (13001410), a second batch detention basin and an engineered VFS, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized and constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 5,413 pounds of TSS generated from the 6.03 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated January 28, 2022.

II. All permanent pollution abatement measures shall be operational prior to first occupancy of the homes within their respective drainage areas.

III. All sediment and/or media removed from the water quality basins during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

<u>During Construction:</u>

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

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

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

15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Joshua Vacek of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4028.

Sincerely,

Lillian Butler

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

LIB/jv

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

cc: Ms. Stacy Mulholland, EIT, BGE, Inc.

Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

_____ _____

Signature of New Responsible Party Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 14, 2024

Ms. Kelly Leach
Gram Vikas Partners, Inc.
1141 N Loop 1604
San Antonio, Texas, 78232

Re: Approval of a Modification of an approved Contributing Zone Plan (CZPMOD)
Canyon Ranch Unit 3; Located approximately 3.68 miles northeast of Hwy 281 and FM 306 intersection; Comal County, Texas
Edwards Aquifer Protection Program ID: 13001922, Regulated Entity No. RN111592846

Dear Ms. Leach:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by BGE, Inc. on behalf of the applicant, Gram Vikas Partners, Inc. on April 24, 2024. Final review of the application was completed after additional material was received on June 11, 2024.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two 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 officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of 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 contributing zone plan or modification to a plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The original Canyon Ranch Unit 3 was approved by letter dated December 16, 2022. The 46.56-acre site was approved to consist of 24.28-acres of impervious cover. One (1) batch detention basin (Unit 3 Pond) was approved to treat stormwater generated by the project.

PROJECT DESCRIPTION

The current modification proposes to decrease the impervious cover and increase the weir structure length to the Unit 3 batch detention basin. The impervious cover will now be 23.26-acres (49.96 percent). Project wastewater will be disposed of by conveyance to the existing Canyon Ranch Wastewater Treatment Plant owned and operated by Corix Utilities of Texas.

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 (1) previously approved batch detention basin (Unit 3 Pond – AI: 13001650), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be implemented to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 20,878 pounds of TSS generated from the 23.26-acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

SPECIAL CONDITIONS

I. This modification is subject to all the special and standard conditions listed in the approval letter dated December 16, 2022.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. The plan holder of any approved contributing zone plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

4. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. 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.

5. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, 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. The TCEQ may monitor stormwater discharges from the site

to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

6. The application must indicate the placement of permanent aboveground storage tanks facilities for static hydrocarbons and hazardous substances with cumulative storage capacity of 500 gallons or more. Subsequent permanent storage tanks on this project site require a modification to be submitted and approved prior to installation.

7. 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.

8. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

9. 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.

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

After Completion of Construction:

11. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

12. 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 or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved contributing zone plan is responsible for compliance with Chapter §213 subchapter B and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 subchapter B and is subject to administrative rule or orders and penalties as provided under §213.25 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved contributing zone plan.

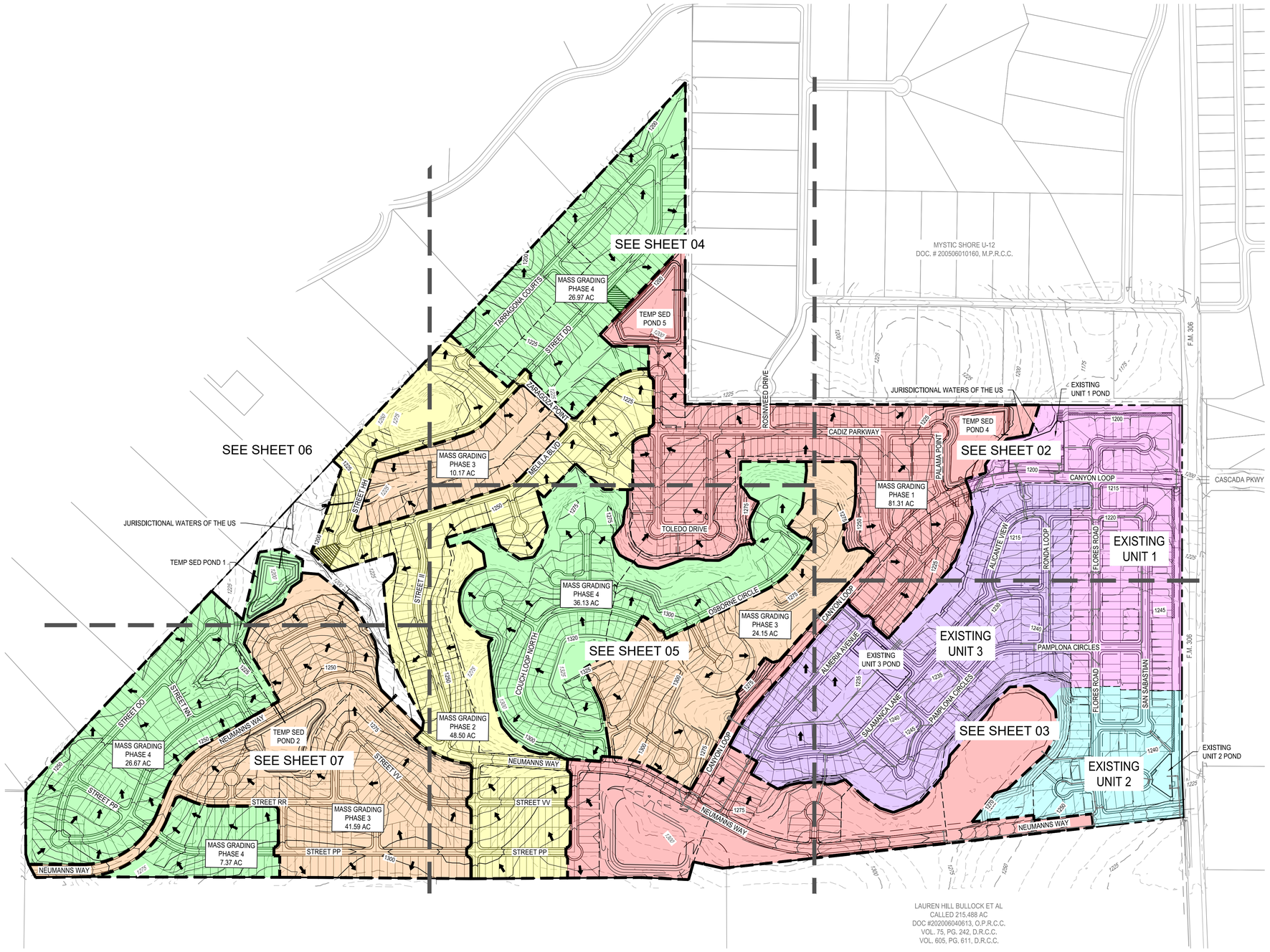
This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Hunter Patterson of the Edwards Aquifer Protection Program at (210) 403-4026 or the regional office at 512-339-2929.

Sincerely,

Lori Wilson, Regional Director
Austin Region
Texas Commission on Environmental Quality

LW/hhp

cc: Ms. Stacy Mulholland, P.E., BGE, Inc.



0 150' 300' 600'

SCALE: 1" = 300'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- MATCH LINE
- RETAINING WALL
- JURISDICTIONAL WATERS
- MASS GRADING PHASE BOUNDARY
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED CURB INLET
- UNIT 1
- UNIT 2
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

NOTES:

1. ALL PROPOSED ELEVATIONS WITHIN LOTS AND ROW ARE FINAL FINISHED GRADE ELEVATION/FUTURE TOP OF PAVEMENT ELEVATIONS.
2. ALL CUT AND FILL NUMBERS WITHIN THE ROW ARE CALCULATED TO PROPOSED SUBGRADE OF THE ROADWAY BASED ON THE MOST CURRENT GEOTECH REPORT FOR THE PROJECT.
3. CONTRACTOR TO GRADE TO MAINTAIN POSITIVE DRAINAGE ON SITE.

REV	DESCRIPTION	DATE	APR

DESIGNED BY: ####

REVIEWED BY: ####

DRAWN BY: ####

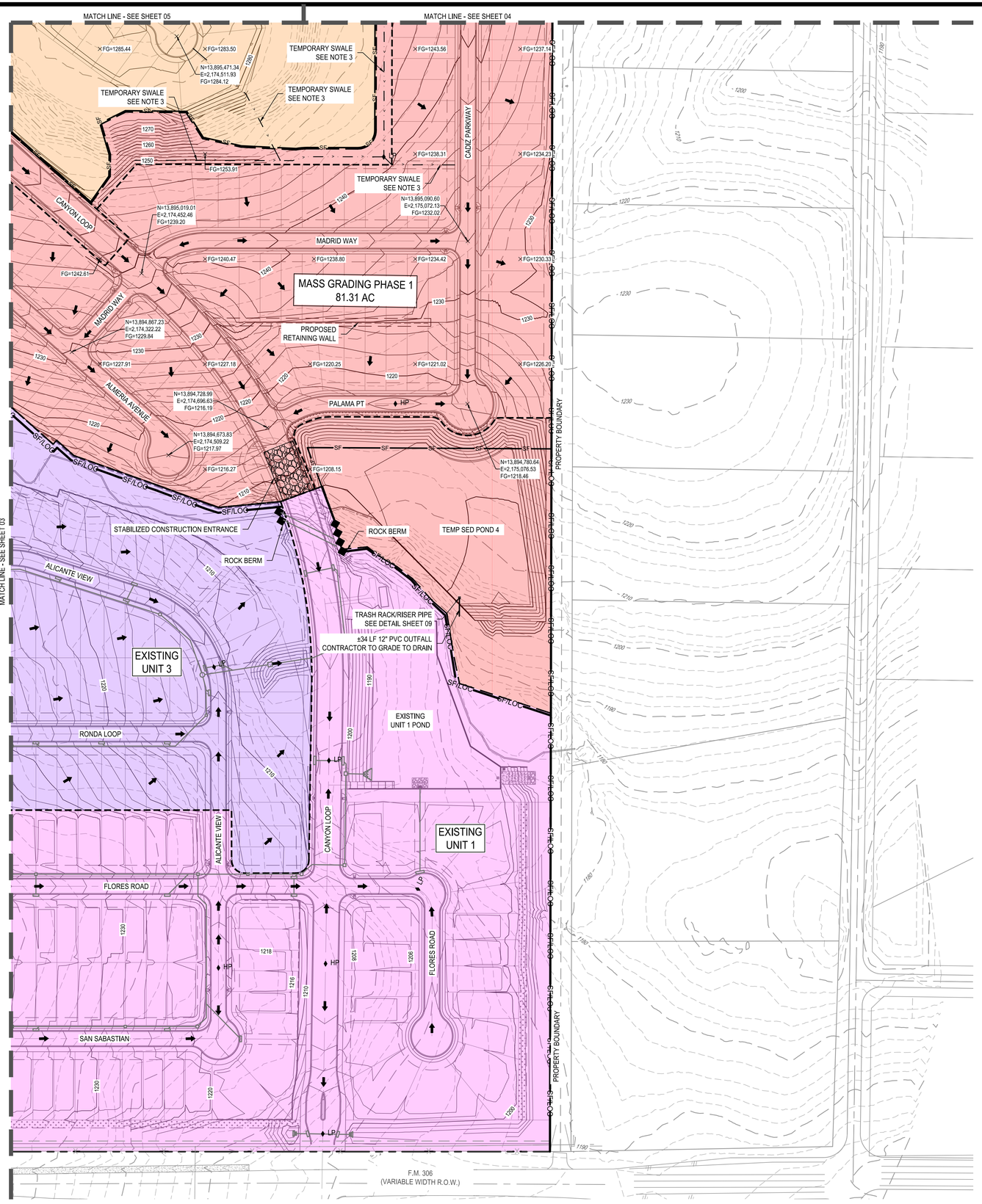
BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgetgy.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

MASS GRADING OVERALL LAYOUT

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET 01



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
- SILT FENCE
- SILT FENCE/LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- ROCK BERM
- J HOOKS
- JURISDICTIONAL WATERS OF THE US
- RETAINING WALL
- MASS GRADING PHASE BOUNDARY
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED CURB INLET
- UNIT 1
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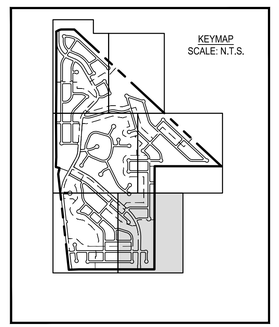
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

KEYMAP
SCALE: N.T.S.



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3. CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF ON SITE.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: TR
REVIEWED BY: SM
DRAWN BY: AR

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

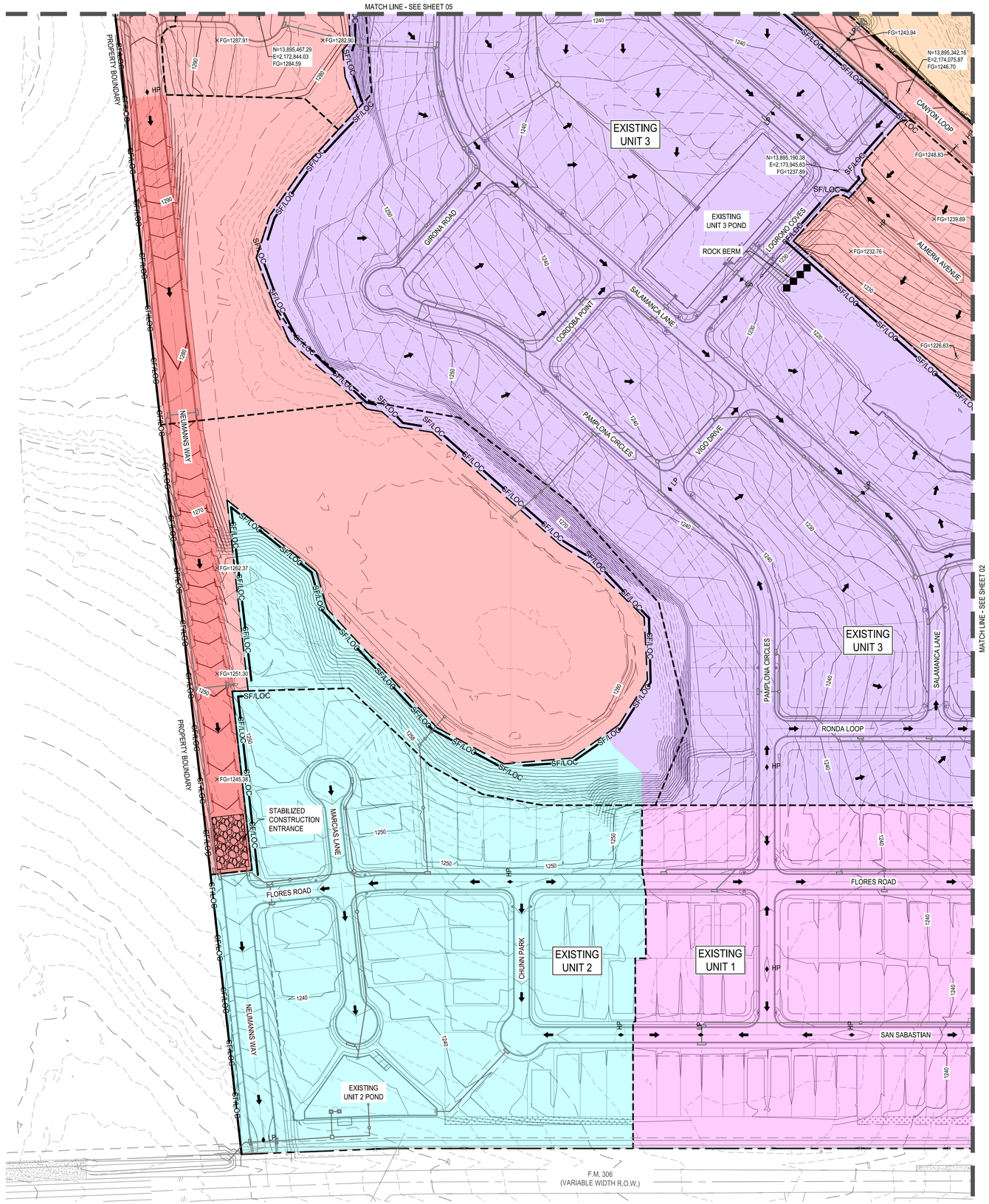
CANYON RANCH MASS GRADING

MASS GRADING PLAN SHEET 1 OF 6

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET
02

G:\TXCI\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\03_CADD\01_Shts\02 - MASS GRADING PLAN.dwg Layout: 02 MASS GRADING PLAN SHEET 1 OF 6 Plotted: 10/4/2024 10:47:52 AM By: Lhuck



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- LP / HP — LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
- SILT FENCE
- SILT FENCE/LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
- CONSTRUCTION STAGING AREA
- INLET PROTECTION
- ROCK BERM
- J HOOKS
- JURISDICTIONAL WATERS OF THE US
- RETAINING WALL
- MASS GRADING PHASE BOUNDARY
- PROPOSED STORM DRAIN w/ MANHOLE
- PROPOSED CURB INLET
- UNIT 1
- UNIT 2
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

KEYMAP
SCALE: N.T.S.

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	APR
	DATE
	DESCRIPTION
◁ ◁ ◁ ◁ ◁ ◁	REV
DESIGNED BY:	TR
REVIEWED BY:	SM
DRAWN BY:	AR

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

MASS GRADING PLAN SHEET 2 OF 6

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET
03

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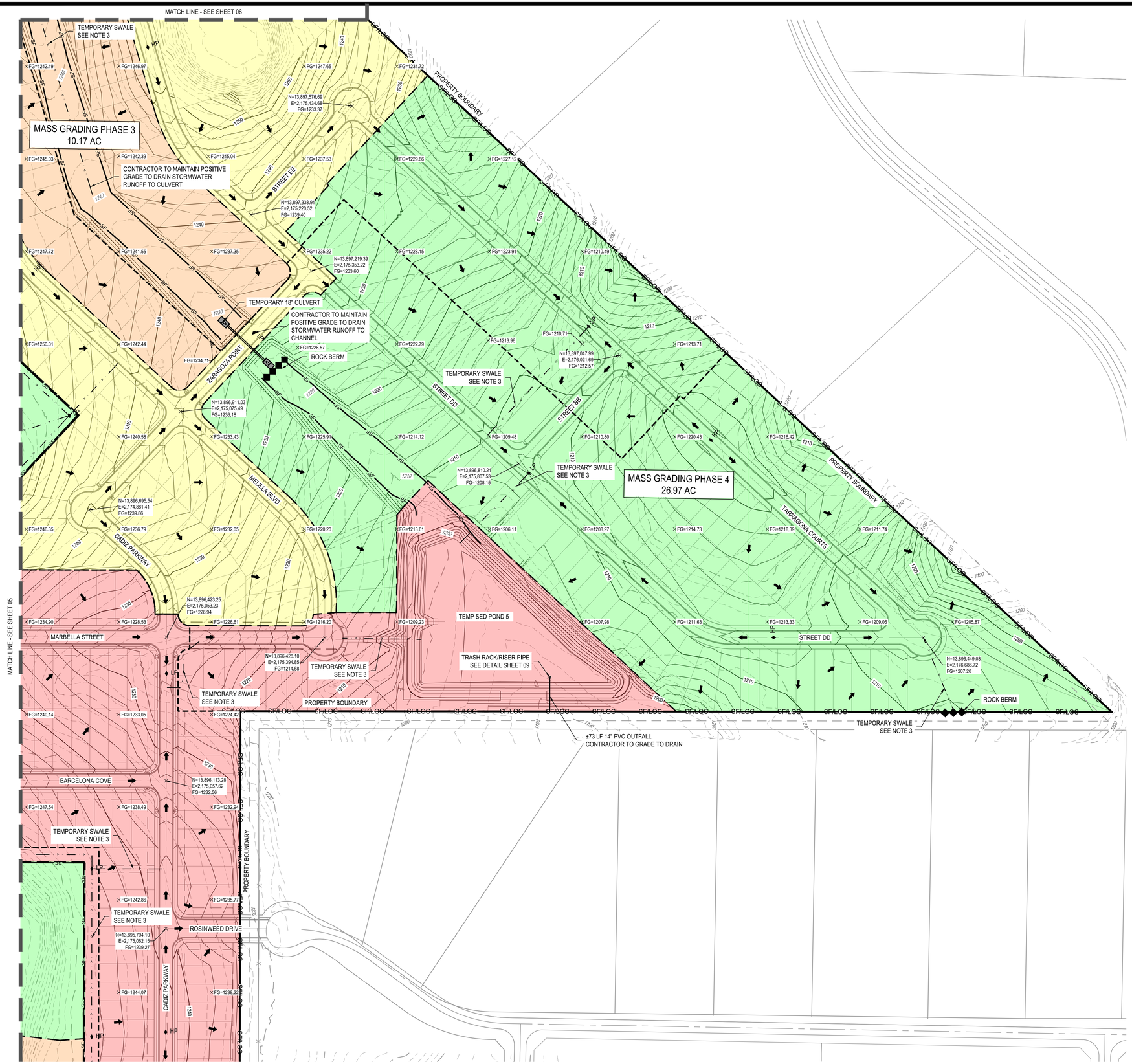
Layout: 03 MASS GRADING PLAN.dwg



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
- SILT FENCE
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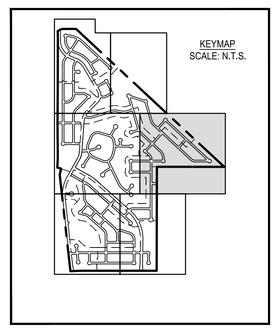

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3. CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF ON SITE.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: TR

REVIEWED BY: SM

DRAWN BY: AR

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

MASS GRADING PLAN SHEET 3 OF 6

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET 04

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MATCH LINE - SEE SHEET 07

MATCH LINE - SEE SHEET 06

MATCH LINE - SEE SHEET 04

MATCH LINE - SEE SHEET 03

MATCH LINE - SEE SHEET 02

MASS GRADING PHASE 2
48.50 AC

MASS GRADING PHASE 4
36.13 AC

MASS GRADING PHASE 3
24.15 AC

CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF TO EXISTING STREAM

TEMPORARY SWALE SEE NOTE 3

STREET II
STREET WW
STREET XX
STREET PP
STREET VV
STREET 1
STREET 2
STREET 4
STREET 5
STREET 6
STREET 7
STREET FF
COUCH LOOP NORTH
COUCH LOOP SOUTH
CANYON LOOP
CHUCKS CIRCLE
ALMERIA AVENUE
NEUMANNS WAY
OSBORNE CIRCLE
MELLA BLVD
MARBELLA STREET
TOLEDO DRIVE
BARCELONA COVE

PROPERTY BOUNDARY

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- 831 EXISTING MINOR CONTOUR
- 831 EXISTING MAJOR CONTOUR
- 682 MASS GRADING MINOR CONTOUR
- 690 MASS GRADING MAJOR CONTOUR
- 682 PREVIOUS UNIT MINOR CONTOUR
- 690 PREVIOUS UNIT MAJOR CONTOUR
- LP / HP LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
- SF SILT FENCE
- SF/LOC SF/LOC SILT FENCE/LIMITS OF CONSTRUCTION
- CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT AREA
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- UNIT 1
- UNIT 2
- UNIT 3
- PHASE 1 MASS GRADING
- PHASE 2 MASS GRADING
- PHASE 3 MASS GRADING
- PHASE 4 MASS GRADING

KEYMAP
SCALE: N.T.S.

NOTES:

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3. CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF ON SITE.

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: TR
REVIEWED BY: SM
DRAWN BY: AR

BGE

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TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

MASS GRADING PLAN SHEET 4 OF 6

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
10/04/2024

SHEET
05

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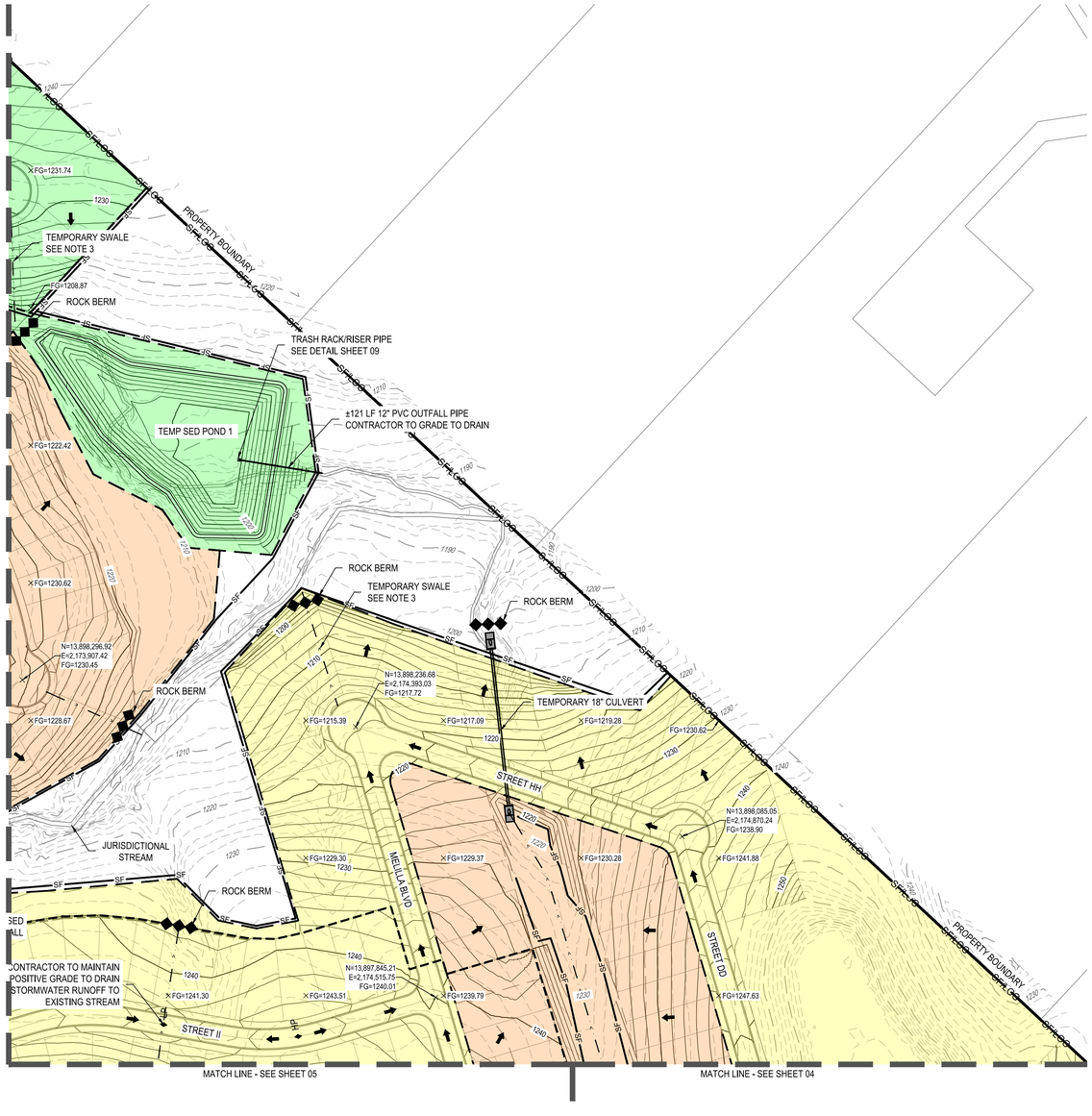

N

0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
- SILT FENCE
- SILT FENCE/LIMITS OF CONSTRUCTION
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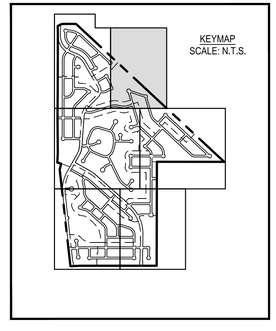
- PHASE 4 MASS GRADING



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3. CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF ON SITE.

	APR
	DATE
	DESCRIPTION
◁	REV
DESIGNED BY:	TR
REVIEWED BY:	SM
DRAWN BY:	AR

BGE, INC.
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TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

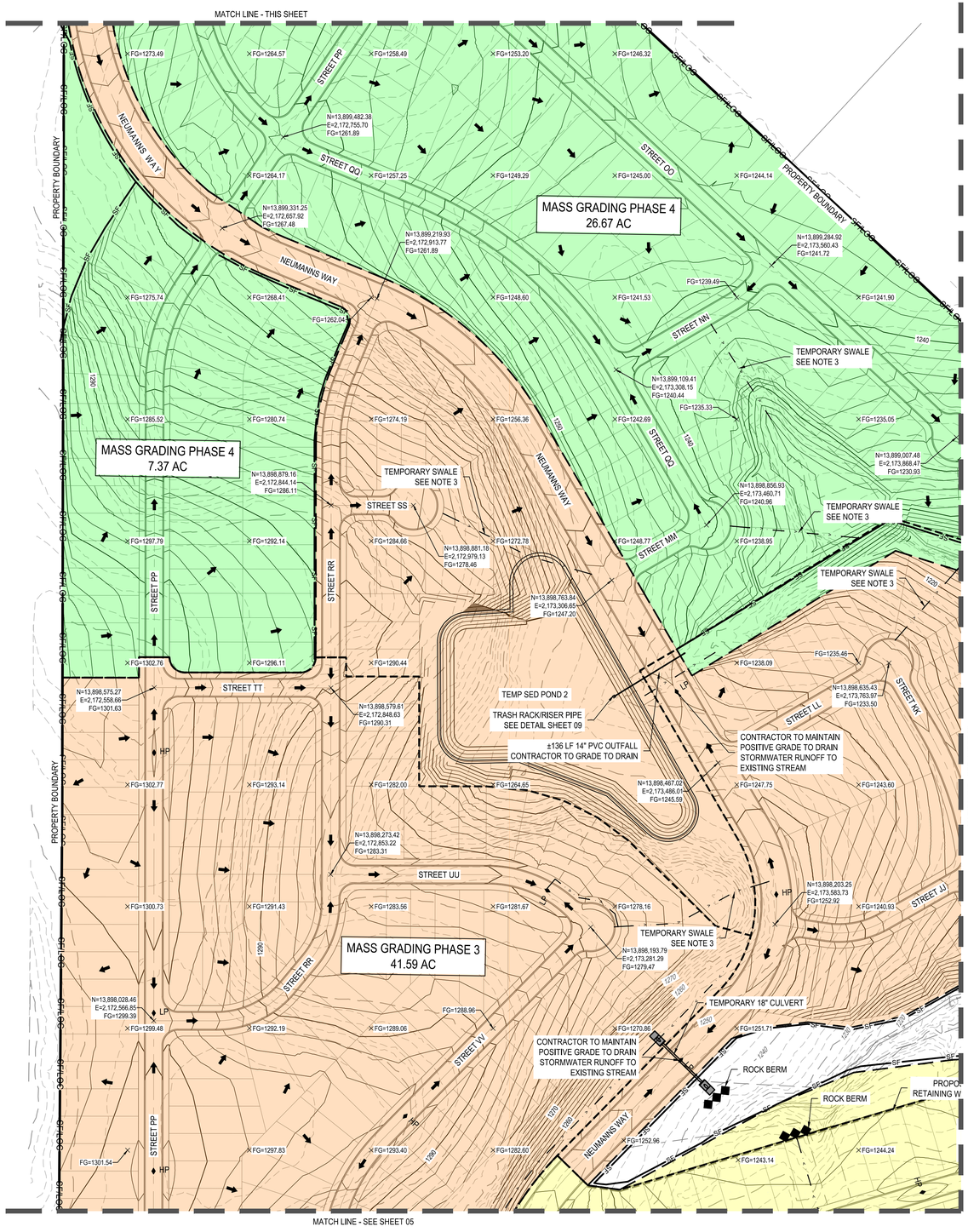
CANYON RANCH MASS GRADING

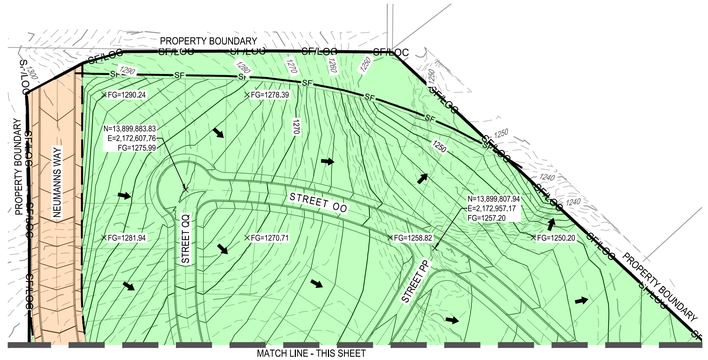
MASS GRADING PLAN SHEET 5 OF 6

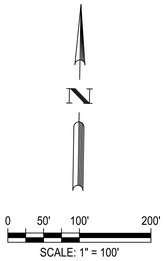
STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET
06

G:\TXC\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\03_CADD\01_Shts\02 - MASS GRADING PLAN.dwg Layout: 06 MASS GRADING PLAN SHEET 5 OF 6 Plotted: 10/4/2024 10:48:34 AM By: Lhuck







LEGEND

- PROPERTY BOUNDARY
- UNIT BOUNDARY
- PROPOSED LOT LINES
- EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- MASS GRADING MINOR CONTOUR
- MASS GRADING MAJOR CONTOUR
- PREVIOUS UNIT MINOR CONTOUR
- PREVIOUS UNIT MAJOR CONTOUR
- LOW POINT/HIGH POINT
- DIRECTION OF FLOW
- PROPOSED SWALE FLOWLINE
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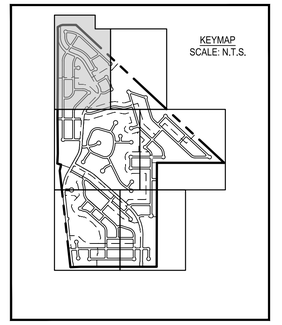

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1. ALL PROPOSED ELEVATIONS WITHIN LOTS AND ROW ARE FINAL FINISHED GRADE ELEVATION/FUTURE TOP OF PAVEMENT ELEVATIONS.
2. ALL CUT AND FILL NUMBERS WITHIN THE ROW ARE CALCULATED TO PROPOSED SUBGRADE OF THE ROADWAY BASED ON THE MOST CURRENT GEOTECH REPORT FOR THE PROJECT.
3. CONTRACTOR TO MAINTAIN POSITIVE GRADE TO DRAIN STORMWATER RUNOFF ON SITE.

	APR
	DATE
	DESCRIPTION
◁ ◁ ◁ ◁ ◁ ◁	REV
DESIGNED BY:	TR
REVIEWED BY:	SM
DRAWN BY:	AR

BGE, INC.
7330 San Pedro, Suite 202
San Antonio, TX 78216
TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

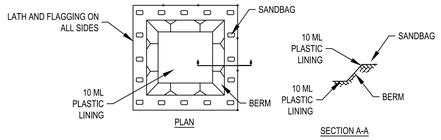
MASS GRADING PLAN SHEET 6 OF 6

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED
PROFESSIONAL ENGINEER
10/04/2024

SHEET
07

G:\TXC\Projects\San Antonio Projects\7278-00 - Canyon Ranch\17 - Mass Grading\03_CADD\01_Shts\02 - MASS GRADING PLAN.dwg Layout: 07 MASS GRADING PLAN SHEET 6 OF 6 Plotted: 10/4/2024 10:48:46 AM By: Lhuck

ROCK BERM DETAIL



CONCRETE WASHOUT NOTES:

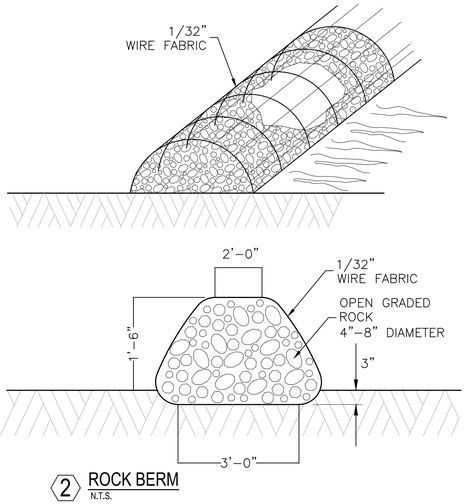
1. THE LINED WASHOUT PIT SHALL BE SUFFICIENTLY LARGE ENOUGH TO HOLD EXPECTED VOLUME OF WASHOUT MATERIAL.
2. WHEN FACILITY IS NO LONGER REQUIRED, HARDENED CONCRETE SHALL PROPERLY REMOVED AND DISPOSED OF.
3. CONTRACTOR TO BACKFIELD PIT UPON REMOVAL OF LINING.

SAND BAG NOTES:

1. THE SAND BAG MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, POLYAMIDE OR COTTON BURLAP WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OZ/YD2, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT.
2. THE BAG LENGTH SHOULD BE 24 TO 30 INCHES, WIDTH SHOULD BE 16 TO 18 INCHES AND THICKNESS SHOULD BE 6 TO 8 INCHES.
3. SANDBAGS SHOULD BE FILLED WITH COARSE GRADE SAND, FREE FROM DELETERIOUS MATERIAL. ALL SAND SHOULD PASS THROUGH A NO. 10 SIEVE. THE FILLED BAG SHOULD HAVE AN APPROXIMATE WEIGHT OF 40 POUNDS.
4. OUTLET PIPE SHOULD BE SCHEDULE 40 OR STRONGER POLYVINYL CHLORIDE (PVC) HAVING A NOMINAL INTERNAL DIAMETER OF 4 INCHES.

1 IN-GROUND CONCRETE WASHOUT PIT
N.T.S.

NOTE: SEE GENERAL NOTES SHEETS FOR EROSION CONTROL NOTES



2 ROCK BERM
N.T.S.

GENERAL NOTES:

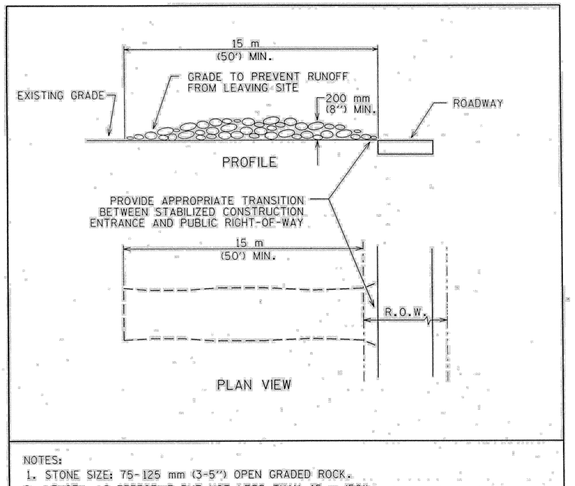
1. USE ONLY OPEN GRADED ROCK 4-8 INCHES DIAMETER FOR STREAM FLOW CONDITION; USE OPEN GRADED ROCK 3-5 INCHES DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENING AND MINIMUM WIRE DIAMETER OF 1/32 INCH.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN WIRE SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 12 INCHES, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED SITE AND IN A MANNER AS TO NOT CREATE A SILTATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SERVE SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 6 INCHES.
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

COMPLIANCE CHECKLIST:

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

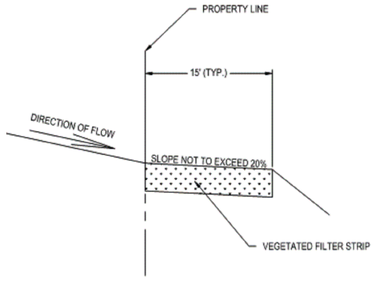
CONTRACTOR/BUILDERS RESPONSIBILITY:

1. INSTALL NEEDED EROSION AND SEDIMENT CONTROL PRACTICES PRIOR TO ANY LAND DISTURBANCE TO PREVENT EXCESSIVE SEDIMENT FROM LEAVING THE SITE.
2. PERIODIC INSPECTION AND MAINTENANCE ARE VITAL TO THE PERFORMANCE OF EROSION AND SEDIMENT CONTROLS. IT IS RECOMMENDED THAT ALL TEMPORARY EROSION CONTROLS BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL.
3. MAINTENANCE: ESC (EROSION SEDIMENT CONTROLS) SHOULD BE ROUTINELY INSPECTED AND MAINTAINED UNTIL SITE IS PERMANENTLY VEGETATED. SOMETIMES ROUTINE INSPECTIONS MAY SHOW A NEED FOR ADJUSTMENTS OR ADDITIONAL ESC'S.
4. SUBMIT A NOTICE OF TERMINATION (NOT) TO THE TCEQ AND LOCAL MS4 WHEN CONSTRUCTION IS COMPLETE.
5. REVEGETATE THE SITE: PREVENT EROSION ON INDIVIDUAL LOTS WITH GROUND COVER. EXISTING TREES AND VEGETATION SHOULD BE PROTECTED TO HELP MAINTAIN A STABLE GROUND SURFACE AND PREVENT LOSS OF VALUABLE TOPSOIL. EROSION CONTROL BLANKETS, MATTING AND MULCHES CAN HELP STABILIZE THE AREA UNTIL PERMANENT VEGETATION IS ESTABLISHED. THE SITE NEEDS TO HAVE AT LEAST 70 PERCENT COVER OF PERMANENT VEGETATION BEFORE ESC'S CAN BE REMOVED.



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
5/23/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



ENGINEERED VEGETATED FILTER STRIP DETAIL (TYP.)
N.T.S.

V.F.S. NOTES (TCEQ RG348)

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILTER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE DIRECTION OF FLOW) OF THE CONTRIBUTING IMPERVIOUS AREA SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET (I.E., 72 FEET DRAINING TO EACH SIDE).
2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.
3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.
4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW (SCHUELER, 1987).
5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.
6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AN ENGINEERED FILTER STRIP.
7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

NOTES:

ENGINEERING FILTER STRIPS

1. THE FILTER STRIP SHOULD EXTEND ALONG THE ENTIRE LENGTH OF THE CONTRIBUTING AREA AND THE SLOPE SHOULD NOT EXCEED 20%. THE MINIMUM DIMENSION OF THE FILER STRIP (IN THE DIRECTION OF FLOW) SHOULD BE NO LESS THAN 15 FEET. THE MAXIMUM WIDTH (IN THE FLOW OF DIRECTION) OF THE CONTRIBUTING IMPERVIOUS AREA SHOULD NOT EXCEED 72 FEET. FOR ROADWAYS WITH A VEGETATED STRIP ALONG BOTH SIDES OF THE TOTAL WIDTH OF THE ROADWAY SHOULD NOT EXCEED 144 FEET.

2. THE MINIMUM VEGETATED COVER FOR ENGINEERED STRIPS IS 80%.

3. THE AREA CONTRIBUTING RUNOFF TO A FILTER STRIP SHOULD BE RELATIVELY FLAT SO THAT THE RUNOFF IS DISTRIBUTED EVENLY TO THE VEGETATED AREA WITHOUT THE USE OF A LEVEL SPREADER.

4. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW.

5. THE TOP EDGE OF THE FILTER STRIP ALONG THE PAVEMENT WILL BE DESIGNED TO AVOID THE SITUATION WHERE RUNOFF WOULD TRAVEL ALONG THE TOP OF THE FILTER STRIP, RATHER THAN THROUGH IT.

6. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL, OTHERWISE RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. A LEVEL SPREADER SHOULD NOT BE USED TO DISTRIBUTE RUNOFF TO AND ENGINEERED FILTER STRIP.

7. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED.

INTERIM FILTER STRIPS

1. THE FILTER STRIP AREA MUST BE 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS COVER.

2. TOP EDGE OF THE FILTER STRIP SHOULD BE LEVEL; OTHERWISE, RUNOFF WILL TEND TO FORM A CHANNEL IN THE LOW SPOT. IF A LEVEL SPREADER IS USED (IS IS ONLY ALLOWED FOR INTERIM USE) TO DISTRIBUTE RUNOFF TO THE FILTER STRIP, IT MUST BE LINED OR BE CONSTRUCTED OF IMPERMEABLE MATERIALS (CONCRETE).

3. THE AREA TO BE USED FOR THE STRIP SHOULD BE FREE OF GULLIES OR RILLS THAT CAN CONCENTRATE OVERLAND FLOW.

4. FILTER STRIPS SHOULD BE LANDSCAPED AFTER OTHER PORTIONS OF THE PROJECT ARE COMPLETED AND VEGETATION COVERAGE SHOULD BE AT LEAST 80%.

REV	DESCRIPTION	DATE	APR

DESIGNED BY: ####
REVIEWED BY: ####
DRAWN BY: ####

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TEL: 210-581-3600 www.bgeinc.com
TBPE Registration No. F-1046

CANYON RANCH MASS GRADING

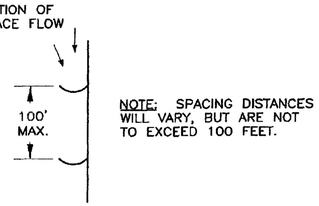
EROSION CONTROL DETAILS SHEET 1 OF 2

STATE OF TEXAS
STACY MULHOLLAND
146417
LICENSED PROFESSIONAL ENGINEER
10/04/2024

SHEET
08

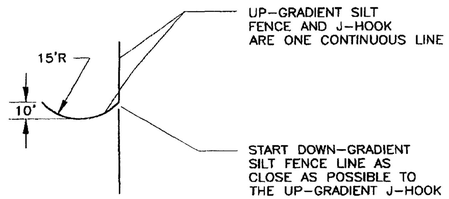
PLAN VIEW

I. SPACING REQUIREMENTS

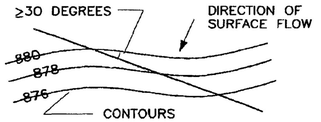


NOTE: SPACING DISTANCES WILL VARY, BUT ARE NOT TO EXCEED 100 FEET.

II. SIZING REQUIREMENTS:

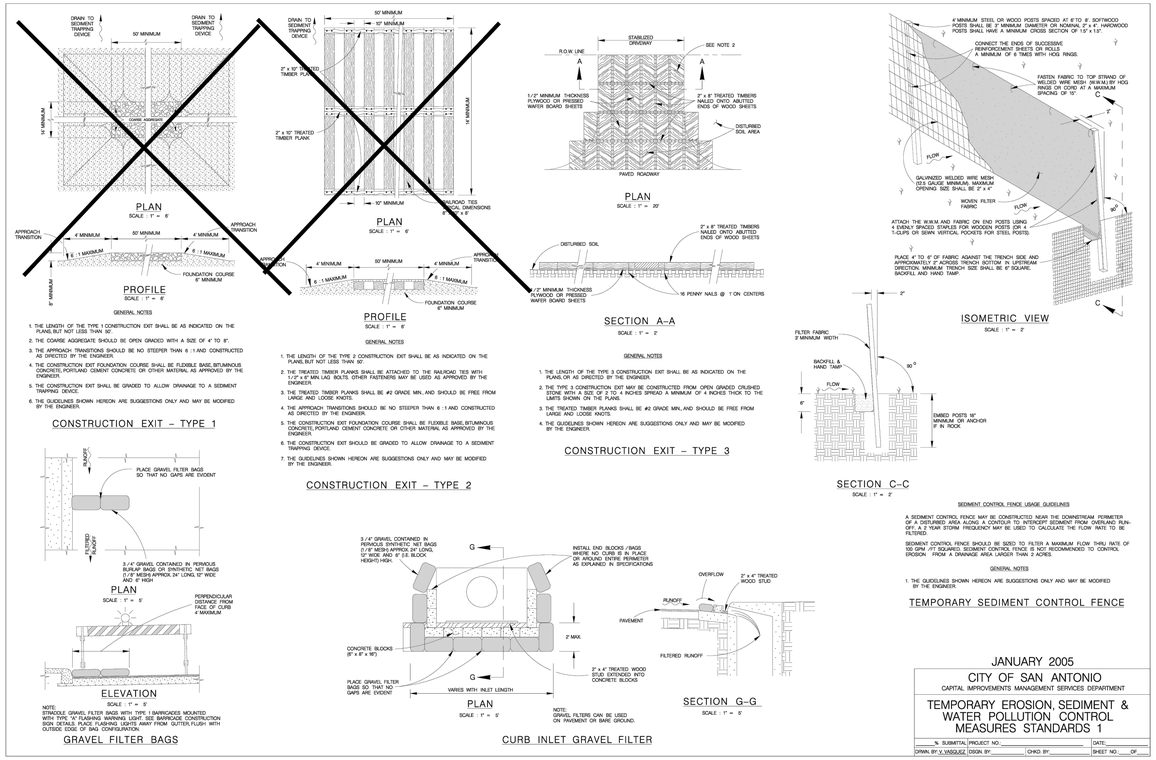


FOR CATCHMENT AREA <0.25 ACRES



NOTE:
J-HOOKS SHALL ALSO BE USED WHEN THE SILT FENCE IS INSTALLED AT AN ANGLE OF 30 DEGREES OR GREATER FROM PARALLEL TO THE CONTOURS.

3 J-HOOK DETAIL
N.T.S.



JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

_% SUBMITTAL | PROJECT NO.: | DATE:
DRAWN BY: Y. VASQUEZ | DSGN. BY: | CHKD. BY: | SHEET NO.: OF:

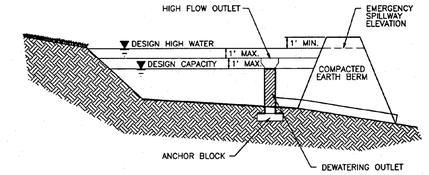


Figure 1-41 Schematic of a Sediment Basin (NCTCOG, 1993)

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◁	◁	◁	◁	◁	◁		REV

DESIGNED BY: ####
REVIEWED BY: ####
DRAWN BY: ####

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CANYON RANCH MASS GRADING

EROSION CONTROL DETAILS SHEET 2 OF 2

STATE OF TEXAS
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10/04/2024

SHEET 09