MERC PHASE 1

TCEQ CONTRIBUTING ZONE

PLAN MODIFICATION

October 30, 2024

MBC Job. No.33689-0975

PREPARED BY:

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.
dba MBC Engineers
Texas Registered Engineering Firm F-784 | SBE Certified #214046463
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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: Merc Phase 1					**2. Regulated Entity No.:**				
3. Customer Name: UTSA Blvd IH-10 LP					**4. Customer No.:** 605351758				
5. Project Type: **(Please circle/check one)**	New	Modification			Extension		Exception		
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential	Non-residential			**8. Site (acres):**			10.75	
9. Application Fee:	$6,500	**10. Permanent BMP(s):**			Water Quality Pond				
11. SCS (Linear Ft.):	N/A	**12. AST/UST (No. Tanks):**			N/A				
13. County:	Bexar	**14. Watershed:**			Leon Creek				

Application Distribution

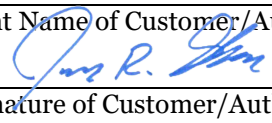
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Justin R. Shippey, P.E.
Print Name of Customer/Authorized Agent  10-30-2024
Signature of Customer/Authorized Agent Date

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

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

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

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

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

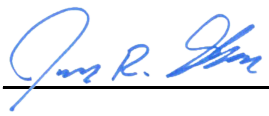
Signature

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

Print Name of Customer/Agent: Justin R. Shippey

Date: 10-30-2024

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Merc Phase 1
   Original Regulated Entity Name: Schumacher-UTSA Blvd./IH-10 114.2 Acre Tract
   Assigned Regulated Entity Number(s) (RN): 109749218
   Edwards Aquifer Protection Program ID Number(s): 13000390
   ☒ The applicant has not changed and the Customer Number (CN) is: 605351758
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	116.7	10.75 of the 116.7
Type of Development	Commercial	Commercial
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	6.6	4.65
Impervious Cover (%)	5.65	42.9
Permanent BMPs	Batch Detention	Batch Detention
Other	Vegetated FIlter Strip	____

0.79 Ac Existing
3.86 Ac. Proposed
4.65 Ac. Total

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

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

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

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

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

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

CONTRIBUTING ZONE PLAN MODIFICATION APPLICATION

Merc Phase I

TCEQ Form-10259

Attachment "A" – Original Approval Letter and Approved Modification Letters

See the approval letters on the following pages:

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 22, 2017

Mr. Steve Sanders
UTSA Blvd./IH-10 LP
4512 Elohi Drive
Austin, Texas 78746

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Schumacher - UTSA Blvd./IH-10 114.2 Acre Tract; Located approximately 0.4 miles northwest of the W. Hausman Road and IH-10 intersection; San Antonio, Texas

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

Regulated Entity No. RN109749218; Additional ID No. 13000390

Dear Mr. Sanders:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of UTSA Blvd./IH-10, LP on April 24, 2017. Final review of the CZP was completed after additional material was received on June 5, 2017, June 9, 2017 and June 15, 2017. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed development will have an area of approximately 116.7 acres with 6.60 acres (5.65 percent) of impervious cover. The site is located on the Contributing Zone within the Transition Zone. The project proposes clearing, grading, excavation, installation of utilities and drainage improvements, a connector road with sidewalks, two turn lanes and four private driveways. Additional phases of this development will be submitted as future separate CZP modifications. No wastewater will be generated by this project.

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, a batch detention basin and an engineered vegetative filter strip (VFS), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment is 5,386 pounds of TSS generated from a total of 6.60 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The batch detention basin "A" will have a designed water quality volume of 199,121 cubic feet (34,807 cubic feet required). The logic controller for the system will be programmed to retain stormwater for 12 hours before releasing it. The stormwater release valve will be equipped with a manual override. The system will be connected to a 120 volt power supply with a solar/battery backup unit. The basin will remove 4,717 pounds (4,717 pounds required) of TSS generated from 5.78 acres of impervious cover.

An engineered vegetative filter strip is proposed to treat 0.82 acres of impervious cover with 669 pounds of TSS removal. The VFS shall have a uniform slope of less than 20 percent and vegetated cover of at least 80 percent which will extend along the entire length of the contributing area and will be free of gullies or rills that can concentrate overland flow. The contributing area shall be relatively flat to evenly distribute runoff, and the impervious cover in the direction of flow shall not exceed 72 feet.

SPECIAL CONDITIONS

I. The permanent pollution abatement measures shall be operational prior to use of the roads or sidewalks within the measure's respective drainage area.

II. All sediment / media from the batch detention basin shall be disposed of properly according to 30 TAC 330 or 30 TAC 335, as applicable.

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

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

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

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the

permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.

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

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Dianne Pavlicek-Mesa, P.G., of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4074.

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region
Texas Commission on Environmental Quality

LB/DPM/eg

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

cc: Ms. Cara C. Tackett, P.E., Pape-Dawson Engineers, Inc.
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. Scott Halty, San Antonio Water System

Exhibit "A"

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 11, 2017

Mr. Steve Sanders
UTSA Blvd. / IH-10 LP
4512 Elohi Drive
Austin, Texas 78746

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: University Village; Located approximately 0.4 miles northwest of the W. Hausman Road and IH-10 intersection; San Antonio, Texas

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

Regulated Entity No. RN109749218; Additional ID No. 13000480

Dear Mr. Sanders:

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 Pape-Dawson Engineers, Inc. on behalf of UTSA Blvd. / IH-10 LP on August 9, 2017. Final review of the CZPMOD was completed after additional material was received on September 28, 2017. 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 CZP was approved by letter dated June 22, 2017 for commercial development having an area of approximately 116.7 acres with 6.60 acres (5.65 percent) of impervious cover. The development included clearing, grading, excavation, installation of utilities and drainage improvements, and a connector road with sidewalks, two turn lanes and four private driveways. No wastewater was generated during this phase of construction.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 12.63 acres of the originally approved 116.7 acres. It will include clearing, grading, excavation, installation of utilities, drainage improvements, and a 349 unit multi-family development with associated parking and drives. The impervious cover will be 8.4 acres (66.5 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two Filterra devices, one batch detention basin, and one existing batch detention basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be used to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 6,854 pounds of TSS generated from the 8.4 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. The individual treatment measures will consist of the following BMPs.

BMP Summary Table

Watershed	BMP	Total Area (ac)	Imp. Cover (ac)	Required Capture Volume (cf)	Designed Capture Volume (cf)	Req. TSS Removed (lb/yr)	Design TSS Removed (lb/yr)
A	Basin B	5.67	4.89	56,745	199,121	3,990	4,190
B	Basin A	3.14	2.39	29,571	30,510	1,950	2,158
C	Filterra A & B**	0.68	0.62	-	-	506	506
Uncaptured Area D *	Overtreatment Basin A & B	0.95	0.50	-	-	408	-
Total	-	10.44	8.40			6,854	6,854

*Overtreatment will be provided by both basins; 200 lbs. in Basin B, and 208 lbs. in Basin A.
**Filterra Units "A" & "B" will be 13'x7' with a Treatment Flow Rate of 0.590 cfs.

SPECIAL CONDITIONS

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

II. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated June 22, 2017.

III. The new permanent pollution abatement measures shall be operational prior to occupancy of newly constructed facilities located within the measure's respective drainage area. The existing batch detention basin shall be inspected and be fully operational prior to occupancy of residential housing and/or use of newly constructed improvements within the measure's respective drainage area.

IV. 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.

V. This site is located in the area defined as the Contributing Zone within the Transition Zone. Requirements identified in 30 TAC 213.5(f)(2) for addressing discovered sensitive features are applicable. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

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

After Completion of Construction:

14. Owners of permanent BMPs and measures must insure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the

new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Monica Reyes of the Edwards Aquifer Protection Program of the San Antonio Regional Office at (210) 403-4012.

Sincerely,

Lynn Bumguardner, Water Section Manager
San Antonio Region
Texas Commission on Environmental Quality

LB/MR/eg

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

cc: Ms. Cara Tackett, P.E., Pape-Dawson Engineers, Inc.
Mr. Roland Ruiz, General Manager, Edwards Aquifer Authority
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, P.E., Bexar County

Exhibit "A"

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 24, 2019

Mr. Steve Sanders
UTSA Blvd. / IH-10 LP
4512 Elohi DR
Austin, TX 78746-1625

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: University Village; Located approximately 0.4 miles northwest of West Hausman Road and IH-10 Frontage Road; San Antonio, Texas

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

Regulated Entity No. RN109749218; Additional ID No. 13000885

Dear Mr. Sanders:

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 Pape-Dawson Engineers, Inc. on behalf of UTSA Blvd. / IH-10 LP on March 1, 2019. Final review of the CZP Modification was completed after additional material was received on April 10, 2019. 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 Schumacher - UTSA Blvd. / IH-10 114.2 Acres Tract CZP was approved by letter dated June 22, 2017 for a 116.7-acre site with 6.60 acres of impervious cover. The project proposed clearing, grading, excavation, installation of utilities and drainage improvements, a connector road with sidewalks, two turn lanes and four private driveways. Proposed permanent BMPs included a batch detention basin "A" and an engineered vegetative filter strip.

The University Village CZP Modification was approved by letter dated October 11, 2017 for a 12.63-acre site with 8.40 acres of impervious cover. The project proposed clearing, grading,

installation of utilities, drainage improvements, and a 349-unit multi-family development with associated parking and drives. Proposed permanent BMPs included the existing batch detention basin "A", a batch detention basin "B" and two Filterra devices.

PROJECT DESCRIPTION

This CZP Modification includes a 9.87-acre phased development site with 6.41 acres (64.94 percent) of impervious cover. Additional clearing, grading, excavation, installation of utilities and drainage improvements, and construction of buildings with associated parking, driveways and turn lanes are proposed. Project wastewater will be disposed of by conveyance to the existing Leon Creek Water Recycling Center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or up-gradient of the site and potentially flowing across and off the site after construction, the existing batch detention basin "A", designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will treat stormwater runoff. The required total suspended solids (TSS) treatment for the site is 5,231 pounds of TSS generated from the 6.41 acres of impervious cover. The approved measure meets the required 80 percent removal of the increased load in TSS caused by the project.

Batch detention basin "A" has a designed water quality volume of 199,121 cubic feet (91,065 cubic feet required). The basin will remove 12,105 pounds of TSS. See Table 1 below for basin "A" treatment summary.

Table 1 BMP Treatment Summary

Plan	Project Limits (ac)	Imperious Cover (ac)	Impervious Cover to Basin "A" (ac)	Overtreatment to Basin "A" (ac)	Required TSS Removal (lbs./yr.)	Provided TSS Removal (lbs./yr.)
Schumacher 114.2-Acres Tract CZP	116.70	6.60	5.25	0.53	4,716	4,716
University Village CZP Mod	12.63	8.40	2.39	0.255	2,158	2,158
University Village CZP Mod (this plan)	9.87	6.41	5.93	0.48	5,231	5,231
TOTAL	--	21.41	13.57	1.265	12,105	12,105

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated June 22, 2017 and subsequent modification dated October 11, 2017.

II. All sediment and/or media removed from batch detention basin "A" during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be

removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

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

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

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Dianne Pavlicek-Mesa, P.G., of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4074.

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/dpm

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

cc: Mr. Taylor Dawson, P.E., Pape-Dawson Engineers, Inc.
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 1, 2024

Mr. Rob Schumacher
UTSA BLVD IH10 LP
2995 Woodside Road, Suite 400-385
Woodside, CA 94062

Re: Modification of an approved Contributing Zone Plan (CZPMOD)
Tommy's Express Carwash UTSA Boulevard; Located at 5614 UTS Boulevard; San Antonio, Bexar County, Texas
Edwards Aquifer Protection Program ID: 13001843, Regulated Entity No. RN109749218

Dear Mr. Schumacher:

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 Kimley-Horn & Associates, Inc. on behalf of the applicant, UTSA BLVD IH-10 L.P. on November 20, 2023. Final review of the application was completed after additional material was received on February 2, 2024, and February 27, 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 CZP was approved by letter dated June 22, 2017 (EAPP ID: 13000390). The 116.7 - acre project included the construction of 6.6-acres (5.65 percent) of impervious cover.

A Modification to the original CZP was approved by letter dated October 11, 2017 (13000480). The 12.63-acre project included the construction of 8.4-acres of impervious cover.

A Modification of the CZP was approved by letter dated April 24, 2019 (13000885). The 9.87-acres project included the construction of 6.41-acres of impervious cover.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 2.72-acres. The modification will include the construction of one building and an associated parking lot, sidewalks, and drives. The impervious cover will be 0.74-acres (27 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek Wastewater Recycling Center.

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 (13000390), 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 604 pounds of TSS generated from the 0.74-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(s) dated June 22, 2017, October 11, 2017, and April 24, 2019.

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. Drew Evans, P.G. of the Edwards Aquifer Protection Program at (210) 403-4053 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

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

LIB/de

cc: Mr. Jason Link, P.E., Kimley-Horn & Associates, Inc.

CONTRIBUTING ZONE PLAN APPLICATION

Merc Phase 1

TCEQ Form-10257

Attachment "B" – Narrative of Proposed Modification

Merc Phase 1 is a modification of the Schumacher – UTSA Blvd./IH-10 114.2-Acre tract Contributing Zone Plan (CZP). On June 22, 2017, the Texas Commission on Environmental Quality approved the Schumacher – UTSA Blvd./IH-10 114.2-Acre Tract CZP (EAPP ID 13000390). The approval letter included clearing, mass grading, and construction of a regional batch detention basin (Basin "A"), 1,200 LF of secondary Arterial Street ("connector road") with turn lanes on both UTSA Blvd and Hausman Road, and adjacent private access drives throughout the site. The project limits is approximately 116.7 acres. Approximately 6.60 acres of impervious cover was added. 5.25 Acres will be treated in Basin" A" and 0.53 acres of impervious cover in this project was over treated by the existing batch detention Basin "A" (EAPP ID 13000390).

On October 11, 2017, the Texas Commission on Environmental Quality approved the University Village CZP modification (EAPP ID 13000480). This modification was submitted for a multi-family development located on the south side of UTSA Blvd. west of the intersection of UTSA Blvd and University Pass road intersection. The project limits is approximately 12.63 acres of the 116.7 acres. Approximately 8.40 acres of impervious cover was added. 2.39 Acres will be treated in Basin" A" and 0.255 acres of impervious cover in this project was over treated by the existing batch detention Basin "A" (EAPP ID 13000390).

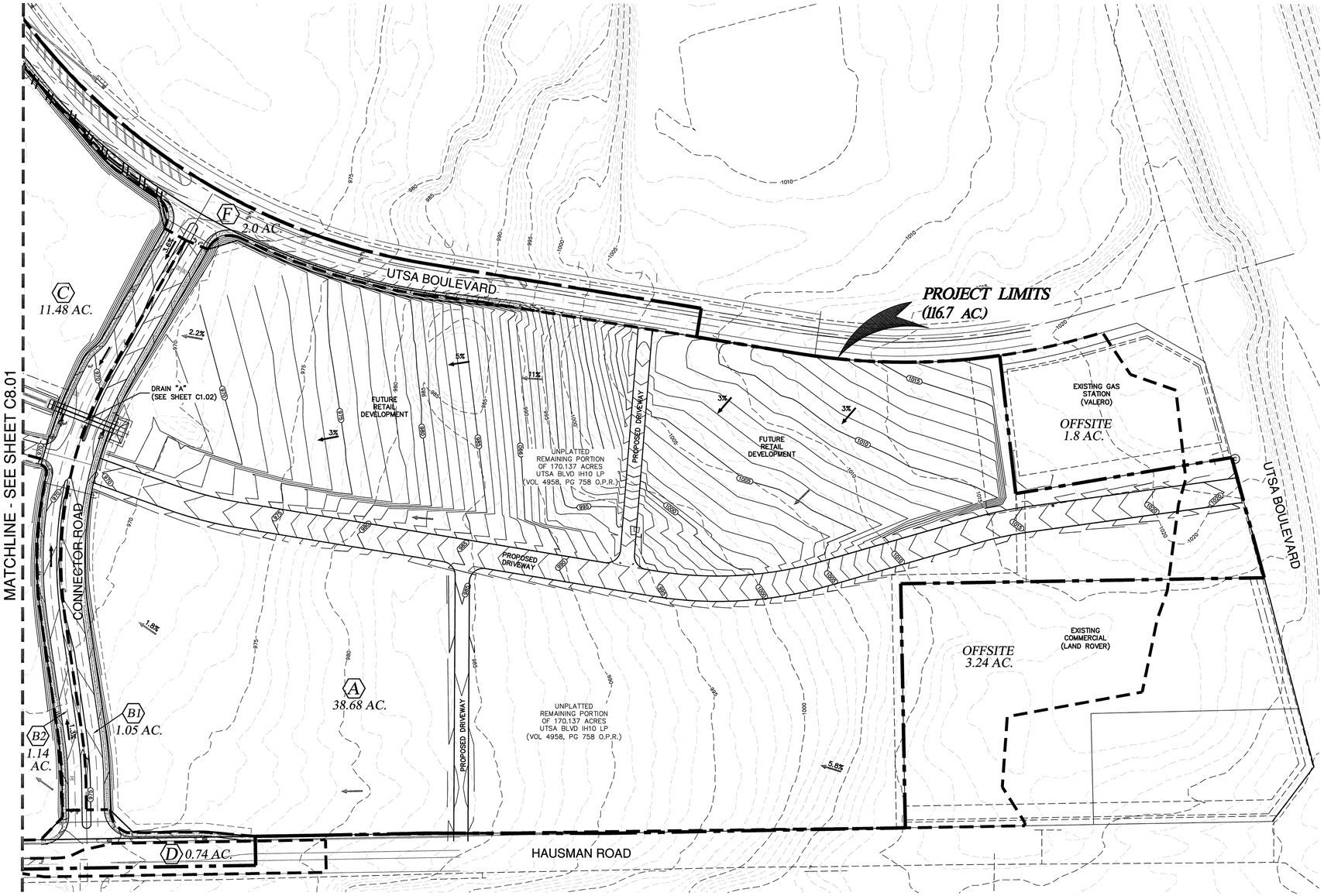
On April 24, 2019, the Texas Commission on Environmental Quality approved a second University Village CZP modification (EAPP ID 13000885). This modification was submitted for clearing, grading, excavation, and installation of utilities and drainage improvements, a connector road with sidewalks, two turn lanes and four private driveways. The project limits is approximately 9.87 acres of the 116.7 acres. Approximately 6.41 acres of impervious cover was added. 5.93 Acres will be treated in Basin" A" and 0.48 acres of impervious cover in this project was over treated by the existing batch detention Basin "A" (EAPP ID 13000390).

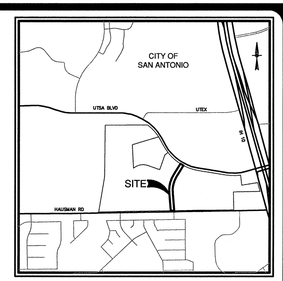
On March 1, 2024, the Texas Commission on Environmental Quality approved Tommy's Express Carwash UTSA Blvd. CZP modification (EAPP ID 13001843). This modification was submitted for one building and an associated parking lot, sidewalks, and drives. The project limits is approximately 2.72 acres of the 116.7 acres. Approximately 0.74 acres of impervious cover was added and will be treated in Basin" A" and 0 acres of impervious cover in this project was over treated by the existing batch detention Basin "A" (EAPP ID 13000390).

The proposed modification to the CZP is to include the development of the Merc Phase 1. The total project area for this development is approximately 10.75 acres. The proposed project includes the construction of three retail buildings with a total of approximately 34,303 sf gross and associated site improvements. There will be surface parking for vehicles and drive lanes. Access to the site will be through three driveways, one from UTSA Blvd and two from University Pass. One of the driveways to UTSA Blvd is an already existing paved driveway and was included in the Schumacher – UTSA Blvd./IH-10 114.2-Acre tract CZP approved on June 22, 2017. Approximately 3.86 acres of impervious cover is proposed to be added and will be treated in Basin "A" with 0.03 acres of impervious cover in this project being over treated by the existing batch detention Basin "A" (EAPP ID 13000390).

Attachment "C" – Current Site Plan of Approved Project

See the following plans:





LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROJECT LIMITS
- PROPERTY BOUNDARY
- LOT LINE
- 1025 EXISTING GRADE
- (1025) PROPOSED GRADE
- WATERSHED BOUNDARY
- (A) WATERSHED DESIGNATION
- EXIST. 100 YEAR FLOOD PLAIN
- FLOW ARROW (EXISTING)
- FLOW ARROW (PROPOSED)

Watershed	Total Watershed Area (ac.)	Existing Impervious Cover (ac.)	Proposed Impervious Cover (ac.)	PBMP	Required TSS Removal Annually (lbs)	TSS Removed Annually (lbs)
A, B, C	52.35		5.25	Water Quality Basin "A"	4,284	4,716
OFFSITE	5.04		0.00	Water Quality Basin "A"	0	0
UNCAPTURED AREA F	2.00		0.30	Overtreatment Water Quality Basin "A"	245	N/A
UNCAPTURED AREA D	0.74		0.23	Overtreatment Water Quality Basin "A"	188	N/A
E	22.07		0.82	15' Engineered VFS	669	669
TOTAL*	82.20	0.00	6.60	---	5,386	5,386

* Additional areas within the 116.7-acre project limits will be for mass grading

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

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

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

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

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5.) TYPICAL SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1% TO 11%.

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

NOTES:

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

2.) ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

SCALE: 1"= 100'

0' 100' 200' 300'

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

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EXHIBIT 3

DATE

NO. REVISION

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER
05/05/17

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

CONNECTOR ROAD
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN

PERMANENT WATER POLLUTION ABATEMENT PLAN

PLAT NO. 170273
JOB NO. 8615-01
DATE JANUARY 2017
DESIGNER BL
CHECKED JD DRAWN EP
SHEET 1 of 2

Date: May 08, 2017, 1:54pm User ID: epoxey
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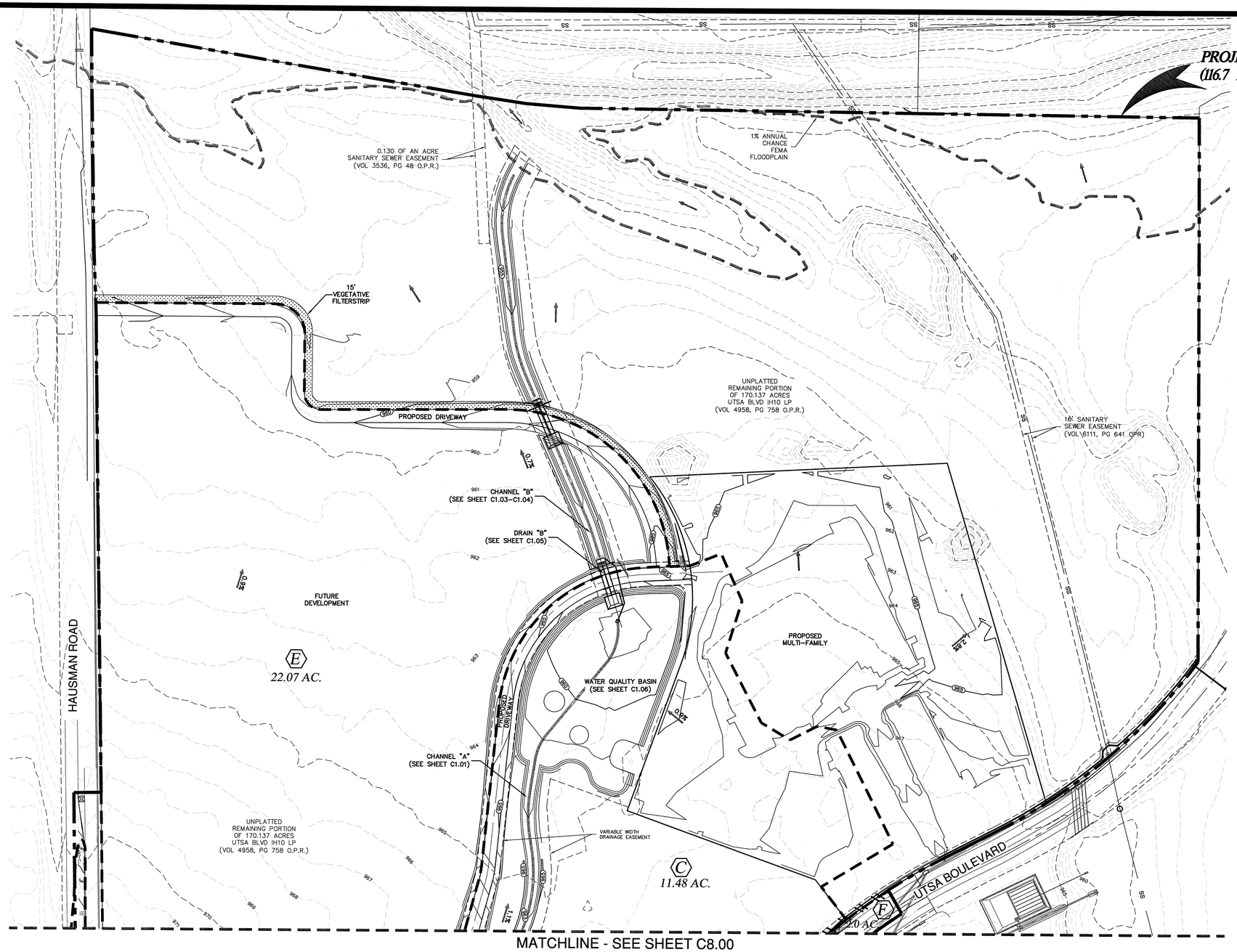

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- PROPERTY BOUNDARY
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CARA C. TACKETT
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LICENSED
PROFESSIONAL ENGINEER
05/05/17

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

CONNECTOR ROAD
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN
PERMANENT WATER POLLUTION ABATEMENT PLAN

PLAT NO. 170273
JOB NO. 8615-01
DATE JANUARY 2017
DESIGNER BL
CHECKED JD DRAWN EP
SHEET 2 of 2

Date: May 08, 2017, 2:13pm User ID: epasey
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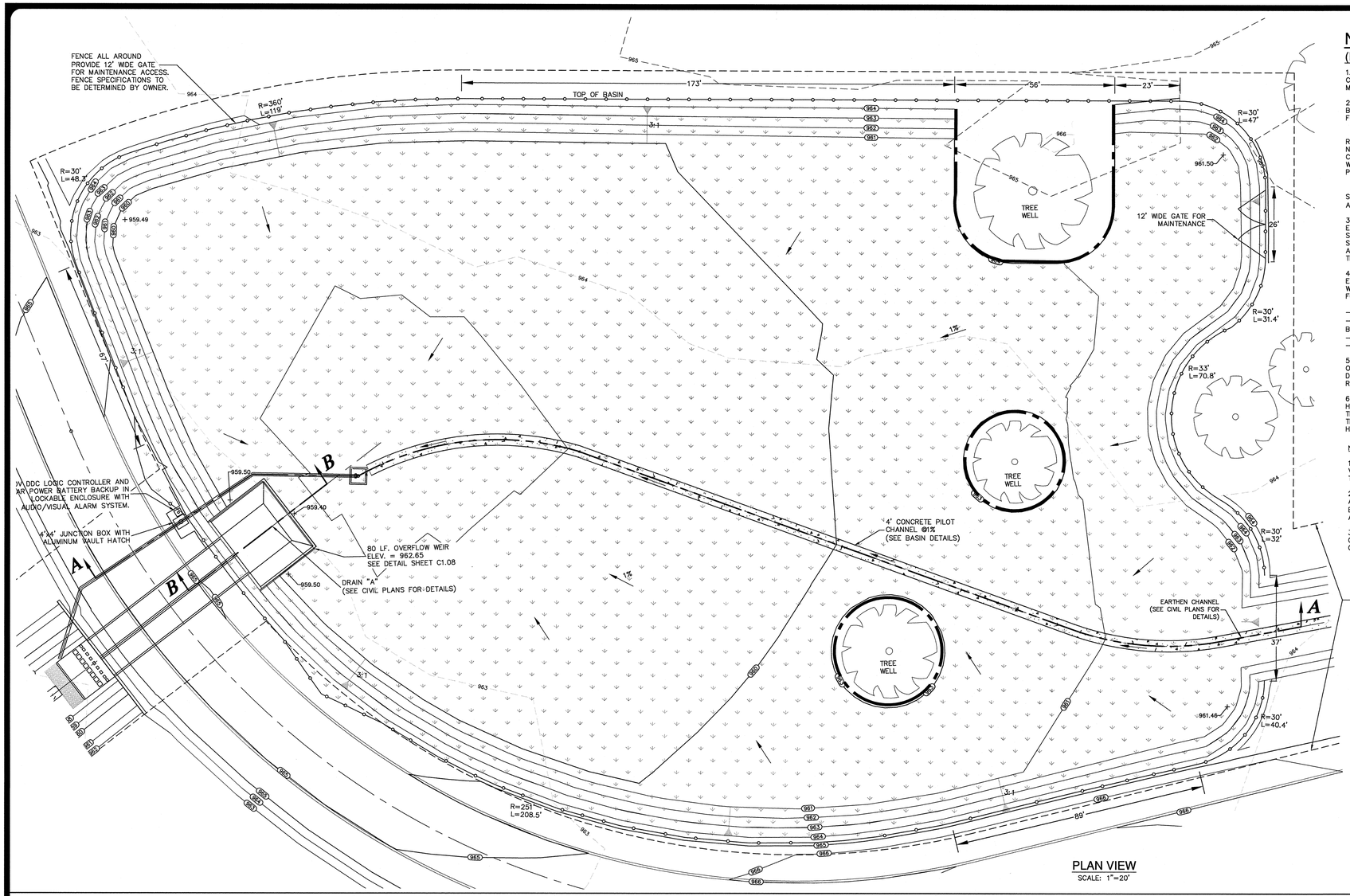


NOTES TO CONTRACTOR
(EACH PHASE OF BASIN CONSTRUCTION)

1. CONTRACTOR IS ADVISED THAT TCEQ DOES NOT ALLOW CHANGES TO PERMANENT POLLUTION ABATEMENT MEASURES WITHOUT THEIR PRIOR APPROVAL.

2. CONTRACTOR SHALL NOTIFY CERTIFYING ENGINEER WHEN BASIN CONSTRUCTION HAS PROGRESSED TO THE FOLLOWING MILESTONES:

a.) REINFORCING STEEL FOR BASIN OVERFLOW WALL OR RIPRAP PILOT CHANNEL HAS BEEN SET, CONCRETE HAS NOT BEEN PLACED AND DRAIN PIPE IS IN PLACE. CONTRACTOR SHALL PROVIDE ENGINEER WITH SURVEY DATA WHICH DEMONSTRATES THE RISER PIPE HAS BEEN SET AT PROPER ELEVATION AND GRADE.

b.) BASIN HAS BEEN COMPLETELY FINISHED INCLUDING SOD OR SEED PLACEMENT ON SIDE SLOPES (WHERE APPLICABLE).

3. WORK SHALL NOT CONTINUE ON THE BASIN UNTIL THE ENGINEER HAS HAD AN OPPORTUNITY TO OBSERVE THE STATUS OF CONSTRUCTION AT EACH STAGE. CONTRACTOR SHALL PROVIDE ENGINEER A MINIMUM OF 24 HOURS ADVANCE NOTICE PRIOR TO TIME THE BASIN WILL BE AT THE REQUIRED STAGE.

4. UPON SUBSTANTIAL COMPLETION, OR AS REQUESTED BY ENGINEER, CONTRACTOR TO PROVIDE CERTIFYING ENGINEER WITH FIELD SHOTS VERIFYING ELEVATIONS OF THE FOLLOWING:

- TOP OF BANK/WALL AT EACH CORNER OF BASIN
- TOE OF SLOPE AT EACH CORNER OF BASIN (INSIDE BASIN TOE)
- SPLASH PAD/INLET PIPES
- OVERFLOW WEIRS

5. BEFORE FINAL ACCEPTANCE OF CONSTRUCTION BY THE OWNER, THE CONTRACTOR WILL REMOVE ALL TRASH, DEBRIS, AND ACCUMULATED SILT FROM THE BASINS AND REESTABLISH THEM TO THE PROPER OPERATING CONDITION.

6. THE MINIMUM DRAIN TIME FOR A FULL BASIN IS 32 HOURS. THE CONTRACTOR SHALL RESTRICT THE FLOW THROUGH THE BASIN BY ADJUSTING THE GATE VALVE ON THE DISCHARGE PIPE SO AS TO PROVIDE THE MINIMUM 32 HOUR DRAW-DOWN TIME.

NOTES:

1. CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION IN BASIN PER BASIN DETAIL SHEET PRIOR TO SITE CLOSEOUT.

2. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S (FILTERSTRIPS AND BASIN) MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

3. ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGATATED PRIOR TO COMPLETION.

LEGEND:

- 700 — EXISTING 5' CONTOURS
- 701 — EXISTING 1' CONTOURS
- 665 — PROPOSED CONTOURS
- TREE TO REMAIN
- PROPOSED RETAINING WALL

SEQUENCE OF OPERATION

1. UPON ACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #1.
2. DETENTION TIMER 31 TO BE MANUALLY SET TO 12 HOURS AND TO BE USER ADJUSTABLE VALUE.
3. WHEN DETENTION TIMER #1 HAS ELAPSED, A 12" BUTTERFLY VALVE IS TO OPEN AND RELEASE DETAINED WATER BASIN.
4. UPON DEACTIVATION OF FLOAT SWITCH, DDC CONTROLLER TO START DETENTION TIMER #2.
5. DETENTION TIMER #2 TO BE MANUALLY SET TO 32 HOURS AND TO BE USER ADJUSTABLE.
6. WHEN DETENTION TIMER #2 HAS ELAPSED, THE 12" BUTTERFLY VALVE IS TO CLOSE.
7. VALVE TO BE ACTUATED PERIODICALLY TO SHOW ACTIVE REGARDLESS OF FLOAT SWITCH OPERATION.

NOTES

1. CONTRACTOR SHALL ENGAGE A TEXAS LICENSED STRUCTURAL ENGINEER TO PROVIDE A SIGNED AND SEALED SET OF STRUCTURAL PLANS, DETAILS AND SPECIFICATION FOR THE STRUCTURAL COMPONENTS OF THE POLLUTION ABATEMENT BASIN INCLUDING INLET DISCHARGE AND BYPASS COMPONENTS. CONTRACTOR SHALL ALSO PROVIDE FOR STRUCTURAL ENGINEER'S INSPECTION DURING BASIN CONSTRUCTION AND STRUCTURAL ENGINEER'S CONSTRUCTION CERTIFICATION UPON COMPLETION OF BASIN.

2. UPON COMPLETION OF CONSTRUCTION, AND IN ACCORDANCE WITH TCEQ REGULATIONS, ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

3. ALL AREAS DISTURBED AS PART OF CONSTRUCTION OF BASIN SHALL BE REVEGETATED PRIOR TO COMPLETION.

4. BASIN HAS BEEN DESIGNED USING TSS REMOVAL AND BMP SIZING CALCULATIONS AS PER THE TCEQ TGM RG-348 (2005).

5. BASIN PLAN DEPICTS MINIMUM INTERIOR DIMENSIONS (LENGTH, WIDTH & HEIGHT FOR TCEQ REVIEW & APPROVAL. ACTUAL STRUCTURAL PLANS FOR CONSTRUCTION TO BE DESIGNED BY STRUCTURAL ENGINEER AT A LATER DATE.

6. BASIN DRAWDOWN IS CONTROLLED BY THE 12" PVC PIPE. BASIN DRAWDOWN WILL OCCUR IN APPROXIMATELY 32 HOURS.

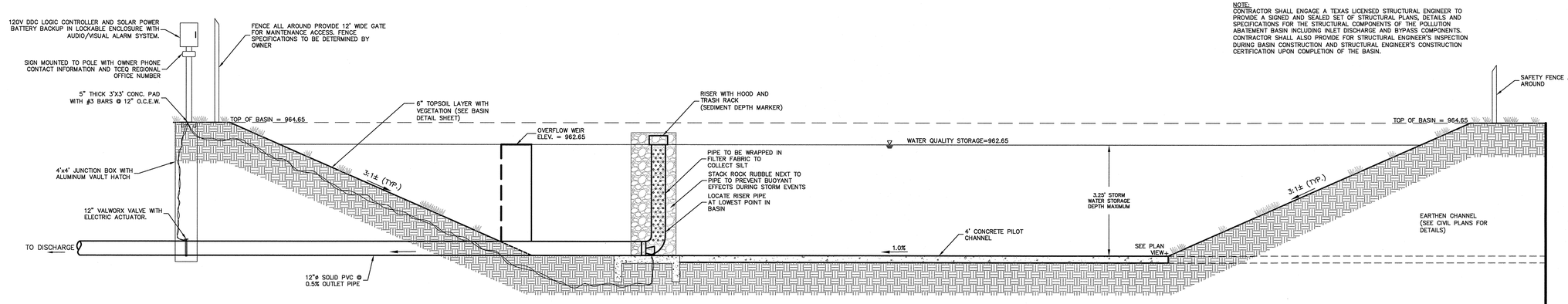
7. CONTRACTOR TO SET THE VALVE POSITION TO FULLY OPEN.

OVERFLOW WEIR CALCULATIONS

Q_{25}	=	$(Cw)(L)(h)^{3/2}$
Q_{25}	=	237.9 cfs
C	=	3.087
L	=	78 ft
91	=	$(3.087)(85)(h)^{3/2}$
h	=	1ft

BASIN DESIGN DATA

BASIN WATERSHED AREA	=	2,280,366 SF (52.35 AC.)
RUN OFF DEPTH	=	1.20 INCH
REQUIRED CAPTURE VOLUME	=	34,807 CF
REQUIRED SAND AREA	=	N/A
BASIN STORM WATER DEPTH	=	3.25 FT
BASIN CAPTURE VOLUME	=	199,121 CF
BASIN SAND AREA	=	N/A



SECTION A-A
NOT TO SCALE

NOTE:
CONTRACTOR SHALL ENGAGE A TEXAS LICENSED STRUCTURAL ENGINEER TO PROVIDE A SIGNED AND SEALED SET OF STRUCTURAL PLANS, DETAILS AND SPECIFICATIONS FOR THE STRUCTURAL COMPONENTS OF THE POLLUTION ABATEMENT BASIN INCLUDING INLET DISCHARGE AND BYPASS COMPONENTS. CONTRACTOR SHALL ALSO PROVIDE FOR STRUCTURAL ENGINEER'S INSPECTION DURING BASIN CONSTRUCTION AND STRUCTURAL ENGINEER'S CONSTRUCTION CERTIFICATION UPON COMPLETION OF THE BASIN.

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EXHIBIT 4

NO.	REVISION	DATE

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER
04/17/17

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

CONNECTOR ROAD
SAN ANTONIO, TEXAS
CONTRIBUTING ZONE PLAN WATER QUALITY BASIN

PLAT NO. 170273
JOB NO. 8615-01
DATE JANUARY 2017
DESIGNER BL
CHECKED JD DRAWN EP
SHEET C1.06

Date: Apr 24, 2017, 11:36am User ID: ROlivarez
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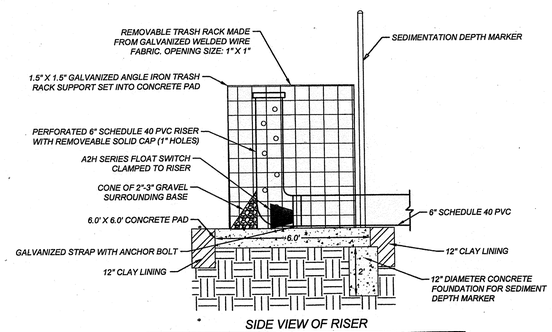
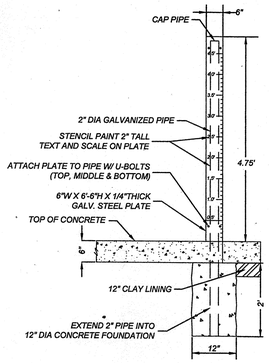
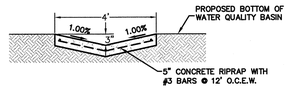
TOP VIEW OF RISER
RISER PIPE DETAIL
NOT-TO-SCALE



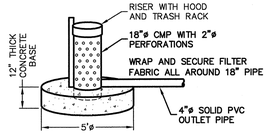
SIDE VIEW OF RISER
NOT-TO-SCALE



SEDIMENT DEPTH MARKER
NOT-TO-SCALE



4' CONCRETE PILOT CHANNEL
N.T.S.



OUTLET STRUCTURE DETAIL
NOT TO SCALE

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EXHIBIT 5

NO. | REVISION | DATE

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

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER
04/27/17

CONNECTOR ROAD
SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN
WATER QUALITY BASIN DETAILS

PLAT NO.
JOB NO. 8615-01
DATE MARCH 2017
DESIGNER JP
CHECKED JD DRAWN RO
SHEET C1.07

Date: Apr 24, 2017, 10:52am User ID: ROlivarez
File: P:\8615\01\Design\Environmental\CZP\DAD786151.dwg

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.

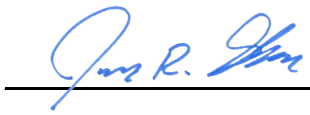
Signature

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: Justin R. Shippey, P.E.

Date: 10-30-2024

Signature of Customer/Agent:



Regulated Entity Name: Merc Phase 1

Project Information

1. County: Bexar
2. Stream Basin: Leon Creek
3. Groundwater Conservation District (if applicable): Edwards Aquifer Authority
4. Customer (Applicant):

   Contact Person: Rob Schumacher
   Entity: UTSA Blvd IH-10 LP
   Mailing Address: 2995 Woodside Road #400-385
   City, State: Woodside, CA Zip: 94062
   Telephone: 650.529.2385 Fax: N/A
   Email Address: Rob@schumacherinc.com

5. Agent/Representative (If any):

Contact Person: Justin R, Shippey, P.E.
Entity: Macina, Bose, Copeland & Asscoiates
Mailing Address: 1035 Central Parkway N.
City, State: San Antonio, Texas Zip: 78232
Telephone: 210.545.1122 Fax: _____
Email Address: jshippey@mbcengineers.com

6. Project Location:

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

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.

Southeast corner of UTSA Blvd. and University Pass, City of San Antonio, Bexar County.

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: Undeveloped cleared with a existing drivelane/pavement.

12. The type of project is:

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

13. Total project area (size of site): 10.75 Acres

Total disturbed area: 10.75 Acres

14. Estimated projected population: N/A

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	34,303	÷ 43,560 =	0.79
Parking	109,731	÷ 43,560 =	2.52
Other paved surfaces	58,641	÷ 43,560 =	1.34
Total Impervious Cover	202,675	÷ 43,560 =	4.65

Total Impervious Cover 4.65 **÷ Total Acreage** 10.75 **X 100 =** 43.3**% 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 Leon Creek Water Recycling Center (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 200'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Map Panel No. 48029C0230G 9-29-2010.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☒ N/A

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

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

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

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

Administrative Information

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

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

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

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

ATTACHMENT A

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

MERC PHASE I

UTSA BLVD.

VICINITY MAP

NORTH

SCALE: 1" = 500'

DESIGN	JRS
DRAWN	VF
CHECKED	JRS
DATE	08-12-2024
JOB NO.	33689-0975
PAGE	1 OF 1

Date: Aug 19, 2024, 2:29pm User ID: jshippey Layout: Layout1
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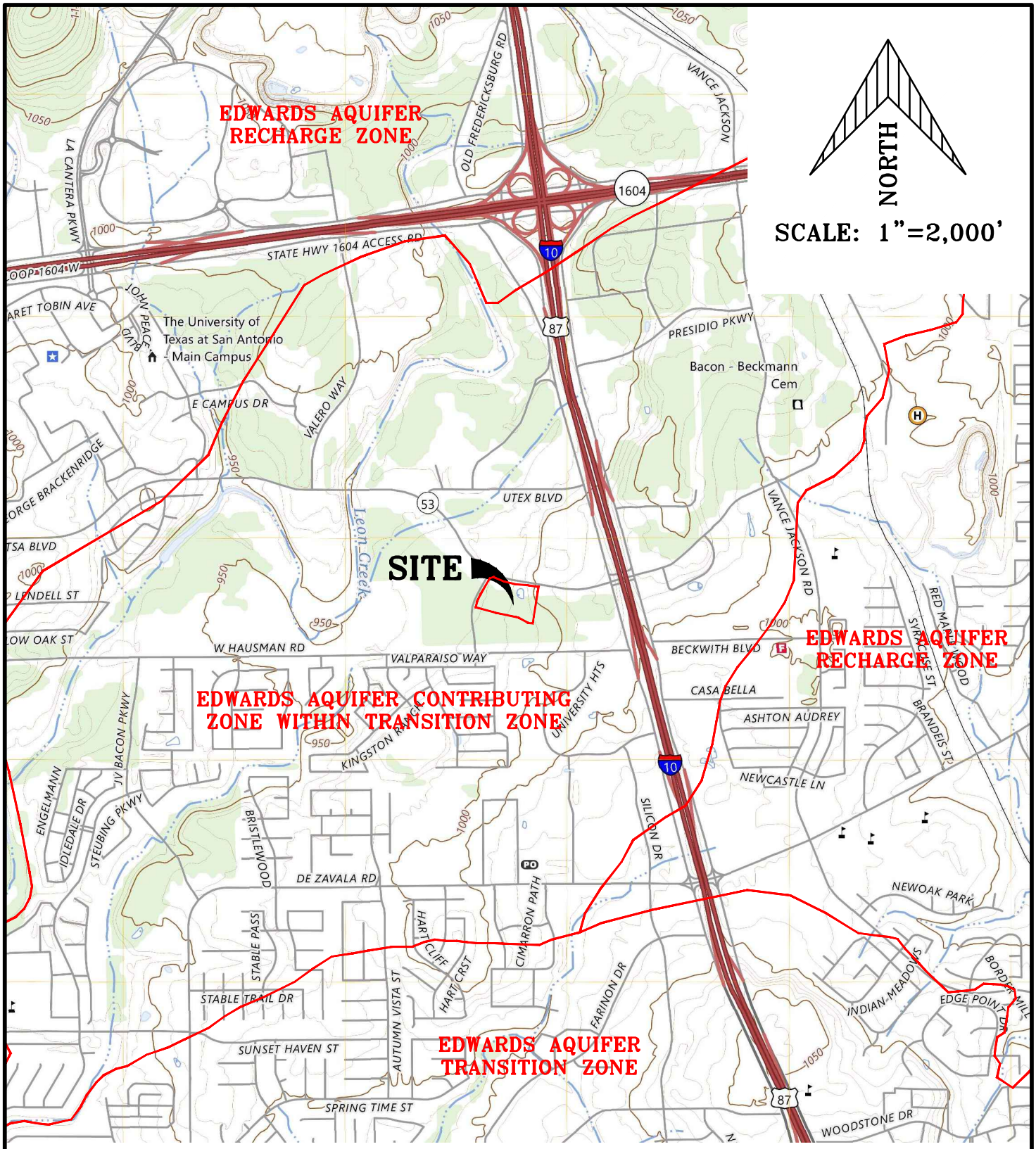
ATTACHMENT B



USGS QUAD: CASTLE HILLS

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TEXAS REGISTERED ENGINEERING FIRM F-784

MERC PHASE 1

SAN ANTONIO, TEXAS
USGS EXHIBIT

DESIGN	JS
DRAWN	JS
CHECKED	JS
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JOB NO.	33689-0975

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CONTRIBUTING ZONE PLAN APPLICATION

Merc Phase I

TCEQ Form-10257

Attachment "C" – Project Description

Introduction

The subject site is 10.75 acres located at the address: 5734/5730 UTSA Boulevard, within the city limits of San Antonio. This site is immediately south east of the intersection of UTSA BLVD. and University Pass. An exhibit illustrating the site location has been provided under Attachment A.

The subject property includes the development of three retail buildings with a total of approximately 34,303 SF gross. The project will also include a parking lot, pavement and driveways, utility connections, drainage, water quality, landscape, and other site improvements.

The site is not located in the Federal Emergency Management Agency's 100-year floodplain according to FIRM 48029C0230G dated September 09, 2010. The site is located within the Edwards Aquifer Contributing Zone according to TCEQ Edwards Aquifer Map.
Current Tract Conditions

Legal Description

The legal description of the overall tract this project is contained within is described as NCB 14890 (Merc Phase 1), Block 14, LOT 11-15. A plat has is being processed through the City of San Antonio and Bexar County, entitled LAND-PLAT-24-11800398.

Land Use

The existing site consists of predominantly undeveloped, vacant land with an existing drive lane. The lot is zoned for MPCD, which accommodates the proposed development. The site resides within the Full city limits of the City of San Antonio in Bexar County, Texas.

Existing Drainage Conditions

Under existing conditions, the site is part of one drainage area that drains via a series of inlets that flow in a westerly direction, after which discharge into a concrete channel and flow into a water quality pond that was built in preparation for the development of the surrounding area. The existing water quality pond was designed to accept the entirety of the overall drainage area for this property and the properties around it (See Drainage Area A, B1+B2, and C on Sheet EX-002). The flow across the existing property is in sheet or shallow concentrated flow and varies in slopes up to 4 percent.

Proposed Development

The total project area for this development is approximately 10.75 acres. The proposed project includes the construction of three retail buildings with a total of approximately 34,303 Gross SF and associated site improvements. There will be surface parking for vehicles and drive lanes. Water and wastewater lines will be designed in accordance to the City of San Antonio specifications and connect to City of San Antonio utility services. Access to the site will be through three driveways, one from UTSA Blvd and two from University Pass. The overall project will disturb 10.75 acres of land on the site. The proposed site has a total of 4.65 acres of proposed impervious cover. 0.79 acres was existing impervious cover and was treated under the previous CPZ. 3.86 acres of impervious cover is being added with this modification. 3.83 acres will drain to batch detention Basin A and 0.3 acres will be over treated in Basin A.

Impervious cover includes parking, roof/building, sidewalk, and pavement surfaces. From a water quality standpoint, of the 10.75 acres of the site being disturbed will be treated according to TCEQ requirements with existing water quality infrastructure.

CONTRIBUTING ZONE PLAN APPLICATION

Merc Phase I

TCEQ Form-10257

Attachment "D" – Factors Affecting Surface Water Quality

The major factors which may affect the water quality is oil and grease from the parking facilities. There is also the possibility for fertilizer runoff and litter. This is to be addressed with by Batch Detention Pond already installed for this development as outlined in this Contributing Zone Plan.

Attachment "E" – Volume and Character of Stormwater

The volume of storm water runoff is a function of rainfall rate, runoff rate, and the duration of time measurement. Storm water runoff generated from the site will come from roof tops, streets, sidewalks, parking areas, and from grassy areas and landscaping. Runoff will be treated by the existing Batch Detention Pond. No unusual contaminants other than oil and grease from streets and parking areas are expected. The following runoff coefficients are based on City of San Antonio Drainage Criteria Manual:

- Pre-Development Runoff Coefficient = 0.47
- Post-Development Runoff Coefficient = 0.88

Attachment "F" – Sustainability Letter From Authorized Agent

Not applicable.

Attachment "I" – 20% or Less Impervious Cover Waiver

Not applicable.

Attachment "J" – BMP for Upgradient Storm Water

The up gradient stormwater that originates north east of the site is collected by the storm system and treated by the existing batch detention basin as approved in the original CZP.

Attachment "K" – BMP for On-Site Storm Water

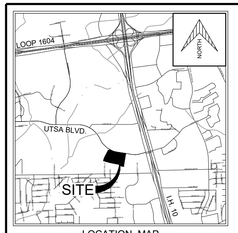
The proposed Merc Phase I will include a total of 4.65 acres of impervious cover (0.79 acres was existing impervious cover already included in a previous plan and 3.86 acres of impervious cover is being added with this modification). The impervious cover for this site will be treated with the existing batch detention pond. The pond was designed to remove 80% of the increased Total Suspended Solids (TSS) for the proposed improvements. The latest TCEQ calculation sheet was used to confirm enough design volume was already provided in the existing BMP and is included at the end of this attachment.

Attachment "L" – BMP for Surface Streams

Not applicable.

Attachment "M" –Construction Plans

See attached construction plans on the following pages.



LOCATION MAP

NORTH

SCALE: 1" = 40'

0 20 40 80

LEGEND

- PROPOSED IMPERVIOUS COVER
- EXISTING IMPERVIOUS COVER

SITE IMPERVIOUS COVER

PROPOSED IMPERVIOUS COVER = 168,126 SQ. FT. = 3.86 AC.

EXISTING IMPERVIOUS COVER = 34,549 SQ. FT. = 0.79 AC. (INCLUDED/TREATED FOR IN THE ORIGINAL CONTRIBUTING ZONE PLAN AND TREATED BY BASIN A)

TOTAL IMPERVIOUS COVER =202,675 SQ. FT. = 4.65 AC.

TOTAL AREA OF SITE = 10.75 AC.

PERCENT OF IMPERVIOUS COVER = 43.3%

STATE OF TEXAS
JUSTIN R. SHIPPEY
103767
LICENSED PROFESSIONAL ENGINEER
Justin R. Shippey
10/30/2024

PRIMARY CONTACT:
JUSTIN SHIPPEY, P.E.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

811 Know what's below. Call before you dig.

REVISIONS:

No.	DESCRIPTION	BY
-	-	-

DATE: -

PLAT ID#: 24-11800398

JOB NO.: 33689-0975

ISSUED FOR: TCEQ CZP

DATE: 10-30-2024

SITE IMPERVIOUS COVER EXHIBIT

EX-001

Date: Nov 19, 2024, 2:23pm User ID: jshippey Layout: Layout1
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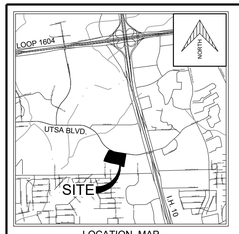
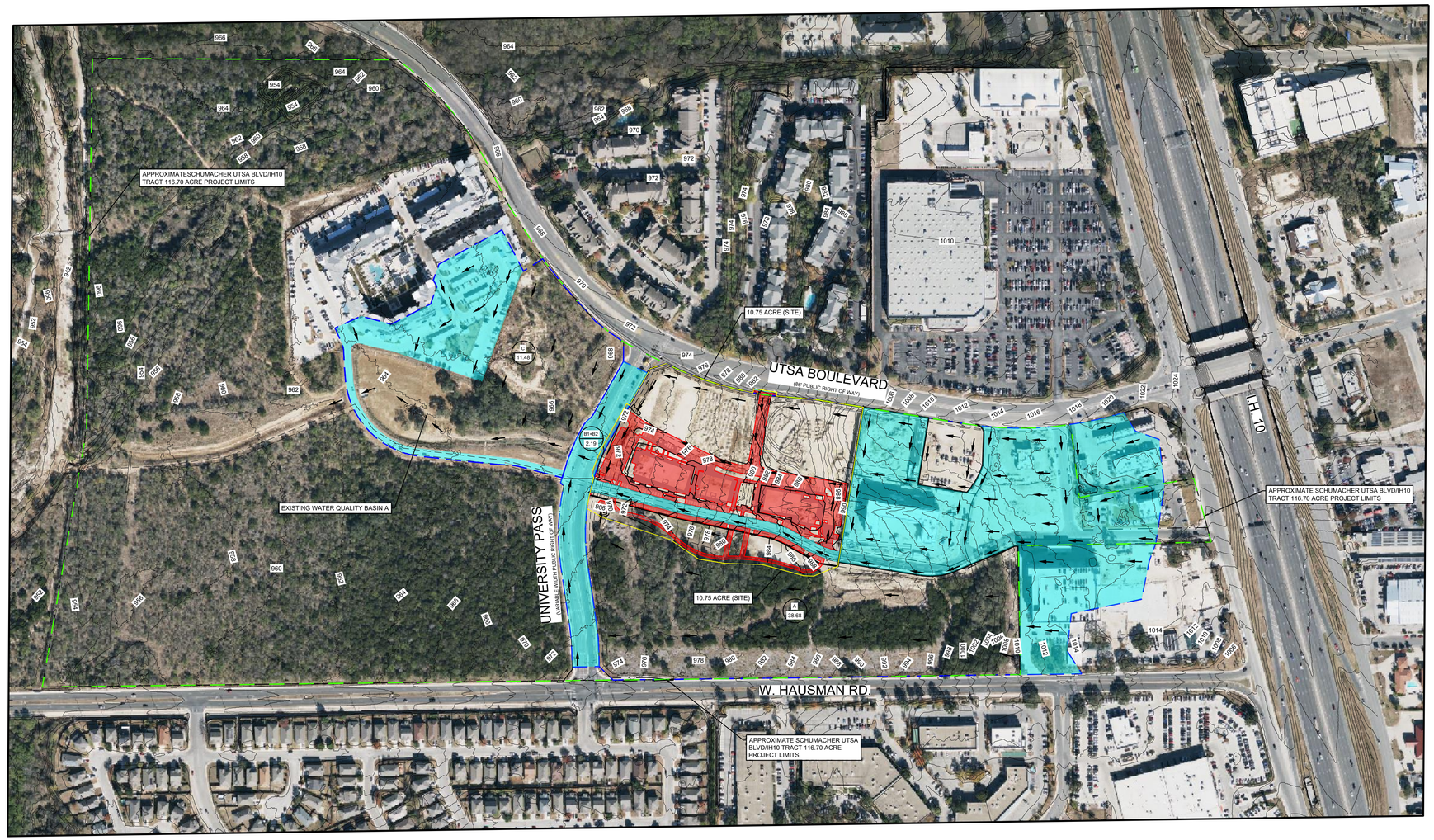


LOCATION MAP



NORTH

SCALE: 1" = 200'

0 100 200 400

LEGEND

- PROPOSED IMPERVIOUS COVER
- EXISTING IMPERVIOUS COVER/DEVELOPED AREA IN BASIN A DRAINAGE AREA
- PROJECT LIMITS
- DRAINAGE BOUNDARY
- ORIGINAL PROJECT LIMITS
- FLOW PATH
- DRAINAGE AREA NAME (A) / DRAINAGE AREA IN ACRES (38.68)
- 780 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

DRAINAGE AREA NOTE:

DRAINAGE AREA DERIVED FROM PREVIOUSLY APPROVED SCHUMACHER-UTSA BLVD./IH-10 CONTRIBUTING ZONE PLAN PERMANENT WATER POLLUTION ABATEMENT PLAN.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES" IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE FOURTEENTH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE TWENTY FIRST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE FOURTEENTH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

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14250 JUDSON ROAD
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THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

Contributing Zone Plan Summary	Date	Project Limits (Acres)	Impervious Cover By Each Plan (Acres)	Total Impervious Cover Treated By Basin A (Acres)	Added Impervious Cover That is Treated and Drains to Basin A (Acres)	Overtreatment For Added Impervious Cover Basin A (Acres)
Schumacher-UTSA BLVD /IH10 114.2 Acres Tract CZP	6/22/2017	116.70	6.60	5.78	5.25	0.53
University Village CZP Mod	10/11/2017	12.63	8.40	2.65	2.39	0.26
University Village CZP Mod	4/24/2019	9.87	6.41	6.41	5.93	0.48
Schumacher-UTSA BLVD /IH10 114.2 Acres Tract CZP (Tommys Car Wash)	3/1/2024	2.72	0.74	0.74	0.74	0.00
Merc Phase 1	PROPOSED MOD.	10.75	3.86	3.86	3.83	0.03
				19.44	**18.14**	**1.30**

Basin A Design/Provided Water Quality Volume (CF)	191,121
Basin A Required Water Quality Volume (CF)	109,770
Required TSS Removal (lbs)	15,863
Provided TSS Removal (lbs)	15,863

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES:

1.) TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE RESPECTIVE WATERSHED HAS BEEN STABILIZED.

2.) ALL AREAS OF DISTURBED SOIL WHICH WILL NOT OTHERWISE BE STABILIZED SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID BLOCK SOD IN A STAGGERED PATTERN. FOR AREAS OUTSIDE THE BASINS, THE CONTRACTOR MAY SUBSTITUTE SEED-IMPREGNATED EROSION CONTROL MATS OR HYDRAULIC MULCHING AND WATERING UNTIL VEGETATION IS ESTABLISHED. SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER.

3.) PERMANENT BMP'S FOR THIS SITE INCLUDE BATCH DETENTION BASIN "A" THIS PERMANENT BMP'S HAS BEEN DESIGNED TO REMOVE 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR DRAINAGE AREAS "A", "B1", "B2", AND "C" IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL RG 348 (2005).

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

STATE OF TEXAS
JUSTIN R. SHIPPEY
103767
LICENSED PROFESSIONAL ENGINEER
Justin R. Shippey
10/30/2024

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MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

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REVISIONS:	No.	DESCRIPTION	BY
DATE	-	-	-
-	-	-	-

PLAT ID#:
24-11800398

JOB NO.
33689-0975

ISSUED FOR:
TCEQ CZP

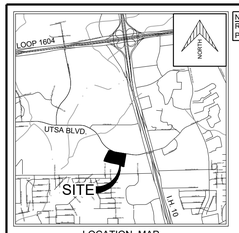
DATE:
10-30-2024

PERMANENT POLLUTION ABATEMENT PLAN

EX-002

Date: Nov 19, 2024, 2:18pm User ID: jshippey Layout: Layout1
File: P:\0975\33689-Merc Phase I\Design\Exhibit\EX-003 tceq site plan-33689.dwg Layout name: Layout1

NOTE:
REFERENCE GENERAL NOTES ON SHEET C02.00
PRIOR TO BID AND CONSTRUCTION



LOCATION MAP

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	207.10'	657.00'	18°03'39"	N 20°41'44" E	206.24'
C2	203.69'	1200.92'	9°43'04"	S 68°58'04" E	203.44'

Line Table		
Line #	Bearing	Length
L1	S 84°45'29" E	1.56'
L2	S 84°45'29" E	39.83'
L3	N 05°14'31" E	30.00'
L4	S 84°45'29" E	6.12'
L5	N 52°29'09" E	22.03'
L6	N 35°16'12" W	43.13'
L7	N 10°16'59" E	30.00'
L8	N 79°36'32" W	4.77'
L9	N 34°56'22" W	28.45'
L10	N 57°42'54" E	44.40'

NORTH

SCALE: 1" = 40'

0 20 40 80

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASHOUT PIT
- GRATE & CURB INLET PROTECTION
- ROCK BERM
- 780 — EXISTING CONTOUR
- 100 — PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
- FF=000.00 — PROPOSED FIN. FLOOR ELEVATION
- SF & LOC — LIMITS OF CONSTRUCTION AND SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- SF — SILT FENCE

THIS SHEET TO BE USED FOR EROSION CONTROL PURPOSES ONLY.

TEMPORARY SEDIMENTATION BASIN

THE EXISTING BATCH DETENTION POND (BASIN A) WILL BE USED AS A SEDIMENT BASIN DURING SITE CONSTRUCTION FOR ANYTHING THAT MAY ESCAPE THE TEMPORARY EROSION CONTROL DEVICES INSTALLED. PRIOR TO FINAL ACCEPTANCE BY THE OWNER, THE CONTRACTOR SHALL REMOVE TRASH, DEBRIS AND ACCUMULATED SILT FROM THE BASIN AND RE-ESTABLISH IT TO PROPER OPERATING CONDITION. THE BASIN SHALL ALSO CONTINUE TO BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PERMANENT POLLUTION ABATEMENT MEASURES MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES.

UTSA BOULEVARD
(86' PUBLIC RIGHT OF WAY)

UNIVERSITY PASS
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

SILT FENCE & LIMITS OF CONSTRUCTION
N 72°48'31" E 54.64'
N 29°43'34" E 160.47'
LIMITS OF CONSTRUCTION
C2
C3
14' GAS, ELEC., TELE., AND CA.T.V. ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
5762 UTSA BLVD.
MERC PHASE 1
LOT 11, BLOCK 14
N.C.B 14890
1.1824 AC
PRIVATE 28' DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
GRATE INLET PROTECTION
S 55°13'42" E 71.78'
N 29°43'34" E 109.03'
VARIABLE WIDTH SANITARY SEWER ESM'T
S 63°35'03" E 180.36'
S 63°35'03" E 62.19'
C11
L10
SILT FENCE
VARIABLE WIDTH SANITARY SEWER ESM'T
ROCK BERM
PUBLIC VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
C1
29' DRAINAGE ESM'T
CURB INLET GRAVEL FILTER
PRIVATE 28' DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
GRATE INLET PROTECTION
CURB INLET GRAVEL FILTER
ROCK BERM
5734 UTSA BLVD.
MERC PHASE 1
LOT 15, BLOCK 14
N.C.B 14890
3.1200 AC
F.F.=977.00
F.F.=979.70
S 28°24'57" W 221.40'
14' GAS, ELEC., TELE., AND CA.T.V. ESM'T.
C4
L7
L8
L9
L2
L3
L4
L5
CONCRETE TRUCK WASHOUT PIT
STABILIZED CONSTRUCTION ENTRANCE #1
S 84°45'29" E 133.98'
VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 18941, PG. 131, O.P.R.)
LIMITS OF CONSTRUCTION
S 80°42'24" E 162.99'
14' GAS, ELEC., TELE. CA.T.V. AND PEDESTRIAN ESM'T (VOL. 20001, PG. 1582, P.R.)
VARIABLE WIDTH WATER ESM'T. (VOL. 20001, PG. 1582, P.R.)
5746 UTSA BLVD.
MERC PHASE 1
LOT 12, BLOCK 14
N.C.B 14890
0.8907 AC
10' PRIVATE IRREVOCABLE FIRE HYDRANT EASEMENT BENEFITING LOTS 11-15, BLOCK 14, N.C.B.14890
N 09°43'48" E 167.96'
N 09°43'48" E 175.32'
S 09°43'48" W 470.77'
L6
GRATE INLET PROTECTION
5722 UTSA BLVD.
MERC PHASE 1
LOT 13, BLOCK 14
N.C.B 14890
1.8655 AC
LOT 6, BLOCK 14, N.C.B. 14890
UNIVERSITY VILLAGE A-LOFT (MPCD)
(VOL. 20001, PG. 1582, P.R.)
S 09°07'08" W 264.12'
LIMITS OF CONSTRUCTION
VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PG. 1582, P.R.)
8" SS
12' SANITARY SEWER ESM'T. FOR THE BENEFIT OF LOT 6 & 8 (PRIVATE) (VOL. 20001, PG. 1582, P.R.)
VARIABLE WIDTH SANITARY SEWER ESM'T
N 80°16'12" W 287.59'
GRATE INLET PROTECTION
12' SANITARY SEWER ESM'T. FOR THE BENEFIT OF LOT 6 & 8 (PRIVATE) (VOL. 20001, PG. 1582, P.R.)
LIMITS OF CONSTRUCTION
5730 UTSA BLVD.
MERC PHASE 1
LOT 14, BLOCK 14
N.C.B 14890
2.0912 AC
F.F.=988.40
LOT 7, BLOCK 14, N.C.B. 14890
UNIVERSITY VILLAGE A-LOFT (MPCD)
(VOL. 20001, PG. 1582, P.R.)
GRATE INLET PROTECTION
VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PG. 1582, P.R.)
S 09°07'08" W 281.12'
STABILIZED CONSTRUCTION ENTRANCE #2
VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PG. 1582, P.R.)
16' PERMANENT SANITARY SEWER ESM'T. (VOL. 18673, PG. 1750, O.P.R.)
CURB INLET GRAVEL FILTER
N 77°59'58" W 229.20'
N 77°59'58" W 81.18'
C5
N 80°55'01" W 126.77'
N 80°49'33" W 63.18'
16' SANITARY SEWER ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
VARIABLE WIDTH INGRESS/EGRESS, WATER, PRIVATE SANITARY SEWER, PRIVATE DRAINAGE, GAS, ELEC., TELE. AND CA.T.V. ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
VARIABLE WIDTH INGRESS/EGRESS, WATER, PRIVATE SANITARY SEWER, PRIVATE DRAINAGE, GAS, ELEC., TELE. AND CA.T.V. ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
N 74°59'52" W 300.82'
VARIABLE WIDTH INGRESS/EGRESS, WATER, PRIVATE SANITARY SEWER, PRIVATE DRAINAGE, GAS, ELEC., TELE. AND CA.T.V. ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
VARIABLE WIDTH DRAINAGE ESM'T (PRIVATE) (VOL. 20001, PG. 1664-1665, P.R.)
16' PERMANENT SANITARY SEWER ESM'T. (VOL. 18673, PG. 1750, O.P.R.)
FUTURE TRAIL CONSTRUCTED BY OTHERS
LIMITS OF CONSTRUCTION
REMAINING PORTION OF A 116.071 ACRE TRACT OF LAND SPECIAL WARRANTY DEED (VOL. 17627, PG. 1553, O.P.R.)
LIMITS OF CONSTRUCTION
LIMITS OF CONSTRUCTION

STATE OF TEXAS
JUSTIN R. SHIPPEY
103767
LICENSED
PROFESSIONAL ENGINEER
Justin R. Shippey
10/30/2024

PRIMARY CONTACT:
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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

811 Know what's below. Call before you dig.

REVISIONS:			
DATE	No.	DESCRIPTION	BY
-	-	-	-

PLAT ID#:
24-11800398

JOB NO.
33689-0975

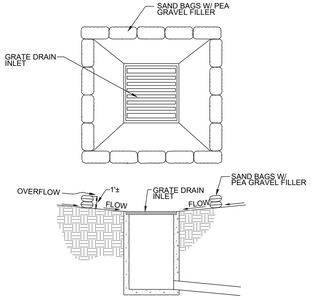
ISSUED FOR:
TCEQ CZP
DATE:
10-30-2024

EROSION CONTROL PLAN

EX-003

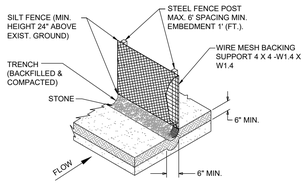
Date: Oct 31, 2024, 3:30pm User ID: jshippey Layout: C04.00-EROSION CONTROL PLAN
File: P:\33\33689-Merc Phase I\Design\Exhibit\ex-016 sh-erosion control plan czp-33689.dwg Layout name: C04.00-EROSION CONTROL PLAN

NOTE:
REFERENCE GENERAL NOTES ON SHEET C02.00
PRIOR TO BID AND CONSTRUCTION



GRATE INLET PROTECTION DTL.

NOT TO SCALE



TYPICAL SILT FENCE DETAIL

NOT TO SCALE

SILT FENCE NOTES:

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP.

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 130 ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY, AS NEEDED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

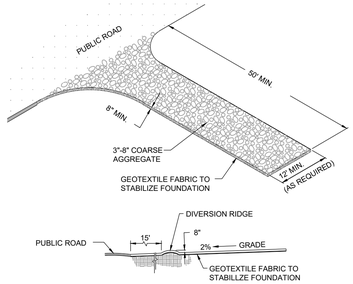
8. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION 6.

9. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

10. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN A APPROVED LANDFILL.

11. DESIGNATED SILT FENCE CONSIST OF THE FOLLOWING: GEOTECHNICAL FILTER FABRIC, STRETCHED AND SECURED TO THREE FOOT HIGH WIRE FENCING AND SUPPORTED BY STEEL POSTS AT A MAXIMUM SPACING OF 6 FEET. THE BOTTOM 6 INCHES OF FABRIC SHALL BE BURRIED.

12. MAINTENANCE AND INSPECTIONS SHALL BE AS DESIGNATED IN THE STORM WATER POLLUTION PREVENTION PLAN.



STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

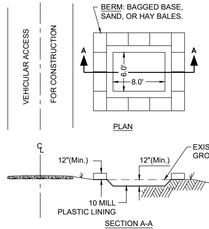
STABILIZED CONSTRUCTION ENTRANCE (S. C. E.)
INSTALLATION of CONSTRUCTION ENTRANCE:

1. CLEAR THE AREA OF DEBRIS, ROCKS, OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.

2. GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE S.C.E. ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.

3. PLACE ROCK AS REQUIRED. (3"-5" OPEN GRADED CLEAN CRUSHED STONE)

4. SIDE CONTAINMENT, AT THE CONTRACTOR'S DISCRETION, IS SUGGESTED. THE SPECIFIED 8" THICKNESS OF CRUSHED STONE MUST BE MAINTAINED.



CONCRETE TRUCK WASHOUT PIT

NOT TO SCALE

WASHOUT PIT GENERAL NOTES:

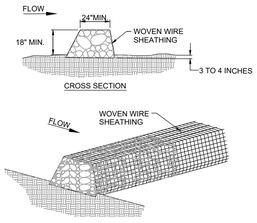
DETAILS ILLUSTRATE MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

IF HAY BALES ARE USED FOR BERM, THEY SHALL BE ANCHORED IN PLACE WITH 2 REBARS PER BALE, DRIVEN INTO GROUND ENOUGH TO PROVIDE REASONABLE STABILITY.

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED IN AREA SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

PIT SHALL NOT BE LOCATED OVER OR IN THE IMMEDIATE VICINITY OF A FEATURE OF GROUNDWATER RECHARGE.



ROCK BERM

NOT TO SCALE

ROCK BERM NOTES

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

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

3. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER. HEIGHT OF ROCK BERM SHALL NOT BE LESS THAN 18".

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

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

6. BERM SHALL BE INSTALLED PERPENDICULAR TO DIRECTION OF FLOW.

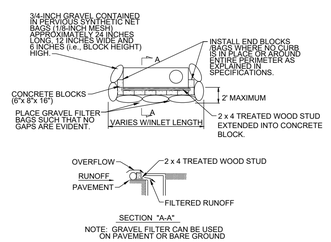
7. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

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

9. THE BERM SHOULD BE RESHAPED AND REPAIRED AS NEEDED DURING INSPECTION.

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

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



NOTE: GRAVEL FILTER CAN BE USED ON PAVEMENT OR BARE GROUND

CURB INLET GRAVEL FILTER

NOT TO SCALE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

EDWARDS AQUIFER PROTECTION PROGRAM CONSTRUCTION NOTES - LEGAL DISCLAIMER

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTIONS OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE FOURTEENTH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE TWENTY FIRST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE FOURTEENTH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CZP MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMPS) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
    C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN.

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

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

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

GENERAL EROSION CONTROL NOTES

1. TEMPORARY EROSION AND SEDIMENTATION CONTROLS: AS DICTATED BY THE T.C.E.Q. WHILE CONSTRUCTION IS IN PROGRESS, THE CONTRACTOR SHALL ENDEAVOR TO IMPEDE THE TRANSMISSION OFF THE CONSTRUCTION SITE OF ERODED TOPSOIL AND SHALL AVOID POLLUTION OF TOPSOIL/RUNOFF DUE TO FUELING OR SERVICING OF EQUIPMENT OR IMPROPER MATERIALS.
2. EXCAVATED MATERIAL NOT USED FOR STREET FILL ON-SITE SHALL NOT BE STOCKPILED INDEFINITELY ON-SITE, BUT SHALL BE PROMPTLY TRANSPORTED OFF THE SITE. A SILT FENCE SHALL BE INSTALLED DOWN- SLOPE OF ANY PLACED FILL TO INHIBIT EROSION OF THE FILL MATERIAL.
3. THE DEVELOPER WILL SEED CLEARED STREET PARKWAYS WITH BERMUDA GRASS OR SOME OTHER FORM OF HARDY GRASS/PLANTS AS SOON AS POSSIBLE AFTER STREET AND UTILITY CONSTRUCTION IS COMPLETED.
4. THE SILT FENCING AND ROCK BERM SHOWN HERE-ON IS DESIGNED TO INTERCEPT SILT-CARRYING RUNOFF ON A UNIT-BY-UNIT BASIS AND INHIBIT ITS BEING CARRIED OUTSIDE THE BOUNDARIES OF THE UNIT AND THE DEVELOPMENT TO DOWNSRADE FEATURES. IT IS OUR INTENTION AND ANY CONTRACTOR'S DIRECTION TO INSTALL SILT FENCES AND ROCK BERM AS SHOWN PRIOR TO ANY EXCAVATION OR TRENCHING WITHIN A DELINEATED UNIT.
5. REFERENCE POLLUTION PREVENTION PLAN AND WATER POLLUTION ABATEMENT PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
6. LOCATION OF SILT FENCE AND ROCK BERM IS APPROXIMATE. CONTRACTOR TO DETERMINE EXACT LOCATION BASED ON WORK TO BE PERFORMED UNDER THIS CONTRACT AND WORK TO BE PERFORMED BY VARIOUS AGENCIES INVOLVED WITH THIS PROJECT.
7. THIS SHEET IS TO BE USED FOR EROSION CONTROL PURPOSES ONLY.
8. LOCATION OF STABILIZED CONSTRUCTION ENTRANCE IS TO BE AS SHOWN ON THIS PLAN UNLESS CONTRACTOR RECEIVES PRIOR WRITTEN APPROVAL FROM THE ENGINEER.
9. CONTRACTOR TO INSTALL ROCK GABION IN LOCATIONS WHERE SIGNIFICANT CONCENTRATED STORM WATER DISCHARGE OCCURS TOWARDS AN ERODABLE AREA.

STATE OF TEXAS
JUSTIN R. SHIPPEY
103767
LICENSED
PROFESSIONAL ENGINEER
Justin R. Shippey
10/30/2024

PRIMARY CONTACT:
JUSTIN SHIPPEY, P.E.

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FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

Know what's below. Call before you dig.

REVISIONS:

No.	DESCRIPTION	BY
-	-	-
DATE	-	-

PLAT ID#:
24-11800398

JOB NO.
33689-0975

ISSUED FOR:
TCEQ CZP

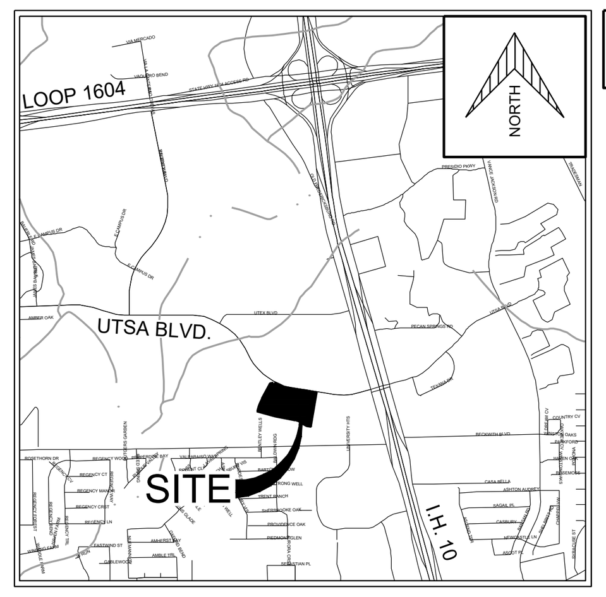
DATE:
10-30-2024

EROSION CONTROL DETAILS

EX-004

Date: Oct 31, 2024, 3:31pm User ID: jshippey Layout: C04.01-EROSION CONTROL DETAILS
File: P:\097\33689-Merc Phase I\Design\Exhibits\ex-016 sh-erosion control plan czp-33689.dwg Layout name: C04.01-EROSION CONTROL DETAILS

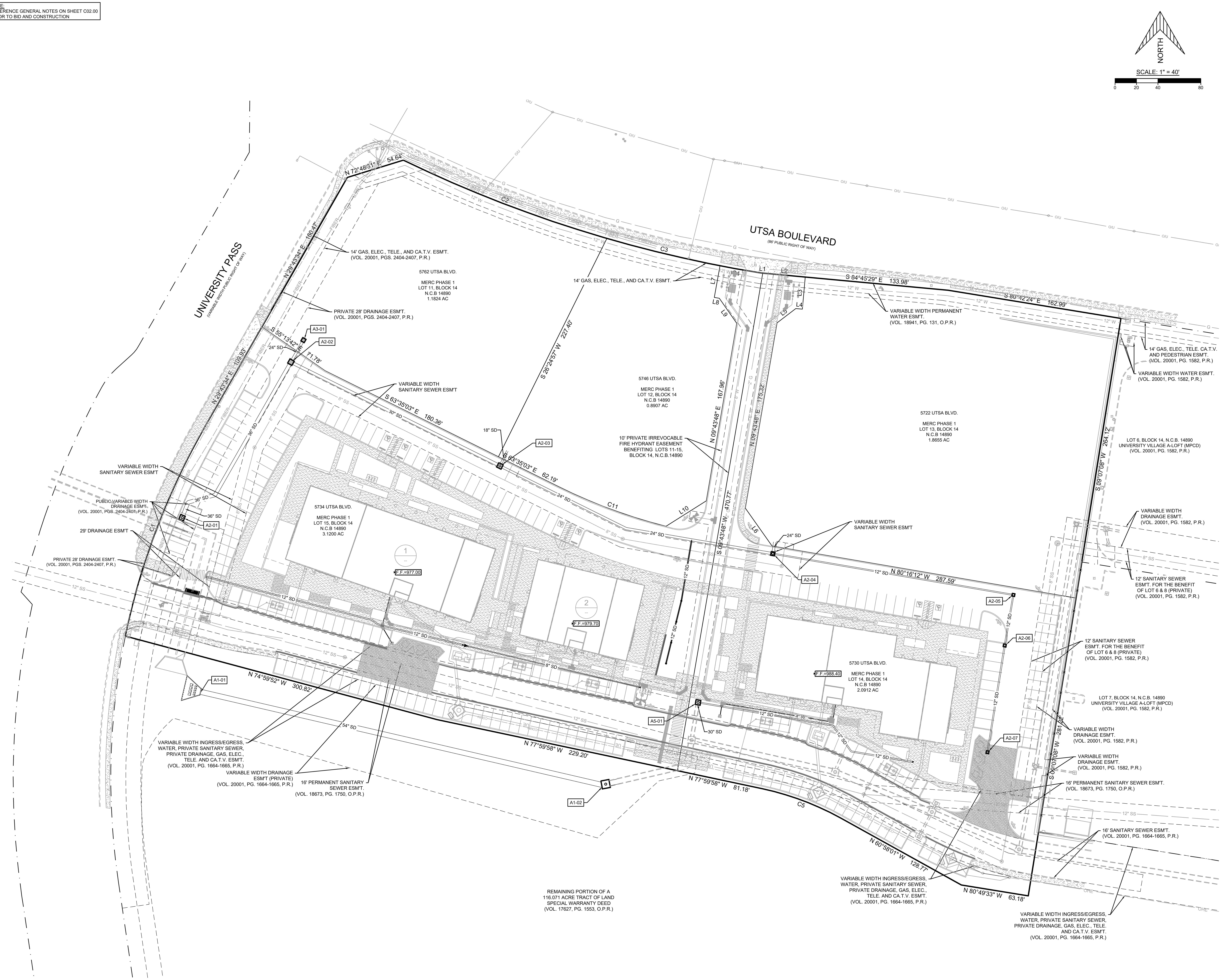
NOTE:
REFERENCE GENERAL NOTES ON SHEET C02.00 PRIOR TO BID AND CONSTRUCTION



LOCATION MAP

LEGEND

Symbol	Description
SD	EXISTING STORM DRAIN
WW	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
OT	EXISTING OVERHEAD TELEPHONE
UT	EXISTING UNDERGROUND TELEPHONE
OHE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
DW	PROPOSED DOMESTIC WATER LINE
W	PROPOSED WATER LINE
I	PROPOSED IRRIGATION LINE
SS	PROPOSED SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN
G	PROPOSED GAS LINE
F	PROPOSED FIRE LINE
	THRUST BLOCKING
E	EXISTING ELECTRIC METER
	EXISTING CLEAN-OUT
	PROPOSED CLEAN-OUT
	EXISTING WATER VALVE
	PROPOSED WATER VALVE
W	EXISTING WATER METER
W	PROPOSED WATER METER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
	EXISTING LIGHT POLE
	EXISTING POWER POLE
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING GRATE
	PROPOSED GRATE
TL	EXISTING TRAFFIC LIGHT
G	EXISTING GAS METER
G	PROPOSED GAS METER
G	EXISTING GAS VALVE
G	PROPOSED GAS VALVE
T	EXISTING TELEPHONE MANHOLE
	EXISTING ANCHOR



STATE OF TEXAS
JUSTIN R. SHIPPEY
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LICENSED
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Justin R. Shippey
10/30/2024

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mbc ENGINEERS

MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

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REVISIONS:	No.	DESCRIPTION	BY
DATE	-	-	-

PLAT ID#: 24-11800398
JOB NO. 33689-0975
ISSUED FOR: TCEQ CZP
DATE: 10-30-2024

OVERALL DRAINAGE PLAN

EX-005

Date: Oct 31, 2024, 5:32pm User ID: jshippey Layout: C10.00-OVERALL DRAINAGE PLAN
File: P:\0975\33689-Merc Phase I\Design\Exhibit\EX-018 sh-drainage plan-33689.dwg Layout name: C10.00-OVERALL DRAINAGE PLAN

NOTE:
REFERENCE GENERAL NOTES ON SHEET C02.00 PRIOR TO BID AND CONSTRUCTION

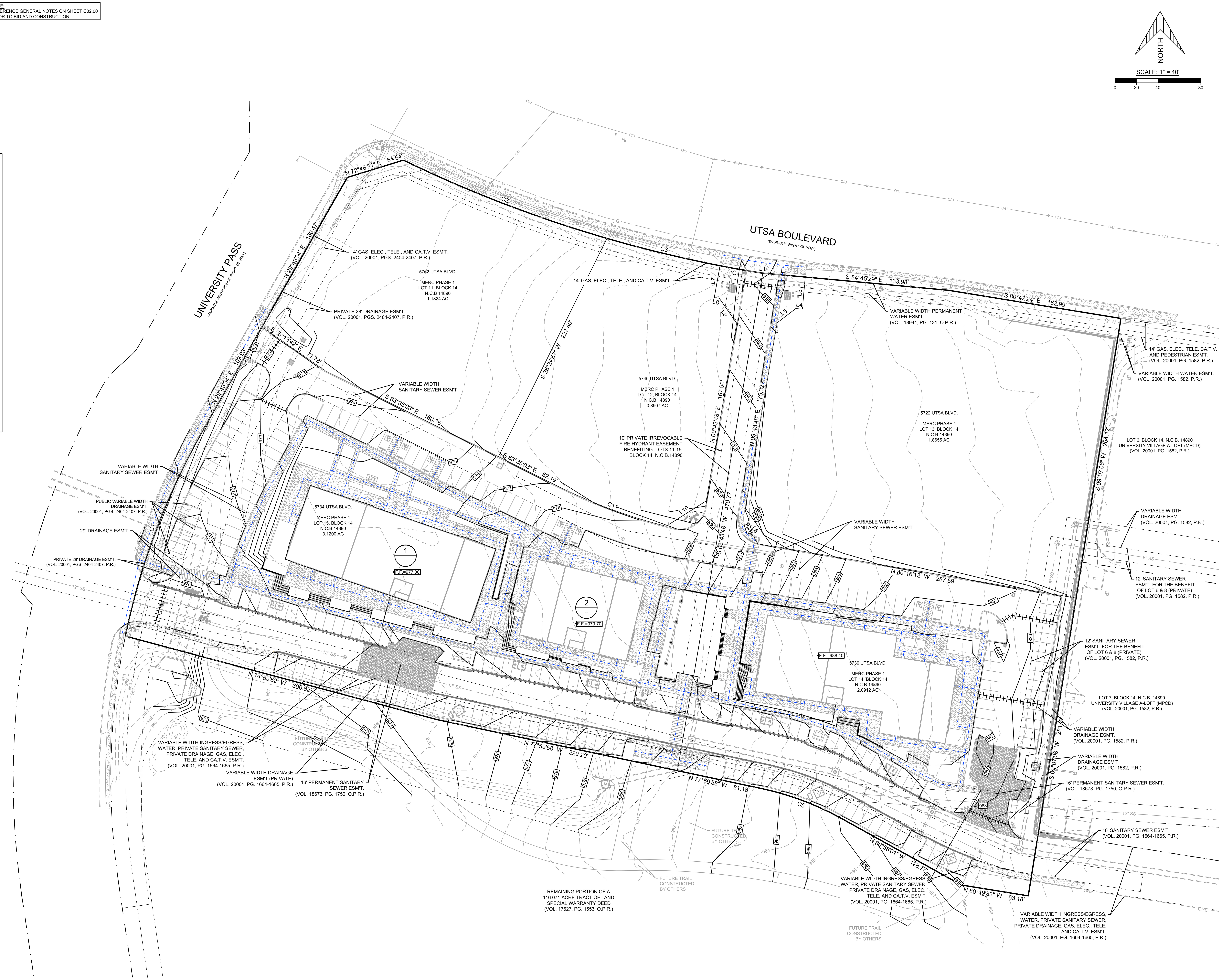
LOCATION MAP

LOOP 1604
UTSA BLVD.
SITE
I.H. 10
NORTH

LEGEND

59.50TC / 59.00GU	EXISTING TOP OF CURB AND GUTTER ELEVATIONS
+ 59.00	EXISTING SPOT ELEVATION
100	PROPOSED CONTOUR (REPRESENT FINISHED TOP OF PAVEMENT OR TOPSOIL)
950	EXISTING CONTOUR
	PROPOSED RIDGE
	DEFINED SWALE
FF=1000.00	PROPOSED FIN. FLOOR ELEVATION
FGL=100.00	PROPOSED "FLOATING GARAGE"
	PROPOSED FOUNDATION BREAKS
	OVERLAND FLOW DIRECTION
	BENCHMARK
	GRATE
SD	PROPOSED STORM DRAIN
SD	EXISTING STORM DRAIN
100.00 INV	PROPOSED POND INVERT
798.82T	PROPOSED TOP OF RETAINING WALL
798.73B	PROPOSED BOTTOM OF RETAINING WALL
798.85	TOP OF CURB
798.83F	FLATWORK
798.74	ASPHALT, CONCRETE, GRASS, ETC.
	RETAINING WALL - MODULAR OR GRAVITY (REF. STRUCTURAL DWGS)
	CONCRETE RETAINING WALL (REF. STRUCTURAL DWGS)
	SAWTOOTH CURB
	ADA ROUTE

NOTE:
REF. LANDSCAPE ARCHITECT PLANS FOR FINE GRADING, RETAINING WALLS, STEPS, TOP OF INLET ELEVATIONS, AND ADDITIONAL DRAINAGE DETAILS NEAR THE BUILDINGS AND IN THE AMENITY AREAS.



NORTH
SCALE: 1" = 40'
0 20 40 80
UTSA BOULEVARD
(86' PUBLIC RIGHT OF WAY)
UNIVERSITY PASS
N 72°48'31" E 54.64'
N 29°43'34" E 160.47'
N 29°43'34" E 109.93'
S 55°13'42" E 71.78'
S 63°35'03" E 180.36'
S 63°35'03" E 62.19'
S 26°24'57" W 227.40'
S 84°45'29" E 133.98'
S 80°42'24" E 162.99'
S 09°07'08" W 264.12'
N 80°16'12" W 287.59'
N 74°59'52" W 300.82'
N 77°59'58" W 229.20'
N 77°59'58" W 81.18'
N 60°58'01" W 128.77'
N 80°49'33" W 63.18'
14' GAS, ELEC., TELE., AND CA.T.V. ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
5762 UTSA BLVD.
MERC PHASE 1 LOT 11, BLOCK 14 N.C.B 14890 1.1824 AC
PRIVATE 28' DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
14' GAS, ELEC., TELE., AND CA.T.V. ESM'T.
5746 UTSA BLVD.
MERC PHASE 1 LOT 12, BLOCK 14 N.C.B 14890 0.8907 AC
10' PRIVATE IRREVOCABLE FIRE HYDRANT EASEMENT BENEFITING LOTS 11-15, BLOCK 14, N.C.B.14890
VARIABLE WIDTH PERMANENT WATER ESM'T. (VOL. 18941, PG. 131, O.P.R.)
5722 UTSA BLVD.
MERC PHASE 1 LOT 13, BLOCK 14 N.C.B 14890 1.8655 AC
14' GAS, ELEC., TELE. CA.T.V. AND PEDESTRIAN ESM'T. (VOL. 20001, PG. 1582, P.R.)
VARIABLE WIDTH WATER ESM'T. (VOL. 20001, PG. 1582, P.R.)
LOT 6, BLOCK 14, N.C.B. 14890 UNIVERSITY VILLAGE A-LOFT (MPCD) (VOL. 20001, PG. 1582, P.R.)
VARIABLE WIDTH SANITARY SEWER ESM'T
VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PG. 1582, P.R.)
12' SANITARY SEWER ESM'T. FOR THE BENEFIT OF LOT 6 & 8 (PRIVATE) (VOL. 20001, PG. 1582, P.R.)
PUBLIC VARIABLE WIDTH DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
29' DRAINAGE ESM'T
PRIVATE 28' DRAINAGE ESM'T. (VOL. 20001, PGS. 2404-2407, P.R.)
5734 UTSA BLVD.
MERC PHASE 1 LOT 15, BLOCK 14 N.C.B 14890 3.1200 AC
F.F.=977.00
F.F.=979.70
F.F.=988.40
5730 UTSA BLVD.
MERC PHASE 1 LOT 14, BLOCK 14 N.C.B 14890 2.0912 AC
LOT 7, BLOCK 14, N.C.B. 14890 UNIVERSITY VILLAGE A-LOFT (MPCD) (VOL. 20001, PG. 1582, P.R.)
16' PERMANENT SANITARY SEWER ESM'T. (VOL. 18673, PG. 1750, O.P.R.)
16' SANITARY SEWER ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
VARIABLE WIDTH INGRESS/EGRESS, WATER, PRIVATE SANITARY SEWER, PRIVATE DRAINAGE, GAS, ELEC., TELE. AND CA.T.V. ESM'T. (VOL. 20001, PG. 1664-1665, P.R.)
VARIABLE WIDTH DRAINAGE ESM'T (PRIVATE) (VOL. 20001, PG. 1664-1665, P.R.)
REMAINING PORTION OF A 116.071 ACRE TRACT OF LAND SPECIAL WARRANTY DEED (VOL. 17627, PG. 1553, O.P.R.)
FUTURE TRAIL CONSTRUCTED BY OTHERS

JUSTIN R. SHIPPEY
103767
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
10/30/2024

PRIMARY CONTACT: JUSTIN SHIPPEY, P.E.

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(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

MERC PHASE I
UTSA BLVD.
SAN ANTONIO, TEXAS, 78249

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REVISIONS: DATE	No.	DESCRIPTION	BY

PLAT ID#: 24-11800398
JOB NO.: 33689-0975
ISSUED FOR: TCEQ CZP
DATE: 10-30-2024

OVERALL GRADING PLAN

EX-006

Date: Oct 31, 2024, 5:37pm User ID: jshippey Layout: C08.00-OVERALL GRADING PLAN
File: P:\0975\33689-Merc Phase I\Design\Exhibits\EX-017 sh-grading plan-33689.dwg Layout name: C08.00-OVERALL GRADING PLAN

Contributing Zone Plan Summary	Date	Project Limits (Acres)	Impervious Cover By Each Plan (Acres)	Total Impervious Cover Treated By Basin A (Acres)	Added Impervious Cover That is Treated and Drains to Basin A (Acres)	Overtreatment For Added Impervious Cover Basin A (Acres)
Schumacher-UTSA BLVD /IH10 114.2 Acres Tract CZP	6/22/2017	116.70	6.60	5.78	5.25	0.53
University Village CZP Mod	10/11/2017	12.63	8.40	2.65	2.39	0.26
University Village CZP Mod	4/24/2019	9.87	6.41	6.41	5.93	0.48
Schumacher-UTSA BLVD /IH10 114.2 Acres Tract CZP (Tommys Car Wash)	3/1/2024	2.72	0.74	0.74	0.74	0.00
Merc Phase 1	PROPOSED MOD.	10.75	3.86	3.86	3.83	0.03
				19.44	**18.14**	**1.30**

Basin A Design/Provided Water Quaility Volume (CF)	191,121
Basin A Required Water Quaility Volume (CF)	109,770
Required TSS Removal (lbs)	15,863
Provided TSS Removal (lbs)	15,863

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Merc Phase 1
Date Prepared: 10/30/2024

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

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

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

where:

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

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

County =	Bexar	
Total project area included in plan * =	116.70	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	19.44	acres
Total post-development impervious cover fraction * =	0.17	
P =	30	inches

$L_{M\ TOTAL\ PROJECT}$ = **15863** lbs.

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

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

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

Drainage Basin/Outfall Area No. = Basin A

Total drainage basin/outfall area =	52.35	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	18.14	acres
Post-development impervious fraction within drainage basin/outfall area =	0.35	
$L_{M\ THIS\ BASIN}$ =	14802	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

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

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

where:

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

A_C =	52.35	acres
A_I =	18.14	acres
A_P =	34.21	acres
L_R =	17639	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 15863 lbs.

F = 0.90

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	**1.70**	inches
Post Development Runoff Coefficient =	**0.28**	
On-site Water Quality Volume =	**90853**	cubic feet

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

Off-site area draining to BMP =	**5.04**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0.00**	
Off-site Runoff Coefficient =	**0.02**	
Off-site Water Quality Volume =	**622**	cubic feet
Storage for Sediment =	**18295**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**109770**	cubic feet

CONTRIBUTING ZONE PLAN APPLICATION

Merc Phase I

TCEQ Form-10257

Attachment "N" –Inspection, Maintenance, Repair and Retrofit Plan

See the maintenance plan attached in the following pages that was approved with the previous contributing zone plan for Basin A.

PERMANENT POLLUTION ABATEMENT MEASURES MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES

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

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

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

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

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

Steve Sanders, Managing Partner
UTSA Blvd IH-10 LP

4/04/2017
Date

INSPECTION AND MAINTENANCE SCHEDULE FOR PERMANENT POLLUTION ABATEMENT MEASURES

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

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

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

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

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

MAINTENANCE PROCEDURES FOR PERMANENT POLLUTION ABATEMENT MEASURES

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

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

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

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

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

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

5. Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches

of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

6. Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced. *A written record should be kept of inspection results and corrective measures taken*

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

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

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

10. Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the

level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

11. Vegetated Filter Strips. Vegetation height for native grasses shall be limited to no more than 18-inches. When vegetation exceeds that height, the filter strip shall be cut to a height of approximately 4 inches. Turf grass shall be limited to a height of 4-inches with regular maintenance that utilizes a mulching mower. Trash and debris shall be removed from filter strip prior to cutting. Check filter strip for signs of concentrated flow and erosion. Areas of filter strip showing signs of erosion shall be repaired by scarifying the eroded area, reshaping, regrading and placement of solid block sod over the affected area. *A written record of the inspection findings and corrective actions performed should be made*

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

13. Recordkeeping Procedures for Inspections, Maintenance, Repairs, and Retrofits.
    - Written records shall be kept by the party responsible for maintenance or a designated representative.
    - Written records shall be retained for a minimum of five years.

Attachment "O" – Pilot-Scale Field Testing Plan

Not applicable.

Attachment "P" – Measure for Minimizing Surface Stream Contamination

Where erosive velocities exist at drain discharge points energy dissipaters have been constructed to reduce potential for erosion.

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: Justin R. Shippey, P.E.

Date: 10-30-2024

Signature of Customer/Agent:

Regulated Entity Name: Merc Phase 1

Project Information

Potential Sources of Contamination

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

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

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

   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: N/A

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.

FORM 0602 ATTACHMENTS

ATTACHMENT "A" - SPILL RESPONSE

In the event of a spill involving hydrocarbons or other hazardous substances, the contractor will immediately notify TCEQ (at 210-490-3096) and the engineer (210 545-1122) explaining the type and nature of the spill. The contractor shall be required to maintain a sufficient stockpile of sand material in the staging area. This sand material shall be used to immediately isolate and provide containment of the spill by constructing dikes. Furthermore, this sand material shall act as an absorbent material that can be disposed of offsite and out of the Recharge Zone during cleanup operations. All contaminated soils resulting from an accidental release will be required to be removed and disposed of in accordance with all local, state, and federal regulations.

The objective of this attachment is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the storm water impacts of leaks and spills:

Education

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

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

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

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

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

General Measures

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

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

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

(4) Train employees in spill prevention and cleanup.

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

(6) Spills should be covered and protected from storm-water runoff during rainfall to the extent that it doesn't compromise clean-up activities.

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

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

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

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

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

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

Cleanup

(1) Clean up leaks and spills immediately.

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

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

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM.

After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. (2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

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

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

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tnrcc.state.tx.us/enforcement/emergency_response.html

Vehicle and Equipment Maintenance

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

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

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

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

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

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

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

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

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

Vehicle and Equipment Fueling

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

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

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

ATTACHMENT "B" – POTENTIAL SOURCES OF CONTAMINATION

Other potential sources are:

1. Oil and gasoline leaks from construction equipment.
2. Vehicles tracking in and out of the project.
3. Asphaltic paving and associated materials.
4. Minor leakage or spillage of paints, lacquers, solvents, etc, used in conjunctions with building construction which may occur simultaneously with infrastructure construction.
5. Leakage from self contained portable toilet facilities.

ATTACHMENT "C" – SEQUENCE OF MAJOR ACTIVITIES

1. Install all Temporary BMP's (rock berms and silt fencing), construction entrance, and tree protection for on-site construction. (0.05 acres)
2. Clear site & prepare area for construction (10.75 acres)
3. Excavate and fill site as dictated by the grading plan (10.75 acres)
4. Install utilities; sewer mains and laterals, water mains and services, underground storm drains, and underground electric (10.75 acres)
5. Install inlet protection on all curb and grate inlets (10.75 acres)
6. Construct building pads (10.75 acres)
7. Fine grade site (10.75 acres)
8. Construct paved surfaces; concrete parking areas & sidewalks (10.75 acres)
9. Clean site (10.75 acres)
10. Revegetate/stabilize site (10.75 acres)
11. Remove temporary BMPs (0 acres)

ATTACHMENT "D" - Temporary Best Management Practices

A) The erosion control barriers will be placed down gradient of the proposed disturbed area as shown on the site plan. These barriers will in turn filter the up gradient water preventing pollution.

B) All contractors, subcontractors, and builders shall endeavor to avoid the pollution of runoff water by using "best management practices" and reasonable foresight to avoid contact between runoff water and polluting materials.

Some best management practices to which all parties are expected to conform are as follows:

1. Prior to the beginning of the work listed in "Attachment C", the contractor will install the sediment control barriers as specified on the separate "Temporary Pollution Abatement Plan" which is attached at the end of this section. These barriers (silt fences, etc.) will be maintained during the entire time construction is in progress. Thus erodible material and pollution that might be generated during construction will be intercepted by these same barriers.

2. The silt fences specified on the "Temporary Pollution Abatement Plan" were positioned to be down-gradient of all construction zones. Thus, with proper installation and maintenance these barriers shall be effective in preventing potentially contaminated runoff from leaving the site.

3. The general contractor shall develop a written plan to control the generation of dust during construction phase and submit it to the developer.

4. Builders and their contractors shall clean equipment only onto areas protected by their silt fences or dikes. Set forth in the TBMP's plan is a location where a "Concrete Truck Washout Pit" will be constructed. The builder shall inform his concrete supplier that this Washout Pit is the only point in the project where washout and waste concrete mix may be discharged.

5. Stockpiles of erodible material (topsoil, sand, etc.) shall be placed in areas only protected by silt fences or other erosion barriers.

6. All contractors shall provide self-contained toilet facilities for their employees.

7. Chemicals, solvents, paints, and other potentially toxic materials must be stored in such a manner that they are protected from rainfall and surface runoff water.

8. All contractors shall provide waste receptacles at locations convenient to their construction area; to protect from leaching by rainfall; and provide regular collection.

C) Once site grading has commenced, swales will be constructed (shaped and sloped as depicted by the grading plan) to direct storm-water run-off to the various inlets located throughout the project. These swales will be used on a temporary and permanent basis. The location of theses swales once constructed will be permanent.

D) The proposed silt fences and rock berms should be adequate measures to maintain flow to any naturally occurring sensitive features downstream.

ATTACHMENT "E" – Request to Temporarily Seal a Feature

Not Applicable

ATTACHMENT "F" – Structural Practices

The proposed silt fences, rock berms, swales, and multiple inlet protection locations on-site should be adequate structural practices for this project.

ATTACHMENT "G" – Drainage Area Map

Please reference the attached drawing illustrating the proposed drainage areas and sub-areas.

ATTACHMENT "H"- Temporary Sediment Pond Plans and Calculations

The existing batch detention pond will be used as a sediment basin during site construction for anything that may escape the temporary erosion control devices installed. Prior to final acceptance by the owner, the contractor shall remove trash, debris and accumulated silt from the basin and re-establish it to proper operating condition.

The basin drain time is 12 to 48 hours. The existing batch detention logic controller is installed and will drain the basin down in 12 to 48 hours.

Basin Capture Volume Calculations:

Drainage Area "A"

Required Volume = 3,600 cubic feet per acre x 10.75 acres = 38,700 cubic feet.

Volume of the existing basin is: 191,121 cubic feet

Volume of the existing basin used to date is: 70,249 cubic feet (based on TSS calculations included in the previous Tommy's Car Wash modification.)

This indicates that there is 120,872 cubic feet of sedimentation volume available; therefore, the basin has the capacity and will be used as temporary sediment basin for the proposed project.

ATTACHMENT "I" – Inspection and Maintenance

All TBMP'S shall be inspected by the contractor on a weekly basis and after all substantial rain events. The contractor shall keep records of all inspections that were made. Also the contractor shall repair or replace any damaged or dysfunctional TBMP's. The contactor shall insure that all TBMP's are maintained and inspected according to TCEQ's Technical Guidance Manual.

Inspection and Maintenance shall include but is not limited to:

For the Construction Entrance:

- The contractor shall maintain the entrance in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- The contractor shall immediately remove any and all sediment spilled, dropped, washed or tracked onto public rights-of-way.
- When necessary, the contractor shall clean wheels to remove sediment prior to entrance onto public rights-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- The contractor shall prevent all sediment from entering any storm drain, ditch, or water course by using approved methods.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart.

For Silt Fencing:

- The contractor shall inspect all silt fencing weekly and after any rainfall for sediment accumulation, torn fabric and crushed or collapsed sections throughout the duration of construction.
- Sediment shall be removed when sediment buildup reaches 6 inches, or a second line of fencing shall be installed parallel to the original fence.
- Torn fabric shall be replaced by the contractor; a second line of fencing shall be erected parallel to the torn section if replacement is not feasible.
- Contractor shall replace or repair any fence sections crushed or collapsed during the course of construction. Silt fence may be relocated by the contractor to a location where it will provide equal protection should the original/planned installation obstruct vehicular access to the site.
- When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be re-vegetated. The fence itself should be disposed of in an approved landfill.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart.

For Rock Berms:

- The contractor shall inspect all rock berms weekly and after any rainfall for sediment accumulation, debris building up, or damage throughout the duration of construction.
- Sediment and other debris shall be removed when sediment buildup reaches 6 inches. The accumulated silt and debris shall be disposed in an approved manner that will not cause any additional siltation.
- The contractor to repair any loose wire sheathing.
- The contractor shall reshape the berm as needed during inspection throughout the duration of construction.
- The contractor shall replace the berm when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
- The rock berm shall remain in place until all upstream areas are stabilized and accumulated silt removed.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart next.

For Grate and Curb Inlet Protection:

- The contractor shall inspect all inlet protection weekly and after any rainfall for sediment accumulation, debris building up, or damage throughout the duration of construction. Repair or replacement should be made promptly as needed by the contractor.
- Sediment and other debris shall be removed when sediment buildup reaches 3 inches. The removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The contractor shall check placement of inlet protection measures to prevent gaps between these measures and the curb.
- The contractor shall inspect the filter fabric and patch or replace if torn or missing.
- Records will be kept with the construction site Superintendent of all inspection and maintenance actions. See maintenance record chart next on the next page.

Temporary Stormwater Section Attachment "I" continued

ITEM #	DATE	DESCRIPTION OF ACTION(S) TAKEN	INITIALS

ATTACHMENT "J" – Interim and Permanent Soil Stabilization

All disturbed permeable areas shall be stabilized. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is prevented by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of a site is temporarily ceased, and the earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of the site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after the construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Examples of acceptable temporary and permanent soil stabilization measures are establishment of temporary vegetation, establishment of permanent vegetation, mulching, geo-textiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation. The soil stabilization method used in this project **SHALL** be an approved method within the TCEQ Technical Guidance Manuel and **MUST** be approved by MBC Engineers before it is implemented in the project. The method of soil stabilization approved for this project will be a combination of sod stabilization around the buildings and parking areas, tree protection, and hydro-mulching those areas disturbed away from the buildings which will not be landscaped.

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

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

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

SECTION 1. OPERATOR (APPLICANT)

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

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

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

Click here to enter text

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

Prefix (Mr. Ms. Miss): _____.

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

Title: _____ Credentials: Click here to enter text

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

E-mail: Click here to enter text

Mailing Address: _____

City, State, and Zip Code: _____

Mailing Information if outside USA:

Territory: Click here to enter text

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

d) Indicate the type of customer:

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

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

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

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

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

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

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

Federal Tax ID: _____

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

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

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☐ No, complete this section

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

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

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

Organization Name: Click here to enter text.

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

E-mail: Click here to enter text.

Mailing Address: Click here to enter text.

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

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

Mailing information if outside USA:

Territory: Click here to enter text.

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

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

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

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

b) Name of project or site (the name known by the community where it's located): Merc phase 1

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

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

e) Latitude: 29.5744472222 N Longitude: -98.6000861111 W

f) Site Address/Location

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

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

Section A:

Street Number and Name:5734 & 5730 UTSA Blvd

City, State, and Zip Code: San Antonio, TX, 78249

Section B:

Location Description:

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

Zip Code where the site is located: ___

SECTION 4. GENERAL CHARACTERISTICS

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

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

☒ No

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

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

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? **1542**

d) What is the Secondary SIC Code(s), if applicable? Click here to enter text.

e) What is the total number of acres to be disturbed? 10.75 +/-

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

☒ Yes

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

g) What is the estimated start date of the project? February 12, 2025

h) What is the estimated end date of the project? July 12, 2025

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

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

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

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

☒ Yes ☐ No

If Yes, provide the name of the MS4 operator: San Antonio Water System

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

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

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

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

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

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

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

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: _____

Operator Signatory Title: _____

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

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

Signature (use blue ink): _____Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

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

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

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

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

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

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

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

☒ Number of employees.

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

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

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

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

☒ Site/project name and construction activity description

☒ County

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

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

GENERAL CHARACTERISTICS

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

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

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

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

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

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☒ Segment number or numbers.

☒ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

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

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

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

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

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

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

Notice of Intent Process:

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

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

above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

  or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit

number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

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

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

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

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

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

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses
- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction

- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

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

d) Secondary SIC Code

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

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

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

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

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

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

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

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

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

Instructions:

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

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

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

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

Fee Code: GPA General Permit: TXR150000

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

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

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

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

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

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

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

I Rob Schumacher,
Print Name

Manager Member,
Title - Owner/President/Other

of UTSA Blvd IH-10 LP
Corporation/Partnership/Entity Name

have authorized MACINA, BOSE, COPELAND & ASSOCIATES, INC
Print Name of Agent/Engineer

of MACINA, BOSE, COPELAND & ASSOCIATES, 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

10/15/2024
Date

THE STATE OF _____ §

County of _____ §

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

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

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

see attached CA notary certificate

ACKNOWLEDGMENT

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

State of California
County of San Mateo)

On 10/15/2024 before me, Samantha Dippert, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

SAMANTHA DIPPERT
Notary Public - California
San Mateo County
Commission # 2381945
My Comm. Expires Nov 6, 2025

Signature _____ **(Seal)**

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: The Merc Phase 1
Regulated Entity Location: Southeast corner of UTSA BLVD and University Pass
Name of Customer: UTSA Blvd IH-10 LP
Contact Person: Rob Schumacher Phone: (210) 545-1122
Customer Reference Number (if issued):CN N/A
Regulated Entity Reference Number (if issued):RN 109749218

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	10.75 Acres	$ 6,500
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: 10/30/2024

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

MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

METES AND BOUNDS DESCRIPTION
TCEQ CONTRIBUTING ZONE PLAN SITE
10.75 ACRES

BEING A 10.75 ACRE (468,219 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT 574, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 116.071 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17627, PAGE 1553, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found on the curved South Right-of-Way line of UTSA BLVD., and being on the East end of a cut-back line of the East Right-of-Way line of University Pass Right-of-Way;

THENCE along the curved South Right-of-Way line of said UTSA BLVD. (to the left) having the following parameters: Radius = 1200.92 feet, Arc Length = 351.07 feet, Chord Bearing = S 72°29'01" E and a Chord Distance = 349.82 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found;

THENCE S 84°45'29" E a distance of 175.37 feet, along and with the South Right-of-Way line of said UTSA BLVD. to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found;

THENCE S 80°42'24" E a distance of 162.99 feet, continuing along and with the South Right-of-Way line of said UTSA BLVD., to a 1/2-Inch Iron Rod Found and marking the Northwest corner of Lot 6, Block 14, N.C.B. 14890, University Village A-Loft (MPCD), according to plat thereof recorded in volume 20001, page 1582. of the Deed and Plat records of Bexar County, Texas;

THENCE S 09°07'08" W a distance of 545.34 feet, departing the South Right-of-Way line of said UTSA BLVD., to a 1/2-Inch Iron Rod with cap MBC EGINIEERS" Found;

THENCE S 67°45'46" W a distance of 88.80 feet to a point;

THENCE N 87°01'14" W a distance of 34.13 feet to a point;

THENCE N 74°54'48" W a distance of 144.17 feet to a point;

THENCE N 88°03'35" W a distance of 127.23 feet to a point;

THENCE N 80°48'32" W a distance of 91.02 feet to a point;

THENCE N 55°16'47" W a distance of 115.57 feet to a point;

THENCE N 71°48'57" W a distance of 241.25 feet to a point;

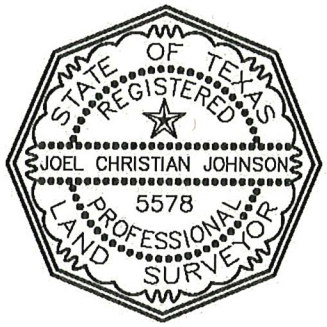
THENCE N 60°25'46" W a distance of 60.95 feet to a point on the curved East Right-of-Way line of said University Pass;

THENCE along the curved East Right-of-Way line of said University Pass (to the right) having the following parameters: Radius = 657.00 feet, Arc Length = 254.22 feet, Chord Bearing = N 18°38'27" E and a Chord Distance = 252.64 feet to a 1/2-Inch Iron Rod Found;

THENCE N 29°43'34" E a distance of 270.40 feet continuing along and with the East Right-of-Way line of said University Pass, to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found;

THENCE N 72°48'31" E a distance of 54.64 feet to the **POINT OF BEGINNING** and containing 10.75 Acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700
Date: November 19, 2024
Job no. 33689-0975

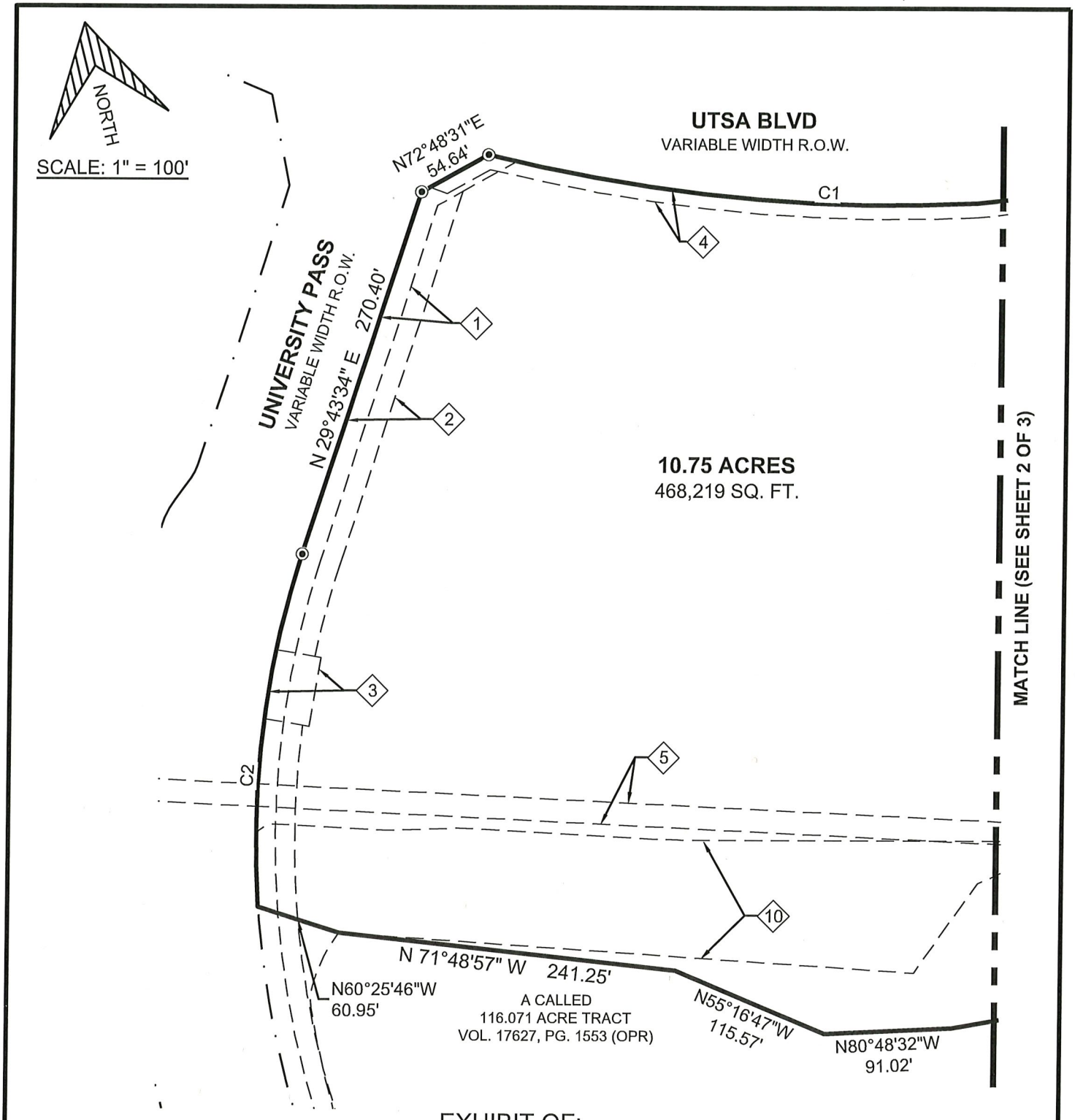


EXHIBIT OF:
TCEQ CONTRIBUTING ZONE PLAN SITE
10.75 ACRES

BEING A 10.75 ACRE (468,219 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT 574, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 116.071 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17627, PAGE 1553, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

SEE SHEET 3 OF 3
FOR SURVEYOR NOTES,
LEGEND AND KEY NOTES

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 11/19/2024
JOB NO. 33689-0975
SHEET 1 OF 3

Date: Nov 19, 2024, 3:14pm User ID: JAranda Layout: SHEET 1
File: P:\0975\33689-Merc Phase I\Design\Exhibit\EX-20 18Ac-33689.dwg Layout name: SHEET 1

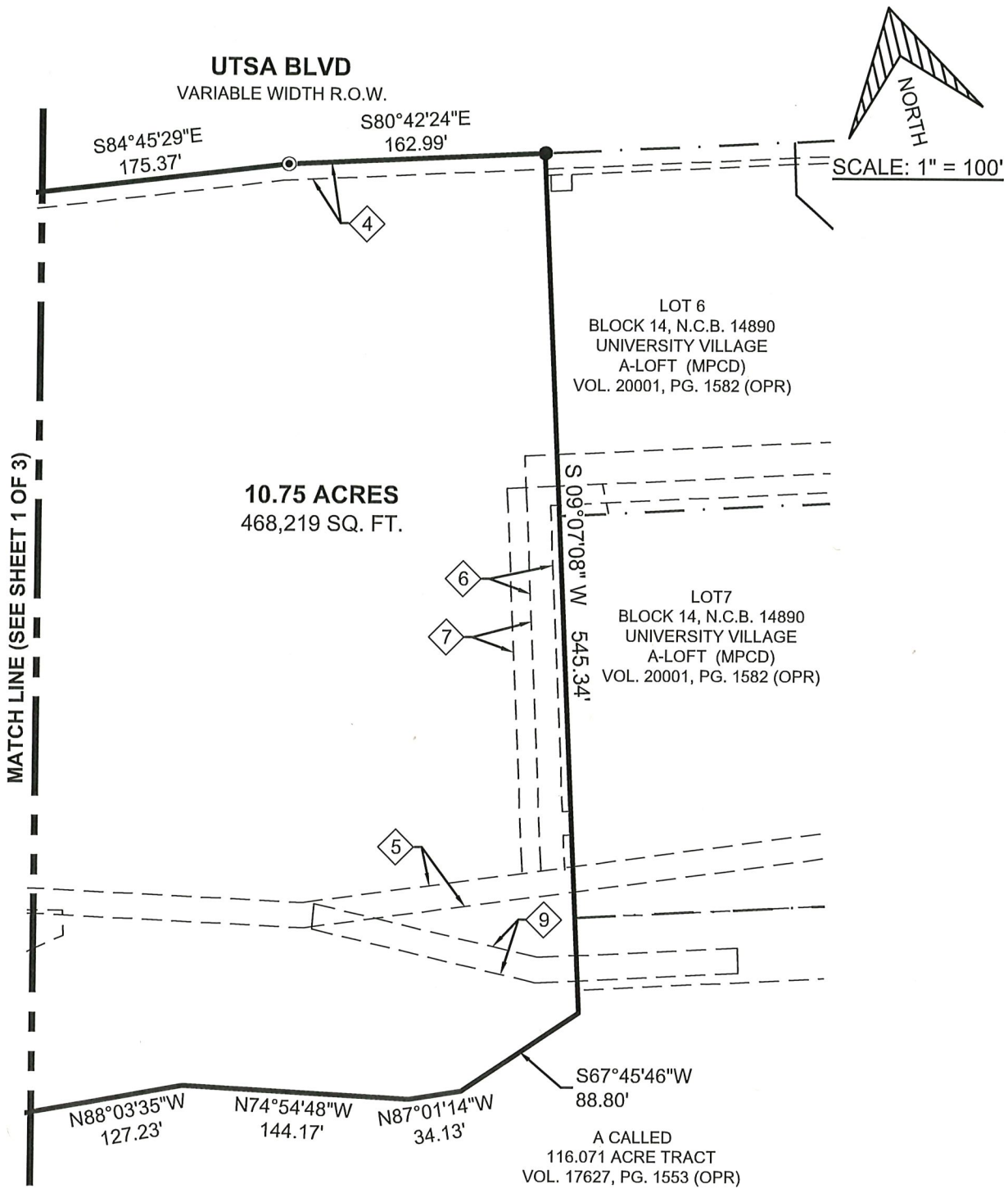


EXHIBIT OF:
TCEQ CONTRIBUTING ZONE PLAN SITE
10.75 ACRES

BEING A 10.75 ACRE (468,219 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT 574, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 116.071 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17627, PAGE 1553, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
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PROFESSIONAL
LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

SEE SHEET 3 OF 3
FOR SURVEYOR NOTES,
LEGEND AND KEY NOTES

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 11/19/2024
JOB NO. 33689-0975
SHEET 2 OF 3

Date: Nov 19, 2024, 3:15pm User ID: JAranda Layout: SHEET 2
File: P:\0975\33689-Merc Phase I\Design\Exhibit\EX-20 18Ac-33689.dwg Layout name: SHEET 2

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. TCEQ CONTRIBUTING ZONE PLAN SITE EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3. THIS TCEQ CONTRIBUTING ZONE PLAN SITE EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EXHIBIT.

LEGEND

● 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

◉ 1/2" IRON ROD W/CAP "MBC" SET/FOUND

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

KEY NOTES

1 ----- 14' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 20001, PG. 2404-2407 DPR)

2 ----- PRIVATE 28' DRAINAGE ESM'T. (VOL. 20001, PG. 2404-2407 DPR)

3 ----- PUBLIC 28' VAR. WD. DRAINAGE ESM'T. (VOL. 20001, PG. 2404-2407 DPR)

4 ----- VAR. WD. PERMANENT WATER ESM'T. (VOL. 18941, PG. 131 OPR)

5 ----- 16' PERMANENT SAN. SWR. ESM'T. (VOL. 18673, PG. 1750 OPR)

6 ----- VAR. WD. DRAINAGE ESM'T. (PRIVATE) (VOL. 20001, PG.1582 DPR)

7 ----- 12' SAN. SWR. ESM'T. FOR THE BENEFIT OF LOT 6 & 8 (PRIVATE) (VOL. 20001, PG. 1582 DPR)

8 ----- VAR. WD. WATER ESM'T. (VOL. 20001, PG. 1582 DPR)

9 ----- 16' SAN. SWR. ESM'T. (VOL. 20001, PG. 1664-1665 DPR)

10 ----- VAR. WD. DRAINAGE ESM'T. (PRIVATE) (VOL. 20001, PG. 1664-1665 DPR)

11 ----- VAR. WD. INGRESS/EGRESS, WATER, PRIVATE SAN. SWR., PRIVATE DRAINAGE, GAS, ELEC., TEL. & CATV ESM'T. (VOL. 20001, PG. 1664-1665 DPR)

12 ----- REMAINING PORTION OF A VAR. WD. INGRESS/EGRESS, WATER, PRIVATE SAN. SWR., PRIVATE DRAINAGE, GAS, ELEC., TEL. & CATV ESM'T. (VOL. 20001, PG. 1664-1665 DPR)

13 ----- 14' GAS, ELEC., TEL., CATV & PEDESTRIAN ESM'T. (VOL. 20001, PG. 1582 DPR)

EXHIBIT OF:
TCEQ CONTRIBUTING ZONE PLAN SITE
10.75 ACRES

BEING A 10.75 ACRE (468,219 SQUARE FEET) TRACT OF LAND, SITUATED IN THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT 574, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 116.071 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 17627, PAGE 1553, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

JOEL C. JOHNSON R.P.L.S. #5578

mbc ENGINEERS
1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 11/19/2024
JOB NO. 33689-0975
SHEET 3 OF 3

Date: Nov 19, 2024, 2:59pm User ID: JAranda Layout: SHEET 3
File: P:\0975\33689-Merc Phase I\Design\Exhibit\EX-20 18Ac-33689.dwg Layout name: SHEET 3

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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 605351758		**RN**

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

UTSA Blvd IH-10 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)*
0802192030	32056915476	473712019	

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

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

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

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

2995 Woodside Road #400-385

City	Woodside	**State**	CA	**ZIP**	94062	**ZIP + 4**	

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

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

Rob@schumacherinc.com

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(650) 529-2385		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Merc Phase 1

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	5734 & 5730 UTSA Blvd.							
	City	San Antonio	**State**	TX	**ZIP**	78249	**ZIP + 4**	
24. County	Bexar							

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

25. Description to Physical Location:	Located on the southeast corner of UTSA Blvd. and University Pass

26. Nearest City	**State**	**Nearest ZIP Code**
San Antonio	TX	78249

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

27. Latitude (N) In Decimal:	29.5744472222		**28. Longitude (W) In Decimal:**	-98.6000861111	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
28	34	28.01	98	36	.31

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)
1542		236220	

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

Construction of commercial retail

34. Mailing Address:	**2995 Woodside Road #400-385**							
	City	**Woodside**	**State**	**CA**	**ZIP**	**94062**	**ZIP + 4**	
35. E-Mail Address:	**Rob@schumacherinc.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(650) 529-2385		( ) -

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

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

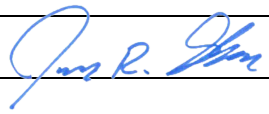
SECTION IV: Preparer Information

40. Name:	Justin R. Shippey, P.E.	**41. Title:**	Vice President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(210 **)** 545-1122		**( ) -**	jshippey@mbcengineers.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:	Macina, Bose, Copeland & Associates, Inc	**Job Title:**	Vice President
Name *(In Print):*	Justin R Shippey, P.E.	**Phone:**	**(** 210 **)** 545- **1122**
Signature:		**Date:**	10/30/2024