

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**



December 4, 2024

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

Re: Bella Vida  
Recharge Zone Exception Application

Dear Ms. Reyes:

Please find included herein the Bella Vida Recharge Zone Exception Application. This Recharge Zone Exception Application has been prepared in accordance with the Texas Administrative Code (30 TAC 213) and current policies for development over the Edwards Aquifer Recharge Zone.

This Recharge Zone Exception Application applies to an approximate 0.07-acre site as identified by the project limits. Please review the plan information for the items it is intended to address. If acceptable, please provide a written approval of the plan in order that construction may begin at the earliest opportunity.

Appropriate review fees (\$500) and fee application are included. If you have questions or require additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,  
Pape-Dawson Consulting Engineers, LLC



Thomas M. Carter, P.E.  
Senior Vice President

Attachments

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# BELLA VIDA

## Recharge Zone Plan Exception Request

12/4/2027



**EDWARDS AQUIFER  
APPLICATION COVER  
PAGE (TCEQ-20705)**

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

<b>1. Regulated Entity Name:</b>				<b>2. Regulated Entity No.:</b>					
<b>3. Customer Name:</b>				<b>4. Customer No.:</b>					
<b>5. Project Type:</b> (Please circle/check one)	New	Modification		Extension	Exception				
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential		Non-residential			<b>8. Site (acres):</b>			
<b>9. Application Fee:</b>		<b>10. Permanent BMP(s):</b>							
<b>11. SCS (Linear Ft.):</b>		<b>12. AST/UST (No. Tanks):</b>							
<b>13. County:</b>		<b>14. Watershed:</b>							

# 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](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.

<b>Austin Region</b>			
<b>County:</b>	<b>Hays</b>	<b>Travis</b>	<b>Williamson</b>
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

<b>San Antonio Region</b>					
<b>County:</b>	<b>Bexar</b>	<b>Comal</b>	<b>Kinney</b>	<b>Medina</b>	<b>Uvalde</b>
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> 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.

Thomas M. Carter, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent

12/4/2024

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):

**GENERAL INFORMATION  
FORM (TCEQ-0587)**

# General Information Form

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Thomas M. Carter, P.E.

Date: 12/04/2024

Signature of Customer/Agent:



## Project Information

1. Regulated Entity Name: Bella Vida
2. County: Bexar
3. Stream Basin: Leon Creek
4. Groundwater Conservation District (If applicable): Trinity Glen Rose; Edwards Aquifer
5. Edwards Aquifer Zone:
  - Recharge Zone
  - Transition Zone
6. Plan Type:
  - WPAP
  - SCS
  - Modification
  - AST
  - UST
  - Exception Request

7. Customer (Applicant):

Contact Person: Scott Polzin

Entity: Forefront Living

Mailing Address: 12467 Merit Dr

City, State: Dallas, Texas

Zip: 75251

Telephone: (972) 402-3631

FAX: \_\_\_\_\_

Email Address: spolzin@forefrontliving.org

8. Agent/Representative (If any):

Contact Person: Thomas M. Carter, P.E.

Entity: Pape-Dawson Consulting Engineers, LLC

Mailing Address: 2000 NW Loop 410

City, State: San Antonio, Texas

Zip: 78213

Telephone: (210) 375-9000

FAX: (210) 375-9010

Email Address: tcarter@pape-dawson.com

9. 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.

10.  The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

From TCEQ's Regional Office, turn left on Judson Rd toward I-35. Travel south on I-35 for 1.9 miles before exiting toward I-410 W. Travel west on I-410 W for 8.9 miles toward I-10 W. Travel north on I-10 W for 8.4 miles, exiting at Camp Bullis Rd. Travel 1.2 miles on I-10 Frontage Rd and take the soonest turn-around. Travel 0.8 miles south on I-10 toward La Cantera Terrace. The site is located at the NW corner of I-10 Frontage Rd and La Cantera Terrace.

11.  **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12.  **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- Project site boundaries.
  - USGS Quadrangle Name(s).
  - Boundaries of the Recharge Zone (and Transition Zone, if applicable).
  - Drainage path from the project site to the boundary of the Recharge Zone.

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

Survey staking will be completed by this date: when advised by TCEQ

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

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

15. Existing project site conditions are noted below:

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

### ***Prohibited Activities***

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

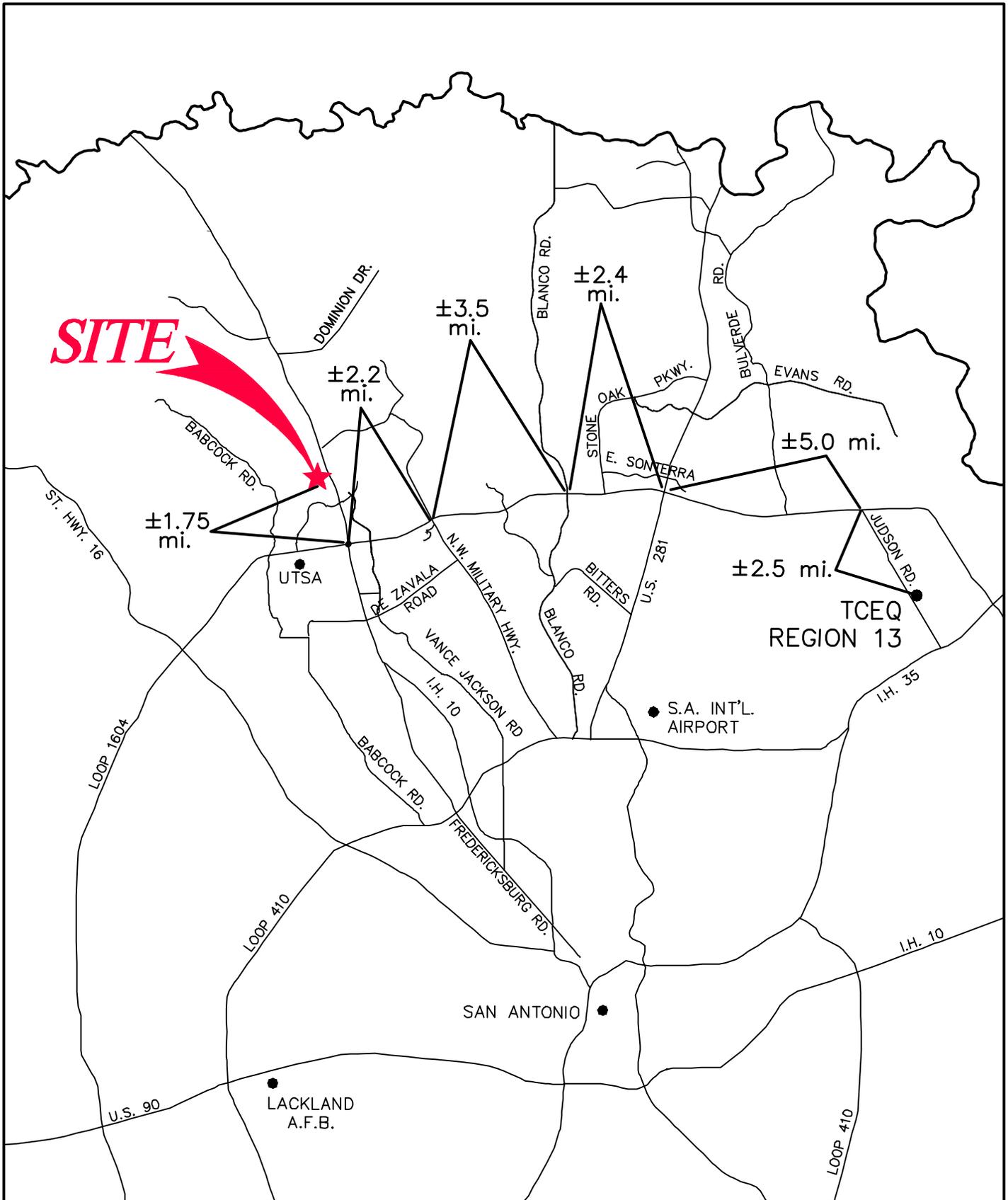
17.  I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
  - (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
  - (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

### ***Administrative Information***

18. The fee for the plan(s) is based on:
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
  - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
  - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
  - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
  - A request for an extension to a previously approved plan.
19.  Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
  - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
  - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20.  Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21.  No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

**ATTACHMENT A**

**BELLA VIDA**  
**Water Pollution Abatement Plan and Sewage Collection System**



Pape-Dawson Engineers, Inc.

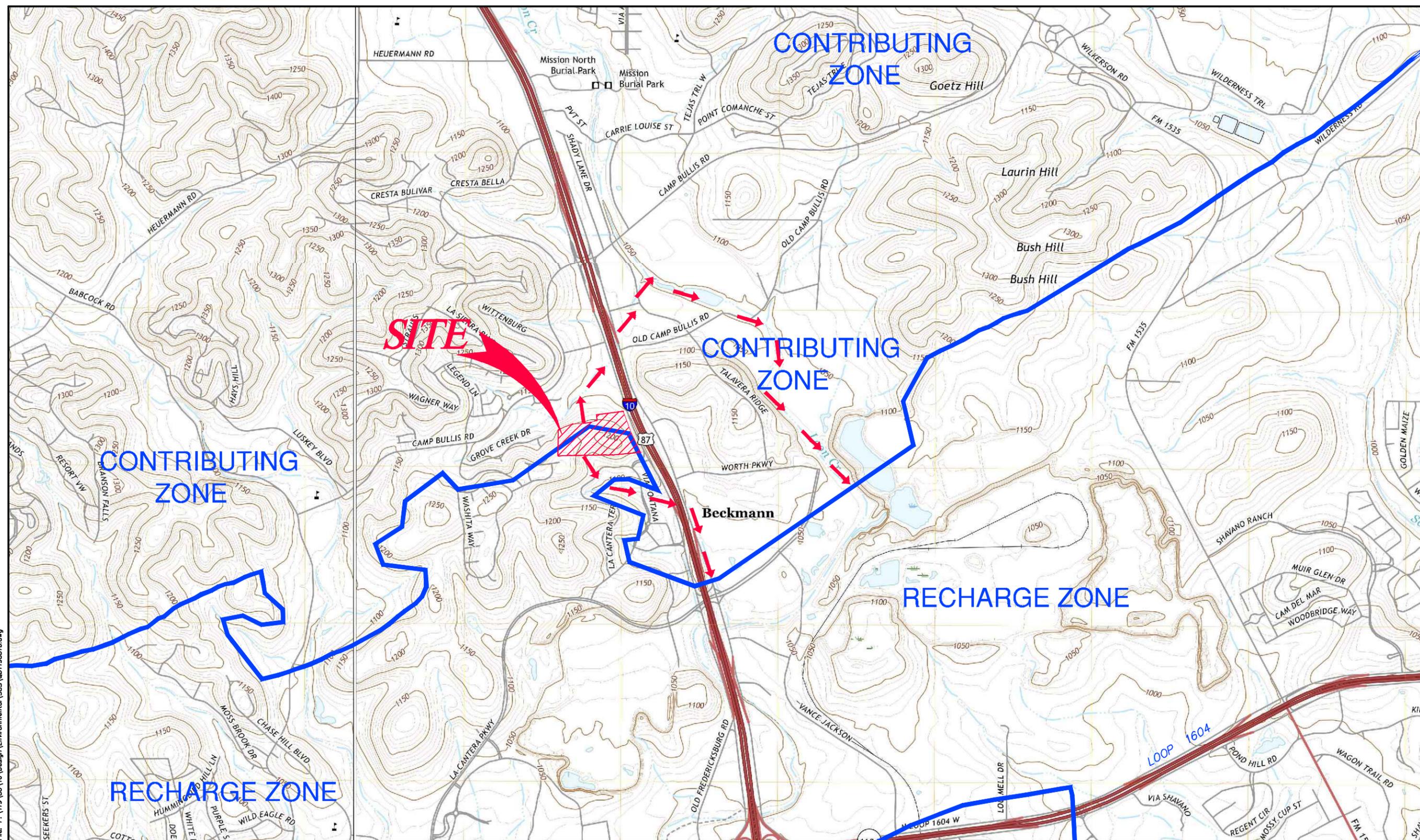
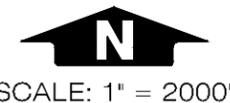
Date: Sep 23, 2024, 4:26pm User ID: kharrera  
File: P:\119\33\10\Design\Environmental\SCS\RM1193310.dwg

ROAD MAP  
ATTACHMENT A

**ATTACHMENT B**

BELLA VIDA

Water Pollution abatement Plan and Sewage Collection System



Date: Sep 23, 2024, 4:29pm User ID: kherrera  
File: P:\119\3310\Design\Environmental\SCS\00193310.dwg

GENERAL LOCATION MAP - CASTLE HILLS, TX QUAD

DRAINAGE FLOW → → →  
Pape-Dawson Engineers, Inc.

USGS QUAD MAP

ATTACHMENT B

**ATTACHMENT C**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment C – Project Description**

Bella Vida is a continuing care facility on approximately 26.58 acres (legal limit) within the City of San Antonio, Bexar County, Texas. The WPAP application is currently under review with TCEQ (EAPP ID 13002011). The site is located approximately 750 linear feet (LF) north of La Cantera Bend and IH-10 Frontage Road intersection. As part of the TIA, the construction of deceleration lanes is required by TxDOT off of IH-10 frontage road. The site is currently undeveloped, lies within the Leon Creek watershed, and does not contain the 100-year floodplain. The proposed deceleration lanes are located within the Contributing Zone, however, the over treatment for the increase in impervious cover has been provided in the PBMPs of the Bella Vida WPAP.

Regulated activities proposed in this exception are limited demolition of curbs, clearing, grubbing and grading and construction of the deceleration lanes and curbs. These improvements will contribute an additional 0.07 ac of impervious cover to the site. The Bella Vida WPAP proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Approximately 0.04 acres of impervious cover from the driveway entrances will be uncaptured, and overtreatment will be provided via adequate sizing of the basins on the site. Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request. Please see the updated Treatment Summary table and calculations from the WPAP attached with this application.

No wastewater or potable water is required or produced as a result of the proposed deceleration lanes in this application.

**GEOLOGIC ASSESSMENT  
FORM (TCEQ-0585)**

# Geologic Assessment

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Geologist: Henry E. Stultz III, P.G.

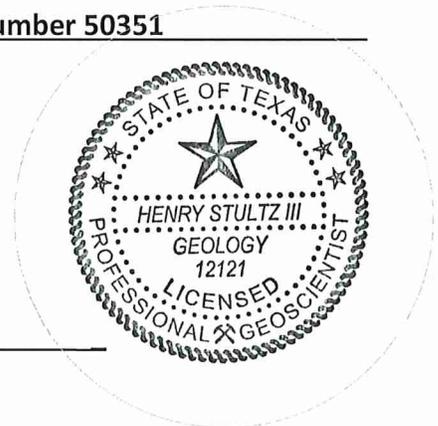
Telephone: 210-375-9000

Date: December 23, 2022

Fax: 210-375-9090

Representing: Pape-Dawson Engineers, Inc., TBPB registration number 50351

Signature of Geologist:



Regulated Entity Name: Crownridge

## Project Information

1. Date(s) Geologic Assessment was performed: November 29, 2022

2. Type of Project:

WPAP

AST

SCS

UST

3. Location of Project:

Recharge Zone

Transition Zone

Contributing Zone within the Transition Zone

4.  **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5.  Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

**Table 1 - Soil Units, Infiltration Characteristics and Thickness**

Soil Name	Group*	Thickness(feet)
Eckrant-Rock outcrop association, 8-30 % slopes (TaD)	D	0-1

\* Soil Group Definitions (Abbreviated)

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

6.  **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7.  **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8.  **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

Applicant's Site Plan Scale: 1" = 60'

Site Geologic Map Scale: 1" = 60'

Site Soils Map Scale (if more than 1 soil type): N/A

9. Method of collecting positional data:
  - Global Positioning System (GPS) technology.
  - Other method(s). Please describe method of data collection: \_\_\_\_\_
10.  The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11.  Surface geologic units are shown and labeled on the Site Geologic Map.

12.  Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13.  The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are \_\_\_\_ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

### ***Administrative Information***

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

**ATTACHMENT A**  
**Geologic Assessment Table**



**ATTACHMENT B**  
**Stratigraphic Column**

**CROWNRIIDGE**  
**Geologic Assessment (TCEQ-0585)**

**Attachment B – Stratigraphic Column**

Period	Epoch	Group	Formation	Member	Thickness	Lithology	Hydro-logic Unit	Hydro-stratigraphic Unit	Hydrologic Function	Porosity	Cavern Development					
Cretaceous	Early Cretaceous	Edwards	Kainer	Grainstone	40-50	Hard, dense limestone that consists mostly of a tightly cemented miliolid skeletal fragment grainstone; contains interspersed chalky mudstone and wackestone; chert as beds and nodules; crossbedding and ripple marks are common primarily at the contact with the overlying regional dense bed	Edwards Aquifer	V	Aquifer	IP, IG, BU, FR, BP, CV	Few					
				Kirsch-berg Evaporite	40-50	Highly altered crystalline limestone and chalky mudstone with occasional grainstone associated with tidal channels; chert as beds and nodules, boxwork molds are common, matrix recrystallized to a coarse grain spar; intervals of collapse breccia and travertine deposits		VI	Aquifer	IG, MO, VUG, FR, BR, CV	Probably extensive cave development					
				Dolomitic	90-120	Hard, dense to granular, dolomitic limestone; chert as beds and nodules (absent in lower 20 ft); <i>Toucasia</i> sp. abundant; lower three-fourths composed of sucrositic dolomites and grainstones with hard, dense limestones interspersed; upper one-fourth composed mostly of hard, dense mudstone, wackestone, packstone, grainstone, and recrystallized dolomites with bioturbated beds		VII	Aquifer	IP, IC, IG, MO, BU, VUG, FR, BP, CV	Cave development as shafts with minor horizontal extent					
				Basal nodular	40-50	Moderately hard, shaly, nodular, burrowed mudstone to miliolid grainstone that also contains dolomite; contains dark, spherical textural features known as black rotund bodies; <i>Ceratostreon texana</i> , <i>Caprina</i> sp., miliolids, and gastropods		VIII	Aquifer, confining unit in areas without caves	IP, MO, BU, BP, FR, CV	Large lateral caves at surface					
		Trinity	Glen Rose Limestone	Upper Glen Rose	0-120 (absent in northern Comal Co.)	Alternating resistant and nonresistant beds of blue shale, nodular marl, and impure, fossiliferous limestone; gray to yellowish gray; stair-step topography; contains two distinct evaporite zones; distinct <i>Corbula</i> sp. bed marks the contact with the underlying lower member of the Glen Rose Limestone; <i>Orbitulina texana</i>		Upper Trinity	Lower confining unit to the Edwards aquifer	Cavernous	Aquifer	MO, BR, BP, FR, CV	Some surface cave development			
					120-230 (thicker in northern Comal Co.)									Camp Bullis	Confining	BU, BP, FR, occasional CV
					0-10									Upper evaporite	Aquifer	IP, MO, BU, BR
					0-40									Fossiliferous	Upper	Aquifer
	80-150				Lower		Confining								MO, BU, FR	
	8-10				Lower evaporite		Aquifer							IP, MO, BU, BR		

Source: Clark, Golab, and Morris (2016); Cavern development modified from Stein and Ozuna (1995). Porosity types - Fabric selective: IP, Interparticle porosity; IG, Intergranular porosity; IC, Intercrystalline porosity; SH, shelter porosity; MO, moldic porosity; BU, burrowed porosity; FE, fenestral; BP, bedding plane porosity. Not fabric selective: FR, fracture porosity; CH, channel porosity; BR, breccia; VUG, vug porosity; CV, cave porosity.

**ATTACHMENT C**  
**Site Geology**

# CROWNRIDGE

## Geologic Assessment

### Attachment C – Site Geology

#### SUMMARY

The Crownridge site is located adjacent west of IH-10, approximately 0.7 miles south of the intersection of Camp Bullis Road and IH-10 in San Antonio, Bexar County, Texas.

Based on the results of the field survey conducted in accordance with *Instructions for Geologists for Geologic Assessments in the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585 Instructions)*, no naturally occurring sensitive features were identified on site. The overall potential for fluid migration to the Edwards Aquifer for the site is low.

#### SITE GEOLOGY

As observed through field evidence, the geologic formation which outcrops at the surface within the subject site is the upper member of the Glen Rose (Kgru) formation and the basal nodular (Kekbn) member of the Kainer formation. The Kgru is characterized as yellowish-tan thinly bedded limestone and marl. Karst development within the Kgru is characterized by cave formation, with predominantly lateral large rooms. The Kekbn is a massive, shaly, mudstone to grainstone, nodular limestone. Karst development within the Kekbn is characterized by vertical shafts as well as large lateral caves.

The predominant trend of faults in the vicinity of the site is approximately N63°E, based on faults identified during the previous mapping of the area.

#### FEATURE DESCRIPTIONS:

A description of the features observed onsite is provided below:

##### Features S-1 and S-2

Feature S-1 and S-2 are non-karst closed depressions in the Kek. No dissolution or evidence of karst processes were observed within the features. Minor hand excavation was conducted to further evaluate vertical and horizontal void space. Cobbles and blocks of weathered limestone were removed from the features. Probing into the floor of the feature revealed clay and weathered limestone. This features were

## **CROWNRIDGE**

### **Geologic Assessment**

likely created by anthropogenic disturbance. Due to the non-karst origin and lack of evidence of dissolution, the probability of rapid infiltration is low.

### **REFERENCES**

Clark, A.K., Golab, J.A., and Morris, R.R., 2016, Geologic Framework and Hydrostratigraphy of the Edwards and Trinity Aquifers Within Northern Bexar and Comal Counties, Texas: U.S. Geological Survey Scientific Investigations Map 3366, scale 1:24,000, 20 p. pamphlet.

Nationwide Environmental Title Research, LLC. Historical Aerials, HistoricAerials.com. <https://www.historicaerials.com/viewer>, December 23, 2022.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. <http://websoilsurvey.sc.egov.usda.gov/>, December 23, 2022.

Stein, W.G., and Ozuna, G.B., 1995, Geologic framework and hydrogeologic characteristics of the Edwards Aquifer recharge zone, Bexar County, Texas: U.S. Geological Survey Water-Resources Investigations Report 95-4030, 8 p.

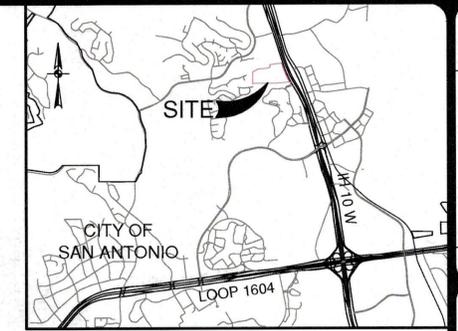
Texas Water Development Board, Wells in TWDB Groundwater Database Viewer, <https://www3.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>, December 23, 2022.

U.S. Geological Survey, National Water Information System: Mapper, <https://maps.waterdata.usgs.gov/mapper/index.html>, December 23, 2022.

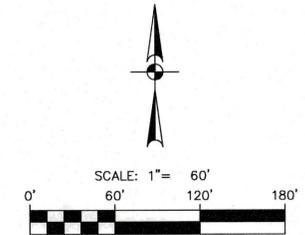
**ATTACHMENT D**  
**Site Geologic Map(s)**

LEGEND	
PROJECT LIMITS	100 YEAR FLOODPLAIN
STREAM	
<b>SYMBOLS AND LINES</b>	
POTENTIAL RECHARGE FEATURE	CONTACT, LOCATED APPROXIMATELY
CONTACT, INFERRED	FAULT, LOCATED APPROXIMATELY (D, DOWNTHROWN SIDE; U, UP THROWN SIDE)
FAULT, EXTRAPOLATED	FAULT, INFERRED
STRIKE AND DIP OF BEDDING	STRIKE AND DIP OF JOINTS
STRIKE OF VERTICAL JOINTS	CAVE
SOLUTION CAVITY	
<b>GEOLOGIC FORMATIONS</b>	
ALLUVIUM	GEORGETOWN
EAGLE FORD	PERSON
BUDA	KAINER
DEL RIO	GLEN ROSE
SOLUTION ENLARGED FRACTURE	SWALLOW HOLE
SINKHOLE	NON-KARST CLOSED DEPRESSION
ZONE	OTHER NATURAL BEDROCK FEATURES
SPRING/SEEP	MAN-MADE FEATURE IN BEDROCK
WATER WELL	SANITARY SEWER LINE

NOTE: THE GEOSCIENTIST SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR PURPOSES OF GEOLOGIC INFORMATION. ALL OTHER INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SIGNED AND SEALED CIVIL ENGINEERING DRAWINGS.



LOCATION MAP  
NOT-TO-SCALE



DATE	
NO.	
REVISION	



**PAPE-DAWSON ENGINEERS**  
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #60551

**CROWNRIIDGE**  
 SAN ANTONIO, TEXAS  
 SITE GEOLOGIC MAP

JOB NO.	11933-10
DATE	DECEMBER 2022
DESIGNER	HS
CHECKED	HDJ DRAWN HS

ATTACHMENT D

Date: Dec 23, 2022, 9:36am User ID: hatulitz  
 File: P:\11933\10\ENV\GA Attachments\GA1193310.dwg

**RECHARGE AND TRANSITION  
ZONE EXCEPTION  
REQUEST FORM (TCEQ-  
0628)**

# Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Thomas M Carter, P.E.

Date: 12/4/2024

Signature of Customer/Agent:



Regulated Entity Name: Bella Vida

## Exception Request

1.  **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2.  **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

## Administrative Information

3.  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.
4.  The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5.  The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

**ATTACHMENT A**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment A – Nature of Exception**

Bella Vida is a continuing care facility on approximately 26.58 acres (legal limit) within the City of San Antonio, Bexar County, Texas. The WPAP application is currently under review with TCEQ (EAPP ID 13002011). The site is located approximately 750 linear feet (LF) north of La Cantera Bend and IH-10 Frontage Road intersection. As part of the TIA, the construction of deceleration lanes is required by TxDOT off of IH-10 frontage road. The site is currently undeveloped, lies within the Leon Creek watershed, and does not contain the 100-year floodplain. The proposed deceleration lanes are located within the Contributing Zone, however, the over treatment for the increase in impervious cover has been provided in the PBMPs of the Bella Vida WPAP.

Regulated activities proposed in this exception are limited demolition of curbs, clearing, grubbing and grading and construction of the deceleration lanes and curbs. These improvements will contribute an additional 0.07 ac of impervious cover to the site. The Bella Vida WPAP proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Approximately 0.04 acres of impervious cover from the driveway entrances will be uncaptured, and overtreatment will be provided via adequate sizing of the basins on the site. Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request. Please see the updated Treatment Summary table and calculations from the WPAP attached with this application.

**ATTACHMENT B**

## **BELLA VIDA**

### **Recharge Zone Plan Exception Request**

#### **Attachment B – Documentation of Equivalent Water Quality Protection**

Bella Vida is a continuing care facility on approximately 26.58 acres (legal limit) within the City of San Antonio, Bexar County, Texas. The WPAP application is currently under review with TCEQ (EAPP ID 13002011). The site is located approximately 750 linear feet (LF) north of La Cantera Bend and IH-10 Frontage Road intersection. As part of the TIA, the construction of deceleration lanes is required by TxDOT off of IH-10 frontage road. The site is currently undeveloped, lies within the Leon Creek watershed, and does not contain the 100-year floodplain. The proposed deceleration lanes are located within the Contributing Zone, however, the over treatment for the increase in impervious cover has been provided in the PBMPs of the Bella Vida WPAP.

Regulated activities proposed in this exception are limited demolition of curbs, clearing, grubbing and grading and construction of the deceleration lanes and curbs. These improvements will contribute an additional 0.07 ac of impervious cover to the site. The Bella Vida WPAP proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Approximately 0.04 acres of impervious cover from the driveway entrances will be uncaptured, and overtreatment will be provided via adequate sizing of the basins on the site.

Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request. Please see the updated Treatment Summary table and calculations from the WPAP attached with this application.

**TEMPORARY STORMWATER  
SECTION (TCEQ-0602)**

# Temporary Stormwater Section

## Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

## Signature

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

Print Name of Customer/Agent: Thomas M. Carter, P.E.

Date: 12/4/2024

Signature of Customer/Agent:



Regulated Entity Name: Bella Vida

## Project Information

### Potential Sources of Contamination

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

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

The following fuels and/or hazardous substances will be stored on the site: construction staging area

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

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

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
  - Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
  - Fuels and hazardous substances will not be stored on the site.
2.  **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
  3.  Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
  4.  **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

### ***Sequence of Construction***

5.  **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
  - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
  - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
6.  Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Leon Creek

### ***Temporary Best Management Practices (TBMPs)***

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
  - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
  - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
  - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8.  The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
  - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9.  **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10.  **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
  - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
  - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
  - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11.  **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12.  **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13.  All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14.  If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15.  Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16.  Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

### **Soil Stabilization Practices**

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

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

18.  Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19.  Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

### ***Administrative Information***

20.  All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21.  If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22.  Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

**ATTACHMENT A**

# BELLA VIDA

## Recharge Zone Plan Exception Request

### Attachment A – Spill Response Actions

In the event of an accidental leak or spill:

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

In the event of an accidental significant or hazardous spill:

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

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site. [https://www.tceq.texas.gov/response/spills/spill\\_rq.html](https://www.tceq.texas.gov/response/spills/spill_rq.html)
- 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.

## **BELLA VIDA**

### **Recharge Zone Plan Exception Request**

- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.
- Contaminated soils will be sampled for waste characterization. When the analysis results are known the contaminated soils will be removed from the site and disposed in a permitted landfill in accordance with applicable regulations.

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

**ATTACHMENT B**

# BELLA VIDA

## Recharge Zone Plan Exception Request

### Attachment B – Potential Sources of Contamination

Other potential sources of contamination during construction include:

- |                      |   |  |
|----------------------|---|--|
| Potential Source     | ● | Asphalt products used on this project.   |
| Preventative Measure | ■ | After placement of asphalt, emulsion or coatings, the contractor will be responsible for immediate cleanup should an unexpected rain occur. For the duration of the asphalt product curing time, the contractor will maintain standby personnel and equipment to contain any asphalt wash-off should an unexpected rain occur. The contractor will be instructed not to place asphalt products on the ground within 48 hours of a forecasted rain. |
| Potential Source     | ● | Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.  |
| Preventative Measure | ■ | Vehicle maintenance when possible will be performed within the construction staging area.  |
|                      | ■ | Construction vehicles and equipment shall be checked regularly for leaks and repaired immediately.   |
| Potential Source     | ● | Accidental leaks or spills of oil, petroleum products and substances listed under 40 CFR parts 110, 117, and 302 used or stored temporarily on site.   |
| Preventative Measure | ■ | Contractor to incorporate into regular safety meetings, a discussion of spill prevention and appropriate disposal procedures.  |
|                      | ■ | Contractor's superintendent or representative overseer shall enforce proper spill prevention and control measures.   |
|                      | ■ | Hazardous materials and wastes shall be stored in covered containers and protected from vandalism.   |
|                      | ■ | A stockpile of spill cleanup materials shall be stored on site where it will be readily accessible.  |
| Potential Source     | ● | Miscellaneous trash and litter from construction workers and material wrappings.   |
| Preventive Measure   | ■ | Trash containers will be placed throughout the site to encourage proper trash disposal.  |
| Potential Source     | ● | Construction debris.   |
| Preventive Measure   | ■ | Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.  |

## BELLA VIDA Recharge Zone Plan Exception Request

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

**ATTACHMENT C**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment C – Sequence of Major Activities**

The sequence of major activities which disturb soil during construction on this site will be concurrent with the adjacent site development which is divided into two stages. The first is site preparation that will include installation of TBMPs, demolition of existing curb, clearing and grubbing of vegetation where applicable. This will disturb approximately 0.42 ac in addition to the adjacent 26.58-acre WPAP project limits. The second is construction that will include construction of deceleration lanes, curb and sidewalk, landscaping and site cleanup. This will disturb approximately 0.07 acres.

**ATTACHMENT D**

# BELLA VIDA

## Recharge Zone Plan Exception Request

### Attachment D – Temporary Best Management Practices and Measures

\* The sequence of major activities which disturb soil during construction on this site will be concurrent with the adjacent multi-family site development. The deceleration lane construction will be within the Contributing Zone

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

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

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

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

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

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

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

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

## BELLA VIDA

### Recharge Zone Plan Exception Request

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

*BMP measures utilized in this plan are intended to allow stormwater to continue downstream after passing through the BMPs. This will allow stormwater runoff to continue downgradient to streams or features that may exist downstream of the site.*

**ATTACHMENT F**

# BELLA VIDA

## Recharge Zone Plan Exception Request

### Attachment F – Structural Practices

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

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

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

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

**ATTACHMENT G**

**BELLA VIDA**  
**Recharge Zone Plan Exception Request**

**Attachment G – Drainage Area Map**

No more than ten (10) acres will be disturbed within a common drainage area at one time as the site is comprised of multiple sub-drainage areas. All TBMPs utilized are adequate for the drainage areas served.

**ATTACHMENT I**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **INSPECTIONS**

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

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

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

**BELLA VIDA**  
**Recharge Zone Plan Exception Request**

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

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

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

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

\_\_\_\_\_  
 Inspector's Name

\_\_\_\_\_  
 Inspector's Signature

\_\_\_\_\_  
 Date

**BELLA VIDA**  
**Recharge Zone Plan Exception Request**

**PROJECT MILESTONE DATES**

Date when major site grading activities begin:

<u>Construction Activity</u>	<u>Date</u>
Installation of BMPs	
_____	_____
_____	_____
_____	_____
_____	_____

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

<u>Construction Activity</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

Dates when stabilization measures are initiated:

<u>Stabilization Activity</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
Removal of BMPs	
_____	_____

**ATTACHMENT J**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**

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

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

**PERMANENT STORMWATER  
SECTION (TCEQ-0600)**

# Permanent Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Thomas M. Carter, P.E.

Date: 12/4/2024

Signature of Customer/Agent



Regulated Entity Name: Bella Vida

## Permanent Best Management Practices (BMPs)

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

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.  
 N/A
- 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
3.  Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
- N/A
4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- The site will be used for low density single-family residential development and has 20% or less impervious cover.
- The site will be used for low density single-family residential development but has more than 20% impervious cover.
- The site will not be used for low density single-family residential development.
5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- Attachment A - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.
6.  **Attachment B - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
  - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
  - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7.  **Attachment C - 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.
8.  **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9.  The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
  - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10.  **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
  - TCEQ construction notes
  - All geologic features
  - All proposed structural BMP(s) plans and specifications
- N/A

11.  **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
  - Signed by the owner or responsible party
  - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
  - A discussion of record keeping procedures
- N/A
12.  **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13.  **Attachment I -Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

### ***Responsibility for Maintenance of Permanent BMP(s)***

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

14.  The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15.  A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A

**ATTACHMENT B**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment B – BMPs for Upgradient Stormwater**

Offsite upgradient stormwater will flow across the project limits for the deceleration lanes.

The Bella Vida WPAP (EAPP ID 13002011) proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request.

# **ATTACHMENT C**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment C – BMPs for On-Site Stormwater**

The Bella Vida WPAP (EAPP ID 13002011) proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request.

**ATTACHMENT D**

# **BELLA VIDA**

## **Recharge Zone Plan Exception Request**

### **Attachment D – BMPs for Surface Streams**

There are no surface streams on or near the project limits.

The Bella Vida WPAP (EAPP ID 13002011) proposed Permanent Best Management Practices (PBMPs) for stormwater treatment are three (3) sedimentation filtration basins, which are designed in accordance with the TCEQ's Technical Guidance Manual (TGM) RG-348 (2005) to remove 80% of the increase in Total Suspended Solids (TSS) from the site. Equivalent protection has been provided by the basins which have been sized for additional overtreatment of 0.07 ac of impervious cover contributed by the deceleration lanes proposed in this exception request.

**ATTACHMENT F**

**BELLA VIDA**  
**Recharge Zone Plan Exception Request**

**Attachment F – Construction Plans**

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

**ATTACHMENT G**

**BELLA VIDA  
Water Pollution Abatement Plan**

**PERMANENT POLLUTION ABATEMENT MEASURES  
MAINTENANCE SCHEDULE AND MAINTENANCE PROCEDURES**

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

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

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

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

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

  
\_\_\_\_\_  
Scott Polzin, Chief Operating Officer  
Forefront Living

3/25/24  
Date

**BELLA VIDA**  
**Water Pollution Abatement Plan**

**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.*

<b><i>Task No. &amp; Description</i></b>	<b><i>Included in this project</i></b>	
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

## BELLA VIDA Water Pollution Abatement Plan

### 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

## BELLA VIDA

### Water Pollution Abatement Plan

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 indicate 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,

## BELLA VIDA

### Water Pollution Abatement Plan

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 I**

# Permanent Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

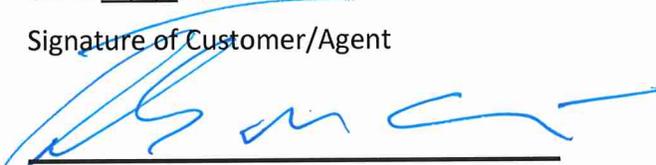
## Signature

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

Print Name of Customer/Agent: Thomas M. Carter, P.E.

Date: 12/4/2024

Signature of Customer/Agent



Regulated Entity Name: Bella Vida

## Permanent Best Management Practices (BMPs)

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

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.  
 N/A
- 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
3.  Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
- N/A
4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- The site will be used for low density single-family residential development and has 20% or less impervious cover.
- The site will be used for low density single-family residential development but has more than 20% impervious cover.
- The site will not be used for low density single-family residential development.
5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- Attachment A - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- The site will not be used for multi-family residential developments, schools, or small business sites.
6.  **Attachment B - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
  - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
  - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7.  **Attachment C - 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.
8.  **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9.  The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
  - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10.  **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
  - TCEQ construction notes
  - All geologic features
  - All proposed structural BMP(s) plans and specifications
- N/A

11.  **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
  - Signed by the owner or responsible party
  - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
  - A discussion of record keeping procedures
- N/A
12.  **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13.  **Attachment I -Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

### ***Responsibility for Maintenance of Permanent BMP(s)***

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

14.  The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15.  A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A

**AGENT AUTHORIZATION FORM**  
**(TCEQ-0599)**



**Letter of Intent  
For Work In TxDOT Right Of Way Requiring  
An Edwards Aquifer Protection Plan**

The purpose of this letter is to provide the Texas Commission On Environmental Quality (TCEQ) acknowledgement that TxDOT will be allowing work to occur in TxDOT right of way (ROW) that would require an Edwards Aquifer Protection Plan (EAPP), where the applicant of the EAPP is Scott Polzin for Forefront Living at 19111 IH-10 W San Antonio Tx 78257.

Furthermore, by signing this letter, Scott Polzin certifies that all permanent Best Management Practices (BMP's) required to treat the proposed new impervious cover within TxDOT ROW would be constructed entirely on Scott Polzin property and outside of TxDOT right of way.

The work to be performed in TxDOT ROW is part of a larger plan of development by the Permittee, and is not part of a TxDOT roadway project.

Note that this is not an approval from TxDOT for work to proceed to construction. No construction shall begin until all of the following have occurred:

- TxDOT has been provided a copy of the Permittee's TCEQ Authorization Letter
- All of the terms of the Donation Agreement have been met
- An Access Permit has been issued
- The Pre-work Meeting has been held

Signatures:

Scott Polzin  
Permittee

10/20/24  
Date

DocuSigned by:  
Carlos Arcila  
Carlos Arcila  
TxDOT Area Engineer/District Maintenance Engineer

10/4/2024  
Date

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

I \_\_\_\_\_ Scott Polzin \_\_\_\_\_  
Print Name

\_\_\_\_\_ Chief Operating Officer \_\_\_\_\_  
Title - Owner/President/Other

of \_\_\_\_\_ Forefront Living \_\_\_\_\_  
Corporation/Partnership/Entity Name

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

of \_\_\_\_\_ Pape-Dawson Consulting Engineers, LLC \_\_\_\_\_  
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Scott Polzin  
Applicant's Signature

3/25/24  
Date

THE STATE OF Texas §

County of Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Polzin 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 25 day of March, 2024.



CR  
NOTARY PUBLIC

Christina Raville  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 3/19/25

**APPLICATION FEE FORM**  
**(TCEQ-0574)**

# Application Fee Form

**Texas Commission on Environmental Quality**

Name of Proposed Regulated Entity: Bella Vida

Regulated Entity Location: 19111 IH 10 W, San Antonio, Texas 78230

Name of Customer: Forefront Living

Contact Person: Scott Polzin

Phone: (972) 402-3631

Customer Reference Number (if issued): CN 606314029

Regulated Entity Reference Number (if issued): RN 112062633

**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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(512)239-0357

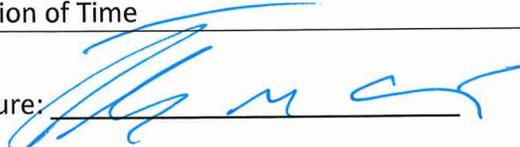
**Site Location (Check All That Apply):**

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	1 Each	\$ 500
Extension of Time	Each	\$

Signature: 

Date: 12/4/2024

# 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***

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

### ***Organized Sewage Collection Systems and Modifications***

<b><i>Project</i></b>	<b><i>Cost per Linear Foot</i></b>	<b><i>Minimum Fee- Maximum Fee</i></b>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

<b><i>Project</i></b>	<b><i>Cost per Tank or Piping System</i></b>	<b><i>Minimum Fee- Maximum Fee</i></b>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

### ***Exception Requests***

<b><i>Project</i></b>	<b><i>Fee</i></b>
Exception Request	\$500

### ***Extension of Time Requests***

<b><i>Project</i></b>	<b><i>Fee</i></b>
Extension of Time Request	\$150

**CORE DATA FORM  
(TCEQ-10400)**



TCEQ Use Only

# TCEQ Core Data Form

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

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number (if issued)</b>	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number (if issued)</b>
CN 606314029		RN 112062633

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		
<input type="checkbox"/> New Customer		<input type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<b>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).</b>				
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
Forefront Living				
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)	
0800890733	32034039647	87-2465887		
<b>11. Type of Customer:</b>	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:		
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>		
<input type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following				
<input type="checkbox"/> Owner		<input type="checkbox"/> Operator		<input checked="" type="checkbox"/> Owner & Operator
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party		<input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:
<b>15. Mailing Address:</b>	12467 Merit Dr			
	City	Dallas	State	TX
	ZIP	75251	ZIP + 4	
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)	
			spolzin@forefrontliving.org	
<b>18. Telephone Number</b>		<b>19. Extension or Code</b>		<b>20. Fax Number</b> (if applicable)
( 972 ) 402-3631				( ) -

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information	
<b>The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).</b>	
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)	
Bella Vida	

23. Street Address of the Regulated Entity: (No PO Boxes)	19111 IH 10 W						
	City	SanAntonio	State	TX	ZIP	78230	ZIP + 4
24. County	Bexar						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:						
26. Nearest City	State			Nearest ZIP Code		
27. Latitude (N) In Decimal:	29.615417 N			28. Longitude (W) In Decimal:	-98.607417 W	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	
29	36	55.5	-98	36	26.7	
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)		
1611			237310			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)						
Deceleration Lane construction						
34. Mailing Address:	12467 Merit Dr					
	City	Dallas	State	TX	ZIP 75251 ZIP + 4	
35. E-Mail Address:	spolzin@forefrontliving.org					
36. Telephone Number		37. Extension or Code		38. Fax Number (if applicable)		
(972) 402-3631				( ) -		

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.

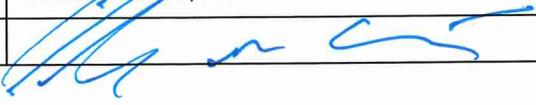
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

**SECTION IV: Preparer Information**

40. Name:	Jean Autrey, P.E., CESSWI	41. Title:	Program Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(210) 375-9000		(210) 375-9010	jautrey@pape-dawson.com

**SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Pape-Dawson Consulting Engineers, LLC	Job Title:	Senior Vice President
Name (In Print):	Thomas M. Carter, P.E.	Phone:	(210) 375-9000
Signature:		Date:	12/4/2024

# **EXHIBITS**

**BELLA VIDA CONTINUING CARE COMMUNITY**

<b>Treatment Summary by Watershed</b>						
<b>Watershed</b>	<b>Total Watershed Area (ac.)</b>	<b>Impervious Cover WPAP (ac.)</b>	<b>Proposed Impervious Cover EXC (ac.)</b>	<b>PBMP</b>	<b>Required TSS Removal Annually (lbs)</b>	<b>TSS Removed Annually (lbs)</b>
A	6.09	3.72		Water Quality Basin "A"	3,036	3,072
B	4.78	1.50		Water Quality Basin "B"	1,224	1,368
C	7.97	4.27		Water Quality Basin "C"	3,484	3,537
Uncap Driveway & Decel lanes	0.11	0.04	0.07	Overtreatment	90	-
<b>TOTAL</b>	<b>18.95</b>	<b>9.53</b>		---	<b>7,834</b>	<b>7,977</b>

Decel lanes contribute 0.07 ac of IC

**Water Quality Basin Summary**

<b>Basin</b>	<b>Designed Capture Volume (cf)</b>	<b>Required Volume (cf)</b>	<b>Excess Volume Capacity (cf)</b>	<b>Designed Sand Area (sf)</b>	<b>Required Sand Area (sf)</b>	<b>Excess Sand Area (sf)</b>
A	18,578	<b>17,043</b>	1,535	1,803	<b>1,704</b>	99
B	15,123	<b>14,354</b>	769	2,483	<b>1,435</b>	1,048
C	20,302	<b>19,686</b>	616	3,253	<b>1,969</b>	1,284

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **BELLA VIDA**  
Date Prepared: **12/4/2024**

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

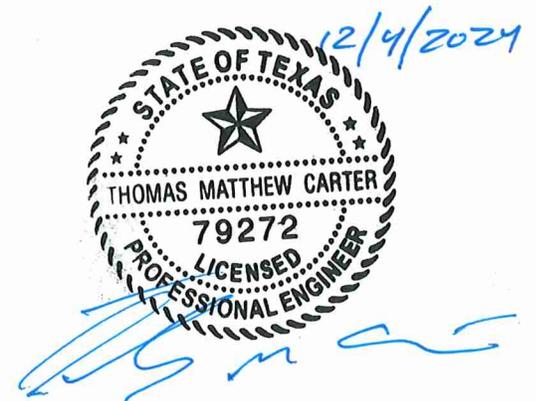
Site Data: Determine Required Load Removal Based on the Entire Project

County =	<b>Bexar</b>	
Total project area included in plan * =	<b>0.42</b>	acres
Predevelopment impervious area within the limits of the plan * =	<b>0.00</b>	acres
Total post-development impervious area within the limits of the plan * =	<b>0.07</b>	acres
Total post-development impervious cover fraction * =	<b>1.00</b>	
P =	<b>30</b>	inches

$L_{M \text{ TOTAL PROJECT}}$  = **57** lbs.

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

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



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

Drainage Basin/Outfall Area No. = **A**

Total drainage basin/outfall area = **6.09** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres  
Post-development impervious area within drainage basin/outfall area = **3.72** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.61**  
 $L_{M \text{ THIS BASIN}} =$  **3036** lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP = **Sand Filter**  
Removal efficiency = **89** 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

$A_C =$  **6.09** acres  
 $A_I =$  **3.72** acres  
 $A_P =$  **2.37** acres  
 $L_R =$  **3471** lbs

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

Desired  $L_{M \text{ THIS BASIN}} =$  **3072** lbs.

F = 0.88

**6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.**

Calculations from RG-348

Pages 3-4

Rainfall Depth = 1.50 inches  
 Post Development Runoff Coefficient = 0.43  
 On-site Water Quality Volume = 14202 cubic feet

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

Off-site area draining to BMP = 0.00 acres  
 Off-site Impervious cover draining to BMP = 0.00 acres  
 Impervious fraction of off-site area = 0  
 Off-site Runoff Coefficient = 0.00  
 Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 2840

**Total Capture Volume (required water quality volume(s) x 1.20) = 17043 cubic feet**

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

**9B. Partial Sedimentation and Filtration System**

Water Quality Volume for combined basins = 17043 cubic feet

Minimum filter basin area = 1420 square feet

Maximum sedimentation basin area = 5681 square feet For minimum water depth of 2 feet  
 Minimum sedimentation basin area = 355 square feet For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **BELLA VIDA**

Date Prepared: **12/4/2024**

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 sp

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:  $L_{M \text{ TOTAL PROJECT}}$  = Required TSS removal resulting from the proposed development = 80% of  
 $A_N$  = 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 =	<b>Bexar</b>	
Total project area included in plan * =	<b>0.42</b>	acres
Predevelopment impervious area within the limits of the plan * =	<b>0.00</b>	acres
Total post-development impervious area within the limits of the plan * =	<b>0.07</b>	acres
Total post-development impervious cover fraction * =	<b>1.00</b>	
P =	<b>30</b>	inches

$L_{M \text{ TOTAL PROJECT}} = 57$  lbs.

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

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



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

Drainage Basin/Outfall Area No. = **B**

Total drainage basin/outfall area = **4.78** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres  
Post-development impervious area within drainage basin/outfall area = **1.50** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.31**  
 $L_{M \text{ THIS BASIN}} =$  **1224** lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP = **Sand Filter**  
Removal efficiency = **89** 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

$A_C =$  **4.78** acres

$A_I =$  **1.50** acres

$A_P =$  **3.28** acres

$L_R =$  **1433** lbs

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

Desired  $L_{M \text{ THIS BASIN}} =$  **1368** lbs.

$F =$  **0.95**

**6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.**

Calculations from RG-348

Pages 3-1

Rainfall Depth = **2.60** inches  
Post Development Runoff Coefficient = **0.27**  
On-site Water Quality Volume = **11961** cubic feet

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

Off-site area draining to BMP = **0.00** acres  
Off-site Impervious cover draining to BMP = **0.00** acres  
Impervious fraction of off-site area = **0**  
Off-site Runoff Coefficient = **0.00**  
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **2392**

**Total Capture Volume (required water quality volume(s) x 1.20) = 14354** cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

**9B. Partial Sedimentation and Filtration System**

Water Quality Volume for combined basins = **14354** cubic feet

Minimum filter basin area = **1196** square feet

Maximum sedimentation basin area = **4785** square feet

Minimum sedimentation basin area = **299** square feet

For minimum water depth of 2 feet

For maximum water depth of 8 feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **BELLA VIDA**  
 Date Prepared: **12/4/2024**

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 sp

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:

$L_{M \text{ TOTAL PROJECT}}$  = Required TSS removal resulting from the proposed development = 80% of  
 $A_N$  = 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 =	<b>Bexar</b>	
Total project area included in plan * =	<b>0.42</b>	acres
Predevelopment impervious area within the limits of the plan * =	<b>0.00</b>	acres
Total post-development impervious area within the limits of the plan * =	<b>0.07</b>	acres
Total post-development impervious cover fraction * =	<b>1.00</b>	
P =	<b>30</b>	inches

$L_{M \text{ TOTAL PROJECT}} = 57$  lbs.

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

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



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

Drainage Basin/Outfall Area No. = **C**

Total drainage basin/outfall area = **7.97** acres  
Predevelopment impervious area within drainage basin/outfall area = **0.00** acres  
Post-development impervious area within drainage basin/outfall area = **4.27** acres  
Post-development impervious fraction within drainage basin/outfall area = **0.54**  
 $L_{M \text{ THIS BASIN}} = 3484$  lbs.

**3. Indicate the proposed BMP Code for this basin.**

Proposed BMP = **Sand Filter**  
Removal efficiency = **89** 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

$A_C = 7.97$  acres  
 $A_I = 4.27$  acres  
 $A_P = 3.70$  acres  
 $L_R = 3998$  lbs

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

Desired  $L_{M \text{ THIS BASIN}} = 3537$  lbs.

additional for OT  
53

$F = 0.88$

**6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.**

Calculations from RG-348

Pages 3-1

Rainfall Depth = **1.50** inches  
Post Development Runoff Coefficient = **0.38**  
On-site Water Quality Volume = **16405** cubic feet

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

Off-site area draining to BMP = **0.00** acres  
Off-site Impervious cover draining to BMP = **0.00** acres  
Impervious fraction of off-site area = **0**  
Off-site Runoff Coefficient = **0.00**  
Off-site Water Quality Volume = **0** cubic feet

Storage for Sediment = **3281**  
**Total Capture Volume (required water quality volume(s) x 1.20) = 19686** cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP.

**9B. Partial Sedimentation and Filtration System**

Water Quality Volume for combined basins = **19686** cubic feet

Minimum filter basin area = **1641** square feet

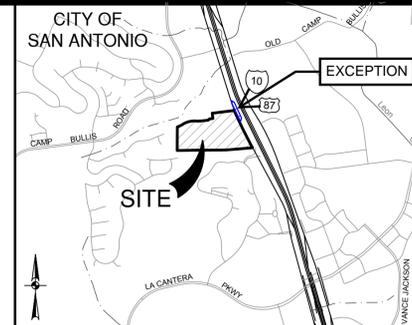
Maximum sedimentation basin area = **6562** square feet For minimum water depth of 2 feet

Minimum sedimentation basin area = **410** square feet For maximum water depth of 8 feet

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

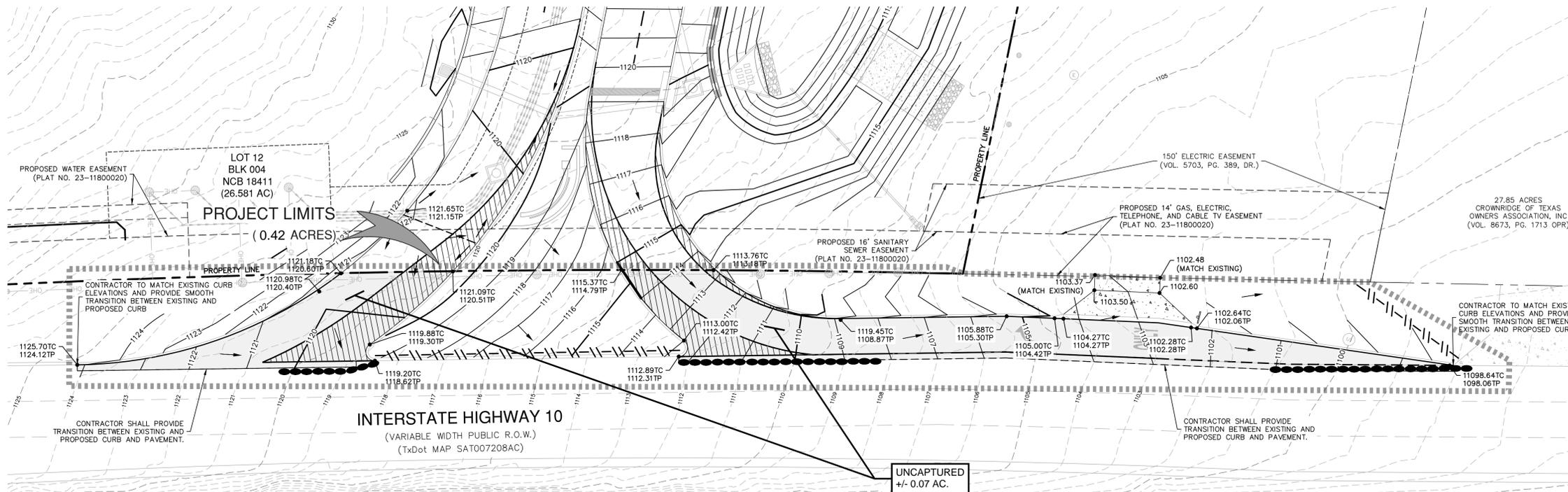
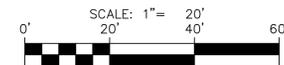
- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
  - THE NAME OF THE APPROVED PROJECT;
  - THE ACTIVITY START DATE; AND
  - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
- IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
- NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- 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 APPROVED PLANS AND 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.
- 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.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL 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.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
  - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
  - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
  - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

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



**LOCATION MAP**  
NOT-TO-SCALE

**LEGAL DESCRIPTION:** LOT 12, BLOCK 4, N.C.B. 18411 (PLAT NO. 23-11800020)  
**ADDRESS:** 19111 IH 10W SAN ANTONIO, TX



**LEGEND**

- PROPERTY LINE
- LOT LINE
- SAWCUT LINE
- - - - - EXISTING CONTOURS MAJOR
- - - - - EXISTING CONTOURS MINOR
- - - - - PROPOSED CONTOURS
- +1000 PROPOSED SPOT ELEVATION
- +1000 EXISTING SPOT ELEVATION (GENERATED BY CONTRACTOR)
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- PROPOSED FLOW ARROWS
- ▭ PROPOSED TXDOT ASPHALT PAVEMENT (SEE DETAIL SHEET C8.10)
- SILT FENCE
- ◆ ROCK BERM
- GRAVEL FILTER BAGS
- GRATE INLET PROTECTION

**GENERAL NOTES**

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
- STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
- AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
- UPON COMPLETION OF THE PROJECT INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
- WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
- SHADED AREA ENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
- PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.
- CPS ENERGY MAY FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND MAY BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

**TEMPORARY BMP MODIFICATIONS**

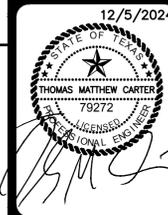
DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

**EXHIBIT 1**

NO.	REVISION	DATE



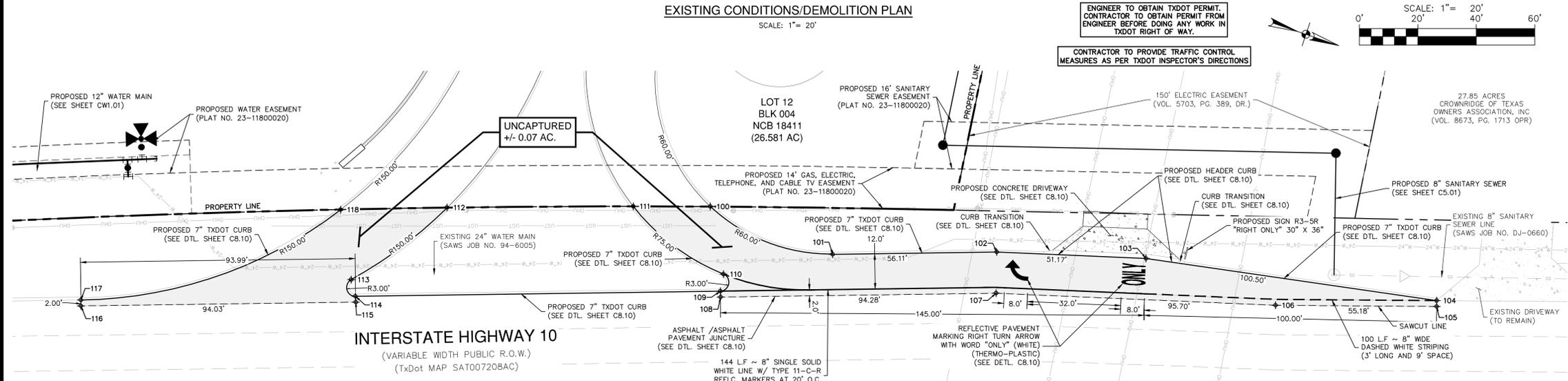
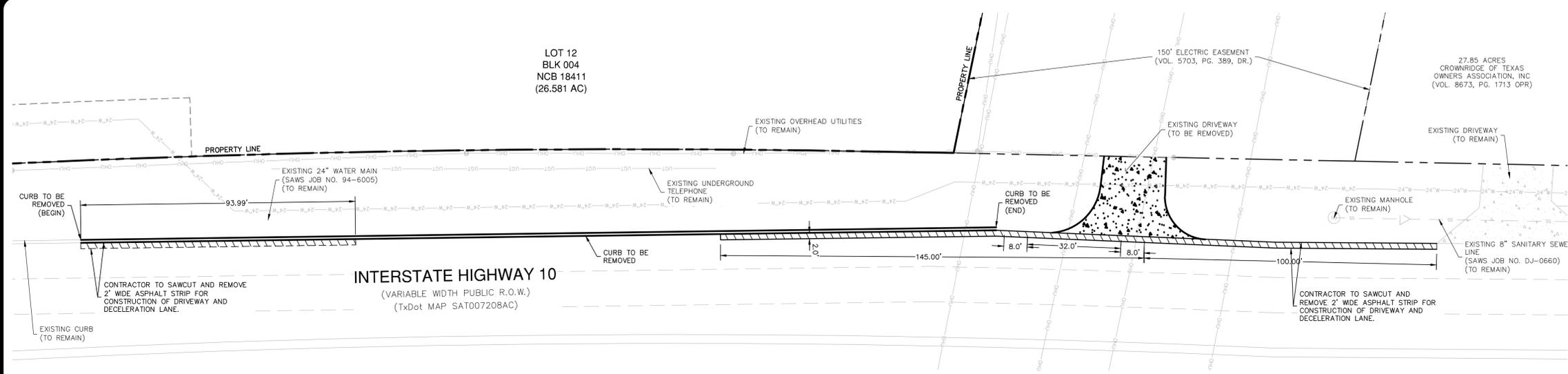
**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEPE FIRM REGISTRATION #470 | TEPUS FIRM REGISTRATION #1008890

**BELLA VIDA SAN ANTONIO, TEXAS**  
**TEMPORARY WATER POLLUTION ABATEMENT PLAN (EXCEPTION)**

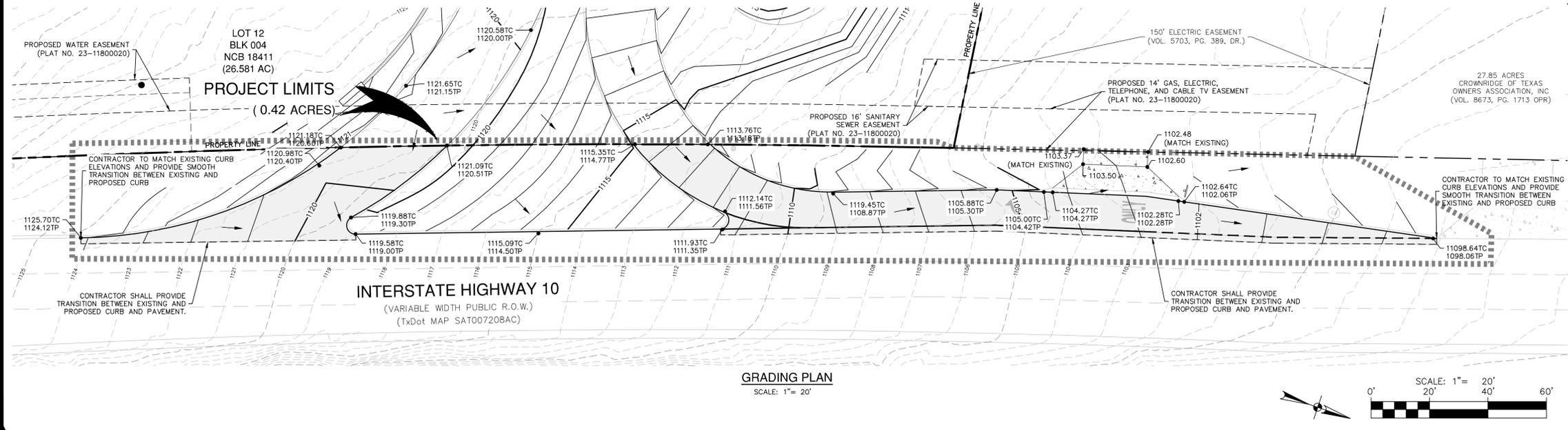
PLAT NO.	23-11800020
JOB NO.	11933-10
DATE	MAY 9, 2024
DESIGNER	BT
CHECKED	LM DRAWN BT
SHEET	-

Date: 05-09-24, 7:46am, User: jlv, Plot: P:\1933\10\Design\Civil\10\_0001-11933-10.dwg  
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthology Program, USDA Farm Service Agency.





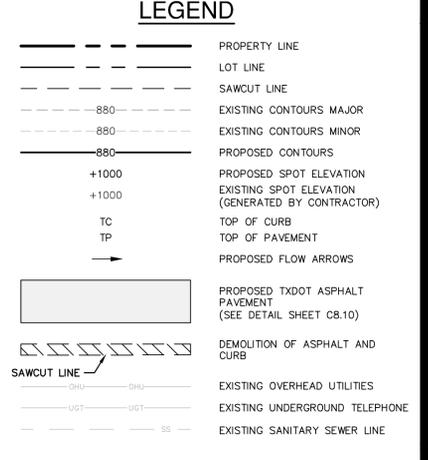
POINTS			POINTS			POINTS			POINTS		
POINT #	NORTHING	EASTING									
100	13774184.90	2093635.68	105	13774431.13	2093587.55	110	13774196.64	2093655.96	115	13774080.60	2093705.59
101	13774229.78	2093637.52	106	13774378.77	2093604.99	111	13774159.94	2093644.11	116	13773992.03	2093737.18
102	13774282.63	2093618.67	107	13774286.96	2093631.99	112	13774099.75	2093665.11	117	13773991.36	2093735.30
103	13774331.72	2093604.24	108	13774198.16	2093663.66	113	13774076.66	2093698.88	118	13774065.58	2093677.52
104	13774430.49	2093585.65	109	13774197.49	2093661.78	114	13774079.89	2093703.72			



**LEGAL DESCRIPTION:**  
 LOT: 12, BLOCK: 4, N.C.B. 18411  
 (PLAT NO. 23-11800020)

**ADDRESS:**  
 19111 IH 10W  
 SAN ANTONIO, TX

**NOTE**  
 SEE SHEET C0.10 FOR CONSTRUCTION NOTES.



**CAUTION:** THE CONTRACTOR SHALL LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

- TXDOT NOTES:**
- CONTRACTOR SHALL NOT WORK OR DISTURB LAND WITHIN TXDOT RIGHT-OF-WAY WITHOUT A TXDOT PERMIT.
  - CONSTRUCTION IN TXDOT RIGHT-OF-WAY SHALL BE LIMITED TO THE HOURS OF:  
9:00 A.M. - 3:00 P.M.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ALL SIGNS REMOVED FROM TXDOT RIGHT-OF-WAY DURING CONSTRUCTION.
  - ALL STRIPING WITHIN TXDOT RIGHT-OF-WAY SHALL BE THERMO PLASTIC.

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB.
  - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
  - THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
  - ALL FACE OF CURB RADII ARE 3.0', UNLESS OTHERWISE INDICATED.
  - ALL CURBS ARE 7" HIGH, UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
  - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. (SEE UTILITY PLAN FOR ADDITIONAL NOTES REGARDING UTILITIES.)
  - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO SEPARATE PAY ITEM).
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY SERVICES DURING CONSTRUCTION.
  - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAN ANTONIO WATER SYSTEMS STANDARD SPECIFICATIONS, CITY PUBLIC SERVICE ELECTRIC SERVICE STANDARDS (LATEST EDITION), AND TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS (LATEST EDITION).
  - THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURB, AND SIDEWALK JUNCTIONS. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
  - COLORLED TEXTURED CONCRETE SHALL BE STAMPED WITH A BRICK PATTERN TO MATCH EXISTING CONCRETE. AT THE INTERSECTION, CONTRACTOR SHALL SUBMIT PATTERN FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR TO MATCH EXISTING INTERSECTION WITH COLORLED TEXTURED CONCRETE OR BRICK PAVERS. CONTRACTOR TO BUILD CURB RAMPS IN ACCORDANCE WITH TXDOT PED-05 DETAIL (TYP).

DATE: \_\_\_\_\_

NO. REVISION: \_\_\_\_\_

4/11/2024

**PAPE-PAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TEXAS FIRM REGISTRATION #470 | TEPIS FIRM REGISTRATION #1008890

**BELLA VIDA**  
 SAN ANTONIO, TEXAS

TXDOT DECELERATION LANE

PLAT NO. 11800020  
 JOB NO. 11933-10  
 DATE MAY 9, 2024  
 DESIGNER BT  
 CHECKED LM DRAWN BT  
 SHEET C8.00

Notes: Apr 11, 2024, 10:40am, User: ID: Kiefer  
 File: P:\11933\10\Design\CDM\TXDOT-C8.00.dwg