January 2025

VALVOLINE INSTANT OIL CHANGE
EDWARDS AQUIFER APPLICATION
MODIFICATION OF A PREVIOUS APPLOVED PLAN

12420 Bandera Road
Helotes, Texas 78023

Prepared by:

HFA-AE, LTD
1705 S. Walton Blvd., Ste 3
Bentonville, AR 72712
479-273-7780

HFA Project Number: 06-22-20049

HFA

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Edwards Aquifer Application Cover Page (TCEQ-20705)

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Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Mexitron Bubble Wash, AKA Noah's Ark Bandara Rd.						**2. Regulated Entity No.:** 104151410			
3. Customer Name: Valvoline, LLC (See Owner Authorization Form)						**4. Customer No.:** NA at time of Application			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		0.6678 acres	
9. Application Fee:	$3,000		**10. Permanent BMP(s):**			Existing Sediment/Infiltration Basin			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Bexar County		**14. Watershed:**			Leon Creek Watershed			

Application Distribution

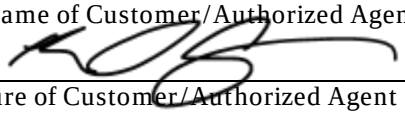
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	X	__	__	__	__
Region (1 req.)	X	__	__	__	__
County(ies)	X	__	__	__	__
Groundwater Conservation District(s)	X Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch X Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Richard Gallegos III
Print Name of Customer/Authorized Agent
 1/24/25
Signature of Customer/Authorized Agent Date

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

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General Information Form (TCEQ-0587)

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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: Richard Gallegos

Date: 1.22.25

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Mexitron Bubble Wash, AKA Noah's Ark Bandera Rd.
2. County: Bexar County
3. Stream Basin: San Antonio River Basin
4. Groundwater Conservation District (If applicable): Edwards Aquifer Authority
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☐ WPAP
   ☐ SCS
   ☒ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

Contact Person: Richard Gallegos
Entity: Valvoline, LLC
Mailing Address: 100 Valvoline Way
City, State: Lexington, KY Zip: 40509
Telephone: 972.202.6674 FAX: _____
Email Address: richard.gallegos@valvoline.com

8. Agent/Representative (If any):

Contact Person: Kelsey Kreher
Entity: HFA-AE, LTD.
Mailing Address: 1705 S. Walton Blvd. Ste. 3
City, State: Bentonville, AR Zip: 72712
Telephone: 816-872-7190 FAX: _____
Email Address: kelsey.kreher@hfa-ae.com

9. Project Location:

☒ The project site is located inside the city limits of Helotes.
☐ 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.

Located at 12430 Bandera Road, Helotes, Texas. Located on the north side of Bandera Road, approximately 100' west of Cedar Trail.

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: 01/27/2025

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

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

HFA

Attachment A - Road Map

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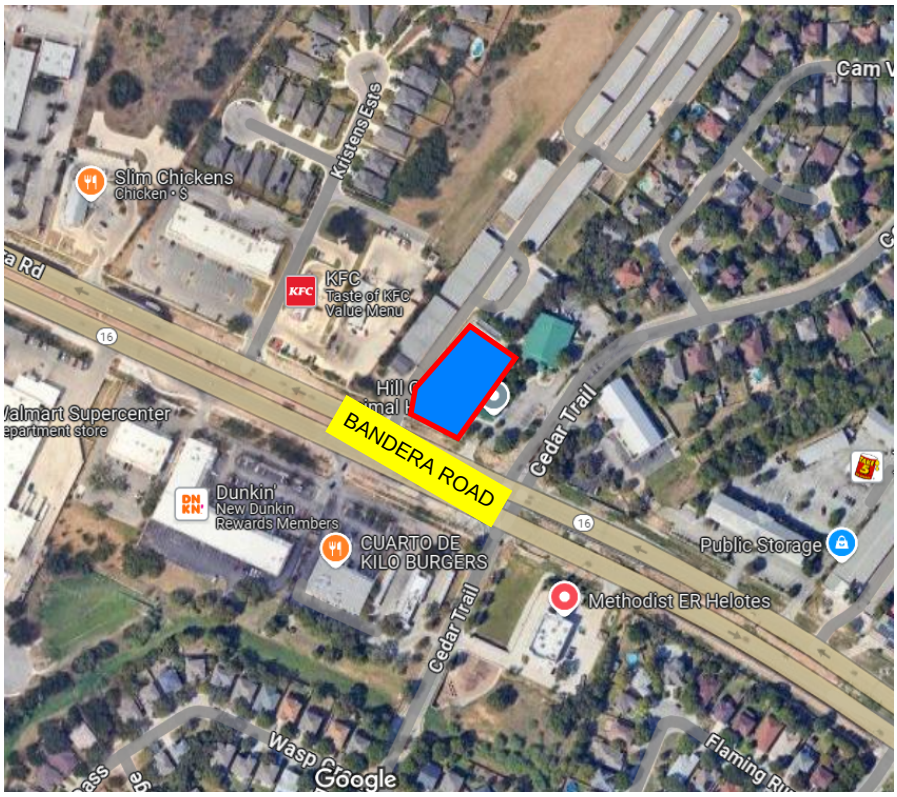
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

Attachment A



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Attachment B - USGS / Edwards Recharge Zone Map

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Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

Attachment B

Edwards Aquifer Recharge Zone and Contributing Zone Map
Edwards Aquifer Authority Rule Chapter 713

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF TEXAS
TEXAS WATER DEVELOPMEMT BOARD

VAN RAUB

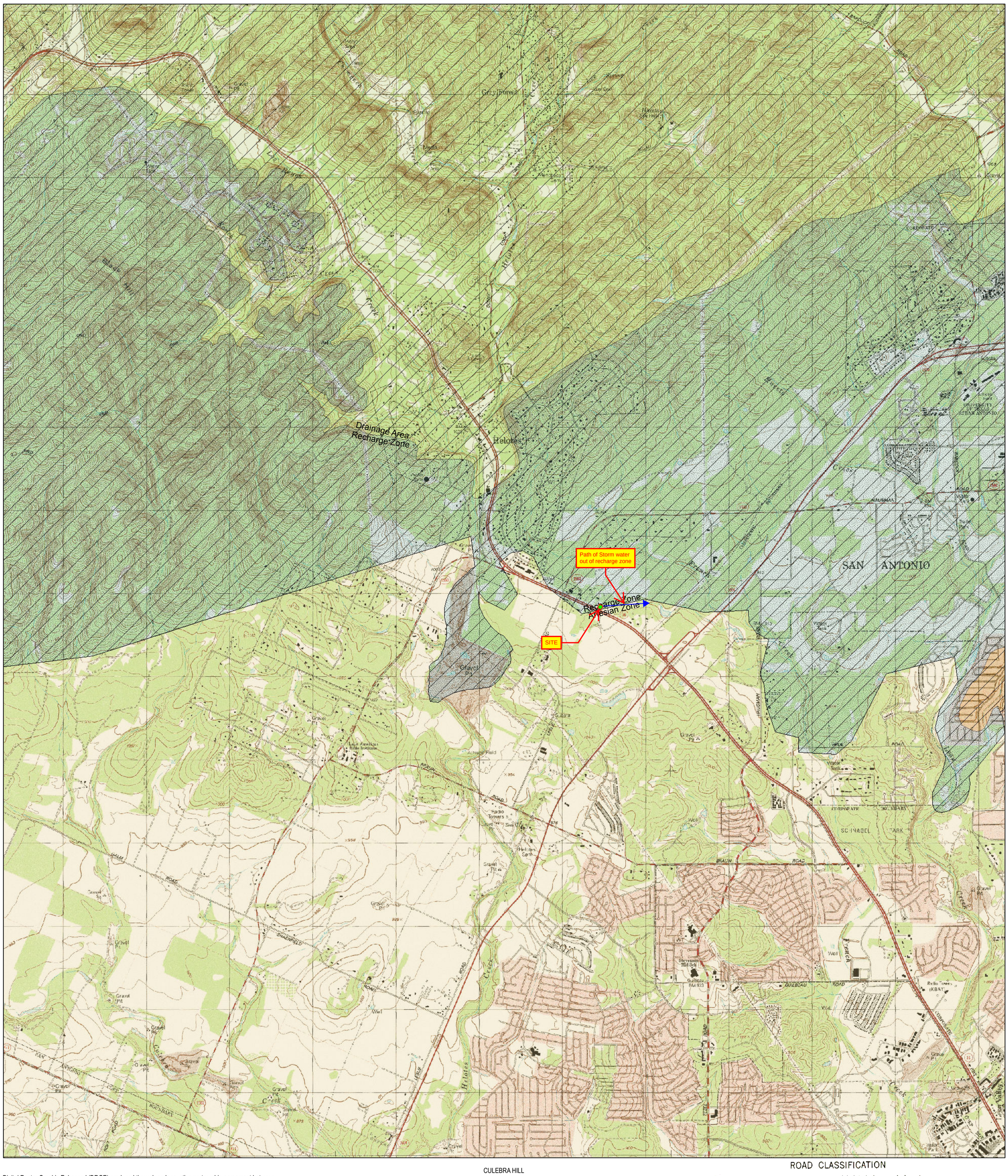
HELOTES
QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

JACK MOUNTAIN

CAMP BULLIS

SAN GERONIMO

CASTLE HILLS



LA COSTA NE

CULEBRA HILL

SAN ANTONIO WEST

Digital Raster Graphic Enhanced (DRGE) produced through an Innovative partnership agreement between The Land Information Technology Company, Ltd., of Aurora, CO and the USGS.
DRGE is a scanned image of a USGS standard series 7.5 minute topographic map:

Mapped, edited and published by the Geological Survey.
Control by USGS and NCS/NCAA
Topography by photogrammetric methods from aerial photographs taken and field checked between 1950 and 1990.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, south central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 14.

Reference Scale: 1:24,000

0.5 0.25 0 0.5 1 1.5 2 Miles
2,500 1,250 0 2,500 5,000 7,500 10,000 Feet
1 0.5 0 1 2 3 Kilometers

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

Drainage Area
Recharge Zone
Contributing Zone within the Transition Zone
Artesian Zone

This area regulated by EDWARDS AQUIFER AUTHORITY RULES, ch. 713, (Water Quality), subchs. E (Spill Reporting) and F (Regulated Materials Registration, Storage, and Planning).

The recharge zone is regulated by EDWARDS AQUIFER AUTHORITY RULES, ch. 713, (Water Quality), subch. G (Aboveground and Underground Storage Tanks).

QUADRANGLE:
HELOTES

Author: Sarah Eason Date Saved: 11/07/2014 4:41:22 PM Document Path: S:\Regulatory\Regulatory.mxd

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Attachment C - Project Description

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

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Attachment C: Narrative of Proposed Modification

July 30, 2024

NAME OF PROJECT:
Valvoline Instant Oil Change; Located at 12430 Bandera Road; Helotes, Texas

TYPE OF PLAN:
Request for Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Regulated Entity No. RN104151410; Additional ID No. 13000219

BACKGROUND:
The Noah's Ark-Bandera Road WPAP was originally approved by letter dated April 7, 2004. The project has an area of approximately 5.595 acres, and included 13 self-storage buildings, an office/apartment building with associated parking, drives and sidewalks, and a commercial building with associated parking. The impervious cover was approved at 4.6621 acres (83.3 percent). Project wastewater was disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

In 2016, a commercial project was proposed which included the construction of a car wash on 0.668 acres of the 5.595 acres site. The approval letter for that modification was dated October 10, 2016. No new impervious cover was added and modifications to the approved permanent best management practice were not proposed. The impervious cover remained at 4.66 acres (83.3 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

PROPOSED MODIFICATION PROJECT DESCRIPTION:
The proposed commercial project includes demolition of the car wash and the construction of a Valvoline Instant Oil Change facility on 0.668 acres of the 5.595-acre site. The project is located on Lot 2, Block 13 of Noah's Helotes Subdivision. No new impervious cover was added and modifications to the approved permanent best management practice were not proposed. The impervious cover has been reduced by 0.103. The total impervious cover for the 5.595-acre site is proposed to be reduced to 4.557 acres.

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Geologic Assessment Form (TCEQ-0585)

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GILES
ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL & CONSTRUCTION MATERIALS CONSULTANTS

• Dallas, TX
• Los Angeles, CA
• Manassas, VA
• Milwaukee, WI

January 7, 2025

Valvoline
100 Valvoline Way
Lexington, Kentucky 40509

Attention: Mr. James Boutchyard
Project Manager

Subject: Additional Geotechnical Engineering Exploration and Analysis
Geological Assessment
Proposed Valvoline Instant Oil Change Facility
12420 Bandera Road
Helotes, Texas
Project No. 4G-2411004

Dear Ms. Wright:

In accordance with your request, Giles Engineering Associates, Inc. (Giles) is presenting this Letter providing the results of the Geologic Assessment - for the proposed Valvoline Instant Oil Change Facility at the referenced site.

GEOLOGIC ASSESSMENT RESULTS

Per Horizon Environmental Services conclusions and recommendations, there are no geologic or man-made features that would require protection or mitigation pursuant to TCEQ rules.

CLOSING

Thank you for the opportunity to offer our services. We look forward to working with you on this project. Please contact the undersigned of there are questions concerning the letter or if we may be of further service.

Very truly yours,
GILES ENGINEERING ASSOCIATES, INC.

Claudia N. Mendoza
Project Manager

Rodolfo Lomas, P.E.
Branch Manager

ATTACHMENTS
Appendix A – Geologic Assessment Report

Distribution: Valvoline
Attn: Mr. James Boutchyard (pdf via email: james.boutchyard@valvoline.com)
Ms. Shannon Wright (pdf via email: shannon.wright@valvoline.com)
Ms. Bonnie Carrington (pdf via email: BJCarrington@valvoline.com)
Ms. Megan Haynes (pdf via email: Megan.Haynes@valvoline.com)

Appendix A

Horizon Environmental Services – Geologic Assessment

Horizon™
Environmental Services

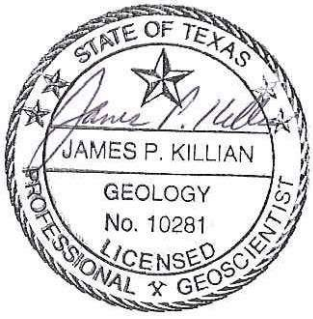
GEOLOGIC ASSESSMENT
APPROXIMATELY 0.6-ACRE BANDERA ROAD TRACT
12420 BANDERA ROAD
HELOTES, BEXAR COUNTY, TEXAS
HJN 24284 GA

PREPARED FOR:

GILES ENGINEERING ASSOCIATES, INC.
DALLAS, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES
A BRANCH OF LJA ENVIRONMENTAL SERVICES, LLC
TBPG FIRM REGISTRATION NO. 50679



JANUARY 2025

1507 S Interstate 35 • Austin, Texas 78741-2502 • 512.328.2430 • www.horizon-esi.com
A Branch of LJA Environmental Services, LLC • TBPG Firm No. 50679

Horizon
Environmental Services

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Horizon
Environmental Services

Insert PDF of completed form TCEQ-0585 (Rev. 02-11-15)

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

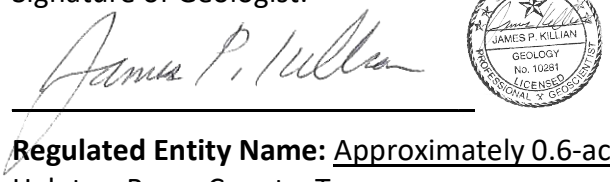
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian Telephone: 512-328-2430

Date: 2 January 2025 Fax: 512-328-1804

Representing: Horizon Environmental Services and TBPG Form Registration No. 50679 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Approximately 0.6-acre Bandera Road Tract; 12420 Bandera Road, Helotes, Bexar County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 9 December 2024
2. Type of Project:
   - ☒ WPAP
   - ☒ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☒ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

Soil Name	Group*	Thickness(feet)
Crawford and Bexar stony soils, 0-5% slopes (Cb)	D	2.9

** 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" = 400'
   Site Geologic Map Scale: 1" = 400'
   Site Soils Map Scale (if more than 1 soil type): 1" = 200'

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.

Horizon
Environmental Services

ATTACHMENT A

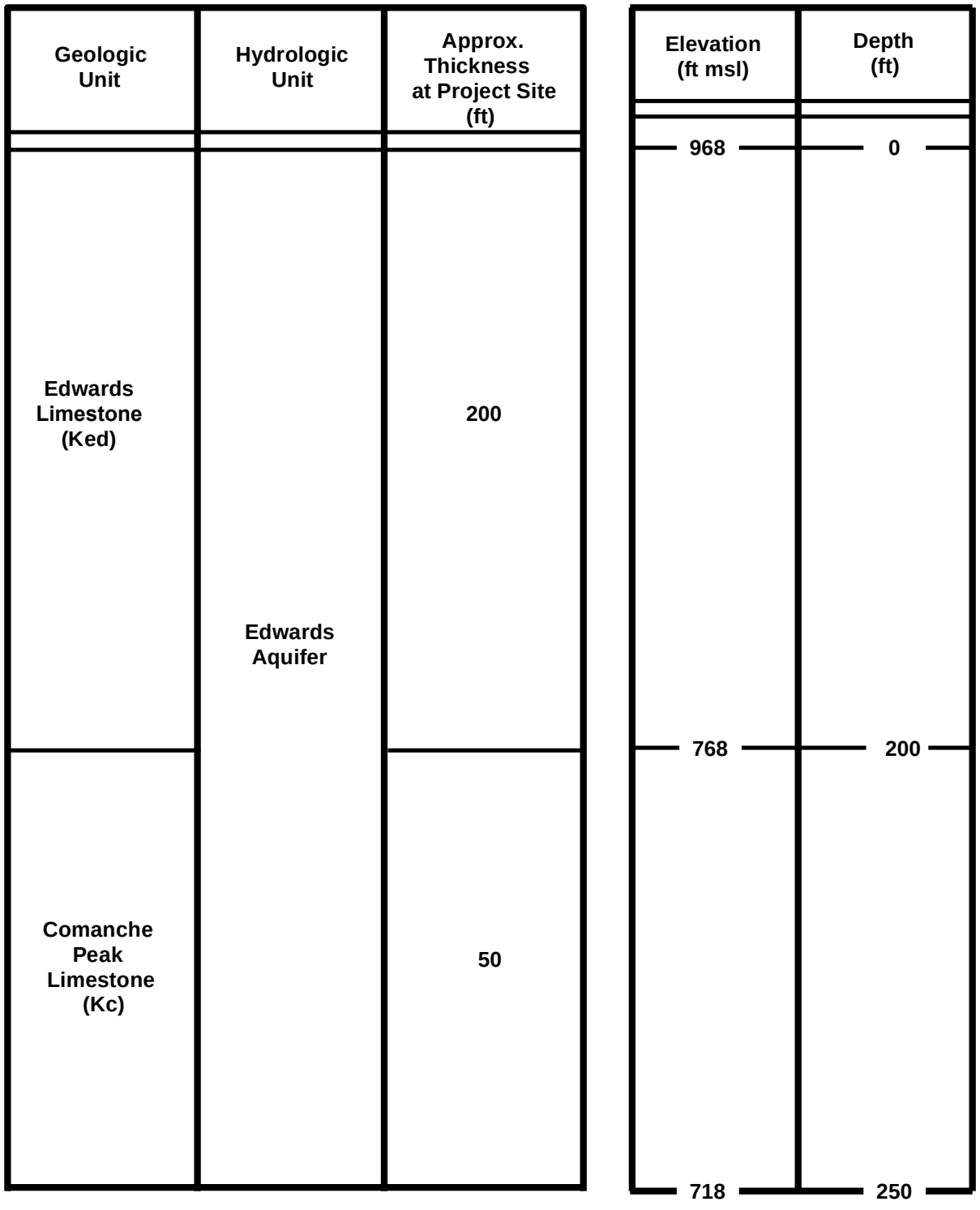
GEOLOGIC ASSESSMENT TABLE

Horizon observed no features on the subject site that meet the TCEQ definition of a potential recharge feature; as such, the TCEQ Geologic Assessment Table was not completed.

Horizon
Environmental Services

ATTACHMENT B

STRATIGRAPHIC COLUMN



Note: Unit elevation and thickness given with respect to a ground surface elevation of 968 ft in the center of the subject site.

Horizon Environmental Services	Date: 12/18/2024 Drawn: KRW HJN NO: 24284.001 GA	**Attachment B** Stratigraphic Column 12420 Bandera Road Helotes, Bexar County, Texas

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10291
LICENSED
PROFESSIONAL GEOSCIENTIST

24284--12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_05A_Strat.mxd

Horizon
Environmental Services

ATTACHMENT C

DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of approximately 0.6 acres located at 12420 Bandera Road, Helotes, Bexar County, Texas, was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of commercially developed land previously used as a car wash. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

Most of the subject site is located within the Edwards Aquifer Transition Zone, an area where geologic formations crop out in proximity to and south and southeast of the Recharge Zone and where faults, fractures, and other geologic features present a possible avenue for recharge of surface water to the Edwards Aquifer. However, the approximate northern half of the subject site (~0.4 acres) is located within the Edwards Aquifer Recharge Zone (EARZ), as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves.

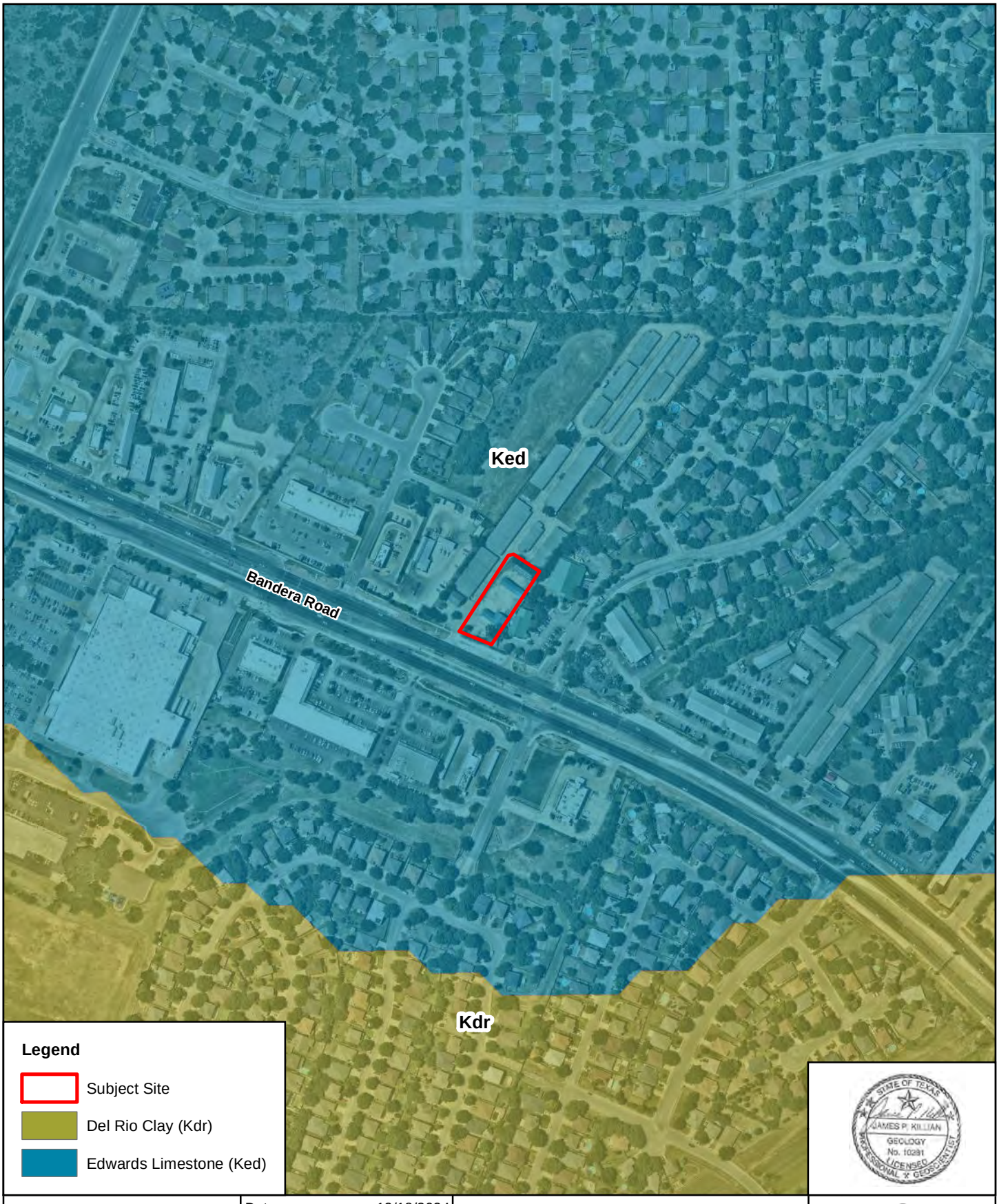
The subject site is completely underlain by Edwards Limestone (Ked) (UT-BEG, 1995), which has an estimated maximum thickness of about 200 feet thick.

No naturally occurring geologic features or man-made features were identified at this site. Further information pertaining to the subject site is presented in the following Attachments D, E, and F. Photographs of the subject site are presented in Attachment G.

Horizon
Environmental Services

ATTACHMENT D

SITE GEOLOGIC MAP



STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

Horizon™ Environmental Services

Date:	12/18/2024
Drawn:	KRW
HJN NO:	24284.001 GA
Source:	Nearmap, 2024; TWSC, 2024

Attachment D

Site Geologic Map
12420 Bandera Road
Helotes, Bexar County, Texas

N

0 200 400
Feet

24284--12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_06A_SGMI

Horizon
Environmental Services

ATTACHMENT E

SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 0.6 acres of developed land located adjacent to the northwestern corner of the intersection of Bandera Road and Cedar Trail in Helotes, Bexar County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly previously used as a commercial car washing facility. No habitable structures were observed on the site. Bandera Road borders the site to the southwest. Surrounding lands are generally used for suburban residences, and commercial businesses.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently sloping terrain within the Leon Creek watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 966 feet above mean sea level (amsl) near the southern property boundary along Bandera Road to a maximum of approximately 968 feet amsl near the center of the subject site

(USGS, 1992). Drainage on the subject site occurs primarily by overland sheet flow occurring from northwest to southeast toward Leon Creek.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge and Transition zones (TCEQ, 2024) (Attachment F, Figure 2).

2.5 SURFACE SOILS

One soil unit is mapped within the subject site (NRCS, 2019) (Appendix F, Figure 4). The soil unit is described in further detail below.

Crawford and Bexar stony soils, 0 to 5% slopes (Cb) occur as large areas, generally several hundred acres in size, and form a nearly continuous belt extending westward from the northeastern part of the county to a little south of Helotes. Crawford soils make up about 51% of the acreage. About 90% of this consists of soils that are stony clay in texture and are shallow to moderately deep over hard limestone. Anywhere from 10 to 40% of this layer consists of chert and limestone fragments. These fragments, which are on the surface and in the surface layer, range from a quarter of an inch to 24 inches in diameter. The subsurface layer generally contains a few chert fragments or small flags of cherty limestone. Bexar soils make up 36% of the acreage. The surface layer of these soils ranges from cherty clay loam to gravelly loam in texture and from 14 to 22 inches in thickness. The subsoil is cherty clay and ranges from 6 to 14 inches in thickness. Included in the mapped areas are small tracts of Tarrant soils and of a soil that is similar to Bexar soils except that it is very shallow. These inclusions make up 13% of the acreage. For the most part, these soils are nonarable and are best suited to native grass. Maintaining an adequate cover of vegetation helps to control runoff and water erosion. Fencing, seeding, control of grazing, water development, and brush control are a few of the necessary management practices (Taylor et al., 1966).

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no water wells on the subject site and 8 wells within 0.5 miles of the subject site (TCEQ, 2024; TWDB, 2024). According to the TWDB records, all the off-site wells are reportedly completed within the Edwards Aquifer at total depths ranging from 343 to 500 feet below surface. Horizon observed no wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by Edwards Limestone (Ked) (UT-BEG, 1995). Edwards Limestone is composed of limestone, dolomite, and chert. The limestone is aphanitic to fine grained, massive to thin bedded, hard, and brittle, containing rudistid biostromes and much miliolid biosparite. The dolomite is fine to very fine grained, porous, and medium gray to grayish brown in color. The chert commonly forms nodules and plates. The amount varies from bed to bed, with some intervals free of chert. The color is mostly white to light gray. Edwards Limestone in the zone of weathering is considerably recrystallized, "honeycombed," and cavernous, forming an aquifer. Edwards Limestone forms flat areas and plateaus bordered by scarps. Thickness ranges between 60 feet and 350 feet and thins northward.

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D.

The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped fault is located approximately 1 mile to the north, trending from southwest to northeast (TWSC, 2024).

Field Assessment

Please see Attachment C for a narrative description of geology observed on the subject site. The Site Geologic Map is provided as Attachment D. Horizon observed no geologic or man-made features on the subject site that meet the TCEQ definition of a potential recharge feature.

3.0 CONCLUSIONS AND RECOMMENDATIONS

No geologic or man-made features were identified at the subject site that would require protection or mitigation pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213). The site generally appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site disturbing activities.

Because a portion of the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

4.0 REFERENCES

(Nearmap) Nearmap US, Inc. Nearmap Vertical™ digital orthographic photograph, <https://go.nearmap.com>. Imagery 2 July 2024.

(NRCS) US Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey, <http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>. Soil map data layer updated 12 September 2019. Accessed 20 December 2024.

(OSM) OpenStreetMap contributors. OpenStreetMap, <http://www.openstreetmap .org>. Available under the Open Database License (www.opendatacommons.org/ licenses/odbl). Accessed 18 December 2024.

(StratMap) Texas Natural Resources Information System, Strategic Mapping Program. 2-foot contours, Bexar County, Texas. Map data layer updated 1 January 2017.

(TCEQ) Texas Commission on Environmental Quality. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. Revised October 2004.

_____. RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. Revised July 2005.

_____. Optional Enhanced Measures for the Protection of Water Quality in the Edwards Aquifer (Revised). Appendix A to RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices. September 2007.

_____. Edwards Aquifer Protection Program. Edwards Aquifer Viewer, <http://www.tceq. state.tx.us/field/eapp/viewer.html>. Accessed 13 December 2024.

(TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <https://www3.twdb.texas.gov/apps/water datainteractive/groundwaterdataviewer>. Accessed 20 December 2024.

(TWSC) United States Geological Survey, Texas Water Science Center. Geologic Database of Texas, <https://txpub.usgs.gov/txgeology/>. Updated 1 February 2014; Accessed 20 December 2024.

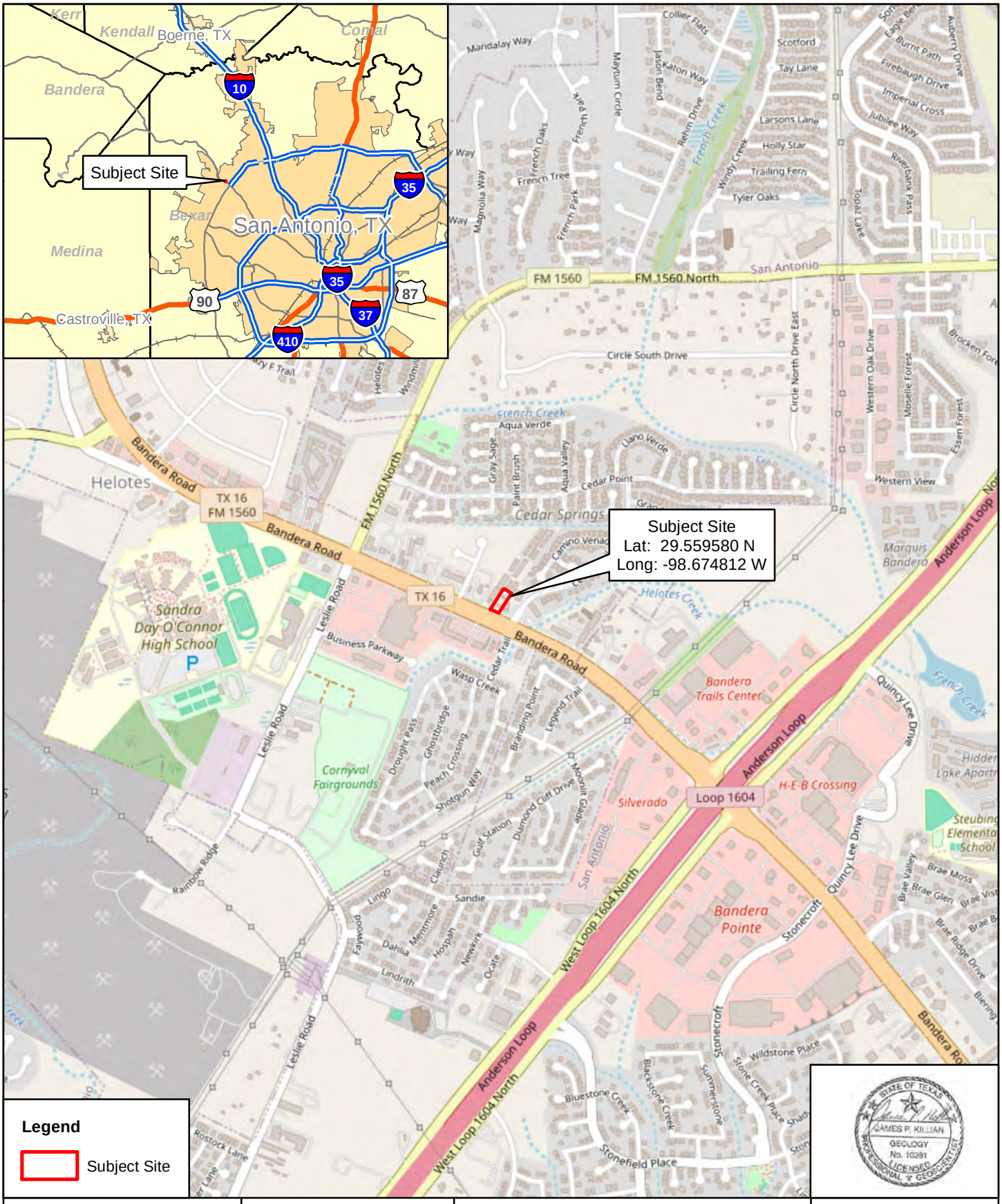
(UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; revised 1981.

(USGS) US Geological Survey. 7.5-minute series topographic maps, Helotes, Texas, quadrangle. 1992.

Taylor, F. B., R. B. Hailey, and D. L. Richmond. Soil survey of Bexar County, Texas. US Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), in cooperation with the Texas Agricultural Experiment Station. Available at <https://archive.org/details/BexarTX1966/mode/2up>. Published 1966.

ATTACHMENT F

ADDITIONAL SITE MAPS



JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST
STATE OF TEXAS

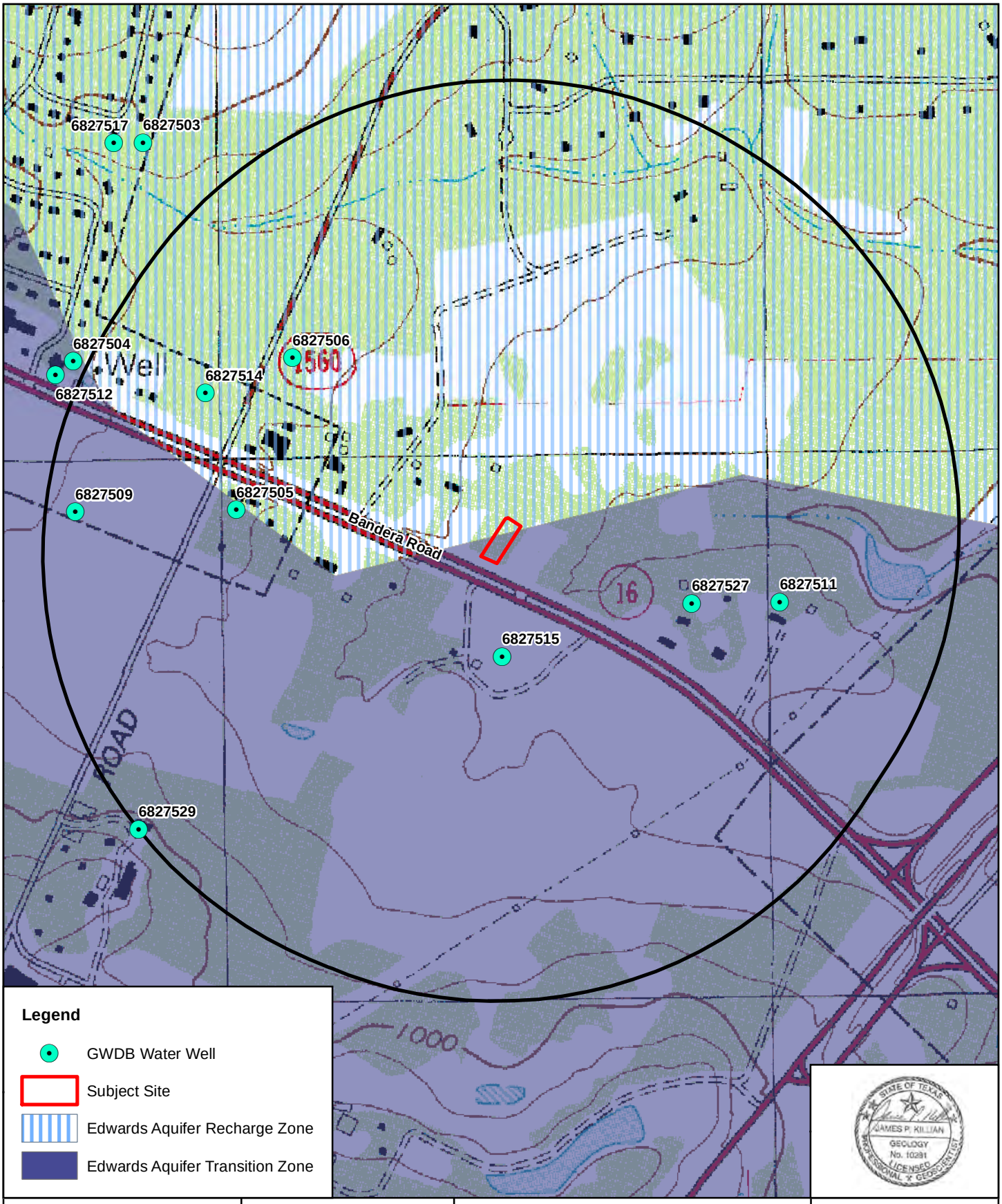
Date:	12/18/2024
Drawn:	KRW
HJN NO:	24284.001 GA
Source:	OSM, 2024

Attachment F, Figure 1

Vicinity Map
12420 Bandera Road
Helotes, Bexar County, Texas

0 750 1,500
Feet

24284--12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_01A_Vicinity



Legend

- GWDB Water Well
- Subject Site
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Transition Zone

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Horizon™ Environmental Services

Date:	12/18/2024
Drawn:	KRW
HJN NO:	24284.001 GA
Source:	TCEQ, 2024; TWDB, 2024; USGS, 1992

Attachment F, Figure 2

Topography and Hydrogeology Map
12420 Bandera Road
Helotes, Bexar County, Texas

N

0 400 800
Feet

24284–12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_02A_TopoHydro

Date:	12/18/2024
Drawn:	KRW
HJN NO:	24284.001 GA
Source:	Nearmap, 2024; StratMap 2021

Attachment F, Figure 3

Site Topography Map
12420 Bandera Road
Helotes, Bexar County, Texas

0 100 200
Feet

24284–12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_03A_Topo

Legend

- Subject Site
- Soil Unit Boundary

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GEOLOGY
No. 10281
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PROFESSIONAL GEOSCIENTIST

Horizon™ Environmental Services

Date:	12/18/2024
Drawn:	KRW
HJN NO:	24284.001 GA
Source:	Nearmap, 2024; NRCS, 2019

Attachment F, Figure 4

Site Soil Map
12420 Bandera Road
Helotes, Bexar County, Texas

N

0 100 200
Feet

24284--12420_Bandera_Road_Helotes_TX\Graphics\24284-001GA_04A_Soil

Horizon
Environmental Services

ATTACHMENT G

SITE PHOTOGRAPHS

Horizon
Environmental Services

PHOTO 1
View of general site conditions, facing northeast

PHOTO 2
View of general site conditions, facing southeast

PHOTO 3
View of general site conditions, facing southwest

Geotechnical, Environmental & Construction Materials Consultants

GILES

ENGINEERING ASSOCIATES, INC.

www.gilesengr.com

HFA

Modification of a Previously Approved Plan

(TCEQ-0590)

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Valvoline, LLC

Date: 7/30/2024

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Mexitron Bubble Wash
   Original Regulated Entity Name: Noah's Ark - Bandera Road
   Regulated Entity Number(s) (RN): 104151410
   Edwards Aquifer Protection Program ID Number(s): 13000219
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	Original ***Approved Project***	Modified ***Approved Project***	***Proposed Modification***
Acres	5.595	5.595	5.595
Type of Development	Self-Storage	Car Wash	Quick service oil change
Number of Residential Lots	N/A	N/A	N/A
Impervious Cover (acres)	4.6621	4.6621	4.557
Impervious Cover (%	83.3	83.3	81.4
Permanent BMPs			
Other	Partial sedimentation/ filtration basin	Partial sedimentation/ filtration basin	Partial sedimentation/ filtration basin

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

NOT APPLICABLE

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

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

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

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

7. ☐ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☒ Acreage has not been added to or removed from the approved plan.

8. ☒ 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.

HFA

Attachment A - Original Approval Letter and Approved Modification Letters

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 7, 2004

Mr. Mike Parham
Noah's G.P., Inc.
30435 US Hwy 281 N
Bulverde, Texas 78163

Re: Edwards Aquifer, Bexar County
NAME OF PROJECT: Noah's Ark - Bandera Road; Located on the north side of Bandera Road, approximately 100' west of Cedar Trail; San Antonio, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program File No. 2127.00, Regulated Entity No. RN104151410, Customer No. CN601438773

Dear Mr. Parham:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the San Antonio Regional Office by Duane Moy, P.E. of Moy Civil Engineers on behalf of Noah's G.P., Inc. on January 7, 2004. Final review of the WPAP submittal was completed after additional material was received on March 31, 2004. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 20 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 5.595 acres. It will include 13 self-storage buildings, an office/apartment building with associated parking, drives and sidewalks, and a commercial building and associated parking. The impervious cover will be 4.6621 acres (83.3 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek Sewage Treatment Plant owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

The partial sedimentation/filtration basin is designed in accordance with the 1999 edition of the TNRCC's "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices," and is

sized to capture the first 1.75 inches of stormwater run-off from 5.595 acres, providing a total capture volume of 32,009 cubic feet. The filtration system will consist of:

1. 2,088 square feet of sand, which is 18 inches thick,
2. an underdrain piping wrapped with geotextile membrane, and
3. an impervious liner.

The approved measures were presented to meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, there are no geologic or manmade features located on the project site. The San Antonio Regional Office did not conduct a site investigation.

SPECIAL CONDITIONS

1. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering of excavated areas becomes necessary, the discharge will be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.

2. All permanent stormwater treatment measures must be operational prior to commencement of any commercial activity.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

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

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

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

5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the

approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

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

<u>During Construction:</u>

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

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

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

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

12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

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

After Completion of Construction:

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

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

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

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

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

If you have any questions or require additional information, please contact John Mauser of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210/403-4024.

Sincerely,

Margaret Hoffman
Executive Director
Texas Commission on Environmental Quality

MH/JKM/eg

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

cc: Mr. Duane Moy, P.E., Moy Civil Engineers
Mr. Scott Halty, San Antonio Water System
Mr. John Bohuslav, TXDOT San Antonio District
Ms. Renee Green, Bexar County Public Works
Mr. Greg Ellis, Edwards Aquifer Authority
TCEQ Central Records, MC 212

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 10, 2016

Mr. Larry Lopez
Mexitron, LLC
12430 Bandera Rd.
Helotes, Texas 78023

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Mexitron Bubble Wash (AKA Noah's Ark Bandera Rd.); Located at 12430 Bandera Road; Helotes, Texas

TYPE OF PLAN: Request for Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN104151410; Additional ID No. 13000219

Dear Mr. Lopez:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP modification application for the above-referenced project submitted to the San Antonio Regional Office by Larson Design Group on behalf of Mexitron, LLC on August 5, 2016. Final review of the WPAP was completed after additional material was received on September 27, 2016. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Noah's Ark- Bandera Road WPAP was originally approved by letter dated April 7, 2004. The project has an area of approximately 5.595 acres, and included 13 self-storage buildings, an office/apartment building with associated parking, drives and sidewalks, and a commercial building with associated parking. The impervious cover was approved at 4.6621 acres (83.3 percent). Project wastewater was disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

PROJECT DESCRIPTION

The proposed commercial project includes the construction of a car wash on 0.668 acres of the 5.595 acres site. No new impervious cover was added and modifications to the approved permanent best management practice were not proposed. The impervious cover will remain 4.66 acres (83.3 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one existing sedimentation/filtration basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (1999), was constructed to treat stormwater runoff. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project. The basin was sized to capture the first 1.75 inches of stormwater run-off from 5.595 acres and it has a designed capture volume of 32,009 cubic feet. The filtration system consist of 2,088 square feet of sand, an underdrain piping wrapped with geotextile membrane, and an impervious liner.

GEOLOGY

An exception was granted from the Geologic Assessment since no soil disturbance was proposed and the site is fully developed. The San Antonio Regional Office did not conducted a site assessment.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated April 7, 2004.

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

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in

the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

<u>During Construction:</u>

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the

discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. No wells exists on site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

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

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

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

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

Sincerely,

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

LB/MR/eg

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

cc: Mr. Mark Kastner, Larson Design Group
Mr. Scott Halty, San Antonio Water System
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. George Wissman, Trinity Glen Rose Groundwater Conservation District
The Honorable Thomas Schoolcraft, City of Helotes
TCEQ Central Records, Building F, MC 212

HFA

Attachment B - Narrative of Proposed Modifications

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

HFA

Narrative of Proposed Modification

July 30, 2024

NAME OF PROJECT:
Valvoline Instant Oil Change; Located at 12430 Bandera Road; Helotes, Texas

TYPE OF PLAN:
Request for Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Regulated Entity No. RN104151410; Additional ID No. 13000219

BACKGROUND:
The Noah's Ark-Bandera Road WPAP was originally approved by letter dated April 7, 2004. The project has an area of approximately 5.595 acres, and included 13 self-storage buildings, an office/apartment building with associated parking, drives and sidewalks, and a commercial building with associated parking. The impervious cover was approved at 4.6621 acres (83.3 percent). Project wastewater was disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

In 2016, a commercial project was proposed which included the construction of a car wash on 0.668 acres of the 5.595 acres site. The approval letter for that modification was dated October 10, 2016. No new impervious cover was added and modifications to the approved permanent best management practice were not proposed. The impervious cover remained at 4.66 acres (83.3 percent). Project wastewater will be disposed of by conveyance to the existing Leon Creek water recycling center owned by the San Antonio Water System.

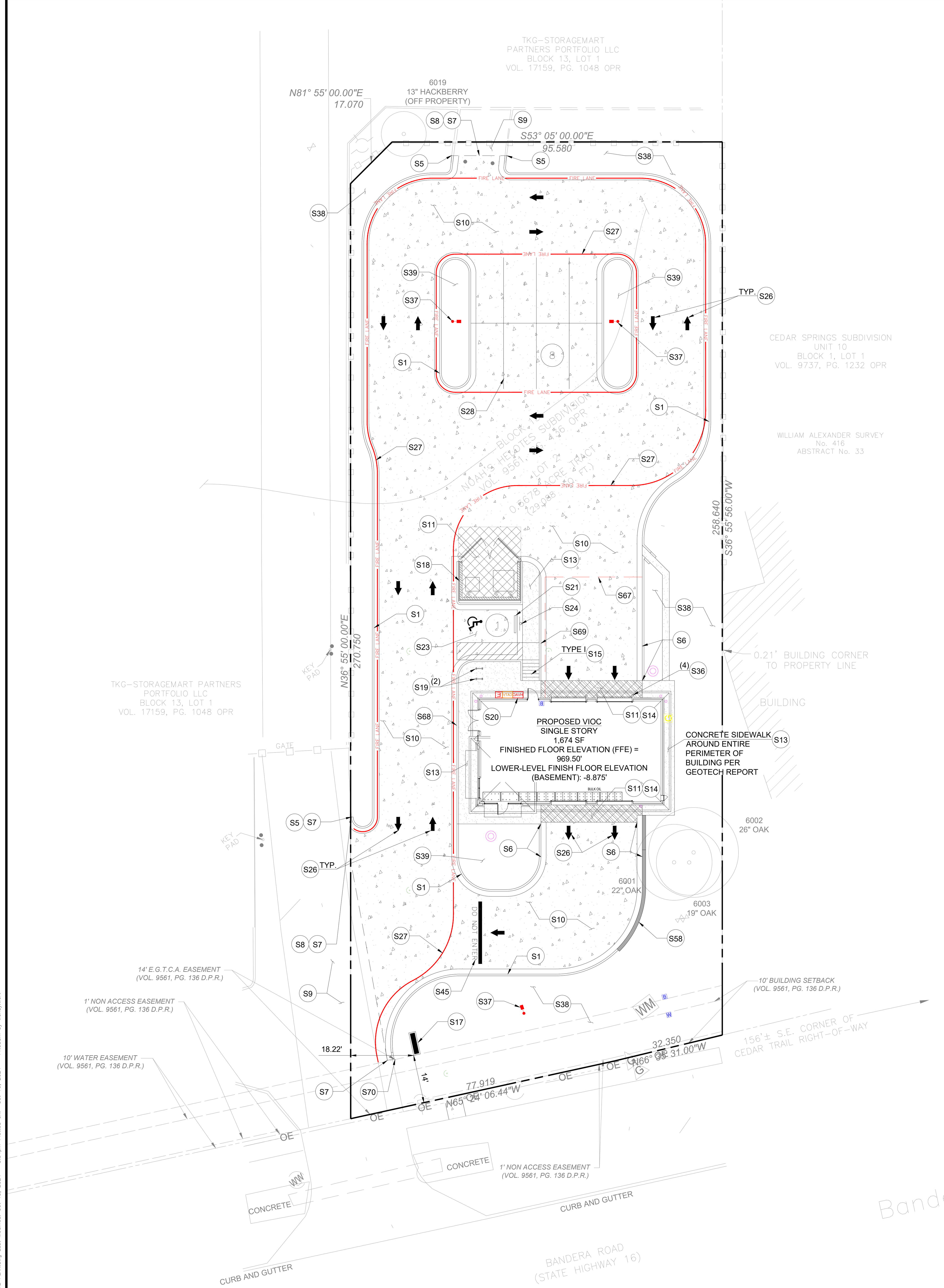
PROPOSED MODIFICATION PROJECT DESCRIPTION:
The proposed commercial project includes demolition of the car wash and the construction of a Valvoline Instant Oil Change facility on 0.668 acres of the 5.595-acre site. The project is located on Lot 2, Block 13 of Noah's Helotes Subdivision. No new impervious cover was added and modifications to the approved permanent best management practice were not proposed. The impervious cover has been reduced by 0.103. The total impervious cover for the 5.595-acre site is proposed to be reduced to 4.557 acres.

HFA

Attachment C - Current Site Plan of the Approved Project

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436



GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

#

S1	CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-10.0
S5	TAPER CURB TO MATCH EXISTING
S6	TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-10.0
S7	LIMITS OF SAWCUT
S8	MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
S9	EXISTING PAVEMENT TO REMAIN
S10	STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S11	HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13	CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
S14	BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
S15	ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
S17	MONUMENT SIGN (PER ARCH. PLANS)
S18	DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19	BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S20	CONDENSING UNIT. REFER TO MECHANICAL PLANS
S21	CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S23	ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS), REFER TO DETAIL ON C-10.0
S24	VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
S26	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S27	FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S28	PARKING STALL STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S36	BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S37	LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38	LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39	LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S45	"DO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-10.1
S58	CURB/WALL. REFER TO DETAIL ON C-10.1
S67	SERVICE BELL HOSE, (PER ARCH PLANS)
S68	TYPE "B" CURB AND GUTTER WITH FLUSH SIDEWALK, REFER TO DETAIL ON C-10.0
S69	TYPE "B" CURB AND GUTTER WITH OFFSET SIDEWALK, REFER TO DETAIL ON C-10.0
S70	TAPER CURB FROM 6" TO 0" OVER 2'.

LOCATION MAP
(N.T.S)

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- WATER LINE
- FENCE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BURIED ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS FEATURE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SERVICE BELL HOSE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED SAW CUT
- PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN.

SITE DATA SUMMARY

VALVOLINE TRACT:	0.668 ACRES/29,098 SF
ZONING:	B3-OD
BUILDING SF:	1,674 SF
F.A.R. (FLOOR/AREA RATIO):	1:0.06
LOT COVERAGE:	0.06 (1,674 SF)
PARKING REQUIRED:	1/200SF = 1,674/200 = 8 (1 ADA)
PARKING PROVIDED:	9 (1 ADA)
PERVIOUS COVER:	8,659 SF OR 30%
IMPERVIOUS COVER:	20,439 SF OR 70%
REQUIRED BICYCLE PARKING:	N/A
PROVIDED BICYCLE PARKING:	4

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

20 15 10 5 0 10 20 30 40

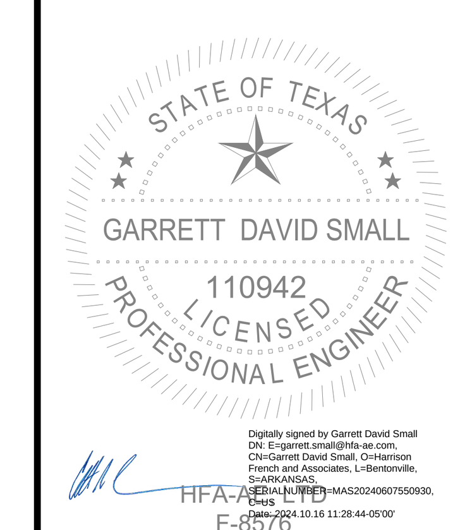
SCALE: 1 inch = 20 ft.

HFA
HFA-AE , LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL

PROJECT MANAGER: KK

QUALITY CONTROL: WFM

DRAWN BY: JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER: 06-22-20049

SHEET NAME: SITE PLAN

SHEET #: C-4.0

HFA

Water Pollution Abatement Plan Application Form

(TCEQ-0584)

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Richard Gallegos

Date: 1.22.25

Signature of Customer/Agent:

Regulated Entity Name: Mexitron Bubble Wash, AKA Noah's Ark Bandera Rd.

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 5.595 overall property. 0.668 acres of lease lot.

3. Estimated projected population: N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	2,046 SF	÷ 43,560 =	0.05 Acres
Parking	14,657 SF	÷ 43,560 =	0.34 Acres
Other paved surfaces	1,561 SF	÷ 43,560 =	0.04 Acres
Total Impervious Cover	18,264 SF	÷ 43,560 =	0.42 Acres

Total Impervious Cover _____ ÷ Total Acreage _____ X 100 = _____% Impervious Cover

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

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

For Road Projects Only

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

7. Type of project:

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

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

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

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

X % Domestic	40 Gallons/day
_____ % Industrial	_____ Gallons/day
_____ % Commingled	_____ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20 '.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRMette 48029C0220G dated 9/29/2010

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

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

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

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

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

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

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

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

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

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

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

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

26. [ ] Surface waters (including wetlands).

    [X] N/A

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

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

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

Administrative Information

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

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

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Attachment A - Factors Affecting Surface Water Quality

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Attachment A

Potential Sources of Contamination Affecting Surface Water Quality During the Construction of a Valvoline Facility Replacing a Car Wash

1. **Stormwater Runoff During Site Clearing and Excavation**:
    - **Source**: Land clearing, grading, and excavation activities are common during the construction of a new facility. These processes disturb soil and vegetation, making the area more susceptible to erosion.
    - **Impact**: Increased stormwater runoff can carry sediment, debris, and pollutants like oil, grease, and chemicals from previous car wash operations into nearby water bodies, leading to **turbidity** and potential habitat disruption for aquatic organisms. Erosion control measures like silt fences or sediment barriers should be used to prevent this.
2. **Sediment from Construction Activities**:
    - **Source**: Excavation and grading processes during the construction of the Valvoline facility can stir up loose soil, increasing the likelihood of sediment entering the stormwater drainage system.
    - **Impact**: Sedimentation can cause **increased turbidity** in water bodies, reducing water clarity, blocking light for aquatic plants, and affecting fish and other aquatic life. Sediments can also carry other contaminants, such as hydrocarbons and heavy metals.
3. **Contaminants from Existing Car Wash Operations**:
    - **Source**: The car wash being replaced may have residual contaminants, including oils, detergents, and chemicals, in the soil or runoff from the previous operation.
    - **Impact**: These contaminants can leach into the soil or be washed into nearby surface water during construction, causing pollution. Oil residues and soaps are especially harmful to water quality, affecting aquatic species and disrupting the natural ecosystem.

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4. **Wastewater and Spill Management**:
    - **Source**: If not properly managed, any residual wastewater or chemicals from the existing car wash (or during construction activities) could potentially spill or leak, contaminating surface water.
    - **Impact**: Spilled materials such as motor oils, detergents, or cleaning agents can flow into storm drains or adjacent bodies of water, leading to contamination that harms aquatic organisms and violates water quality standards.
5. **Use of Chemicals and Concrete**:
    - **Source**: The construction process may involve the use of chemicals, such as sealants, paints, solvents, or concrete additives. Improper storage or disposal of these materials can lead to runoff into nearby water systems.
    - **Impact**: These chemicals can be toxic to aquatic life, contribute to nutrient pollution, or increase the alkalinity of surface waters. Concrete washout water, if not managed properly, can also increase the pH of nearby water bodies, potentially harming aquatic ecosystems.
6. **Vehicle and Equipment Maintenance**:
    - **Source**: Construction machinery and equipment used on-site may experience leaks or spills of fuels, oils, and hydraulic fluids.
    - **Impact**: These substances can wash into stormwater drains or directly into nearby water bodies during rain events, leading to contamination. The potential for hydrocarbon contamination, if not controlled, can lead to long-term water quality degradation.

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Mitigation Measures

To minimize the risk of contamination during construction, several best management practices (BMPs) should be implemented:

- **Erosion and Sediment Control**: Install silt fences, sediment basins, and hay bales to control sediment runoff.
- **Chemical Management**: Store and handle construction chemicals, oils, and fuels in designated, contained areas to prevent spills.
- **Wastewater Treatment**: Use oil-water separators and other treatment systems to manage wastewater runoff from the site.
- **Site Monitoring**: Regularly inspect construction sites for potential spill or runoff issues and take corrective action when necessary.

By carefully managing these potential sources of contamination, the environmental impact of the construction process for the new Valvoline facility can be minimized, ensuring compliance with surface water quality standards.

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Attachment B - Volume and Character of Stormwater

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Attachment B

30 July 2024

Helotes Public Works Department
12951 Bandera Road
Helotes, Texas 78023

Re: Drainage Letter – Valvoline Instant Oil Change

Mr. Vullo;

The pre and post development calculations for storm water runoff for this site was performed using the Rational Method as described in the City of Helotes Code of Ordinances. The storm events analyzed were the 2-, 5-, 10-, 25-, 50-, and 100-year for a drainage area of approximately 0.667 acres. There is no negative impact anticipated to the existing drainage pathways due to the decrease in peak flows. The proposed improvements will increase pervious area from 0.10 acres to 0.198 acres.

							OVERLAND FLOW				SHALLOW CONCENTRATED FLOW						
	1 AREA ID #	2 INLET LOCATION	3 INLET TYPE	4 AREA (ac)	5 P_2* (in)	6 RUNOFF COEFF. (C)	7 FLOW LENGTH (ft)	8 OVERLAND SLOPE (%)	9 MANNING'S ROUGHNESS (n)	10 TIME OF CONC. (min.)	11 SURFACE TYPE	12 FLOW LENGTH (ft)	13 FLOW SLOPE (%)	14 MANNING'S ROUGHNESS (n)	15 VELOCITY (ft/s)	16 TIME OF CONC. (min)	17 TOTAL T_c (min)
	EXISTING			0.667	4.10	0.91	50	2.70%	0.013	0.62	PAVED	140	3.90%	0.013	4.01	0.58	5
	PROPOSED			0.667	4.10	0.88	40	2.40%	0.013	0.55	PAVED	120	1.10%	0.013	2.13	0.94	5

AREA FLOW RATES

	1 INLET ID #	2 AREA (ac)	3 TIME OF CONC. (min)	4 RUNOFF COEFF. (C)	7 2-YEAR I (in/hr)	8 2-YEAR Q (cfs)	9 5-YEAR I (in/hr)	10 5-YEAR Q (cfs)	11 10-YEAR I (in/hr)	12 10-YEAR Q (cfs)	13 25-YEAR I (in/hr)	14 25-YEAR Q (cfs)	15 50-YEAR I (in/hr)	16 50-YEAR Q (cfs)	17 100-YEAR I (in/hr)	18 100-YEAR Q (cfs)
	EXISTING	0.67	5	0.91	6.34	3.85	7.94	4.82	9.29	5.64	11.14	6.76	12.60	7.65	9.29	5.64
	PROPOSED	0.67	5	0.88	6.34	3.72	7.94	4.66	9.29	5.45	11.14	6.54	12.60	7.40	9.29	5.45
	DIFFERENCE					-0.13		-0.16		-0.19		-0.22		-0.25		-0.19

Should you have any questions contact us at your earliest convenience.

Sincerely,

Garrett D. Small, P.E.
Civil+Landscape Lead Engineer
Garrett.Small@hfa-ae.com
(479) 273-7780x461

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

2024.07.30 15:01:03-05'00'
HFA-AE, LTD
F-8576

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Attachment E - Site Plan

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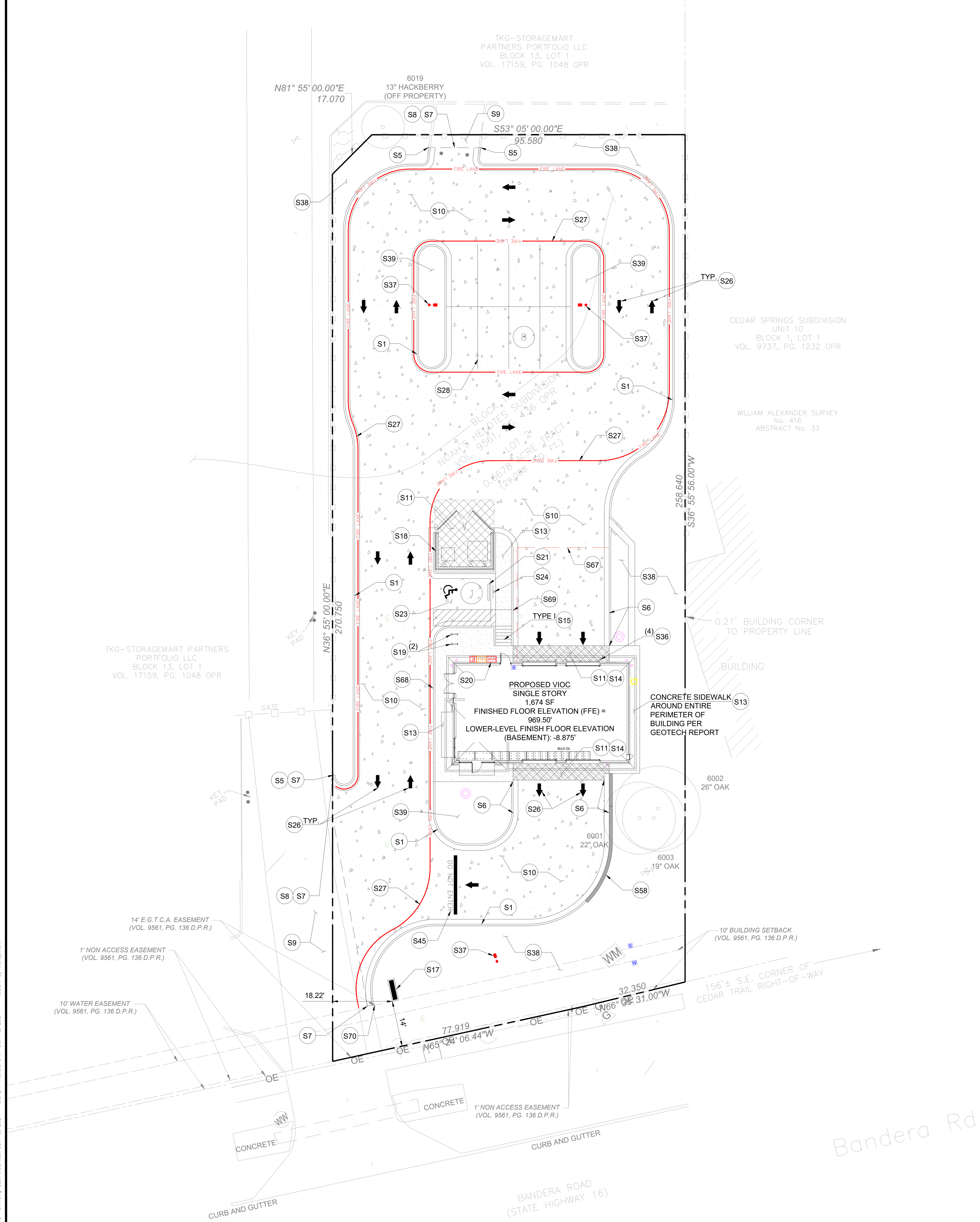

GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

#

S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-10.0
S5 TAPER CURB TO MATCH EXISTING
S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-10.0
S7 LIMITS OF SAWCUT
S8 MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
S9 EXISTING PAVEMENT TO REMAIN
S10 STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
S15 ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
S17 MONUMENT SIGN (PER ARCH. PLANS)
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
S19 BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS), REFER TO DETAIL ON C-10.0
S24 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S27 FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S28 PARKING STALL STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
S36 BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
S45 "DO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-10.1
S58 CURB/WALL. REFER TO DETAIL ON C-10.1
S67 SERVICE BELL HOSE, (PER ARCH PLANS)
S68 TYPE "B" CURB AND GUTTER WITH FLUSH SIDEWALK, REFER TO DETAIL ON C-10.0
S69 TYPE "B" CURB AND GUTTER WITH OFFSET SIDEWALK, REFER TO DETAIL ON C-10.0
S70 TAPER CURB FROM 6" TO 0" OVER 2'.

LOCATION MAP
(N.T.S)

EXISTING LEGEND

CURB AND GUTTER
EASEMENT LINE
W — W — WATER LINE
FENCE
SAN — SAN — SANITARY SEWER LINE
GAS LINE
OE — OE — OVERHEAD ELECTRIC LINE
BE — BE — BURIED ELECTRIC LINE
FIRE HYDRANT
WM WATER METER
WATER VALVE
SANITARY SEWER MANHOLE
CO SANITARY SEWER CLEANOUT
GM GAS METER
G GAS FEATURE
EM ELECTRIC METER
LIGHT POLE
POWER POLE
BOLLARD
TREE

PROPOSED LEGEND

PROPERTY LINE
PROPOSED CURB & GUTTER
PROPOSED SERVICE BELL HOSE
PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
WATER METER, (SEE UTILITY PLAN)
SEWER STRUCTURES, (SEE UTILITY PLAN)
DIRECTIONAL PAVEMENT MARKING
SAW — SAW PROPOSED SAW CUT
FIRE LANE PROPOSED FIRE LANE MARKING
PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN
PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN.
PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN.

SITE DATA SUMMARY

VALVOLINE TRACT:	0.668 ACRES/29,098 SF
ZONING:	B3-OD
BUILDING SF:	1,674 SF
F.A.R. (FLOOR/AREA RATIO):	1:0.06
LOT COVERAGE:	0.06 (1,674 SF)
PARKING REQUIRED:	1/200SF = 1,674/200 = 8 (1 ADA)
PARKING PROVIDED:	9 (1 ADA)
PERVIOUS COVER:	8,659 SF OR 30%
IMPERVIOUS COVER:	20,439 SF OR 70%
REQUIRED BICYCLE PARKING:	N/A
PROVIDED BICYCLE PARKING:	4

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

20 15 10 5 0 10 20 30 40
SCALE: 1 inch = 20 ft.

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DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
HFA-AE LTD
F-8576

Digitally signed by Garrett David Small
DN: E=garrett.small@hfa-ae.com, CN=Garrett David Small, O=Harrison French and Associates, L=Bentonville, S=ARKANSAS, SERIALNUMBER=MAS20240607550930, C=US
Date: 2024.10.16 11:28:44-05'00'

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
SITE PLAN

SHEET #
C-4.0

HFA

Temporary Stormwater Section (TCEQ-0602)

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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: Richard Gallegos

Date: 1.22.25

Signature of Customer/Agent:

Regulated Entity Name: Mexitron Bubble Wash, AKA Noah's Ark Bandera Rd.

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Unnamed Tributary to Culebra Creek to Leon Creek to Median River to San Antonio River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

9. [X] **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided. Please reference attachment D for this information

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

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

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

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

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

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

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

    [X] N/A

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

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

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

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

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

Soil Stabilization Practices

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

17. [X] **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached. Please reference attachment I for this information

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

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

Administrative Information

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

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

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

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Attachment A - Spill Response Actions

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Attachment A

Spill Containment Measures During Construction for Valvoline, Helotes, TX

1. Site Preparation:

- Identify and designate a spill containment zone on-site, equipped with necessary tools and materials to handle spills.
- Ensure all fuel, oil, and hazardous material storage areas are located on an impermeable surface and away from drainage pathways, stormwater systems, or sensitive environmental areas.
- Implement secondary containment for storage areas, such as spill containment berms, trays, or pallets.

2. Spill Prevention Measures:

- Store hazardous substances in properly labeled, sealed containers.
- Refuel equipment and machinery only in designated areas, equipped with spill containment features like drip trays.
- Inspect all construction vehicles and equipment regularly for leaks or potential points of failure.

3. Immediate Spill Response Protocol:

- Stop the Source: Shut off equipment or seal the container causing the spill.
- Contain the Spill: Use spill booms, sandbags, or soil berms to limit the spread of the substance, especially near storm drains or waterways.
- Absorb and Cleanup: Deploy absorbent materials, such as granular absorbents or pads, to clean up the spilled material.
- Protect Waterways: Immediately seal off stormwater drains with drain covers or mats until the area is clean.

4. On-Site Spill Kits:
Ensure spill kits are available throughout the construction site, including:

- Oil and chemical absorbent pads, socks, and booms.

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- Protective equipment such as gloves, goggles, and respirators.
- Disposal bags for contaminated materials.
- Drain covers or plugs to prevent spills from entering the stormwater system.

5. Emergency Contact Information:

- Clearly display contact information for local environmental authorities and emergency response teams on-site.
- Assign a site safety officer responsible for overseeing spill containment and reporting.

6. Reporting and Documentation:

- Document all spills, including the type and quantity of material, location, cause, and response measures taken.
- Submit reports to regulatory authorities as required by the Texas Commission on Environmental Quality (TCEQ).

7. Waste Management:

- Segregate and properly label hazardous waste generated during the cleanup.
- Arrange for waste disposal at an approved facility following state and federal regulations.

8. Compliance with Regulations:

- Ensure compliance with local, state, and federal regulations, including the Clean Water Act and TCEQ guidelines.

9. Post-Construction Transition:

- Before project completion, ensure all temporary spill containment measures are removed, and the site is restored to its intended condition.
- Provide the operating team with spill response protocols for the completed facility.

This approach minimizes environmental impact and ensures compliance with relevant regulations during the construction of the Valvoline facility.

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Attachment B - Potential Sources of Contamination

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Attachment B

Potential Sources of Contamination Affecting Surface Water Quality During the Construction of a Valvoline Facility Replacing a Car Wash

1. **Stormwater Runoff During Site Clearing and Excavation**:
    - **Source**: Land clearing, grading, and excavation activities are common during the construction of a new facility. These processes disturb soil and vegetation, making the area more susceptible to erosion.
    - **Impact**: Increased stormwater runoff can carry sediment, debris, and pollutants like oil, grease, and chemicals from previous car wash operations into nearby water bodies, leading to **turbidity** and potential habitat disruption for aquatic organisms. Erosion control measures like silt fences or sediment barriers should be used to prevent this.
2. **Sediment from Construction Activities**:
    - **Source**: Excavation and grading processes during the construction of the Valvoline facility can stir up loose soil, increasing the likelihood of sediment entering the stormwater drainage system.
    - **Impact**: Sedimentation can cause **increased turbidity** in water bodies, reducing water clarity, blocking light for aquatic plants, and affecting fish and other aquatic life. Sediments can also carry other contaminants, such as hydrocarbons and heavy metals.
3. **Contaminants from Existing Car Wash Operations**:
    - **Source**: The car wash being replaced may have residual contaminants, including oils, detergents, and chemicals, in the soil or runoff from the previous operation.
    - **Impact**: These contaminants can leach into the soil or be washed into nearby surface water during construction, causing pollution. Oil residues and soaps are especially harmful to water quality, affecting aquatic species and disrupting the natural ecosystem.

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4. **Wastewater and Spill Management**:
    - **Source**: If not properly managed, any residual wastewater or chemicals from the existing car wash (or during construction activities) could potentially spill or leak, contaminating surface water.
    - **Impact**: Spilled materials such as motor oils, detergents, or cleaning agents can flow into storm drains or adjacent bodies of water, leading to contamination that harms aquatic organisms and violates water quality standards.
5. **Use of Chemicals and Concrete**:
    - **Source**: The construction process may involve the use of chemicals, such as sealants, paints, solvents, or concrete additives. Improper storage or disposal of these materials can lead to runoff into nearby water systems.
    - **Impact**: These chemicals can be toxic to aquatic life, contribute to nutrient pollution, or increase the alkalinity of surface waters. Concrete washout water, if not managed properly, can also increase the pH of nearby water bodies, potentially harming aquatic ecosystems.
6. **Vehicle and Equipment Maintenance**:
    - **Source**: Construction machinery and equipment used on-site may experience leaks or spills of fuels, oils, and hydraulic fluids.
    - **Impact**: These substances can wash into stormwater drains or directly into nearby water bodies during rain events, leading to contamination. The potential for hydrocarbon contamination, if not controlled, can lead to long-term water quality degradation.

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Mitigation Measures

To minimize the risk of contamination during construction, several best management practices (BMPs) should be implemented:

- **Erosion and Sediment Control**: Install silt fences, sediment basins, and hay bales to control sediment runoff.
- **Chemical Management**: Store and handle construction chemicals, oils, and fuels in designated, contained areas to prevent spills.
- **Wastewater Treatment**: Use oil-water separators and other treatment systems to manage wastewater runoff from the site.
- **Site Monitoring**: Regularly inspect construction sites for potential spill or runoff issues and take corrective action when necessary.

By carefully managing these potential sources of contamination, the environmental impact of the construction process for the new Valvoline facility can be minimized, ensuring compliance with surface water quality standards.

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Attachment C - Sequence of Major Activities

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Attachment C

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES. 0.05 acres
2. PREPARE TEMPORARY PARKING AND STORAGE AREA. 0.10 acres
3. CONSTRUCT THE SILT FENCES ON THE SITE. 0.60 acres
4. INSTALL ALL PERIMETER SEDIMENT MEASURES. 0.60 acres
5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED. 0.60 acres

PHASE II

6. BEGIN DEMOLISHING SITE. 0.67 acres
7. BEGIN GRADING THE SITE. 0.67 acres
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES. 0.15 acres
9. TEMPORARILY SEED DENUDED AREAS. 0.15 acres
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS. 0.40 acres
11. INSTALL INLET/FLUME PROTECTION DEVICES. 0.05 acres
12. PREPARE SITE FOR PAVING. 0.67 acres

PHASE III

13. PAVE SITE. 0.67 acres
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET. 0.67 acres
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED. 0.67 acres

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Attachment D - Temporary Best Management Practices and Measures

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Attachment D

Erosion and Sediment Controls Best Management Practices (BMP's):

Initial clearing and land disturbance will be limited to that which is necessary for the installation of erosion and/or sediment controls. Erosion Control Plans for preliminary guidance to Contractor on installation of BMP's; Contractor is responsible for continually evaluating the efficiency of the installed measures and amending the Erosion Control Plan and this document as needed.

Wire backed silt fence will be installed along the majority of the site to reduce the likelihood of sediment discharge onto adjacent properties or into waters of the State. Other structural controls, such as velocity dissipation (check dams), eels sediment barriers, swales or approved equivalent will be installed as necessary to reduce or eliminate the runoff from the site to the waters of the State, municipal storm sewer system, and adjacent properties. Tree protection will be implemented on existing trees on the site. Refence tree preservation plan and erosion control plans that are attached in this permit submission.

Any off site accumulation of sediment, including off site tracking, will be cleaned immediately if necessary, but no later than 48 hours after discovery.

Stabilization Practices:

Temporary seeding and mulch will be used no later than 14 days from the last construction activity on exposed soil areas. Temporary seeding will be conducive to the season. Seeding in the winter months will be annual rye applied at 200 pounds per acre (ppa). Seeding at all other times of the year will be a mixture of perennial rye (300 ppa) and common Bermuda (30 ppa). A commercial type fertilizer (10-10-10) will be applied to all seeded areas. Seeded area will also be mulched with 4,000 PPA straw reasonably free from noxious and foreign matter detrimental to the seeded grass.
A 25 foot buffer zone **will** be maintained for projects adjacent to any water body including streams, wetlands, creeks, rivers, and lakes.

Records of all stabilization activities and buffer zone conditions shall be kept and noted on weekly inspection reports.

Permanent stabilization of disturbed areas will be achieved by installing proposed surfacing and seeding.

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Other Controls:

- A stabilized construction exit **will** be installed to help reduce vehicle tracking of sediments from leaving the site. The exit will be installed after excavation work has been completed, in order to ensure positive drainage of the site's runoff.
- Once waste is being generated at the site, solid waste containment will be implemented to properly dispose of solid waste materials, including trash and construction debris.
- Prior to any concrete work being performed, a designated concrete truck washout area will be located and maintained on-site to reduce hazardous concrete washout from entering the storm sewer system. The washout will be distinguished with a sign to assure visibility to concrete truck drivers.
- A portable restroom facility will be delivered and located in an area to reduce the chance of a hazardous spill into the storm sewer system. The temporary restroom will be maintained in accordance with applicable sanitary waste disposal regulations. The Contractor will be responsible for updating the Erosion Control Plan.
- There will not be hazardous materials or wastes stored on-site.
- Contractor to show the locations of the waste dumpster and temporary restroom once they have been placed on-site.
- Silt fences and straw wattles will be implemented to reduce sediment transport during dewatering processes.

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Attachment G - Drainage Area Map

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EXISTING DRAINAGE AREA PROPERTIES: ± 0.667 ACRES

PERVIOUS AREA		
	GREENSPACE	4,395.68 FT. (0.10 AC)
IMPERVIOUS AREA		
	PAVED SURFACES	19,440.82 SQ. FT. (0.446AC)
	BUILDING FOOTPRINT	5,250.69 SQ. FT. (0.121 AC)

$$\text{IMPERVIOUSNESS} = \frac{0.567\ \text{AC}}{0.667\ \text{AC}} = 0.85 = 85\%$$

DENSELY DEVELOPED AREA W/ 80% TO 90% IMPERVIOUS AREA AND SLOPES OVER 3% UP TO 5%THEREFORE RUNOFF (C) 0.91

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- WATER LINE
- FENCE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BURIED ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS FEATURE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- PROPOSED CONTOUR
- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- SUMP PUMP (SEE MEP PLANS/DETAILS)
- DRAINAGE SLOPE AND DIRECTION
- EG XXXX — EXISTING SPOT ELEVATION
- FG XXXX — FINISH GRADE ELEVATION
- TP XXXX — TOP OF PAVEMENT
- TC XXXX — TOP OF CURB
- FL XXXX — FLOW LINE
- TC XXXX / G XXXX — TOP OF CURB GUTTER

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

SCALE: 1 inch = 20 ft.

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DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
PRE-DEVELOPMENT DRAINAGE MAP

SHEET #
C-5.1

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- W — WATER LINE
- FENCE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- OE — OVERHEAD ELECTRIC LINE
- BE — BURIED ELECTRIC LINE
- FIRE HYDRANT
- WM — WATER METER
- WATER VALVE
- WW — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- GM — GAS METER
- GAS FEATURE
- EM — ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX — PROPOSED CONTOUR
- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- SUMP PUMP (SEE MEP PLANS/DETAILS)
- X% — DRAINAGE SLOPE AND DIRECTION
- EG XXXX — EXISTING SPOT ELEVATION
- FG XXXX — FINISH GRADE ELEVATION
- TP XXXX — TOP OF PAVEMENT
- TC XXXX — TOP OF CURB
- FL XXXX — FLOW LINE
- TC XXXX / G XXXX — TOP OF CURB GUTTER

PROPOSED DRAINAGE AREA PROPERTIES: ± 0.667 ACRES

PERVIOUS AREA

GREENSPACE	8,663.11 FT. (0.198 AC)

IMPERVIOUS AREA

PAVED SURFACES	18,774.36 SQ. FT. (0.431 AC)
BUILDING FOOTPRINT	1,674 SQ. FT. (0.038 AC)

$$\text{IMPERVIOUSNESS} = \frac{0.469\ \text{AC}}{0.667\ \text{AC}} = 0.703 = 70.3\%$$

DENSELY DEVELOPED AREA W/ 80% TO 90% IMPERVIOUS AREA AND SLOPES OVER 1% UP TO 3%THEREFORE RUNOFF (C) 0.88

						OVERLAND FLOW				SHALLOW CONCENTRATED FLOW						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
AREA ID #	INLET LOCATION	INLET TYPE	AREA (ac)	P_2* (in)	RUNOFF COEFF. (C)	FLOW LENGTH (ft)	OVERLAND SLOPE (%)	MANNING'S ROUGHNESS (n)	TIME OF CONC. (min.)	SURFACE TYPE	FLOW LENGTH (ft)	FLOW SLOPE (%)	MANNING'S ROUGHNESS (n)	VELOCITY (ft/s)	TIME OF CONC. (min)	TOTAL T_C (min)
EXISTING			0.667	4.10	0.91	50	2.70%	0.013	0.62	PAVED	140	3.90%	0.013	4.01	0.58	5
PROPOSED			0.667	4.10	0.88	40	2.40%	0.013	0.55	PAVED	120	1.10%	0.013	2.13	0.94	5

AREA FLOW RATES

1	2	3	4	7	8	9	10	11	12	13	14	15	16	17	18
INLET ID #	AREA (ac)	TIME OF CONC. (min)	RUNOFF COEFF. (C)	2-YEAR		5-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR	
				I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)	I (in/hr)	Q (cfs)
EXISTING	0.67	5	0.91	6.34	3.85	7.94	4.82	9.29	5.64	11.14	6.76	12.60	7.65	9.29	5.64
PROPOSED	0.67	5	0.88	6.34	3.72	7.94	4.66	9.29	5.45	11.14	6.54	12.60	7.40	9.29	5.45
DIFFERENCE					-0.13		-0.16		-0.19		-0.22		-0.25		-0.19

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

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DATE	ISSUE
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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
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PROFESSIONAL LICENSE NO: 110942

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PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
POST-DEVELOPMENT DRAINAGE MAP

SHEET #
C-5.2

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Attachment I - Inspection and Maintenance for BMPs

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Attachment I

Inspections:

- Erosion and sediment controls will be inspected every 7 days and within 24 hours after any storm event of ¼ inch or greater to make sure the controls are in effect and do not require any maintenance.
- Inspection results will be documented on an Inspection Report and maintained on site for review by state and local inspectors.
- A rain gauge will be kept on site and daily records of rainfall will be kept with inspection reports.
- Adverse conditions are those that are dangerous or create inaccessibility for personnel, such as local flooding, high winds, or electrical storms, or situations that otherwise make inspections impractical, such as extended frozen conditions. When adverse weather conditions prevent inspection of the site, an inspection should be completed as soon as it is safe and feasible.

The following are the minimum inspection, maintenance, and reporting practices that will be used to maintain erosion and sediment controls at our construction site:

1. All controls will be inspected to ensure that they meet manufacture's specifications.
2. Sediment basins and sediment traps will be cleaned when they reach 50% of the original capacity.
3. All site entrances and exits will be checked to ensure no off-site tracking.
4. All Inspection Reports will be maintained for a minimum of 3 years after project completion.
5. In addition to inspections, records will be kept of the following:

a. Dates when major grading activities occur

b. Dates when construction activities cease in an area, temporarily or permanently

c. Dates when an area is stabilized, temporarily or permanently

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Maintenance of Controls:

- Any repairs or replacements will be done as soon as possible, but no later than 48 hours after the inspection. Repairs and replacements will be documented on the Inspection Report.
- Sediment deposits will be removed once sediment has reached one half (1/2) the height of a wire backed silt fence.
- Sediment deposits will be removed once sediment has reached one half (1/2) the height of any other BMP such as check dams, storm wattles, rock bags, sediment basin or traps, or any other device.
- All control measures shall be properly selected, installed and maintained in accordance with the manufacturer's specifications, good engineering and construction practices. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the permittee shall replace of modify the control for site situations.

Completion of Job:

- After the completion of the job, all sediment and erosion controls will be removed and the street will be cleaned to make sure it is free of debris.
- The City of Helotes/TCEQ will be contacted to schedule a final inspection of the site.

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Permanent Stormwater Section (TCEQ-0600)

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Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Richard Gallegos

Date: 1.22.25

Signature of Customer/Agent

Regulated Entity Name: Mexitron Bubble Wash, AKA Noah's Ark Bandera Rd.

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

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

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

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

    [X] Prepared and certified by the engineer designing the permanent BMPs and measures

    [X] Signed by the owner or responsible party

    [X] Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit

    [X] A discussion of record keeping procedures

    [ ] N/A

See Declaration regarding construction and maintenance of water quality pond, storm water detention pond and joint access drive easement

3.1 Maintenance of the Detention Ponds and Drainage Easements. Following completion of the Detention Ponds and the Drainage Easements and acceptance thereof as set forth above, the Owner of Lot 1 shall maintain and keep in good condition and repair or cause to be maintained and kept in good condition and repair the Detention Ponds and Drainage Easements. Maintenance shall include all requirements of the Detention Pond Maintenance Plan (herein so called) prepared by the Drainage Plan Engineers in accordance with the Plat. The Owner of Lot 2 shall reimburse the Owner of Lot 1, not less than annually for its pro-rata share of all costs to maintain and keep in good condition and repair, the Detention Ponds and Drainage Easements, as follows:

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.

    [X] 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.

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    [ ] N/A

See Declaration Regarding Construction and Maintenance of Water Quality Pond, Storm Water Detention Pond and Joint Access Drive Easement

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

    [ ] N/A

HFA

Attachment C - No Permanent BMP Required

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

HFA

Attachment C

No permanent Best Management Practices (BMPs) are required for the construction of the proposed Valvoline development, as the original site development was designed to utilize the detention area located on the neighboring property to the north. This approach was previously reviewed and accepted by the Texas Commission on Environmental Quality (TCEQ) in the original Water Pollution Abatement Plan (WPAP) submittal. We intend to adhere to the conditions and constraints outlined in the original report to ensure continued compliance with the approved drainage and water quality management strategies.

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HFA

Attachment F - Construction Plans

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www.hfa-ae.com

Phone: 479.273.7780
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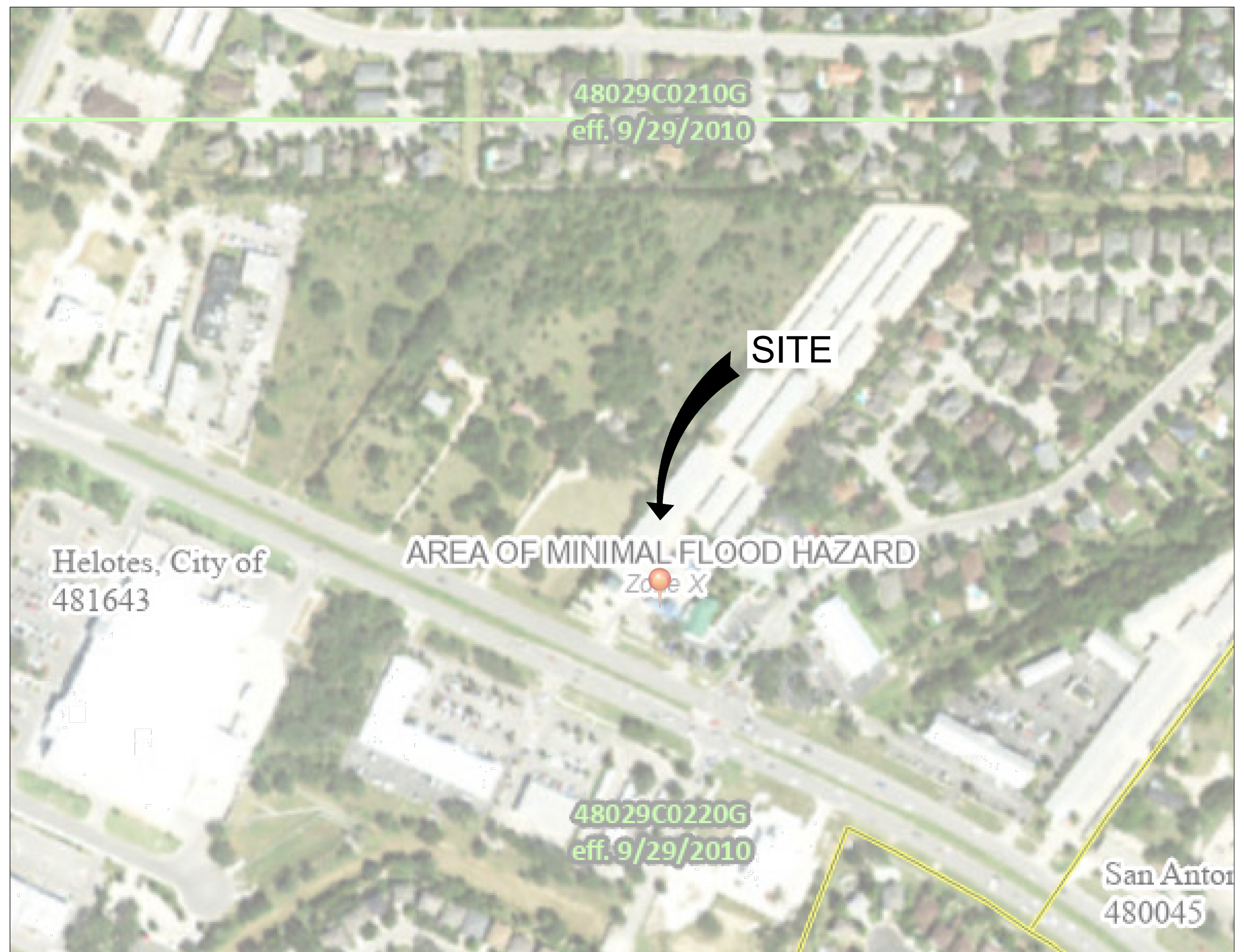
SITE DEVELOPMENT PLAN

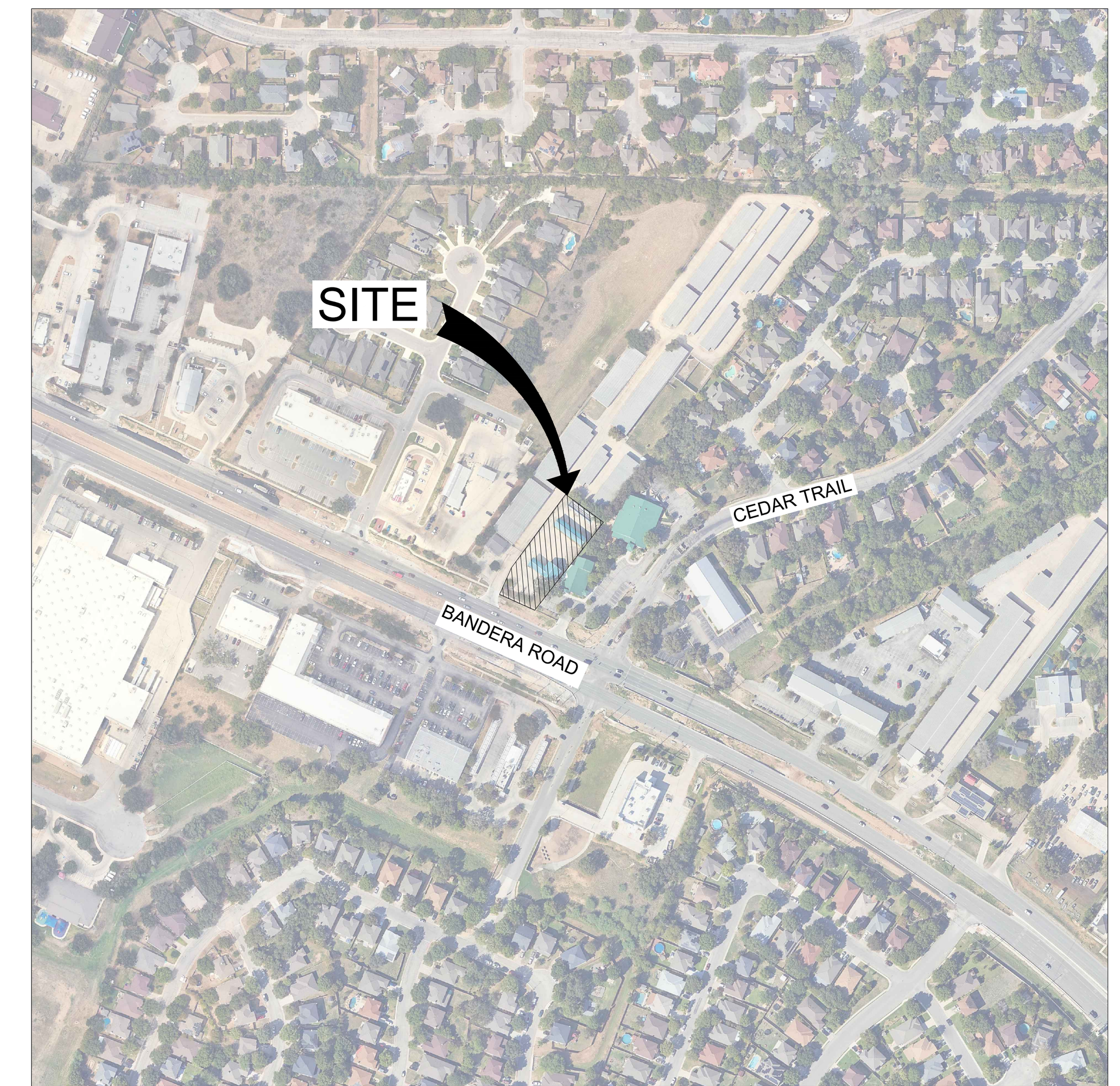


FLOOD INSURANCE RATE MAP

(N.T.S.)

Valvoline Instant Oil Change

12420 BANDERA ROAD
HELOTES
BEXAR COUNTY, TEXAS
ZONING: B3-OD



LOCATION MAP

(N.T.S)

DRAWING INDEX AND ISSUANCE LOG

PERMIT SET

SHEET #	SHEET NAME	05/31/2024 OWNER REVIEW SET	07/30/2024 PERMIT SET	10/17/2024 SAWS CURSORY REVIEW REV1	MM/DD/YYYY PERMIT SET REV2	MM/DD/YYYY REVISION 3	MM/DD/YYYY REVISION 4	MM/DD/YYYY REVISION 5	MM/DD/YYYY REVISION 6	MM/DD/YYYY REVISION 7	MM/DD/YYYY REVISION 8
C-1.0	COVER SHEET	•	•	•							
C-1.1	GENERAL NOTES	•	•	•							
C-3.0	DEMOLITION PLAN	•	•	•							
C-3.1	EROSION CONTROL PLAN PHASE 1 OF 2	•	•	•							
C-3.2	EROSION CONTROL PLAN PHASE 2 OF 2	•	•	•							
C-3.3	TCEQ NOTES			•							
C-4.0	SITE PLAN	•	•	•							
C-4.1	PAVING PLAN	•	•	•							
C-4.2	UTILITY PLAN	•	•	•							
C-5.0	GRADING PLAN	•	•	•							
C-5.1	PRE-DEVELOPMENT DRAINAGE PLAN		•	•							
C-5.2	POST-DEVELOPMENT DRAINAGE PLAN		•	•							
C-6.0	TREE PRESERVATION PLAN	•	•	•							
C-6.1	LANDSCAPE PLAN	•	•	•							
C-6.2	LANDSCAPE DETAILS	•	•	•							
C-6.3	IRRIGATION PLAN	•	•	•							
C-6.4	IRRIGATION DETAILS	•	•	•							
C-10.0	DETAILS SHEET 1 OF 4	•	•	•							
C-10.1	DETAILS SHEET 2 OF 4	•	•	•							
C-10.2	DETAILS SHEET 3 OF 4	•	•	•							
C-10.3	DETAILS SHEET 4 OF 4	•	•	•							
ATTACHMENT	ALTA SURVEY 1 OF 1	•	•	•							
	PLAT	•	•	•							
	ORIGINAL TREE SURVEY	•	•	•							
	PHOTOMETRIC PLAN (C-8-1)	•	•	•							
	DRAINAGE LETTER		•	•							

OWNER/DEVELOPER:

VALVOLINE

JAMES BOUTCHYARD, PROJECT MANAGER
100 VALVOLINE WAY
LEXINGTON, KY 40509
210-915-0042
JAMES.BOUTCHYARD@VALVOLINE.COM

ENGINEER:

HFA

CONTACT: KELSEY KREHER
1705 S. WALTON BLVD, SUITE 3
BENTONVILLE, AR, 72712
CELL: (816) 872 -7190
(479) 273-7780, EXT. 355
JOB NO. 06-22-20049

SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

QUIDDITY
4350 LOCKHILL-SELMA ROAD
SUITE 100
SAN ANTONIO, TEXAS 78249
(210) 494-5511
SURVEYOR'S JOB NO. 17066-0014-01

GEOTECHNICAL ENGINEER:

GILES ENGINEERING ASSOCIATES, INC.
2626 LOMBARDY LANE, SUITE 105
DALLAS, TEXAS 75220
(214)358-5885
PROJECT NO. 4G-2307003

CONTACTS:

PRE-CONSTRUCTION P.M.

VALVOLINE INSTANT OIL CHANGE
JAMES BOUTCHYARD
100 VALVOLINE WAY
LEXINGTON, KY 40509
BUS: (210) 915-0042

CONSTRUCTION P.M.

VALVOLINE INSTANT OIL CHANGE
JAMES BOUTCHYARD
100 VALVOLINE WAY
LEXINGTON, KY 40509
BUS: (210) 915-0042

LUBE EQUIPMENT SUPPLIER

DEVON INDUSTRIES, INC.
BRIAN STOOPS
PO BOX 270514
BUS: (405) 868-5665

CIVIL P.M.

HARRISON FRENCH & ASSOCIATES LTD
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KELSEY KREHER

ARCHITECT

HARRISON FRENCH & ASSOCIATES LTD
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JAMI COOK

LANDSCAPE ARCHITECT

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RICK MCGRAW

STRUCTURAL ENGINEER

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LUNGSHEN (TIGER) TSAO

PLANNING & ZONING

CITY OF HELOTES
P.O. BOX 507
1295 BANDERA ROAD
HELOTES, TX 78023
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MICHAEL GALLARDO

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HELOTES FIRE & EMS
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1295 BANDERA ROAD
HELOTES, TX 78023
SMORELAND@HELOTES-TX.GOV
SCOTT MORELAND

PUBLIC WORKS

CITY OF HELOTES
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CVULLO@HELOTES-TX.GOV
COREY VULLO

STORMWATER

CITY OF HELOTES
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CVULLO@HELOTES-TX.GOV
COREY VULLO

WATER/WASTEWATER

SAN ANTONIO WATER SYSTEM
2800 US HWY 281 N
SAN ANTONIO, TX 78212
210.233.2009
MARISA.WACHAL@SAWS.ORG
MARISA WACHAL

ELECTRIC

CPS Energy
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San Antonio, TX 78222
210-353-4050
csiwebaccess@cpsenergy.com

GAS

CPS Energy
4525 Rigsby Ave.
San Antonio, TX 78222
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csiwebaccess@cpsenergy.com

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HFA
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DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

Digitally signed by Garrett David Small
DN: E=garrett.small@hfa-ae.com, CN=Garrett David Small, O=Harrison French and Associates, L=Bentonville, S=ARKANSAS, SERIALNUMBER=MAS20240607550930, C=US
Date: 2024.10.16 11:28:07-05'00'

HFA-AE LTD
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL

PROJECT MANAGER: KK

QUALITY CONTROL: WFM

DRAWN BY: JKP/HV

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
COVER SHEET

SHEET #
C-1.0

GENERAL NOTES

1. The contractor shall retain a full set of latest approved construction plans and specifications on site during all construction activities. Local authority's standards shall supersede all HFA standards.
2. The contractor will maintain any required access to adjacent properties.
3. Any temporary construction easements required for private work related to the project shall be acquired by the owner. No work will be performed on private property without written permission of the affected property owner.
4. Coordinate start-up and all construction activities with the owner.
5. Construction methods and materials, not specified in these plans, are to meet or exceed the site work specifications provided by HFA, or as otherwise specified by the owner.
6. All construction work and utility work outside of property boundaries shall be performed in cooperation with, and in accordance with, regulations of the authorities concerned.
7. Public convenience and safety: the contractor shall conduct all work in a manner that will insure, as far as practicable, the least obstruction to traffic; and shall provide for the convenience and safety of the general public and residents along, and adjacent to, highways in the construction area in an adequate and satisfactory manner, in accordance with the DOT standard specifications for highway construction.
8. All aerial images are for reference only and are not to scale.
9. All imported fill shall be free of rocks greater than 12" in diameter and any detrimental organic material or refuse debris.
10. Safety railings are required on any retaining wall 30" or greater in height.
11. Proposed spot elevations are at top of finished curb unless otherwise specified.
12. The general contractor will be held solely responsible for and shall take all precautions necessary to avoid damage to adjacent properties during the construction phases of this project.
13. In accordance with generally accepted construction practices, the contractor shall be completely responsible for conditions of the job site. Including the safety of all persons and property during the duration of the construction. This will be applicable 24 hours a day.
14. All dimensions shown are to the face of curb unless otherwise noted.
15. All signs and traffic control devices to follow the guidelines of the MUTCD.
16. The contractor shall refer to the architectural plans for all building dimensions. The contractor shall immediately notify the architect and engineer in the event there are discrepancies determined between plans.
17. The design, inspection and certification of any retaining wall over 4FT shall be by a registered engineer.
18. All work shall be done in strict accordance with the project specifications.
19. The contractor shall ensure all necessary permits are obtained prior to construction.
20. The contractor shall maintain all existing parking, sidewalks, drives, etc. clear and free from any construction activity, and/or material, to ensure easy and safe pedestrian and vehicular traffic to and from the site.
21. The contractor shall refer to the architectural plans for exact locations and dimensions of the precise building dimensions and exact building utility entrance points.
22. The engineer of record shall review and approve material submittals.
23. The demolition of any existing underground storage tanks, fueling dispensers, or fueling related appurtenances such as supply lines, shall be removed per local, state and federal requirements.
24. The contractor shall maintain the site and provide 6' tall chain link security fence around the site until such time as the owner takes over.
25. The contractor is responsible for providing traffic control throughout the project, including proper traffic control devices and/or personnel as required. This includes both vehicular and pedestrian traffic control. Traffic control shall be in accordance with MUTCD.

EROSION CONTROL NOTES

1. Erosion control measures are to be installed prior to demolition commencing.
2. If top soil or other soil is to be stockpiled for more than 30 days, a temporary cover of annual rye or other suitable grass shall be planted. Stockpile is to be a minimum distance of 25' from all drainage structures.
3. Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fences when it reaches one-half the height of the silt fence.
4. When silt fence or wattles are not placed at a constant elevation following contours on steep slopes, the "J" hook method should be used (at 50FT intervals) to create ponding and prevent erosion of the trench backfill of silt fence installation
5. The contractor shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
6. All storm water pollution prevention measures shall be initiated as soon as possible.
7. All wash water from concrete trucks, vehicle and equipment cleaning, etc. shall be detained and properly treated or disposed.
8. General contractor shall denote the temporary parking and storage area which shall also be used as the equipment maintenance and cleaning area, and area for portable facilities, office trailers and toilet facilities.
9. The contractor will implement best management practices as required by SWPPP. Additional BMPs shall be implemented as necessary as the project progresses at no additional cost to the owner throughout all phases of construction.
10. The contractor shall obtain and follow the SWPPP as approved by local and state agencies.
11. Disturbed portions of the site where construction activity has stopped for at least 14 days shall require temporary seed.
12. Contractor shall be responsible for removing sediment from detention structures at all points throughout construction.
13. The contractor shall adjust erosion control measures throughout grading as necessary to perform effectively.
14. Re-vegetation shall be required to meet the following performance standards (sediment controls shall remain in place until re-vegetation is established).
15. A minimum of 4 inches of topsoil shall be required to be either existing or installed in areas to be re-vegetated. Any application of topsoil and seeding under the drip line of a tree should be minimized to 3 inches so as not to damage the trees root system.
16. All construction to be stabilized at the end of each working day. This includes back filling of trenches for utility construction and placement of gravel or bituminous paving for road construction.
17. Provide complete and uniform coverage that minimizes erosion and runoff.
    a. Zero to 10% grade: re-vegetation shall be a minimum of seeding and mulching.
    b. 10:1 up to 4:1 grade: re-vegetation shall be a minimum of hydro-seeding with mulch and fertilizer, sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    c. 4:1 to 3:1 grade: The slope shall be covered with landscape fabric and hydro-seeded with mulch and fertilizer, or staked sod, or groundcover. Said planting shall provide complete and uniform coverage that minimizes erosion and runoff.
    d. More than 3:1 grade: any finish grade over 3:1 shall be stabilized with one or more of the following:
    e. Retaining walls; cribbing with landscape fabric; terracing with groundcover; riprap; staked sod (up to 2:1 slope)
    f. If cribbing, terracing, or riprap is used, the slope's stability and erodibility must be equivalent to or better than its predevelopment state.
20. Permanent Erosion Control: The developer shall incorporate permanent erosion control features at the earliest practical time. Temporary erosion control measures will be used to correct conditions that develop during construction that were unforeseen during the design stage, that are needed prior to installation of permanent erosion control features, or that are needed temporarily to control erosion that develops during normal construction projects, but are not associated with permanent control features on the project.
21. Dust: Where excessive dust may become a problem, a plan for spraying water on heavily traveled dirt areas shall be addressed.
22. Construction Exits: A stabilized rock exit is required on construction sites. Rock exits must be at least 20' wide by 50' long by 6" thick stabilized rock having a minimum average diameter of 3". If there is an existing curb, loose material such as fill dirt or gravel shall not be used to ramp up to it from the street. Temporary wooden ramps in front of curbs are acceptable.
23. Debris, Mud, and Soil in Public Streets: debris, mud and soil shall not be allowed on public streets but if any debris, mud, or soil from development sites reaches the public street it shall be immediately removed via sweeping or other methods of physical removal. Debris, mud, or soil in the street may not be washed off the street or washed into the storm drainage system. Storm drainage systems downstream of a development site should be protected from debris, mud, or soil in the event that debris, mud, or soil reaches the drainage system.
24. Franchise and Private Utilities: the property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc. Erosion and sediment control systems must be immediately restored after each utility construction.

Erosion Control Planning Sequence To Be Used (If not specified on Erosion Control Plan)

Phase I

1. Install stabilized construction entrances/exits.
2. Prepare temporary parking and storage areas. upon implementation and installation of the following: trailers, parking, lay down, porta-potty, wheel wash, concrete wash-out, mason's area, fuel and materials storage containers, solid waste containers, etc., denote them on the site maps throughout the construction progress.
3. Construct the silt fences on the site.
4. Halt all activities and contact the civil engineer consultant to perform inspection of BMPs. general contractor shall schedule and conduct storm water pre-construction meeting with engineer and all ground-disturbing contractors before proceeding with construction.
5. Clear and grub the site.
6. Start construction of the building pad and structures.
7. Begin grading the site.

Phase II

1. Temporarily seed disturbed areas.
2. Install utilities, underdrains, storm sewers, curbs and gutters.
3. Install rip-rap around outlet structures.
4. Install inlet protection around all storm sewer structures.
5. Complete grading and install permanent seeding and planting.
6. Remove all temporary erosion and sediment control devices if site is stabilized.

DEMOLITION NOTES

1. The location of the utilities shown have been determined by information gathered and shall not be used as exact. contractor shall contact the appropriate utility companies to verify exact locations prior to demolition.
2. The contractor shall coordinate with the proper utility companies for removal and relocations of the respective utility. The contractor shall verify any work that may be done by the utility companies.
3. Contractor shall protect the public with best management practices.
4. Contractor shall protect and maintain all existing structures, pavement, and vegetation that is not to be disturbed and is responsible for any damages to them.
5. The contractor shall properly dispose of all materials resulting from operation according to governing authorities and shall obtain the proper permits required for disposal and demolition.
6. The contractor shall maintain continuous access to adjacent properties during construction and avoid any property damage during construction.
7. The contractor shall install erosion and sediment control devices prior to demolition.
8. The contractor shall be responsible for maintaining services to any necessary utilities during construction.
9. For all items noted to be removed, remove not only the above ground elements, but also remove all underground elements as well including, but not limited to; foundations, gravel fills, tree roots, pipes, tanks, etc.
10. Backfill all excavations resulting from the demolition work meeting the requirements for fill outlined in the geotechnical investigation report for this site.
11. Asbestos and any other hazardous material shall be properly permitted and removed by the contractor. Contractor shall secure all permits for demolition and removal of materials from the site.
12. Limit saw-cut and pavement removal to only those areas where it is required as shown on these plans. any damage incurred to any surrounding areas shall be repaired / replaced at the responsibility of the contractor. Contractor shall protect existing adjacent structures, pavement, utilities, landscape, etc. from damage during construction.
13. Demolition and removal of underground storage tanks, fueling dispensers, and fueling related appurtenances such as supply lines shall be removed as per local, state, and federal requirements. Contractor shall field verify exact location of supply lines and appurtenances and remove per requirements. Contractor shall secure all permits for demolition and removal of materials from the site.
14. Contractor shall ensure that services to all utilities to be removed has been discontinued and shut off. All utility lines shall be capped per utility company standards.
15. Contractor shall coordinate with adjacent property owners prior to demolition of materials along property lines.

SITE NOTES

1. Unless otherwise shown, all curb radii shall be 2'.
2. Asphalt concrete surface and base course materials should meet or exceed the requirements as outlined in the specifications or as specified by the state or local jurisdiction, whichever is more stringent.
3. An independent testing laboratory, selected and paid for by the contractor and approved by the owner, shall be retained to perform construction testing of in-place asphalt concrete courses for compliance with requirements for thickness and surface smoothness requirements as specified in the construction specifications.
4. All removal of asphalt pavement will be saw cut.
5. Curbs must be caulked before backfilled and street paved. Acceptable suppliers are: Omni Seal 50, Percora 864 and 865, Dow Corning 888, or pre-approved equal.
6. Concrete pipe shall meet local jurisdiction or DOT specs. No damaged or repaired pipe will be allowed.
7. Any damage to the existing public street due to construction shall be repaired/replaced at the contractors expense.
8. Provide a smooth line by full depth saw cut for street widening (typ).
9. All existing curb cuts will be removed and replaced with standard curb, any curb to remain that is currently damaged or cracked shall be removed and replaced with standard curb, and curb damaged during construction shall be removed and replaced.
10. Driveway approaches shall be constructed of Portland cement concrete with a broom finish.
11. Detectable warnings are required when constructing or altering curb ramps. A 24 in wide strip of detectable warning (truncated domes) should be installed at the bottom of a curb ramp to indicate the transition from the sidewalk to the street or as indicated on drawings.
12. Minimum density for asphalt shall be 92% of the maximum theoretical density.
13. Subgrade shall be compacted to 95% of standard proctor.
14. Base course shall be compacted to 95% of modified proctor on local and residential streets.

Concrete Notes:

15. Concrete paving and structures should conform to project specification and details. If a discrepancy is found the more stringent shall apply.
16. An independent testing laboratory, selected and paid for by the contractor, and approved by owner, shall be retained to perform construction testing of concrete for compliance with requirements of the construction specifications.
17. Vertical concrete surfaces exposed to the general public shall be wet-rubbed to a smooth finish after forms have been removed. Horizontal surfaces shall be broomed as required in the construction specifications.

PAVING NOTES

1. Place expansion joint between medium duty and heavy duty concrete.
2. Contractor to provide diagonal control joint from corners of paving transitions.

GRADING NOTES

1. Proposed contours are at finished grade.
2. The construction area shall be cleared, grubbed, and stripped of topsoil and organic matter from all areas to be occupied by building and paving. Topsoil for replacement on slopes may be stockpiled on site. Excess topsoil may be wasted in fill slopes, except that no topsoil will be wasted within 10 feet of the edge of the building or paved area. Burning of timber and debris shall comply with AHJ ordinances.
3. Areas to receive fill shall be scarified and the top 8 inch depth compacted to 95% standard proctor of the maximum laboratory density. Any unsuitable areas shall be undercut and replaced with suitable material before any fill material can be applied.
4. Off-site fill material (gravelly clay), shall have a plasticity index of 15 or less and a CBR value greater than 3. Off-site fill material shall be approved by the engineer prior to bringing on site.
5. Areas that are to be cut to subgrade levels shall be proof-rolled with a fully loaded tandem-axle dump truck or similar approved construction equipment to detect unsuitable soils. Cut areas are to be scarified and recompacted to 95% standard proctor and tested by a geotechnical engineer prior to placement of base material.
6. In all areas of excavation, if unsuitable soils are encountered, a qualified geotechnical engineer shall recommend to the owner on the methods of undercutting and replacement of properly compacted, approved fill material. All proof-rolling and undercutting shall be performed during a sufficient duration of dry weather.
7. An independent certified testing laboratory, selected and paid for by the contractor, and approved by the owner, shall be retained to perform construction testing of the subgrade for compliance with the minimum requirements of subgrade compaction. For base course and asphalt paving see typical sections and specs.
8. All slopes are to be 3H:1V or flatter unless otherwise indicated.
9. Contractor shall refer to the stormwater pollution prevention plan and report for stormwater quality control including erosion and sediment control. Proper measures shall be practiced to prevent erosion along the edge of property, toe of slope, and along ditches. Mud and debris are not allowed to flow onto adjacent properties or public roadways.
10. The contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations.
11. The contractor is responsible for meeting all permit requirements for the disposal of materials from the site.
12. All disturbed areas shall receive 4 inches of topsoil and be re-vegetated. Vegetation must be established to minimize erosion prior to issuance of certificate of occupancy.
13. Prior to the installation of storm or sanitary sewer, the contractor shall excavate, verify and calculate all crossings and inform the owner and the engineer of any conflicts prior to construction. The engineer will not be held liable if the engineer is not notified of design conflicts.
14. All graded and otherwise disturbed areas shall be stabilized within 15 days immediately after grading or disturbance has ceased.
15. Permanent improvements such as streets, storm sewers, curb and gutters, and other features for control of runoff shall be scheduled coincidental to removing vegetative cover from the area so that large areas are not left exposed beyond the capacity of temporary control measures.
16. Erosion and sediment control systems must be immediately restored after each utility construction. The property owner or main contractor onsite will be responsible for restoring all erosion and sediment control systems and public infrastructure damaged or disturbed by underground private or franchise utility construction such as water and sewer service leads, telephone, gas, cable, etc.
17. All curbs shall be 6 inches above finish grade unless otherwise specified.
18. Prior to demolition occurring, erosion control devices are to be installed per BMP sequence.
19. All storm sewer pipe connections to structures shall be grouted to insure connection at structure is water tight. All storm sewer structures shall have a smooth uniform poured mortar invert from invert in to invert out.
20. All drainage structures shall meet H20 loading when in paved traffic areas. And be flush with finished grades in paved areas.
21. Existing drainage structures to remain shall be inspected and repaired as necessary. Remove all silt and debris.
22. Fills shall be limited to 10FT vertical height unless information demonstrating slope stability, erosion control, and drainage control is provided along with re-vegetation.
23. Transition gutter to allow a 4 inch depression at curb inlets. (12FT for upstream side and sags and 4FT for downstream side)
24. Steps are required in storm drain manholes that are at 4FT of depth and greater. Centerline of manhole lid shall be 2FT from the wall where steps are located. Steps shall be copolymer polypropylene plastic with steel core.
25. Contractor to provide positive drainage away from buildings for paved and unpaved areas.
26. Pipe lengths shown are approximate. Contractor to confirm all pipe lengths.

UTILITY NOTES

1. Existing utilities shown on plans have been shown in their approximate locations per available information.
2. Construction shall not start on any public utility system until written approval has been received from the appropriate utility authorities, and the owner, and contractor have been notified by HFA.
3. Contractor shall not open, turn off, interfere with, or attach any pipe or hose to or tap any water main unless duly authorized to do so by the AHJ. Any adverse consequences of any scheduled or unscheduled disruptions of service to the public are to be the liability of the contractor. HFA and the owner are to be held harmless.
4. All trenching, backfilling and pipe laying is to meet all OSHA requirements.
5. The location, description and size of all above-ground and under-ground facilities, structures and utilities have been determined with due care and diligence, using current techniques, equipment and proper accuracy control procedures. However, information shown hereon is not warranted to be correct in every detail because of inaccuracies in or lack of existing data or maps and the inability to verify in the field. Persons using information contained hereon are hereby cautioned accordingly.
6. Refer to building plans for site lighting electrical plans.
7. All designs are subject to the AHJ's latest design criteria (water, sewer, streets and drainage). Review for plat approval is not approval of public improvements, and all proposed improvements are subject to further review at the time construction plans are submitted.
8. Water and sewer impact fees will apply for the additional impact to the system. The fees will be based on the AHJs standard requirements. These will be paid for by the owner.
9. All utility service lines to be connected to new mains or relocated as needed for installation of storm sewer system.
10. All conduits placed by contractor must have 48" of cover at final grade and marked with posts to identify the ends of conduits. There must be a minimum separation of 12" between electrical conduits and other utilities.
11. Service taps on existing mains shall be made by the city, and fees paid by owner.
12. All underground lines to be inspected prior to back filling.
13. Dimensions shown are to center of pipe or fitting.
14. Testing of water and sewer lines shall be at contractor's expense.
15. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and manholes in unpaved areas are to be 1" above finished grades.
16. All utilities under paved areas shall receive High-quality granular base course backfill full depth.
17. Maintain minimum horizontal separation of 10' between water and sewer and 5' between other underground utilities such as storm sewer, electrical, gas, and conduits.
18. All water, gas and electrical meters within the project area are to be abandoned and returned to the appropriate authority.
19. Coordination of all conduit placement shall be made with utility providers and installed by general contractor.
20. All water and sewer force main fittings shall be restrained through the use of thrust blocking per detail sheets or approved equal.
21. Proposed utilities that are to be buried in the same trench shall be coordinated with and approved by the involved utilities.
22. The contractor shall field verify depth and location of all utilities prior to construction of proposed utilities. All proposed utilities shall be constructed in accordance with governing agency.
23. The governing AHJ shall be notified no less than 48 hours prior to the installation of public utilities, infrastructure, roadway, etc. Testing shall be coordinated with the AHJ by the engineer of record as required.
24. Contractor to confirm all clearance heights of overhead utilities. If finished elevation of grading reduces clearance of lowest line to less than 16.5', contractor shall contact utility, owner, and engineer. HFA is not responsible for any damage to overhead utilities.

LANDSCAPE NOTES

1. All plant material to arrive at the site with moist soil.
2. Structural soil must be indicated on plans and inspected by the landscape architect at the time of installation.
3. Wheel stops or curb are required between parking and landscaping.
4. Wire baskets and burlap to be removed during tree planting.
5. Locate all utilities and site lighting conduits before landscape construction begins. Landscape contractor to contact "one call" prior to beginning work.
6. Notify the professional of record or their designated representative of any layout discrepancies prior to planting.
7. Maintain 5' min horizontal separation between tree plantings and water sanitary sewer lines.
8. All planting to be completed according to details, specifications or AHJ requirements, whichever is more stringent.
9. All plant materials shall meet requirements established by the American Standard of Nursery Stock.
10. All disturbed areas not receiving plantings or sod, shall receive seeding per Landscape Plan. These areas should receive water until grass has been established.
11. If irrigation is not to be installed, sufficient hose bibs shall be installed to meet the needs of site plantings.
12. Plant quantities shown in plant schedule are for reference only and shall be verified with the plan by the landscape contractor.
13. All trees and natural areas shown on the plan to be preserved shall be protected during construction with temporary fencing.
14. Protective fences shall be erected according to details for tree protection, if required.
15. Protective fences shall be installed prior to the start of any site preparation work and shall be maintained throughout all phases of the construction project.
16. Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree driplines.
17. Protective fences shall surround the trees or group of trees and will be located at or beyond the dripline. For natural areas, protective fences shall follow the limit of construction line, in order to prevent the following: a. soil compaction in the root zone area resulting from vehicular traffic or storage of equipment. b. root zone disturbances due to grade changes (greater than 6"). c. wounds to exposed roots, trunk, or limbs by mechanical equipment. d. other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
18. Exceptions to installing fences at driplines may be permitted in the following cases:
    a. Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development.
    b. Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area.
    c. Where trees are close to proposed building, erect the fence to allow 6 to 10 feet of workspace between the fence and the building.
    d. Where there are severe space constraints due to tract size, or other special requirements.
    e. Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk. Protect the trunk with strapped on planking to a height of 8 feet (or limits of lower branching) in addition to the reduced fencing provided.
20. Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
21. Any roots exposed by construction activity shall be pruned flush with the soil, backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
22. Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
23. No landscape topsoil dressing greater than 4 inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
24. Pruning to provide clearance for structures, vehicular traffic, and equipment shall take place before construction begins.
25. All finished pruning must be done according to recognized, approved standards of the industry (reference the American National Standard, ANSI-A300 pruning, 2008 or later)

IRRIGATION NOTES

1. Contractor shall locate all underground utilities prior to starting work on the site. Utilities shown on this plan are approximated, and should be verified on the civil utility plan and in the field.
2. Contractor is responsible for all permits, licenses, meters, taps, and impact fees required to install the system.
3. Contractor shall refer to the Irrigation Plan for head, line, and valve placement relative to the proposed planting plan. Irrigation system shall provide 100% head-to-head coverage.
4. Contractor shall adjust heads and nozzles to provide 100% coverage in the areas indicated on the plan. Avoid conflicts with existing and proposed plant material, paving, structures, and utility lines. Adjustable arc nozzles shall be substituted in place of fixed arc nozzles as necessary to prevent over spray onto pavement. Irrigation heads shall be placed and adjusted to prevent spray onto buildings or walkways.
5. Verify in the field, the location of lines, heads, or valves within the drip line of any existing trees. Hand excavate or bore within the dripline of any tree.
6. Irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans.
7. The professional of record or owner's representative shall approve the flagged layout of the system prior to trenching.
8. All main line piping shall be buried to have a minimum cover of 18". All lateral piping downstream of the mainline shall be buried to have a minimum cover of 12".
9. All wiring from the irrigation controller to the remote control valves shall be uf-14 direct burial cable. All wire splices shall be made in valve boxes only.
10. The irrigation contractor is responsible to coordinate the placement of sleeves prior to paving. Sleeve material shall be schedule 40 and at a minimum depth of 18".
11. The irrigation contractor is required to repair with approved in kind materials any damage including but not limited to: the building, structures, paving, or plantings. Damage to utilities by the irrigation contractor shall be reported to the owner's representative, and the regulating utility provider.
12. Contractor shall not willfully install the irrigation system when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage, area dimensions or static water pressure exist that might not have been present or known information in the design. Such obstructions or differences shall be brought to the attention of the owner's representative. In the event this notification is not performed, the contractor shall assume full responsibility for any revision necessary at no additional cost to the owner.
13. Irrigation contractor is responsible for repairing all lawns disturbed outside of of construction disturbance areas. All irrigation disturbance outside of construction disturbance shall have the trenches backfilled with topsoil, as described in the general landscape notes and be graded smooth per the grading plan. Irrigation contractor shall follow the general landscape notes for seeding or sodding for repairing required lawn areas.

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DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

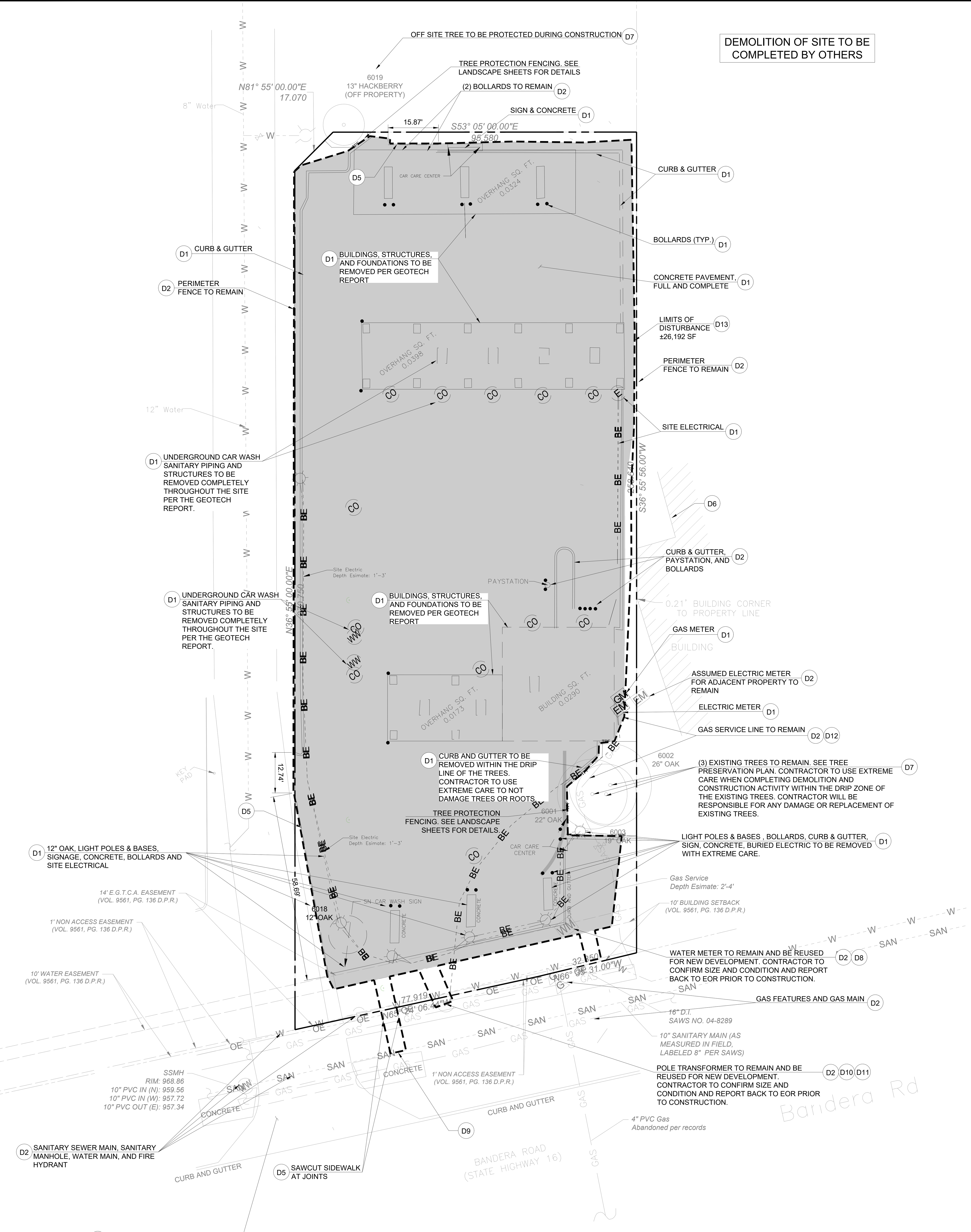
PROJECT NAME

VALVOLINE INSTANT OIL CHANGE
12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER: 06-22-20049

SHEET NAME: GENERAL NOTES

SHEET #: C-1.1



GENERAL DEMOLITION NOTES:

1. ANY DEMOLITION IS TO BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE CITY, COUNTY AND STATE, AND/OR GOVERNING BODY'S STANDARDS.
2. THE DEMOLITION PLAN SHALL BE DONE IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.
3. EROSION AND SEDIMENT CONTROL MEASUREMENTS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION.
4. THE PURPOSE OF THIS DRAWING IS TO CONVEY THE OVERALL SCOPE OF WORK AND IT IS NOT INTENDED TO COVER ALL DETAILS OR SPECIFICATIONS REQUIRED TO COMPLY WITH GENERALLY ACCEPTED DEMOLITION PRACTICES. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE, SCOPE OF WORK, AND ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING THE WORK. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PERFORMING ALL DEMOLITION WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND IS LIABLE FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES DURING THE COURSE OF THE PROJECT.
5. THE DEMOLITION PLAN IS INTENDED TO SHOW REMOVAL OF KNOWN SITE FEATURES AND UTILITIES AS SHOWN ON THE SURVEY. THERE MAY BE OTHER SITE FEATURES, UTILITIES, STRUCTURES, AND MISCELLANEOUS ITEMS BOTH BURIED AND ABOVE GROUND THAT ARE WITHIN THE LIMITS OF WORK THAT MAY NEED TO BE REMOVED FOR THE PROPOSED PROJECT THAT ARE NOT SHOWN HEREON. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF SUCH ITEMS AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION TO COORDINATE DISCONNECTION AND REMOVAL OF EXISTING UTILITIES WITHIN THE AREA OF WORK.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLAN OR NOT.
7. UPON DISCOVERY OF ANY UNDERGROUND TANKS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE. NO REMOVAL OF TANKS SHALL OCCUR UNTIL AUTHORIZED BY OWNER.
8. BUILDING AND APPURTENANCES DESIGNATED FOR DEMOLITION SHALL NOT BE DISTURBED BY THE CONTRACTOR UNTIL HE HAS FURNISHED WITH NOTICE TO PROCEED BY THE OWNER. AS SOON AS SUCH NOTICE HAS BEEN GIVEN, THE CONTRACTOR SHALL PERFORM THE DEMOLITION, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.
9. ALL EXISTING UTILITIES WITHIN THE EXISTING BUILDING ARE TO BE REMOVED, WHERE CONFLICTS OCCUR WITH GRADE, BEAMS, PILES, PROPOSED UTILITIES AND TRENCH BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND GEOTECHNICAL REPORT.
10. FOUNDATIONS, FLOORS, FLOOR SLABS, AND ANY OTHER UNDERGROUND BUILDING STRUCTURES SHALL BE REMOVED IN ACCORDANCE WITH THE SPECIFICATIONS. AREAS OF STRUCTURE REMOVAL SHALL BE BACKFILLED IN ACCORDANCE WITH SPECIFICATIONS AND GEOTECHNICAL REPORT.
11. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL CITY, STATE, AND FEDERAL LAWS AND ORDINANCES.
12. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DENOTED FOR SALVAGE, SHALL BECOME PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER OF WATER, ELECTRIC, OR GAS METERS WHEN THE METERS ARE READY FOR REMOVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS. DISCONNECT TRANSFORMERS AS REQUIRED FOR BUILDING DEMOLITION.
13. AS SOON AS DEMOLITION WORK HAS BEEN COMPLETED, THE FINAL GRADE OF BACKFILL IN DEMOLITION AREAS SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT TO PRESENT A NEAT, WELL DRAINED APPEARANCE, AND TO PREVENT WATER FROM DRAINING UNNECESSARILY ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL GRADE SITE TO EXISTING STORM DRAINAGE SYSTEM TO REMAIN ON SITE.
14. EXISTING TREES TO REMAIN SHOULD BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
15. THE CONTRACTOR IS TO COORDINATE WORK IN THIS PROJECT TO ENSURE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
16. THE USE OF EXPLOSIVES SHALL NOT BE PERMITTED.

DEMOLITION KEY NOTES

#

D1	EXISTING TO BE REMOVED
D2	EXISTING TO REMAIN
D5	LIMITS OF SAWCUT AND FULL DEPTH PAVEMENT REMOVAL
D6	EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES.
D7	EXISTING TREE(S) TO REMAIN TO BE PROTECTED
D8	CONTRACTOR TO COORDINATE WITH LOCAL WATER SEWER DEPARTMENT FOR REMOVAL AND/OR POINT OF CONNECTION
D9	CONTRACTOR TO COORDINATE WITH LOCAL SANITARY SEWER DEPARTMENT FOR REMOVAL AND/OR POINT OF CONNECTION
D10	CONTRACTOR TO COORDINATE WITH LOCAL ELECTRIC COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D11	CONTRACTOR TO COORDINATE WITH LOCAL TELEPHONE COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D12	CONTRACTOR TO COORDINATE WITH LOCAL GAS COMPANY FOR REMOVAL AND/OR POINT OF CONNECTION
D13	DEMOLITION LIMITS

EXISTING LEGEND

Symbol	Description
	CURB AND GUTTER
	EASEMENT LINE
W W	WATER LINE
	FENCE
SAN SAN	SANITARY SEWER LINE
GAS	GAS LINE
OE OE	OVERHEAD ELECTRIC LINE
BE BE	BURIED ELECTRIC LINE
	FIRE HYDRANT
WM	WATER METER
	WATER VALVE
WW	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
GM	GAS METER
G	GAS FEATURE
EM	ELECTRIC METER
	LIGHT POLE
	POWER POLE
	BOLLARD
	TREE

PROPOSED LEGEND

Symbol	Description
	PROPERTY LINE
	LIMITS OF DISTURBANCE
SAW	PROPOSED SAW CUT
	CONCRETE TO BE REMOVED.
	ASPHALT TO BE REMOVED.
	AREA OF DISTURBANCE

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

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DATE	ISSUE
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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

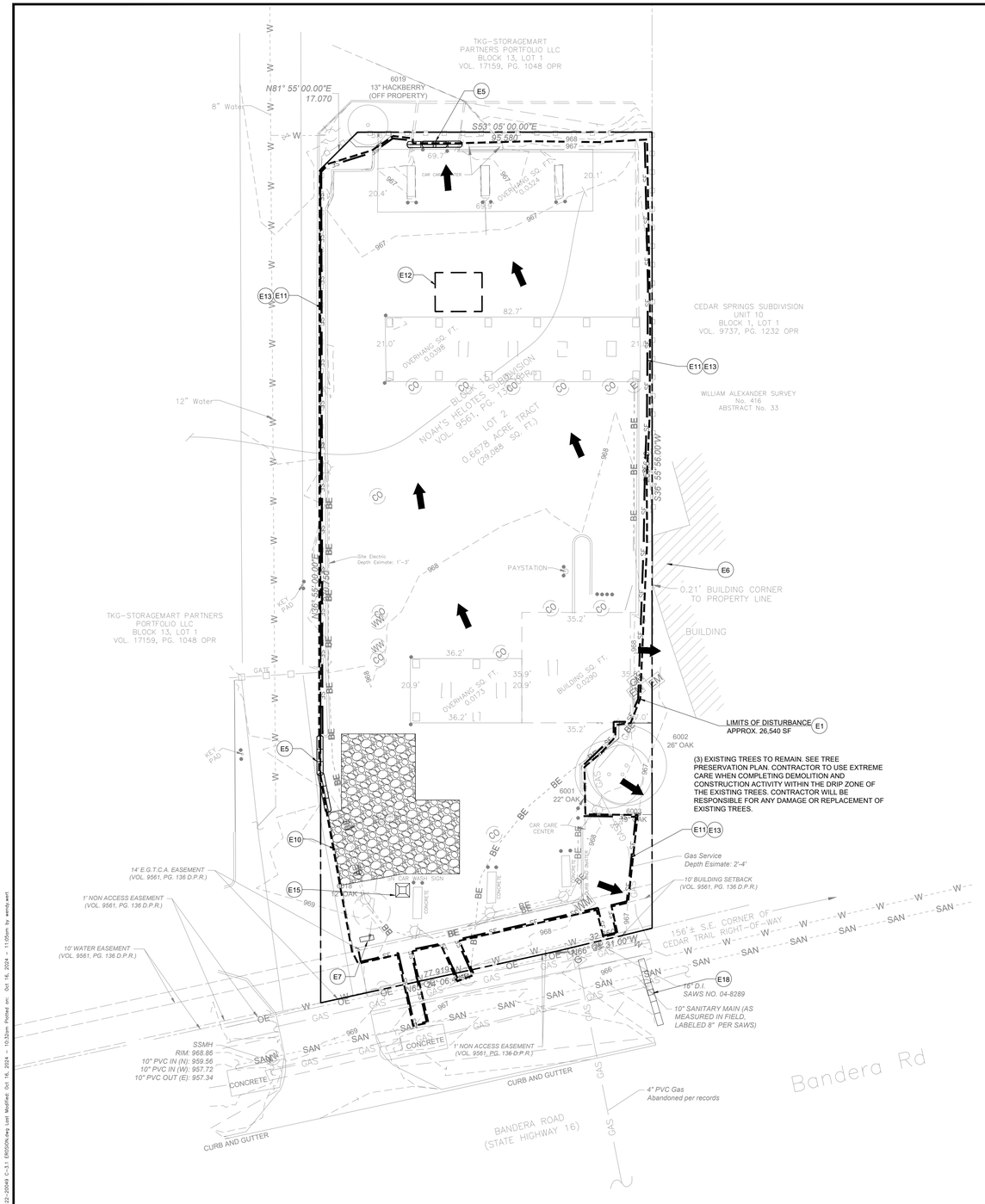
VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
DEMOLITION PLAN

SHEET #
C-3.0



GENERAL EROSION NOTES:

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

BMP MAINTENANCE NOTES

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURE SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 1,674 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 0.668 ACRES.

DISTURBED ACREAGE OF SITE (INCLUDING OFF-SITE WORK) IS 0.61 ACRES.

ANTICIPATED CONSTRUCTION START DATE IS FALL 2024 AND COMPLETION DATE IS SUMMER 2025.

VALVOLINE'S CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

EXISTING LEGEND:

- CURB AND GUTTER
- EASEMENT LINE
- W — WATER LINE
- FENCE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- OE — OVERHEAD ELECTRIC LINE
- BE — BURIED ELECTRIC LINE
- FIRE HYDRANT
- WM — WATER METER
- WATER VALVE
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- CO — SANITARY SEWER CLEANOUT
- GM — GAS METER
- GAS FEATURE
- EM — ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- XXXX — CONTOUR ELEVATIONS
- TPF — TREE PROTECTION
- LIMIT OF DISTURBED AREA
- VTC — VEHICLE TRACKING CONTROL
- SF — SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT
- CWA — CONCRETE WASHOUT AREA
- TS — TEMPORARY STORAGE AREA
- FLOW ARROW

KEY NOTES

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E4	LIMIT OF DISTURBED AREA.
E5	EROSION EELS SEDIMENT BARRIER. SEE DETAIL ON SHEET C-10.2.
E6	EXISTING STRUCTURE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASES.
E7	SWPPP SIGN.
E10	CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES. SEE DETAIL ON SHEET C-10.2.
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E12	STORAGE/STAGING AREA.
E13	SILT FENCE INSTALLATION AND CONDITION TO BE INSPECTED, ASSESSED, AND REPORTED ON TO THE CITY OF HELOTES OR ACTING RESIDENT ENGINEER. REPORTS TO BE MADE ON A WEEKLY BASIS TO MAINTAIN EROSION CONTROLS ALONG ALL PROPERTY BOUNDARIES. SILT FENCING IS TO BE MAINTAINED THROUGHOUT ALL CONSTRUCTION ACTIVITIES. ANY SILT AND/OR SEDIMENT BUILD UP SHALL BE REMOVED AT CONTRACTOR'S EXPENSE IMMEDIATELY AND SILT FENCE SHALL BE RE-INSTALLED AS REQUIRED TO MAINTAIN EROSION CONTROLS.
E15	CONCRETE WASHOUT. SEE DETAIL ON SHEET C-10.2.
E18	CHECK DAM. SEE DETAIL ON SHEET C-10.2.

SEQUENCE OF CONSTRUCTION

PHASE I
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. INSTALL ALL PERIMETER SEDIMENT MEASURES.
5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.

PHASE II
6. BEGIN DEMOLISHING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED DENUDED AREAS.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
11. INSTALL INLET/FLUME PROTECTION DEVICES.
12. PREPARE SITE FOR PAVING.

PHASE III
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONTROL MEASURES																								
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STORM FACILITIES																								
TEMPORARY CONSTRUCTION ROADS																								
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SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1–2 tons/acre); Wood chips (5–6 tons/acre),, Wood fiber (0.5–1 tons/acre), Bark (35 cy/acre), Corn stalks (4–6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
TS	DISTURBED AREA STABILIZATION(W/ TEMP. SEEDING)	Planting rapid-growing annual grasses, small grains, or legumes to provide initial, temporary cover for erosion control on disturbed areas.	May–Aug.: German millet (40 lbs./ac), Aug.–Dec.: Rye grain (120 lbs./ac), Jan.–May: Mixture of Rye grain (120 lbs./ac) and Kobe lespedeza (50 lbs./ac) 750 (1000 lbs.–for Fall) lbs./ac of 10–10–10 fertilizer
PS	DISTURBED AREA STABILIZATION(W/ PERM. SEEDING)	Controlling runoff and preventing erosion by establishing a perennial vegetative cover with seed.	Mixture of Tall fescue (80 lbs./ac) and Kobe lespedeza (40 lbs./ac) with 1000 lbs./ac of 10–10–10 fertilizer and 4,000 lbs./ac of lime *May–Aug.: Add 10 lbs./ac German millet *Oct.–Feb.: Add 40 lbs./ac Rye grain
SO	DISTURBED AREA STABILIZATION(W/ PERM. SODDING)	Transplanting vegetative sections of plant materials to promptly stabilize areas that are subject to erosion.	Warm Season: Hybrid Bermuda grass, Zoysiagrass, Centipede grass, or St Augustine grass Cool Season: Tall fescue/Kentucky bluegrass
DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray–on–adhesive, calcium chloride, barriers, etc.

24 HR EMERGENCY CONTACT:
REX STORER– 662.804.6583

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

20 15 10 5 0 10 20 30 40
SCALE: 1 inch = 20 ft.

HFA
HFA-AE, LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL
STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
Digitally signed by Garrett David Small
DN: C=US, E=gsmall@hfa-ae.com, O=HFA-AE, LTD., CN=Garrett David Small
Reason: I am the author of this document
Location: your signing location here
Date: 2024.10.18 12:39:25-05'00'
HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

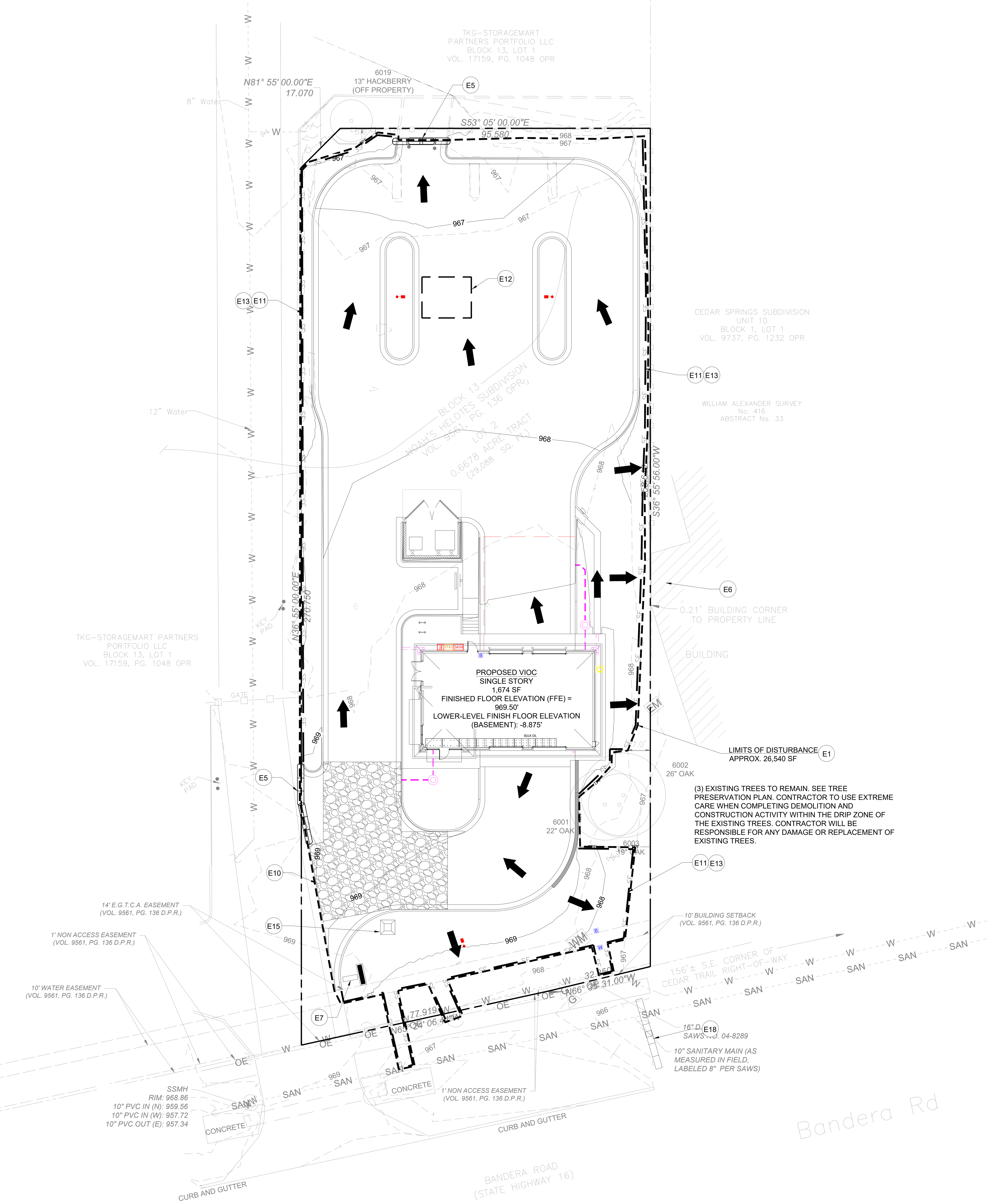
DRAWN BY
JKP/HV

PROJECT NAME
Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
EROSION CONTROL PLAN PHASE 1 OF 2

SHEET #
C-3.1



GENERAL EROSION NOTES:

A. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS CONSTRUCTION GENERAL PERMIT FOR STORM WATER DISCHARGES AND BECOME FAMILIAR WITH THEIR CONTENTS.

B. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AREA, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

C. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

D. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

E. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

F. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

G. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

H. NEW OR AFFECTED CUT OR FILLED SLOPES MUST BE AT AN ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER, AND MUST BE PROVIDED WITH A GROUND COVER SUFFICIENT TO RETAIN EROSION WITHIN 21 CALENDAR DAYS OF COMPLETION OF ANY PHASE (ROUGH OR FINAL) OF GRADING.

I. A PERMANENT GROUND COVER, SUFFICIENT RESTRAIN EROSION, MUST BE PROVIDED WITHIN THE SHORTER OF 15 WORKING OR 90 CALENDAR DAYS (IF IN A HIGH QUALITY ZONE, THE SHORTER OF 15 WORKING OR 60 CALENDAR DAYS) AFTER COMPLETION OF CONSTRUCTION OR DEVELOPMENT ON ANY PORTION OF THE TRACT.

J. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNERS CONSTRUCTION MANAGER.

K. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

L. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AFTER THE STABILIZATION OF THE SITE AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS. CONTRACTORS OR SUBCONTRACTORS WILL ALSO BE RESPONSIBLE TO CLEAN THE SWALE FROM ANY SEDIMENT IF NECESSARY.

M. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT.

N. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

O. SEDIMENT BASINS ARE ATTRACTIVE TO CHILDREN AND CAN BE VERY DANGEROUS. IN ALL CASES, LOCAL ORDINANCES AND REGULATIONS REGARDING HEALTH AND SAFETY MUST BE ADHERED TO.

P. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, SILT DIKES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

R. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR STORM DRAINS & UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

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3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF OF THE SILT FENCE.
4. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRED PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

PROJECT INFORMATION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 1,674 S.F. BUILDING AND ASSOCIATED PARKING AREA.

ACREAGE OF SITE IS 0.668 ACRES.

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- POWER POLE
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- TREE

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- TS — TEMPORARY STORAGE AREA
- FLOW ARROW

KEY NOTES

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E5	EROSION EELS SEDIMENT BARRIER. SEE DETAIL ON SHEET C-10.2.
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E15	CONCRETE WASHOUT. SEE DETAIL ON SHEET C-10.2.
E18	CHECK DAM. SEE DETAIL ON SHEET C-10.2.

SEQUENCE OF CONSTRUCTION

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1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
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PHASE II
6. BEGIN DEMOLISHING SITE.
7. BEGIN GRADING THE SITE.
8. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
9. TEMPORARILY SEED DENUDED AREAS.
10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS.
11. INSTALL INLET/FLUME PROTECTION DEVICES.
12. PREPARE SITE FOR PAVING.

PHASE III
13. PAVE SITE.
14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING, SODDING, AND PERMANENT MATTING BLANKET.
15. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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SURFACE STABILIZATION MEASURES

KEY	PRACTICE	DESCRIPTION	NOTES
M	DISTURBED AREA STABILIZATION(W/ MULCHING ONLY)	Temporary protection for disturbed areas; as an erosion retardant cover when temporary grassing is inapplicable.	Straw (1–2 tons/acre), Wood chips (5–6 tons/acre),, Wood fiber (0.5–1 tons/acre), Bark (35 cy/acre), Corn stalks (4–6 tons / acre), or Nets/Mats/Chemical stabilizers applicable
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DC	DUST CONTROL	Utilize dust control methods whenever there are offsite impacts, especially periods of drought until final stabilization is reached.	Phasing the project, vegetative cover, Mulch, sprinkling water, spray–on–adhesive, calcium chloride, barriers, etc.

24 HR EMERGENCY CONTACT:
REX STORER– 662.804.6583

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER
HFA-AE, LTD
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER: 06-22-20049

SHEET NAME: EROSION CONTROL PLAN PHASE 2 OF 2

SHEET #: C-3.2

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES:

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 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.
10. The following records should be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone(512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone(210) 490-3096
Fax (210) 545-4329

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

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HFA-AE , LTD.

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10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

HFA-AE LTD
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline
Instant Oil Change

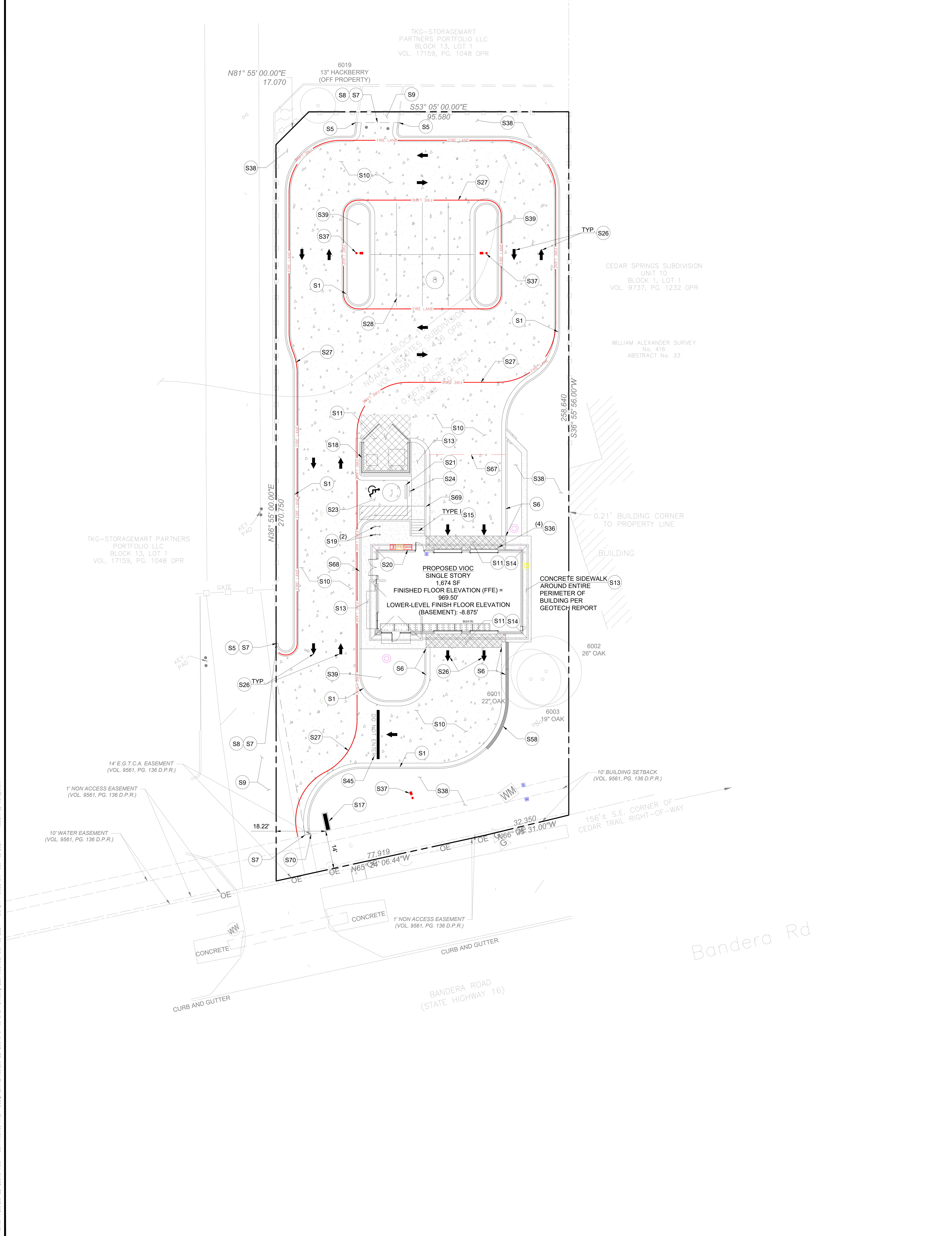
VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
TCEQ NOTES

SHEET #
C-3.3



GENERAL SITE NOTES:

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. STANDARD/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY GILES ENGINEERING, DATED AUGUST 8, 2023
15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

SITE KEY NOTES

#

- S1 CURB AND GUTTER PER VIOC STANDARDS. REFER TO DETAIL ON C-10.0
- S5 TAPER CURB TO MATCH EXISTING
- S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-10.0
- S7 LIMITS OF SAWCUT
- S8 MATCH EXISTING PAVEMENT ELEVATION. REFER TO DETAIL ON C-10.0
- S9 EXISTING PAVEMENT TO REMAIN
- S10 STANDARD DUTY CONCRETE PAVING (PER PAVING PLAN)
- S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
- S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- S15 ADA SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-10.0
- S17 MONUMENT SIGN (PER ARCH. PLANS)
- S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)
- S19 BICYCLE RACK (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS
- S21 CONCRETE WHEEL STOPS (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
- S24 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS). REFER TO DETAIL ON C-10.0
- S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S27 FIRE LANE STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S28 PARKING STALL STRIPING (PER LOCAL CODES). REFER TO DETAIL ON C-10.0
- S36 BOLLARD (SEE NOTE FOR NUMBER). REFER TO DETAIL ON C-10.0
- S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S45 "DO NOT ENTER" PAVEMENT MARKING. REFER TO DETAIL ON C-10.1
- S58 CURB/WALL. REFER TO DETAIL ON C-10.1
- S67 SERVICE BELL HOSE, (PER ARCH PLANS)
- S68 TYPE "B" CURB AND GUTTER WITH FLUSH SIDEWALK, REFER TO DETAIL ON C-10.0
- S69 TYPE "B" CURB AND GUTTER WITH OFFSET SIDEWALK, REFER TO DETAIL ON C-10.0
- S70 TAPER CURB FROM 6" TO 0" OVER 2'.

LOCATION MAP
(N.T.S)

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- WATER LINE
- FENCE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BURIED ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS FEATURE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SERVICE BELL HOSE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- PROPOSED SAW CUT
- PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL P10 ON PAVING PLAN.
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN.

SITE DATA SUMMARY

VALVOLINE TRACT:	0.668 ACRES/29,098 SF
ZONING:	B3-OD
BUILDING SF:	1,674 SF
F.A.R. (FLOOR/AREA RATIO):	1:0.06
LOT COVERAGE:	0.06 (1,674 SF)
PARKING REQUIRED:	1/200SF = 1,674/200 = 8 (1 ADA)
PARKING PROVIDED:	9 (1 ADA)
PERVIOUS COVER:	8,659 SF OR 30%
IMPERVIOUS COVER:	20,439 SF OR 70%
REQUIRED BICYCLE PARKING:	N/A
PROVIDED BICYCLE PARKING:	4

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

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F-8576

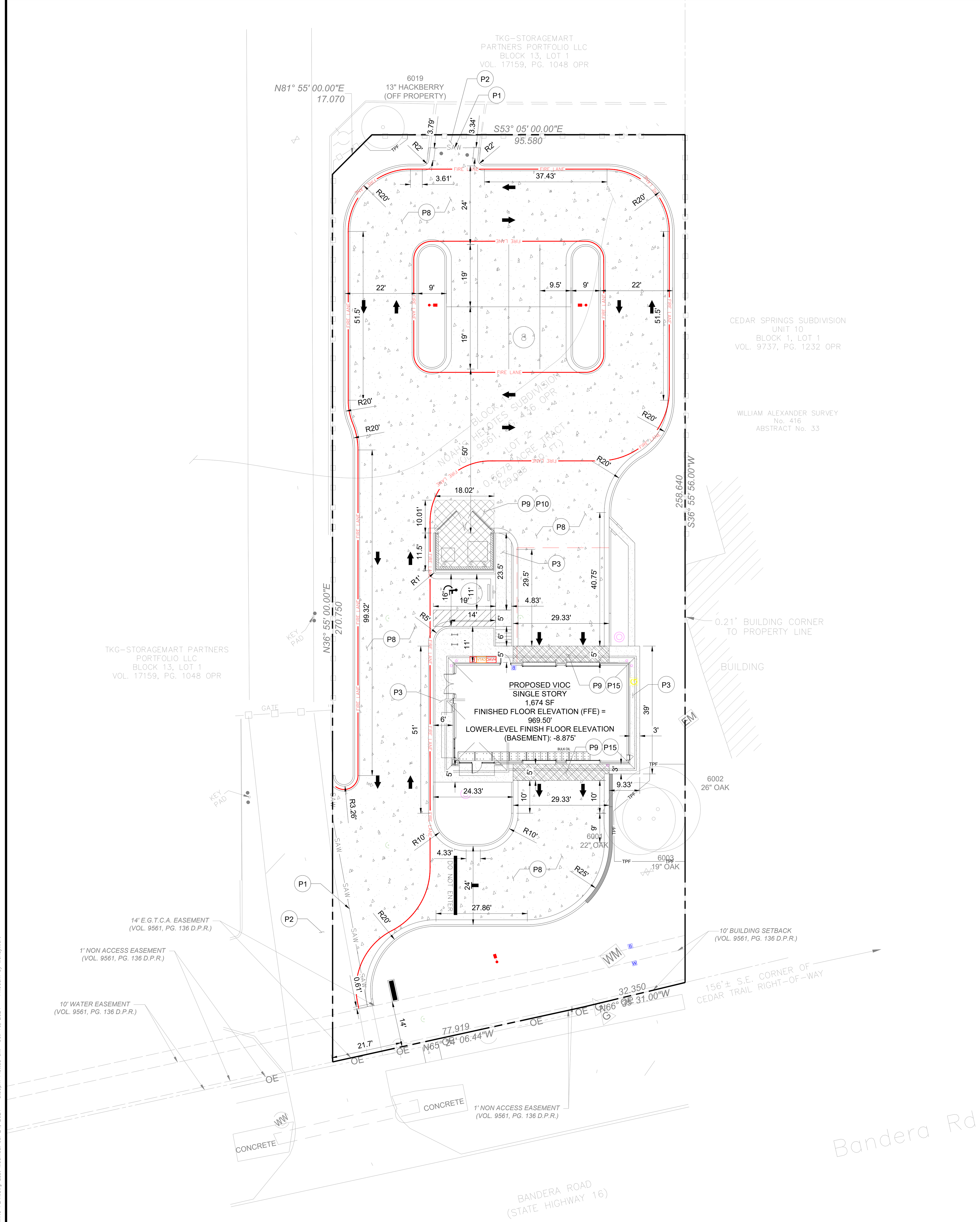
PROFESSIONAL LICENSE NO: 110942
PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

PROJECT NAME
Valvoline Instant Oil Change
VALVOLINE INSTANT OIL CHANGE
12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
SITE PLAN

SHEET #
C-4.0



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15. ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- W — W: WATER LINE
- FENCE
- SAN — SAN: SANITARY SEWER LINE
- GAS: GAS LINE
- OE — OE: OVERHEAD ELECTRIC LINE
- BE — BE: BURIED ELECTRIC LINE
- FIRE HYDRANT
- WM: WATER METER
- WATER VALVE
- WW: SANITARY SEWER MANHOLE
- CO: SANITARY SEWER CLEANOUT
- GM: GAS METER
- G: GAS FEATURE
- EM: ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PAVING KEY NOTES

#

P1	MATCH EXISTING PAVEMENT ELEVATION
P2	EXISTING PAVEMENT TO REMAIN
P3	CONCRETE SIDEWALK. REFER TO DETAIL ON C-10.0
P5	MATCH EXISTING SIDEWALK ELEVATIONS
P8	STANDARD DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P9	HEAVY DUTY CONCRETE PAVING (SEE PAVING DETAIL)
P10	DUMPSTER PAD TO BE HEAVY DUTY CONCRETE (SEE PAVING DETAIL)
P15	BLACK “COLOR TOP” CONCRETE SEALER BY SHERWIN WILLIAMS

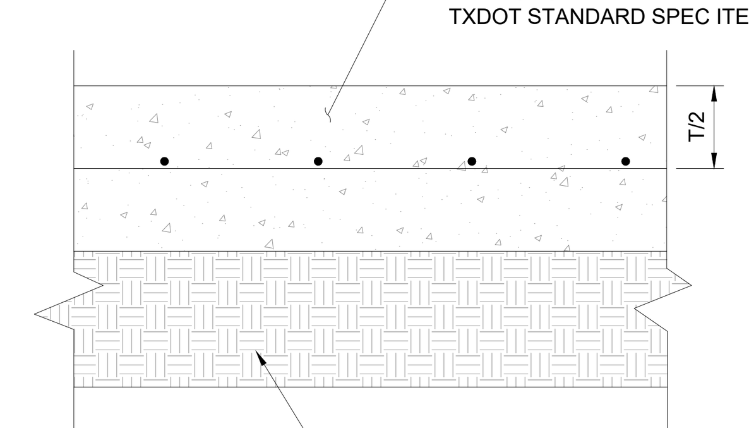
PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- PROPOSED SERVICE BELL HOSE
- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- WM: WATER METER, (SEE UTILITY PLAN)
- SEWER STRUCTURES, (SEE UTILITY PLAN)
- DIRECTIONAL PAVEMENT MARKING
- SAW — SAW: PROPOSED SAW CUT
- FIRE LANE: PROPOSED FIRE LANE MARKING
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO DETAIL P9 ON PAVING PLAN
- PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO DETAIL ON C-10.0
- PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO KEYNOTE P10 PAVING PLAN

PAVING NOTES:

1. REFER TO GEOTECHNICAL REPORT BY GILES ENGINEERING ASSOCIATES, INC., DATED 05/03/2024 OR ITS LATEST REVISION FOR ADDITIONAL RECOMMENDATIONS AND REQUIREMENTS. IF ANY CONFLICTS WITH THESE DETAILS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.

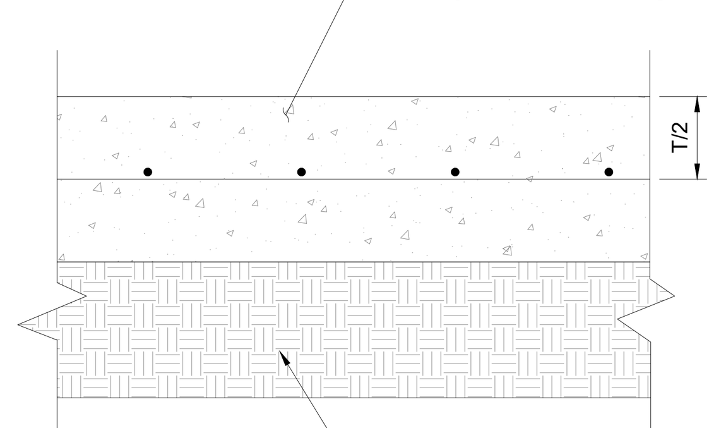
5-IN 3,500 PSI CONCRETE WITH 4 TO 7 PERCENT AIR ENTRAINMENT REINFORCED WITH WELDED WIRE FABRIC (6X6-W4.0XW4.0 WWF) OR NO. 3 STEEL REINFORCEMENT BARS AT 18-IN O.C.E.W. PER TXDOT STANDARD SPEC ITEM 360



MINIMUM 8" HYDRATED LIME MODIFIED SUBGRADE PER TXDOT STANDARD SPEC ITEM 260. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.

P10 STANDARD DUTY CONCRETE PAVING
N.T.S.

7-IN 3,500 PSI CONCRETE WITH 4 TO 7 PERCENT AIR ENTRAINMENT REINFORCED WITH NO. 3 STEEL REINFORCEMENT BARS AT 14-IN O.C.E.W. PER TXDOT STANDARD SPEC ITEM 360



MINIMUM 8" HYDRATED LIME MODIFIED SUBGRADE PER TXDOT STANDARD SPEC ITEM 260. REFER TO GEOTECHNICAL REPORT FOR MORE INFORMATION.

P9 HEAVY DUTY CONCRETE PAVING
N.T.S.

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

N

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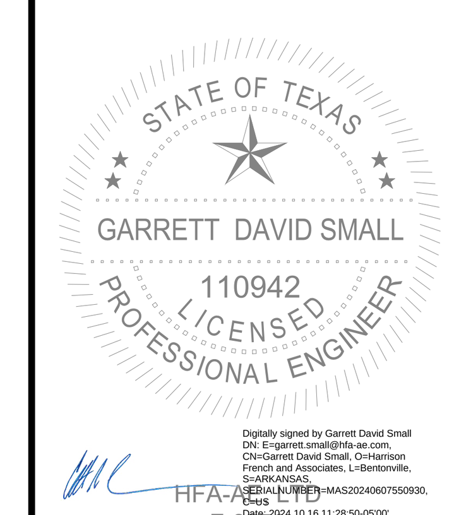
PROFESSIONAL SEAL



Digitally signed by Garrett David Small
DN: E=garrett.small@hfa-ae.com, CN=Garrett David Small, O=Harrison French and Associates, L=Bentonville, S=ARKANSAS, SERIALNUMBER=MAS20240607550930, C=US
Date: 2024.10.16 11:28:50-05'00'
HFA-AE, LTD
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
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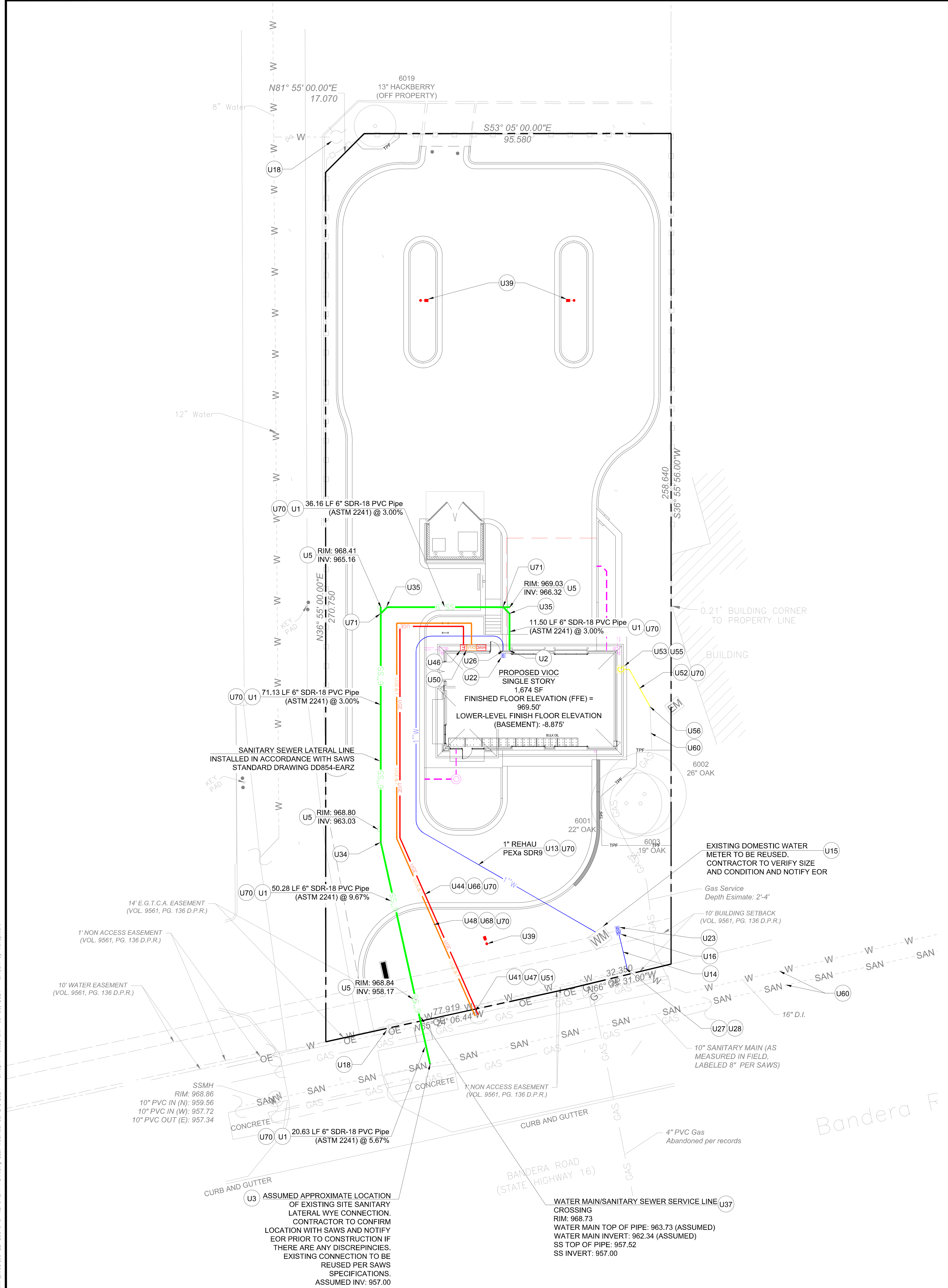

UTILITY KEY NOTES

#

U1	SANITARY SEWER (SEE NOTE FOR TYPE, SIZE AND SLOPE)
U2	SANITARY SEWER POINT OF ENTRY (PER MEP PLANS)
U3	SANITARY SEWER POINT OF CONNECTION, REFER TO SAWS DETAIL
U5	SANITARY SEWER CLEAN-OUT. REFER TO SAWS DETAIL
U13	DOMESTIC WATER LINE (SEE NOTE FOR TYPE AND SIZE)
U14	IRRIGATION WATER LINE (TYPE AND SIZE PER IRRIGATION PLAN)
U15	DOMESTIC WATER METER (SEE NOTE FOR SIZE)
U16	IRRIGATION WATER METER (SEE NOTE FOR SIZE)
U18	EXISTING FIRE HYDRANT
U22	DOMESTICE BACKFLOW PREVENTER IN BUILDING
U23	IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER. REFER TO DETAIL ON C-6.4
U26	WATER LINE POINT OF ENTRY (PER MEP PLANS)
U27	WATER LINE POINT OF CONNECTION. REFER TO DETAIL ON C-10.1
U28	CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U34	22-1/2° BEND
U35	45° BEND
U37	MAINTAIN MIN. 18" VERTICAL SEPARATION
U39	LIGHT POLE LOCATIONS (SEE LIGHTING PLAN FOR DETAILS)
U41	EXISTING POWER POLE WITH POLE MOUNTED TRANSFORMER
U44	UNDERGROUND ELECTRIC SERVICE
U46	ELECTRIC SERVICE POINT OF ENTRY (PER MEP PLANS)
U47	ELECTRIC SERVICE POINT OF CONNECTION
U48	UNDERGROUND TELEPHONE SERVICE (INSTALL TWO 2" CONDUITS)
U50	TELEPHONE SERVICE POINT OF ENTRY (PER MEP PLANS)
U51	TELEPHONE SERVICE POINT OF CONNECTION
U52	GAS SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR THE INSTALLATION OF THE GAS SERVICE LINE.
U53	GAS METER
U55	GAS LINE POINT OF ENTRY (PER MEP PLANS)
U56	GAS LINE POINT OF CONNECTION
U60	CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
U66	ELECTRIC SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH ELECTRIC COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS. NO OTHER UTILITIES ALLOWED IN ELECTRIC DITCH. CONTRACTOR SHALL INSTALL TWO (2) - 4" SECONDARY CONDUITS FROM THE TRANSFORMER TO THE BUILDING. (SEE MEP PLANS).
U68	TELEPHONE SERVICE LINE. CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY PRIOR TO ANY EXCAVATION OR INSTALLATION OF CONDUITS.
U70	UTILITY TRENCH AND BEDDING, REFER TO DETAIL ON C-10.1
U71	WYE FITTING

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
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- G — GAS FEATURE
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- LIGHT POLE
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- TREE

PROPOSED LEGEND

- PROPERTY LINE
- CURB AND GUTTER
- EASEMENT LINE
- GAS LINES
- TELEPHONE LINES
- SANITARY SEWER LINES
- WATER LINES
- UNDERGROUND ELECTRIC LINES
- LIGHT POLES
- SANITARY SEWER CLEAN OUT
- WATER METER
- RPZ/BFP
- WATER VALVE
- DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE

GENERAL UTILITY NOTES:

1. CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE NO CONFLICTS EXIST WITH PROPOSED IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF UTILITIES ARE LOCATED DIFFERENTLY THAN SHOWN. THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE UTILITY COMPANY IN ORDER TO RELOCATE IF NEEDED IN CONFORMANCE WITH THEIR GUIDELINES.
2. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.
3. AUTHORIZATION MUST BE OBTAINED FROM THE SAN ANTONIO WATER SYSTEM TO CONSTRUCT, ALTER OR MODIFY A WATER OR SEWER LINE. CONSTRUCTION OF WATER AND SEWER INFRASTRUCTURE WILL BE AUTHORIZED BY THE WATER SYSTEM UPON:
   - APPROVAL OF SUBMITTED PLANS.
   - NOTIFICATION OF THE WATER SYSTEM AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION.
4. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT.
5. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.
6. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING, PRIOR TO CONSTRUCTION, ALL EXISTING LOCATIONS AND INVERT ELEVATIONS OF SANITARY SEWERS, STORM DRAINAGE, AND WATER MAINS. IF ANY INVERT ELEVATION VARIES MORE THAN 0.1 FT. FROM RECORD ELEVATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. WORK SHALL NOT PROCEED UNTIL THE CONTRACTOR IS NOTIFIED BY THE ENGINEER.
8. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
9. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.
10. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.
12. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.
13. ALL WATER LINES SHALL HAVE AT LEAST FOUR AND ONE HALF (4.5) FEET ABOVE GROUND COVER FROM THE TOP OF THE PIPE TO THE FINISHED GROUND SURFACE.
14. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K-COPPER.
15. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES.

SURVEY PROVIDED BY:

QUIDDITY
4350 LOCKHILL-SELMA ROAD, SUITE 100
SAN ANTONIO, TEXAS 78249
210-494-5511

DATED: 07-13-2023

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20 15 10 5 0 10 20 30 40

SCALE: 1 inch = 20 ft.

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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

Digitally signed by Garrett David Small
DN: E=garrett.small@hfa-ae.com, CN=Garrett David Small, O=Harrison French and Associates, L=Bentonville, S=ARKANSAS, SERIALNUMBER=MAS20240607550930, C=US
Date: 2024.07.30 15:05:35-05'00'

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PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

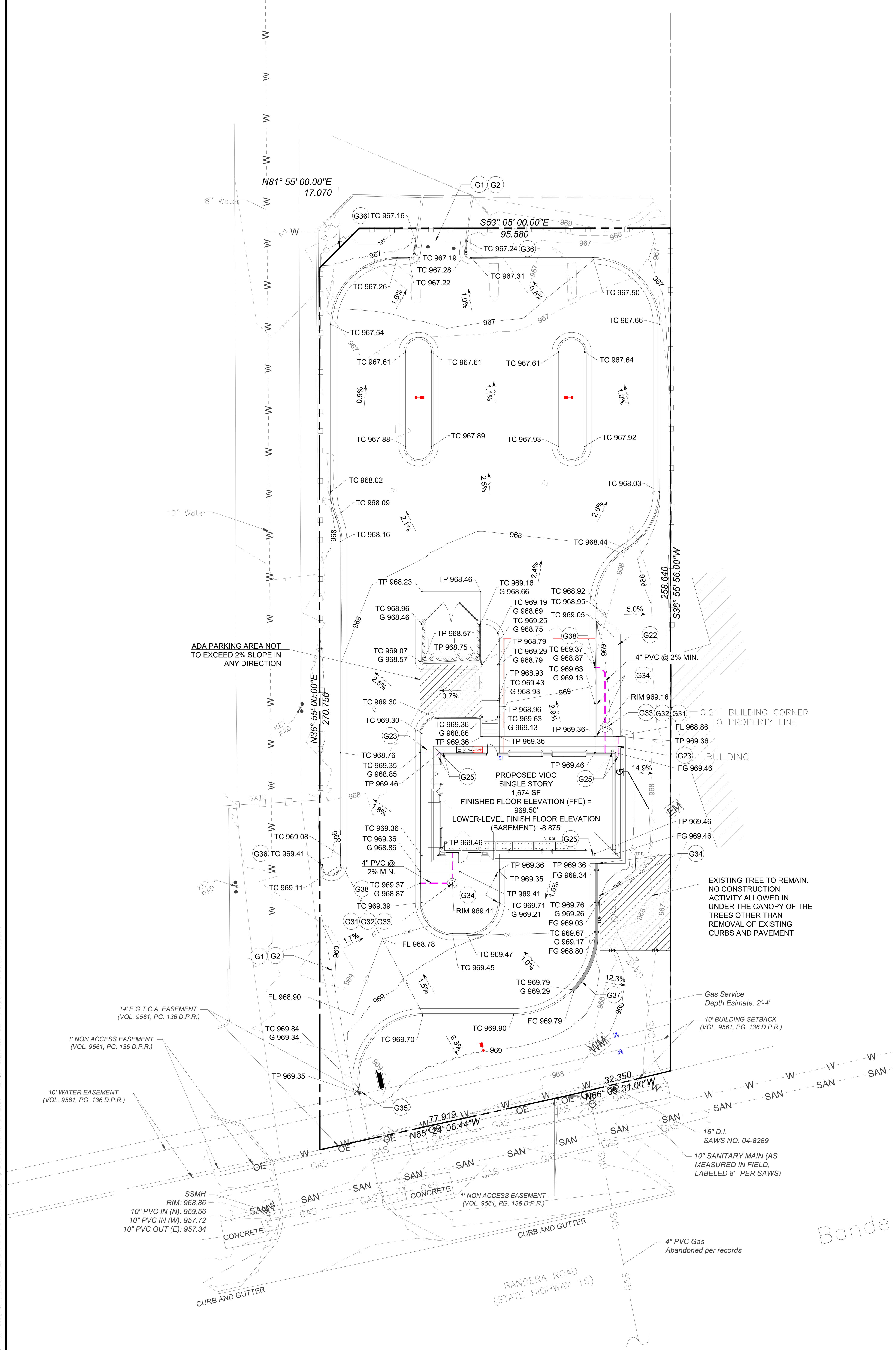
VALVOLINE INSTANT OIL CHANGE

BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
UTILITY PLAN

SHEET #
C-4.2



GENERAL GRADING/DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE CITY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING.
11. CUT AND FILL SLOPES SHALL HAVE A MAXIMUM SLOPE OF 2:1.
12. ALL EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTION FILLS, AND THE FINAL SHAPING AND TRIMMING TO THE THE LINES AND GRADES SHOWN ON THE PLANS.
13. ALL TREES, BRUSH, AND ORGANIC TOPSOIL AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED, UNLESS OTHERWISE SPECIFIED, AND DISPOSED OF AT AN OFF-SITE LOCATION, WITH THE EXCEPTION THAT ENOUGH TOPSOIL SHALL BE RETAINED FOR RESPREAD AND GENERAL LANDSCAPING. AREAS WHICH ARE TO BE FILLED SHALL BE COMPACTED TO A MAXIMUM DENSITY OF 95% AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST IN THE PAVED AREAS AND 85% IN THE OTHER AREAS.
14. STRIP AND STOCKPILE TOPSOIL. SPREAD FOUR (4) INCHES MINIMUM OF TOPSOIL ON LANDSCAPE AREAS AND REMOVE EXCESS TOPSOIL FROM SITE. PREPARE SUB-GRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
15. PROVIDE SUPPLY OF TOPSOIL FOR LANDSCAPE CONTRACTOR FOR INSTALLATION IN ALL LANDSCAPE ISLANDS.
16. PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
17. ALL EARTHWORK AND BASE COURSE FOR THE PARKING AREA SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED LABORATORY DENSITY. CERTIFICATION SAID COMPACTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER, OR HIS/HER REPRESENTATIVE, PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. BOTH PROOF ROLLING AND COMPACTION TESTING MUST BE APPROVED AND WITNESSED BY THE ENGINEER OR OWNER REPRESENTATIVE.
18. THE PAVEMENT SUBGRADE AND BASE COURSE MATERIAL SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OR OWNER REPRESENTATIVE PRIOR TO CONSTRUCTING THE BASE AND SURFACE COURSES THEREON.
19. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE TO ALL INLETS AND CATCH BASINS. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
20. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REGRADING OR REPAIR TO MATCH ORIGINAL EXISTING CONDITIONS.
21. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A AND LOCAL REGULATIONS.
22. STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED AS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURE.
23. CONFIRM INVERTS OF ALL EXISTING STORM INLETS AND SANITARY SEWER MANHOLES BEFORE COMMENCING CONSTRUCTION.
24. ALL STORM SEWER LINES 18"-54" DIAMETER ARE TO BE REINFORCED CONCRETE PIPE ACCORDING TO ASTM C-76 TYPE III, UNLESS OTHERWISE SPECIFIED ON PLANS.
25. A GEOTEXTILE MATTING (LANDLOCK TRM 450 OR EQUIVALENT) SHALL BE USED FOR EROSION CONTROL AN ALL SLOPES GREATER THAN 3H:1V.
26. DRAINAGE STRUCTURES AND DETENTION POND SHALL BE MAINTAINED BY PROPERTY OWNERS.
27. CONTRACTOR SHALL ADHERE TO PROPOSED GRADES ALONG CREEKS, ESPECIALLY IN THE AREA OF THE PROPOSED DETENTION POND. IF AREAS ARE DISTURBED BEYOND PROPOSED GRADES BY NEGLIGENCE OF THE CONTRACTOR, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY PENALTIES INCURRED.
28. ALL PROPOSED SPOT ELEVATIONS SHOWN INDICATE FINISHED GRADED ELEVATIONS AT EDGE OF PAVEMENT AND/OR GRADE BREAKS, UNLESS OTHERWISE NOTED.
29. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
30. LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

EXISTING LEGEND

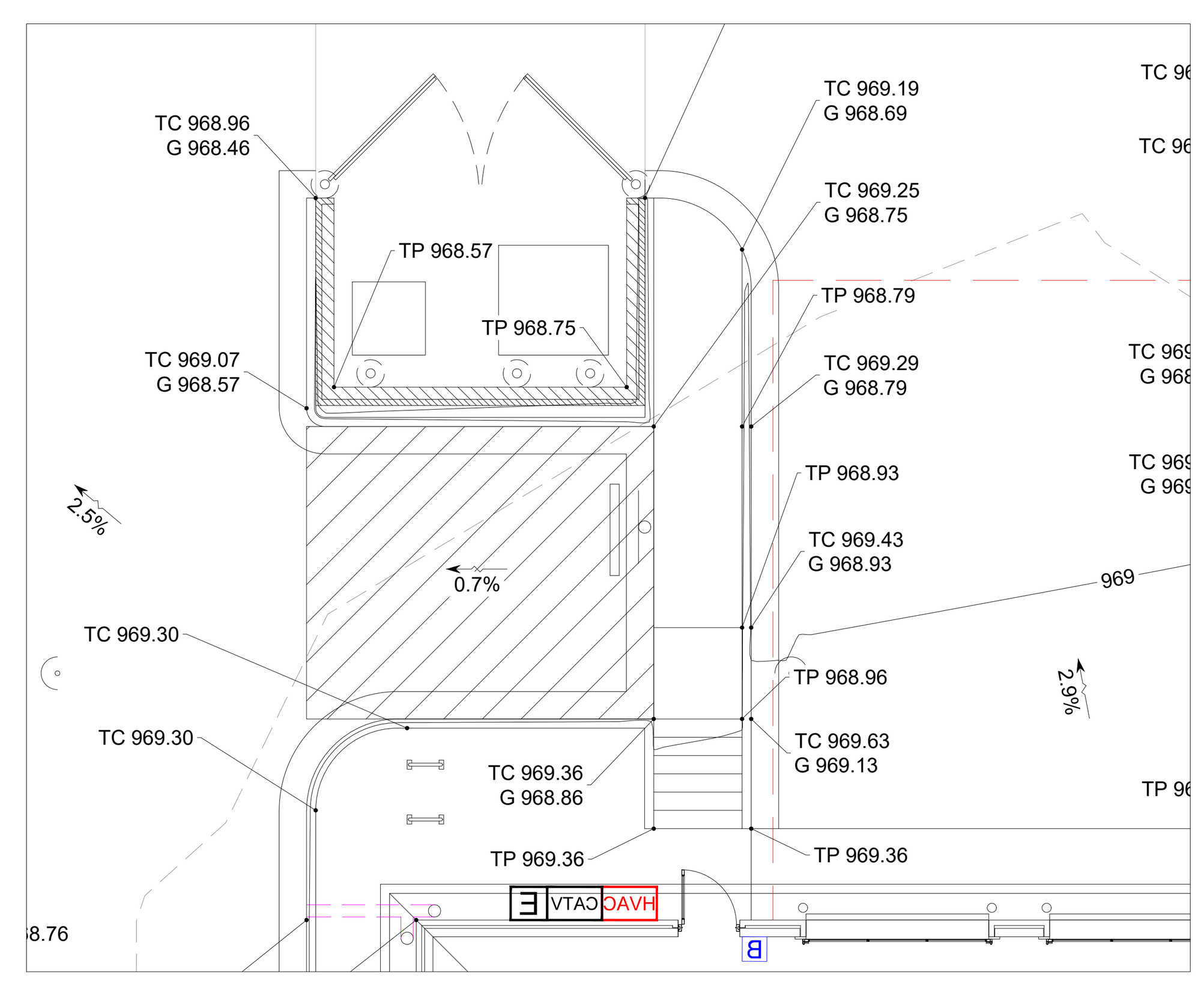
- CURB AND GUTTER
- EASEMENT LINE
- WATER LINE
- FENCE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- BURIED ELECTRIC LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS FEATURE
- ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

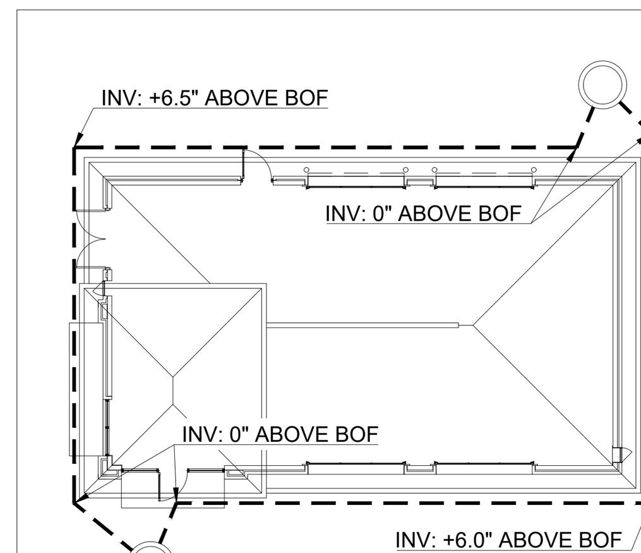
- PROPERTY LINE
- CURB & GUTTER
- PROPOSED CONTOUR
- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- SUMP PUMP (SEE MEP PLANS/DETAILS)
- DRAINAGE SLOPE AND DIRECTION
- EXISTING SPOT ELEVATION
- FINISH GRADE ELEVATION
- TOP OF PAVEMENT
- TOP OF CURB
- FLOW LINE
- TOP OF CURB GUTTER

GRADING KEY NOTES

G1	MATCH EXISTING PAVEMENT ELEVATION.
G2	LIMITS OF SAWCUT AND PAVEMENT REMOVAL
G22	CONCRETE DRAINAGE SWALE. REFER TO DETAIL ON C-10.1
G23	CONCRETE TRENCH WITH STEEL PLATE. REFER TO DETAIL ON C10.1 & C-10.3
G25	DOWN SPOUTS - PER ARCH. PLANS (SEE NOTE FOR NUMBER AND SIZE)
G31	REFER TO PLUMBING PLAN FOR FOUNDATION DRAIN DESIGN
G32	REFER TO PLUMBING AND ELECTRICAL PLANS FOR SUMP PUMP, POWER AND LOW VOLTAGE DESIGN.
G33	FOUNDATION SUMP PUMP MANHOLE STRUCTURE
G34	TRANSITION CURB FROM 6" TO 0" OVER 10'
G35	TRANSITION CURB FROM 6" TO 0" OVER 2'
G36	MATCH EXISTING CURB ELEVATION
G37	CURB/WALL. REFER TO DETAIL ON C-10.1



ADA SPACE INSET



GENERAL FOUNDATION DRAIN NOTES:

1. ALL FOUNDATION DRAINS MUST BE SLOPED TO MAINTAIN POSITIVE DRAINAGE TO SUMP PUMPS (1/8"/FT)
2. FOUNDATION DRAIN FLOWLINES SHALL NOT BE PLACED LOWER THAN THE BOTTOM OF FOUNDATION (BOF) ELEVATION. SEE STRUCTURAL PLANS FOR FOUNDATION ELEVATIONS.
3. REFER TO THE LATEST GEOTECH REPORT FOR ADDITIONAL INSTRUCTION/ INFORMATION REGARDING THE FOUNDATION DRAINS.
4. REFER TO MEP PLANS FOR ADDITIONAL INFORMATION REGARDING SUMP PUMPS.

FOUNDATION DRAIN PLAN: NOT TO SCALE

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DATED: 07-13-2023

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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE
12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER: 06-22-20049

SHEET NAME: GRADING PLAN

SHEET #: C-5.0

EXISTING DRAINAGE AREA PROPERTIES: ± 0.667 ACRES

PERVIOUS AREA		
🟩	GREENSPACE	4,395.68 FT. (0.10 AC)
IMPERVIOUS AREA		
▨	PAVED SURFACES	19,440.82 SQ. FT. (0.446AC)
■	BUILDING FOOTPRINT	5,250.69 SQ. FT. (0.121 AC)

$$\text{IMPERVIOUSNESS} = \frac{0.567\ \text{AC}}{0.667\ \text{AC}} = 0.85 = 85\%$$

DENSELY DEVELOPED AREA W/ 80% TO 90% IMPERVIOUS AREA AND SLOPES OVER 3% UP TO 5%THEREFORE RUNOFF (C) 0.91

EXISTING LEGEND

═══	CURB AND GUTTER
— — —	EASEMENT LINE
— W — W —	WATER LINE
-x-x-x-	FENCE
— SAN — SAN —	SANITARY SEWER LINE
— GAS —	GAS LINE
— OE — OE —	OVERHEAD ELECTRIC LINE
— BE — BE —	BURIED ELECTRIC LINE
	FIRE HYDRANT
WM	WATER METER
⋈	WATER VALVE
WW	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
GM	GAS METER
G	GAS FEATURE
EM	ELECTRIC METER
☼	LIGHT POLE
	POWER POLE
●	BOLLARD
○	TREE

PROPOSED LEGEND

▬ ▬ ▬	PROPERTY LINE
═══	CURB & GUTTER
— XXXX —	PROPOSED CONTOUR
— — —	STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE
—>>—	FLOWLINE
◐	STORM SEWER CLEAN OUT
◎	SUMP PUMP (SEE MEP PLANS/DETAILS)
X%	DRAINAGE SLOPE AND DIRECTION
EG XXXX	EXISTING SPOT ELEVATION
FG XXXX	FINISH GRADE ELEVATION
TP XXXX	TOP OF PAVEMENT
TC XXXX	TOP OF CURB
FL XXXX	FLOW LINE
TC XXXX G XXXX	TOP OF CURB GUTTER

SURVEY PROVIDED BY:

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DATED: 07-13-2023

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PROFESSIONAL SEAL

GARRETT DAVID SMALL
110942

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DN: E=garrett.small@hfa-ae.com, CN=Garrett David Small, O=Harrison French and Associates, L=Bentonville, S=ARKANSAS, SERIALNUMBER=MAS20240607550930, C=US
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PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

1

PROJECT NUMBER
06-22-20049

SHEET NAME
PRE-DEVELOPMENT DRAINAGE MAP

SHEET #
C-5.1

PROPOSED DRAINAGE AREA PROPERTIES: ± 0.667 ACRES

PERVIOUS AREA

	GREENSPACE	8,663.11 FT. (0.198 AC)

IMPERVIOUS AREA

	PAVED SURFACES	18,774.36 SQ. FT. (0.431 AC)
	BUILDING FOOTPRINT	1,674 SQ. FT. (0.038 AC)

$$\text{IMPERVIOUSNESS} = \frac{0.469\ \text{AC}}{0.667\ \text{AC}} = 0.703 = 70.3\%$$

DENSELY DEVELOPED AREA W/ 80% TO 90% IMPERVIOUS AREA AND SLOPES OVER 1% UP TO 3%THEREFORE RUNOFF (C) 0.88

EXISTING LEGEND

- CURB AND GUTTER
- EASEMENT LINE
- W — WATER LINE
- FENCE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE
- OE — OVERHEAD ELECTRIC LINE
- BE — BURIED ELECTRIC LINE
- FIRE HYDRANT
- WM — WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- GM — GAS METER
- GAS FEATURE
- EM — ELECTRIC METER
- LIGHT POLE
- POWER POLE
- BOLLARD
- TREE

PROPOSED LEGEND

- PROPERTY LINE
- CURB & GUTTER
- XXXX — PROPOSED CONTOUR
- STORM SEWER ROOF DRAIN AND SUMP PUMP PIPE
- FLOWLINE
- STORM SEWER CLEAN OUT
- SUMP PUMP (SEE MEP PLANS/DETAILS)
- X% — DRAINAGE SLOPE AND DIRECTION
- EG XXXX — EXISTING SPOT ELEVATION
- FG XXXX — FINISH GRADE ELEVATION
- TP XXXX — TOP OF PAVEMENT
- TC XXXX — TOP OF CURB
- FL XXXX — FLOW LINE
- TC XXXX G XXXX — TOP OF CURB GUTTER

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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
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PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
POST-DEVELOPMENT DRAINAGE MAP

SHEET #
C-5.2

ES-F-850S

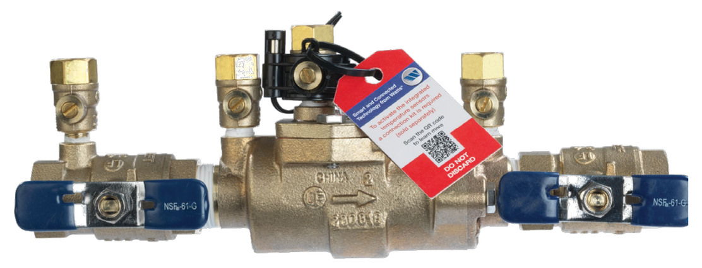
Engineering Specification

Job Name ______	Contractor ______
Job Location ______	Approval ______
Engineer ______	Contractor's P.O. No. ______
Approval ______	Representative ______

Series 850 Small

Double Check Valve Assembly

½" – 2"



850 with Freeze Sensor

⚠ WARNING

It is illegal to use this product in any plumbing system providing water for human consumption, such as drinking or dishwashing, in the United States. Before installing standard material product, consult your local water authority, building and plumbing codes.

⚠ WARNING

Freeze sensor solely provides alerts about a possible freeze event and cannot prevent a freeze event from occurring. User action is required to prevent freeze conditions from causing product and/or property damage.

Series 850 Small Double Check Valve assemblies are designed for non-health hazard applications. This backflow preventer protects drinking water supplies from dangerous cross-connection in accordance with national plumbing codes and water authority requirements for non-potable service applications such as irrigation, fire line, or industrial processing.

The series includes a freeze sensor for use with SentryPlus Alert® technology to monitor temperature and alert facility personnel when freeze conditions can cause damage to equipment. (The sensor is installed on the assembly exterior and does not alter assembly functions or certifications.)

NOTICE

An add-on connection kit (sold separately) is required to activate the freeze sensor. Without the connection kit, the sensor is a passive component that does not communicate with any other device. (For more information download RP/IS-F-850S.)

NOTICE

Use of the freeze sensor does not replace the need to comply with all required instructions, codes, and regulations related to installation, operation, and maintenance of this product, including the need to provide protection against a freeze event.

Watts® is not responsible for the failure of alerts due to connectivity issues, power outages, or improper installation.

Features

- All bronze body for durability
- Standard assembly with ball valves
- Optional union ball valves
- Tee handles, sizes ½" to 1"; lever handles, sizes 1¼" to 2"
- End connection NPT ANSI/ASME B1.20.1
- Available freeze sensor connection kit to activate a temperature monitoring system that trigger alerts for low and freezing temperatures
  - Built-in Wi-Fi function to communicate freeze alerts directly to the user, eliminating the need for a third-party controller
  - Included standalone sensor to provide flexibility in locating a measuring tool at or near any water-carrying outdoor installation vulnerable to freezing conditions
  - Switched output relay to supplement BMS or irrigation management systems with reinforced control of sprinkler systems

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

Inquire with governing authorities for local installation requirements.

Specification

Series 850 Small Double Check Valve assembly backflow preventer shall consist of two independently operating, spring-loaded check valves. The pressure drop across the first check valve shall be approximately 1.0 psig with no flow. The pressure drop across the second check valve shall also be 1.0 psig with no flow. A complete assembly shall include two shutoff valves and four test cocks. End connections shall be NPT ANSI/ASME B1.20.1. The assembly shall be a FEBCO Series 850 Small, and shall include a freeze sensor mounted to one of the test cocks.

Model/Option

FZ Freeze sensor
U Union ball valve

Materials

Valve Body: Bronze
Elastomers: Silicone
Springs: Stainless steel

Pressure – Temperature

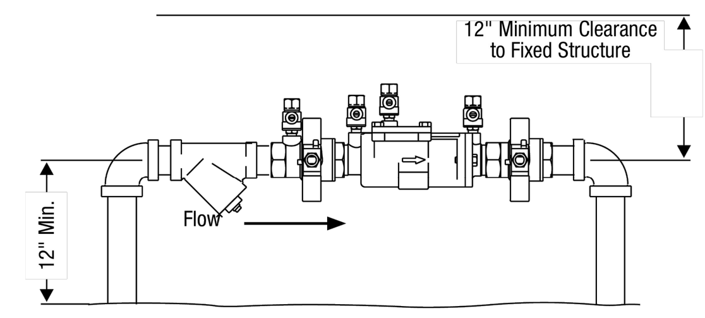
Max. Working Pressure: 175 psi (12.1 bar)
Hydrostatic Test Press: 350 psi (24.1 bar)
Temperature Range: 32°F to 140°F (0°C to 60°C)

Approvals – Standards

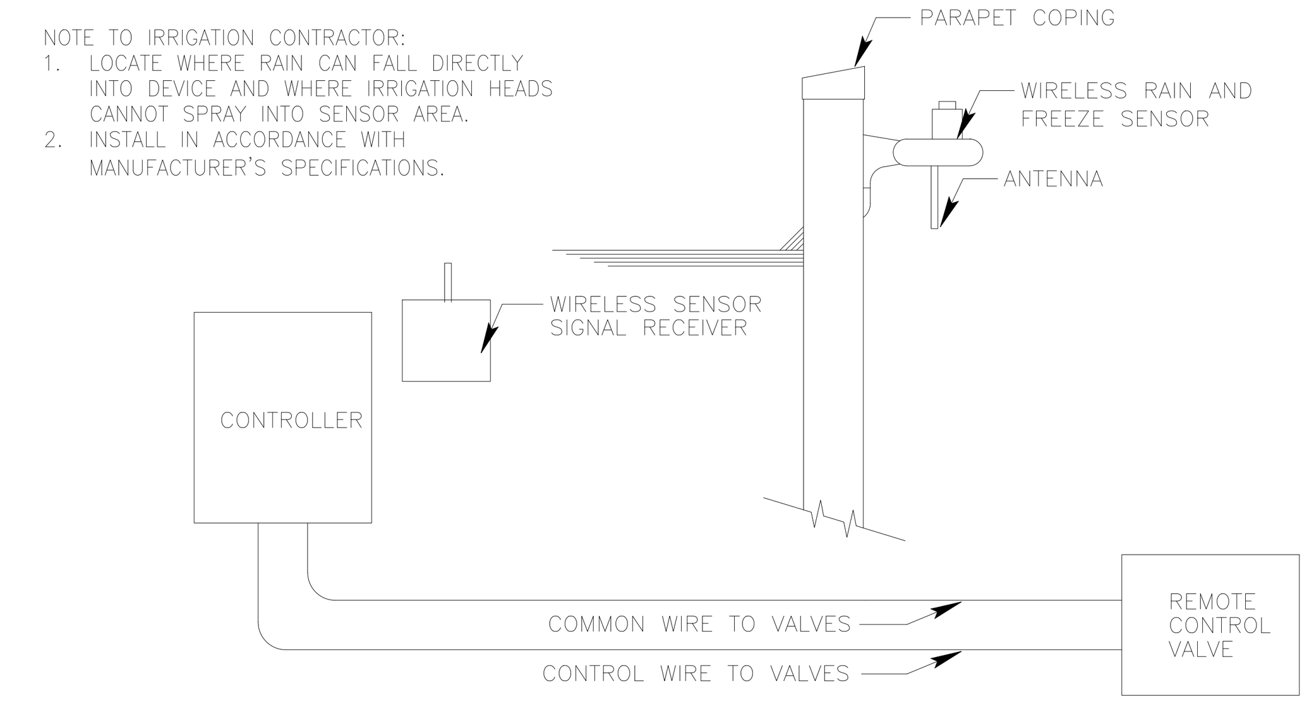
ASSE 1015 · CSA B64.5 · UPC · USC-FCCCHR

ANSI/AWWA Conformance (C510-92)
Approved by the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California
Option FZ not listed

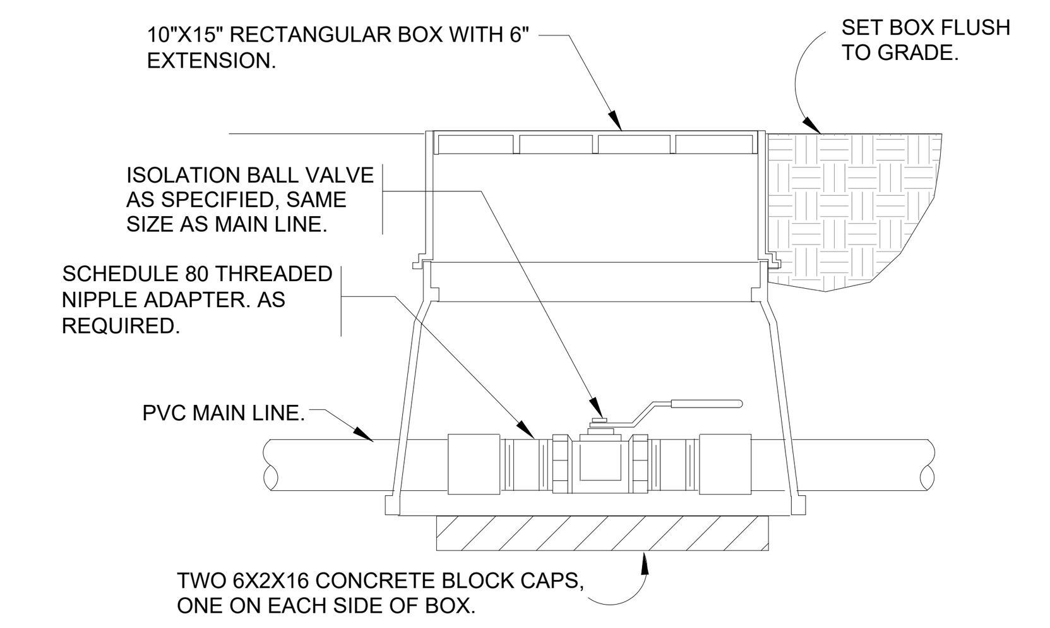
Typical Installation



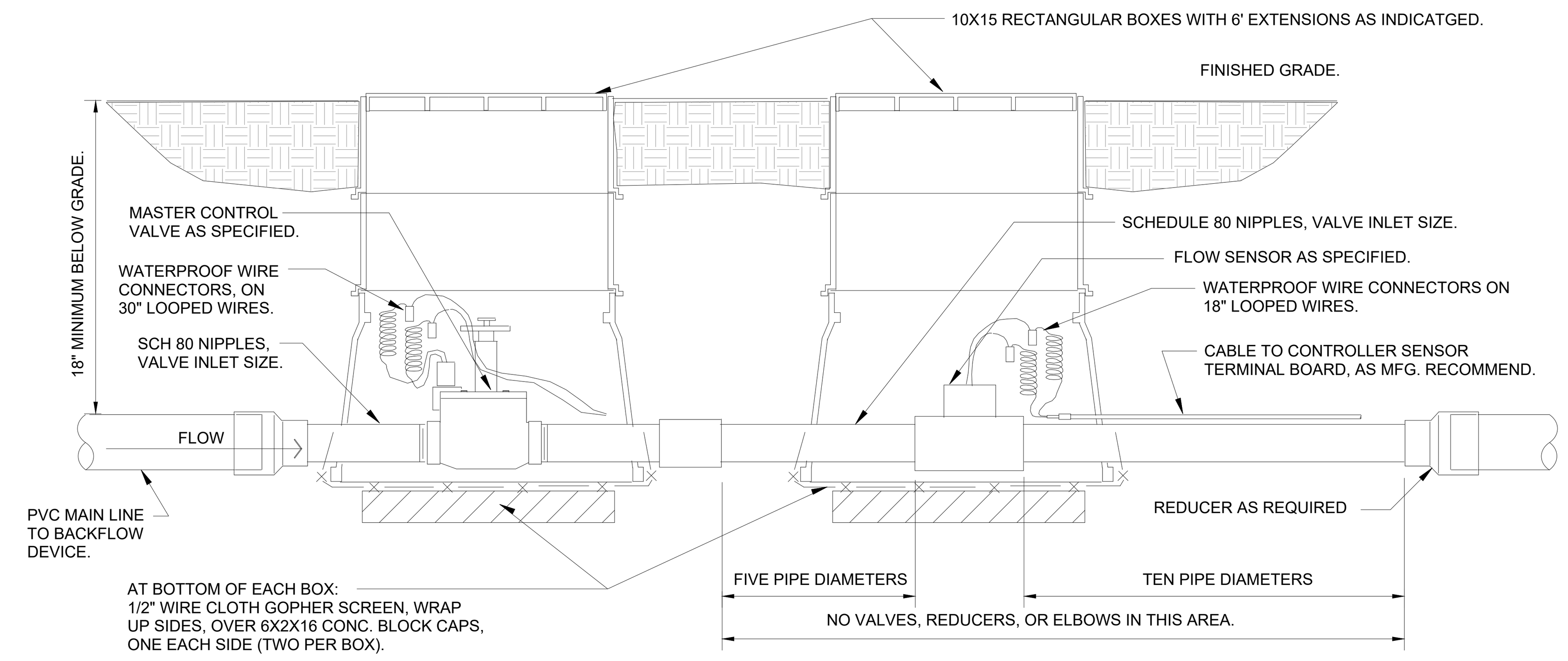
FEBCO® A WATTS Brand



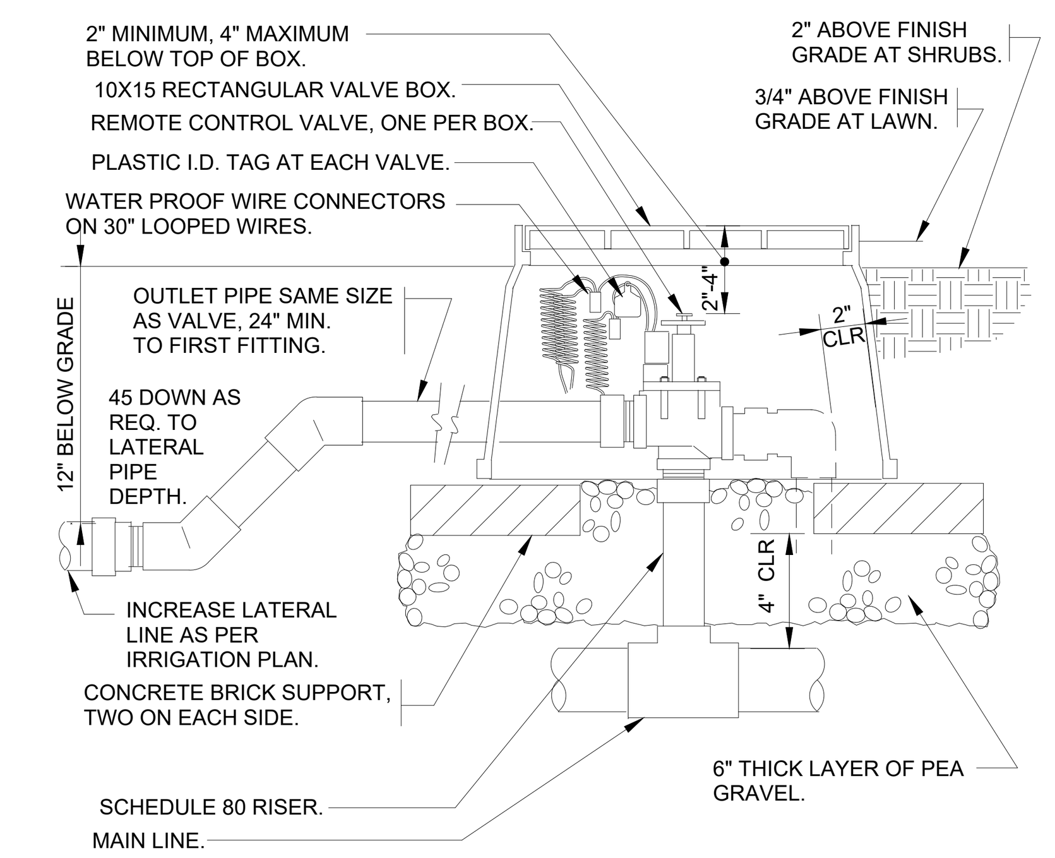
13 RAIN SENSOR
NTS



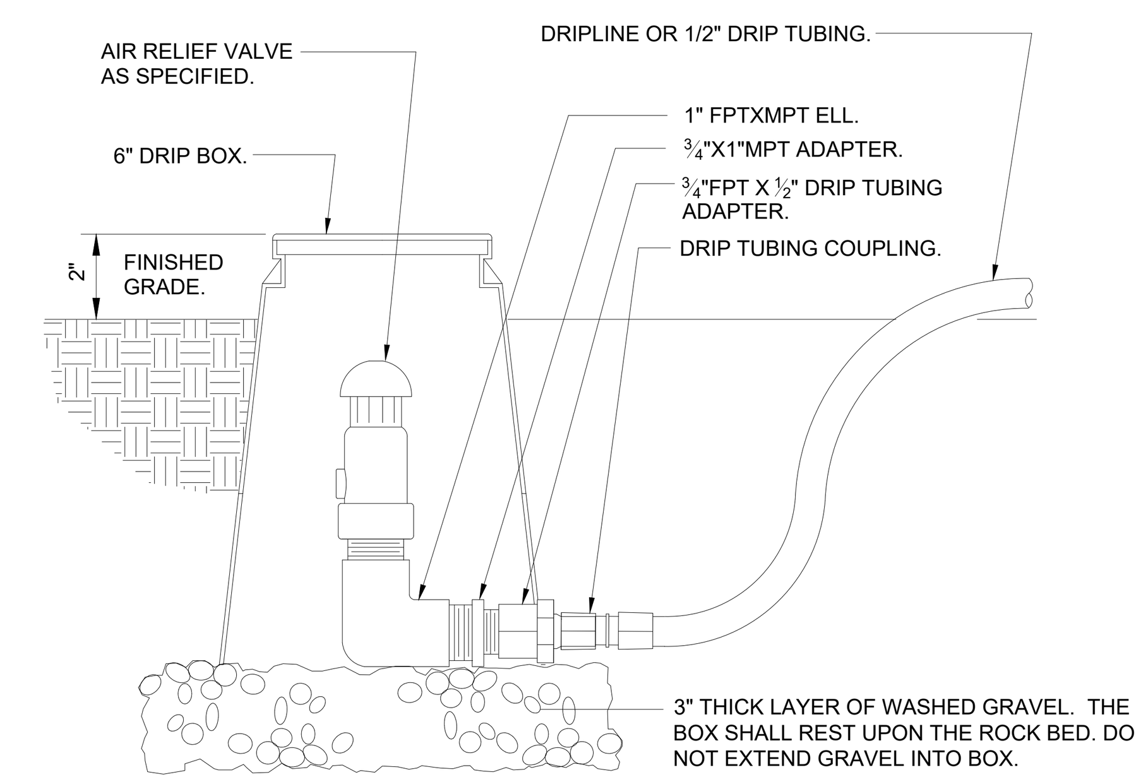
12 BRASS BALL ISOLATION VALVE
NTS



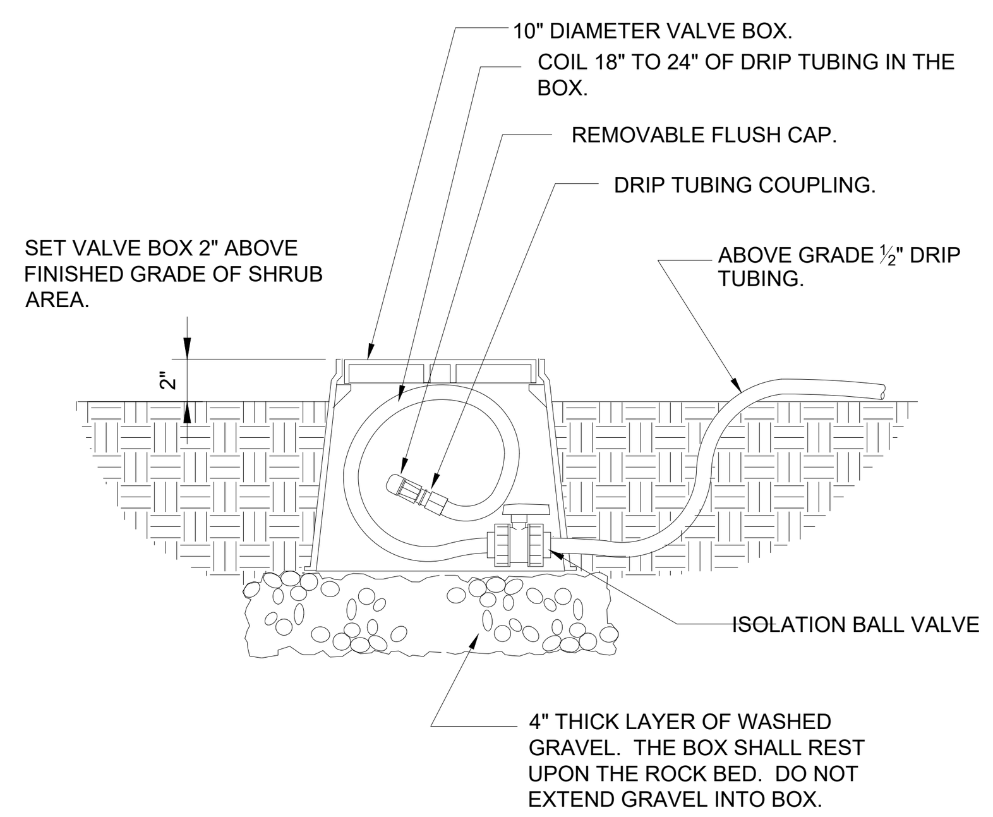
10 MASTER VALVE/FLOW SENSOR ASSEMBLY
NTS



9 ELECTRIC REMOTE CONTROL VALVE
NTS

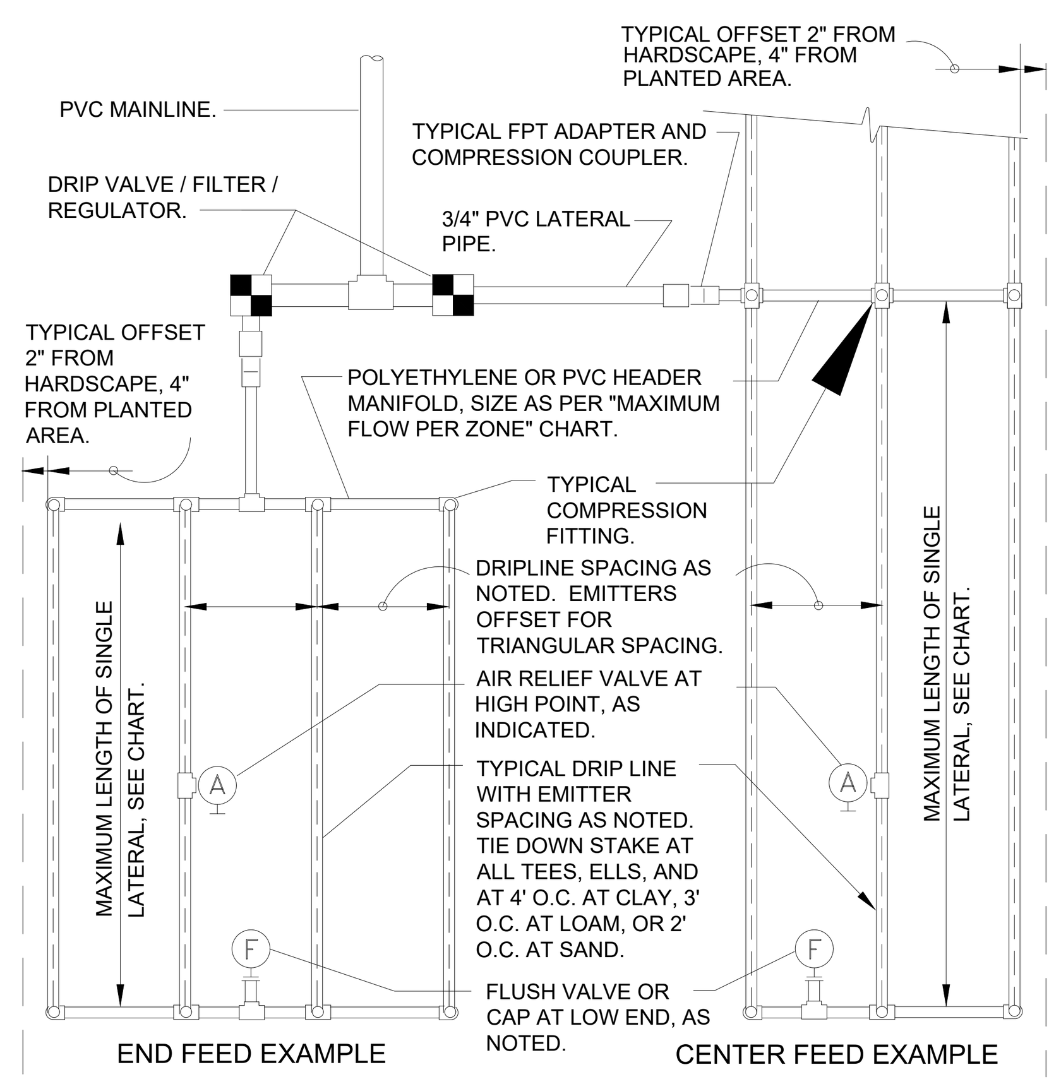


8 DRIP AIR RELIEF VALVE IN BOX
NTS



1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

7 DRIP FLUSH CAP ASSEMBLY W/ BALL VALVE
NTS



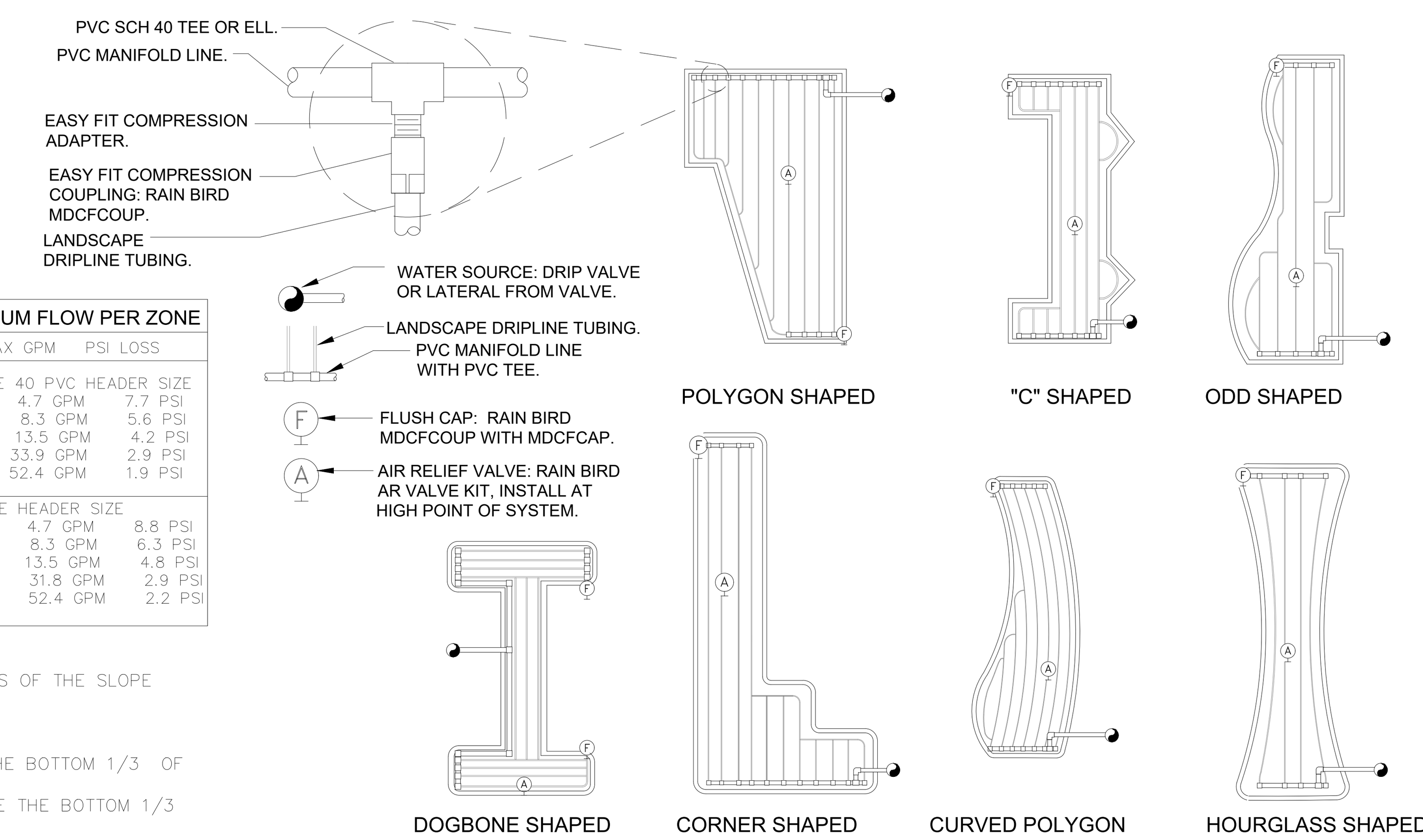
MAXIMUM LATERAL LENGTH (FEET)				
	EMITTER FLOW RATE GPH			
	12" SPACING		18" SPACING	
PSI	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

GRID PRECIPITATION RATES (IN/HR)			
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

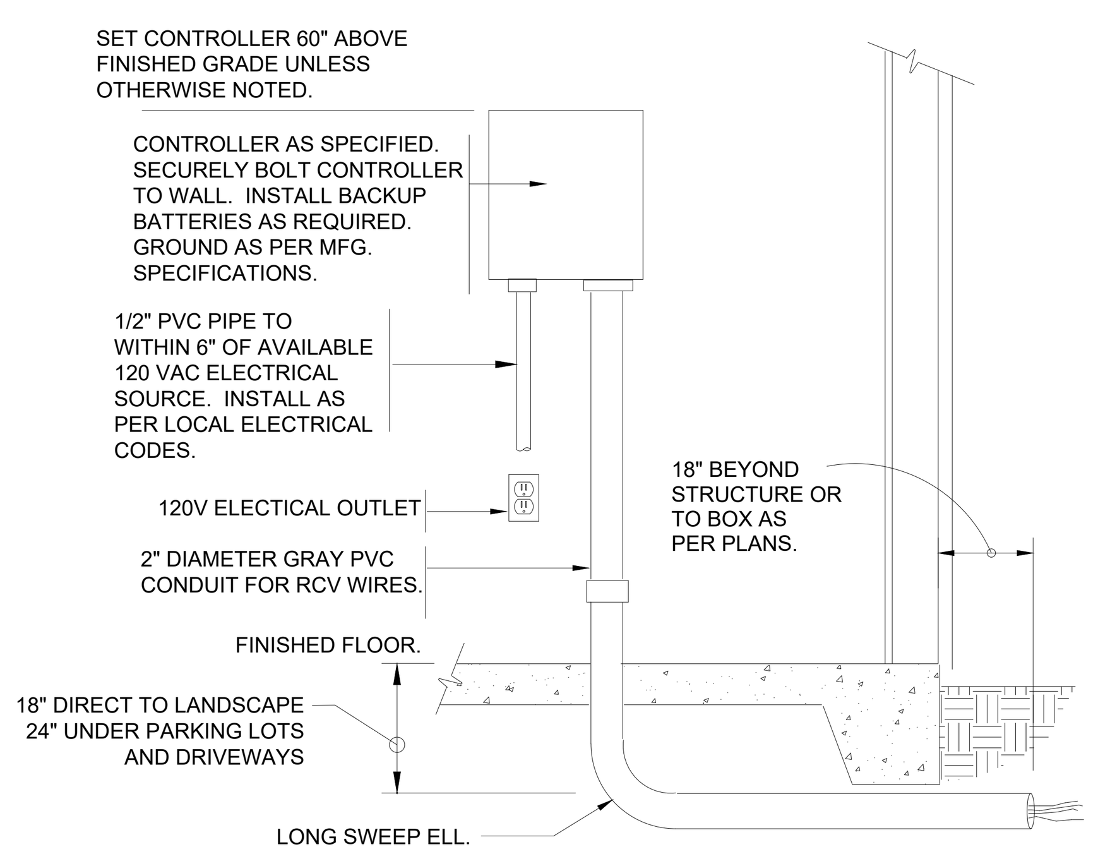
LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

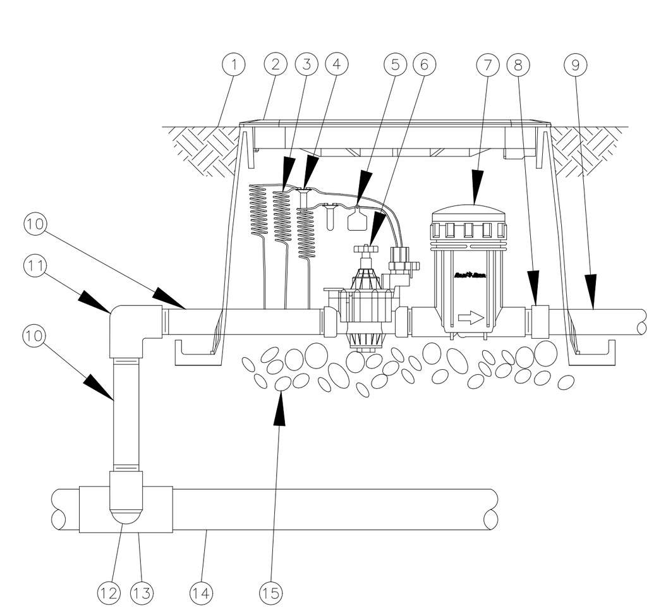
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



6 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
N.T.S.

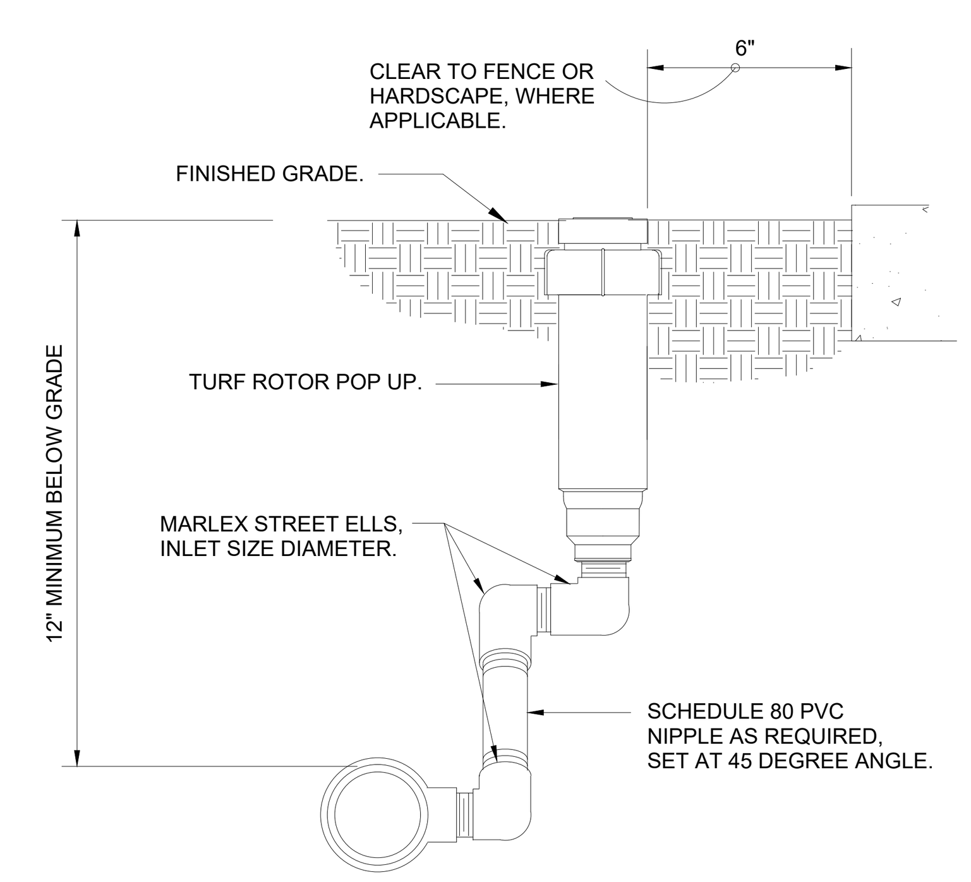


5 INTERIOR WALL MOUNT CONTROLLER
NTS

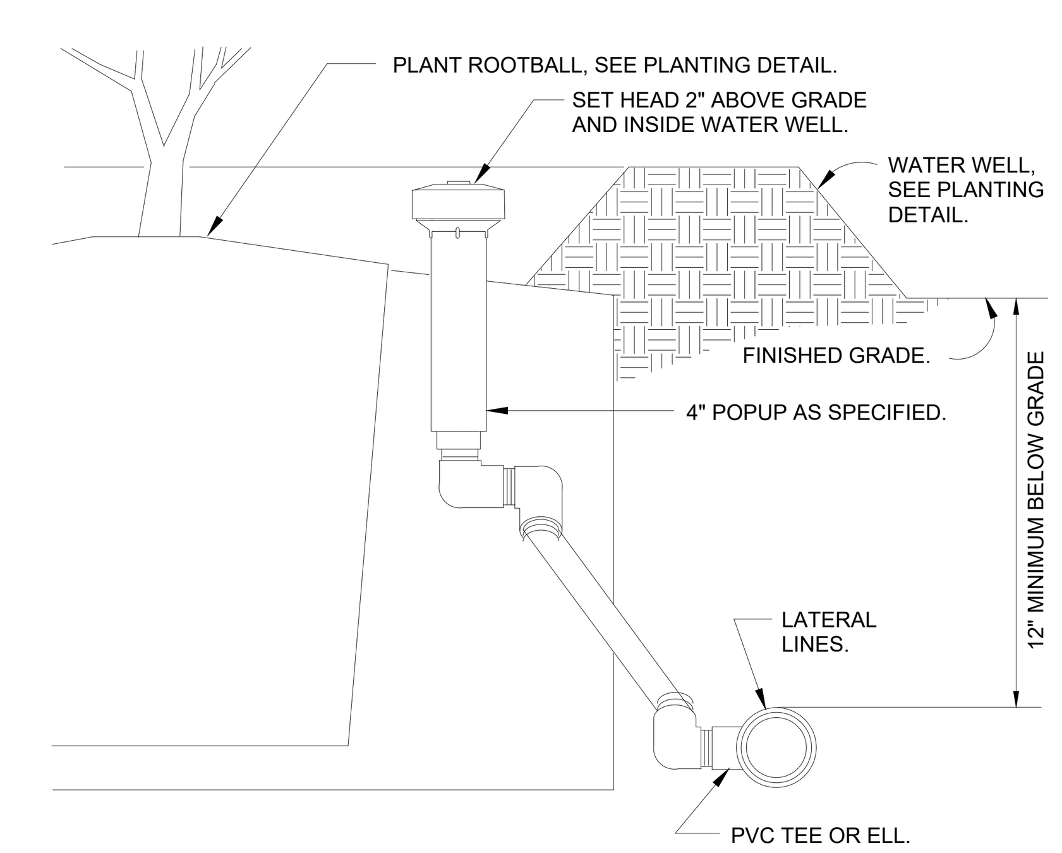


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. ID TAG
6. REMOTE CONTROL VALVE: RAIN BIRD 100-PGA (INCLUDED IN CZK-100-PRB-LC KIT)
7. PRESSURE REGULATING BASKET FILTER: RAIN BIRD PRB-100 (INCLUDED IN CZK-100-PRB-LC KIT)
8. PVC SCH 40 FEMALE ADAPTOR
9. LATERAL PIPE
10. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
11. PVC SCH 40 ELL
12. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. MAINLINE PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

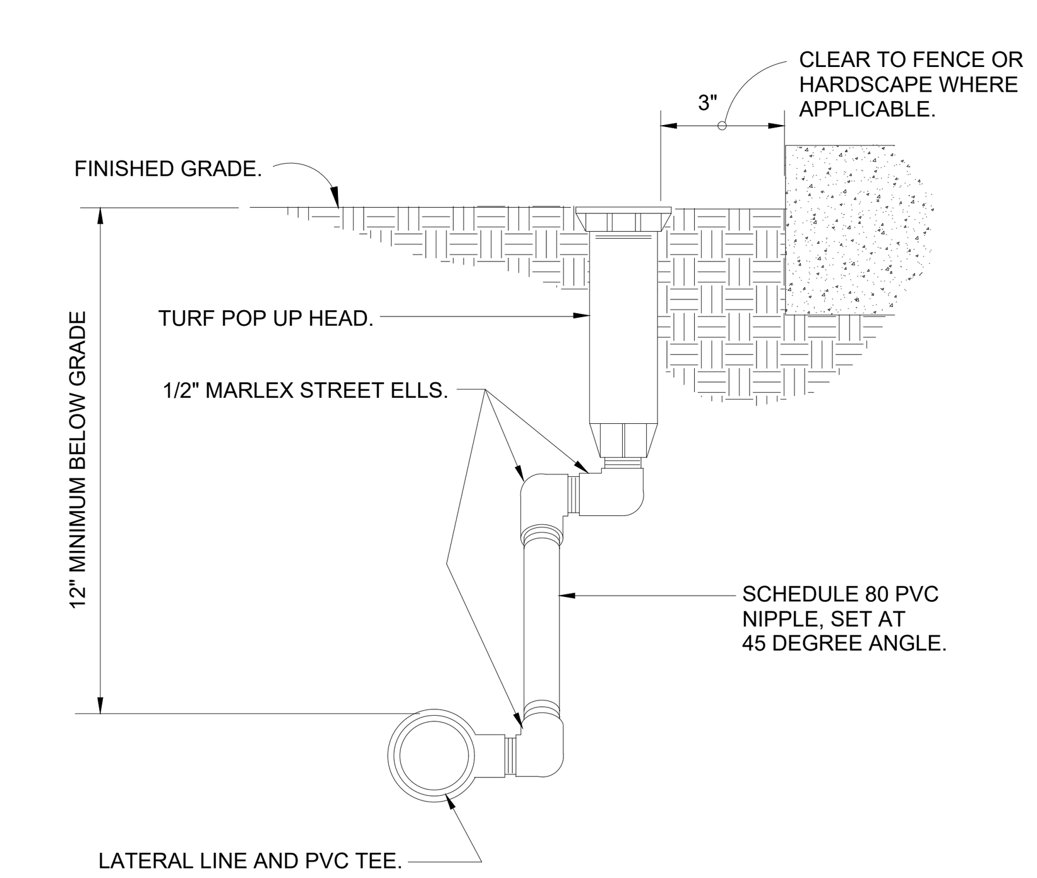
4 CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT
NTS



3 TURN ROTOR MARLEX ASSEMBLY
NTS



2 POPUP BUBBLER AT PLANT PIT W/ SWING JOINT
NTS



1 TURF SPRAY MARLEX ASSEMBLY
NTS

HFA
HFA-AE, LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO: 3531

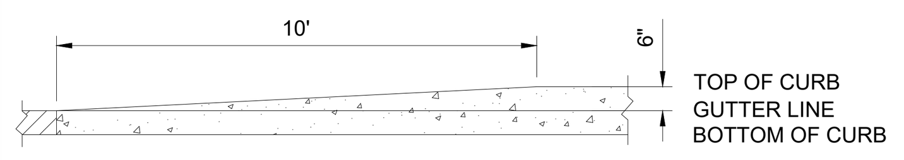
PROFESSIONAL IN CHARGE: GARRETT SMALL
PROJECT MANAGER: KK
QUALITY CONTROL: WFM
DRAWN BY: JKP/HV

PROJECT NAME
VALVOLINE INSTANT OIL CHANGE
12420 BANDERA RD. HELOTES, TX

PROJECT NUMBER 06-22-20049

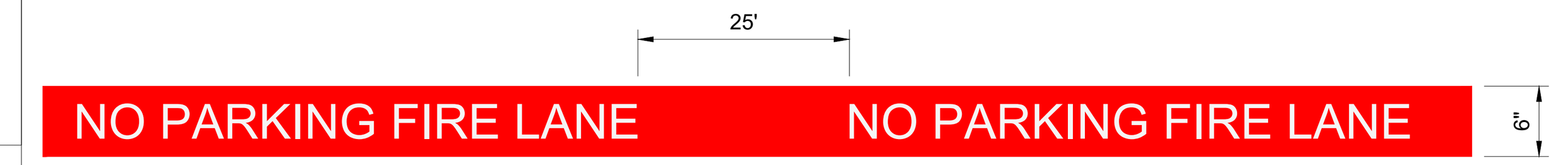
SHEET NAME
IRRIGATION DETAILS

SHEET #
C-6.4



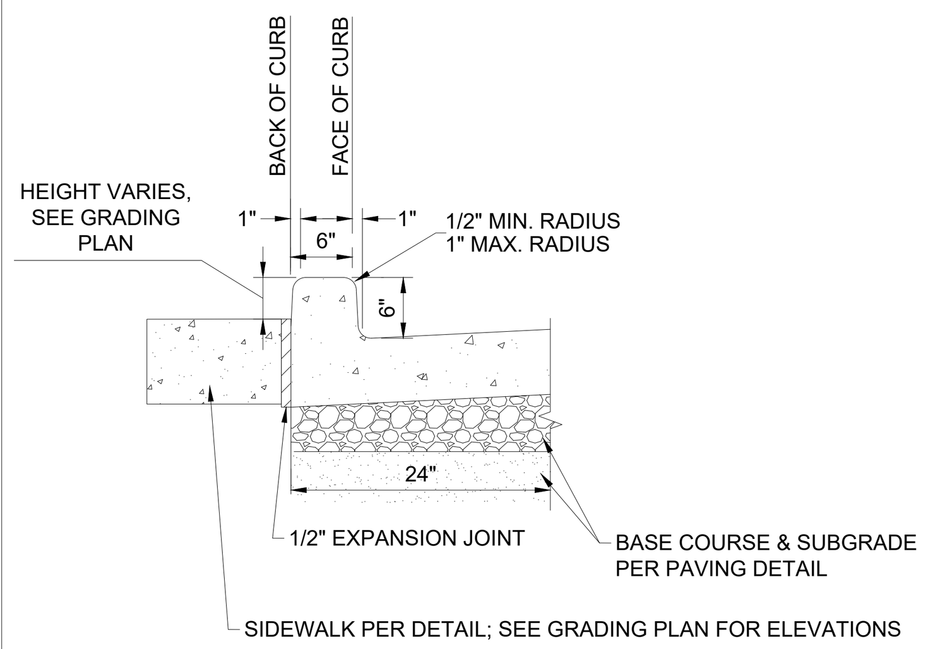
S6 CURB TAPER
N.T.S.

NOTES:
1. LOCATION OF SIGNS WHERE REQUIRED BY THE FIRE CODE OFFICIAL. DESIGNS TO BE PER 2021 INTERNATIONAL FIRE CODE (IFC)
2. FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS

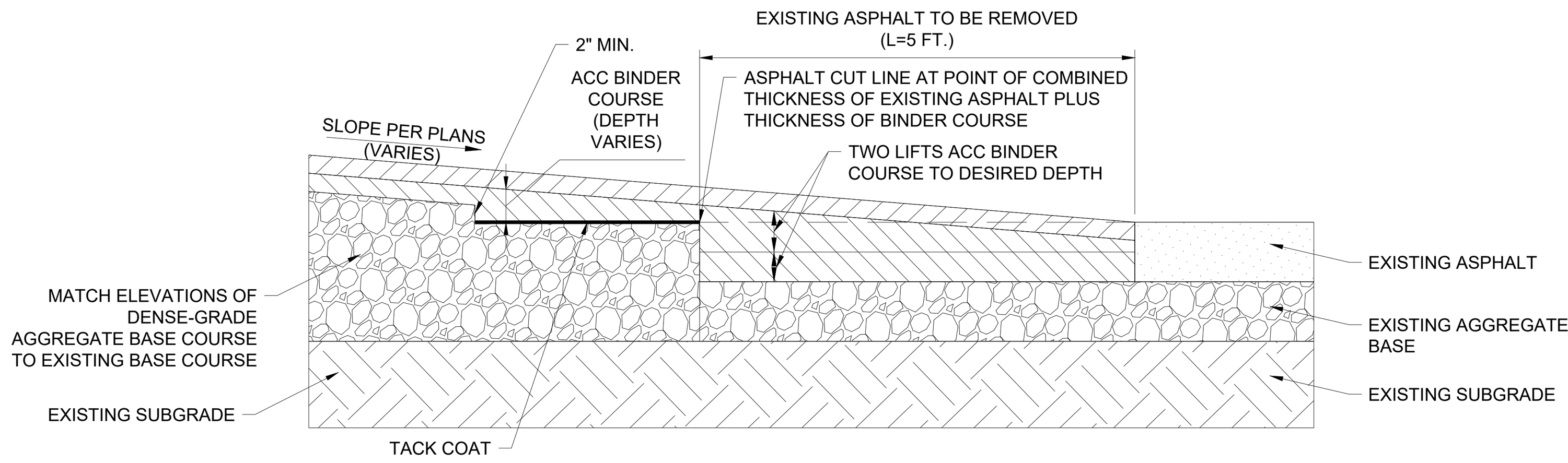


S27 FIRE LANE STRIPING
N.T.S.

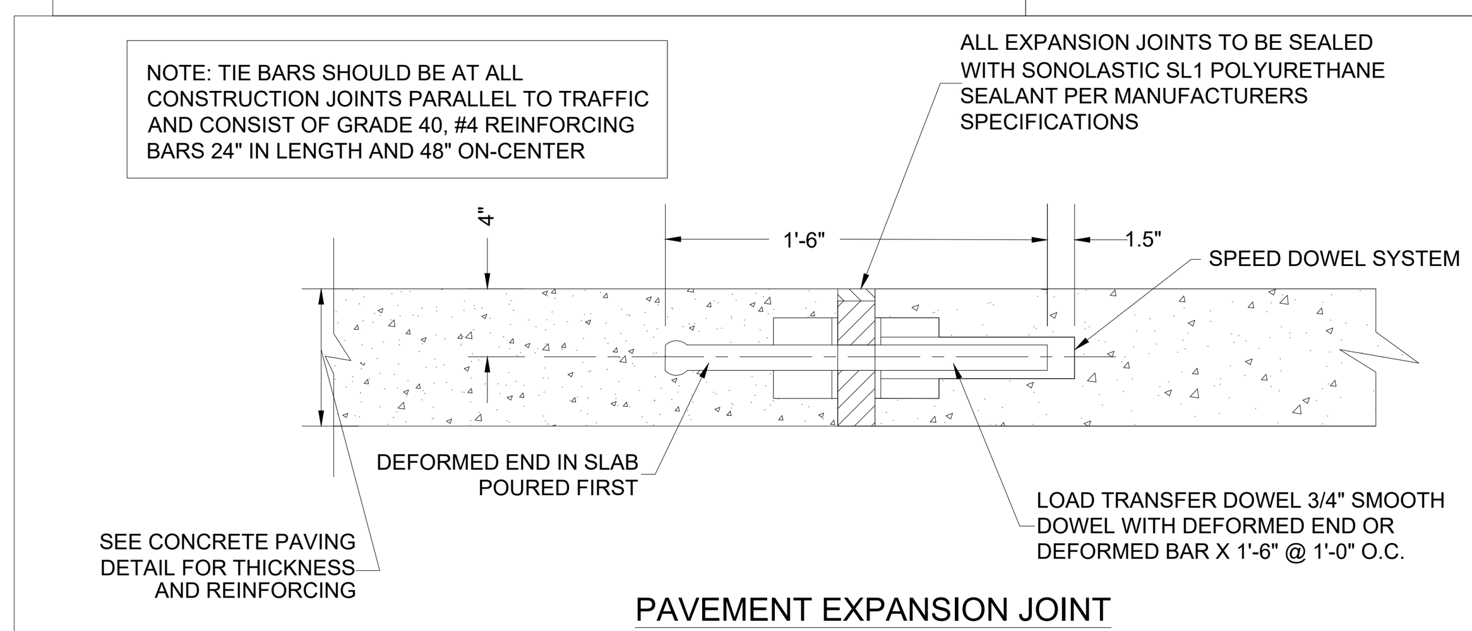
NOTES:
1. ALL CONCRETE CURBS TO BE F'C 4,000 PSI CONCRETE @ 28 DAYS.
2. CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING



S69 TYPE "B" CONCRETE CURB & GUTTER W/ OFFSET SIDEWALK
N.T.S.

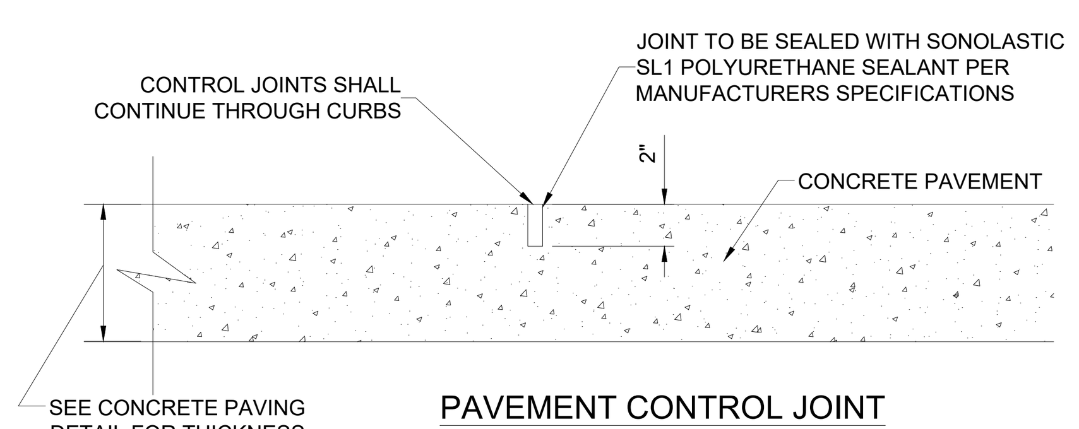


S8 MATCH EXISTING PAVEMENT ELEVATION (PAVEMENT TRANSITION)
N.T.S.



PAVEMENT EXPANSION JOINT

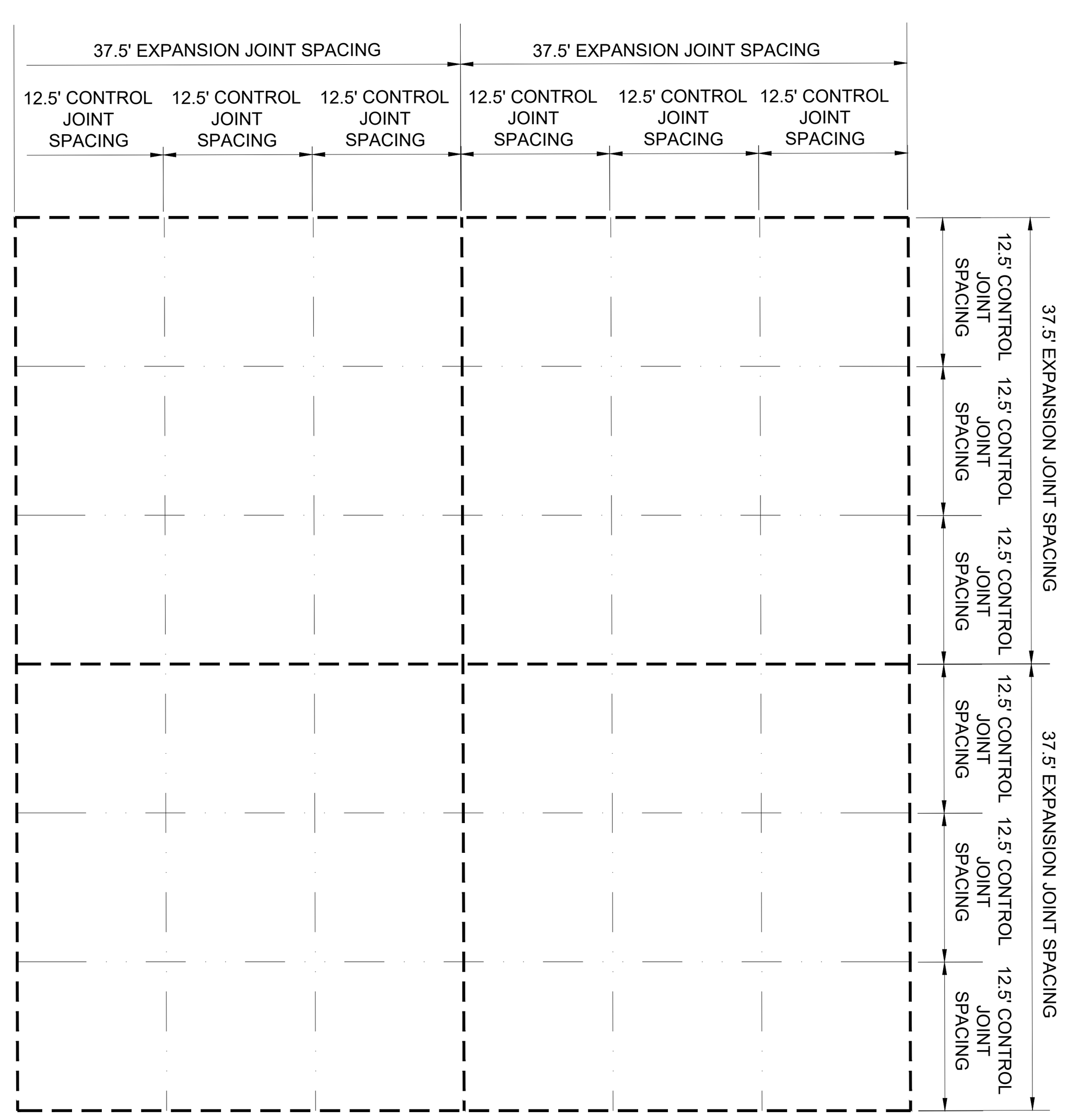
NOTE: CONTROL JOINTS SHALL BE SAW CUT WITHIN 24 HOURS OF CONCRETE PLACEMENT - REINFORCEMENT LAPS SHALL NOT BE LOCATED WITHIN 3 FEET OF CONTROL JOINTS



PAVEMENT CONTROL JOINT

PROPOSED
CONTROL JOINT
EXPANSION JOINT

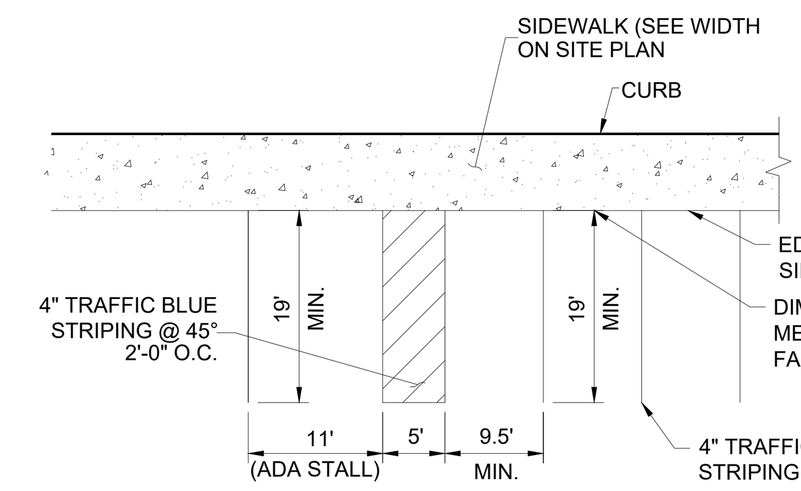
NOTE: CONTRACTOR TO FIELD ADJUST JOINTS BASED UPON SITE CONDITIONS

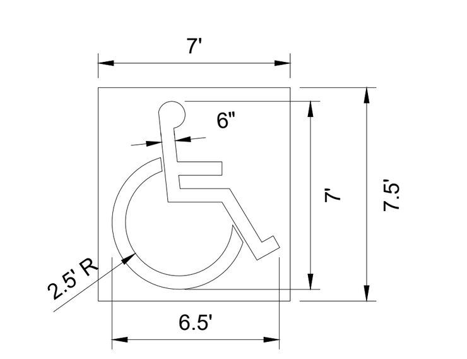


TYPICAL JOINT LAYOUT

P9 TYPICAL PAVING JOINT
N.T.S.

NOTES:
1. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
2. THIS IS FOR REFERENCE AND DIMENSION CONTROL ONLY.
3. ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS
4. ALL COLORS AS SHOWN OR BY LOCAL CODES.
5. STRIPING IS THE RESPONSIBILITY OF THE GENERAL

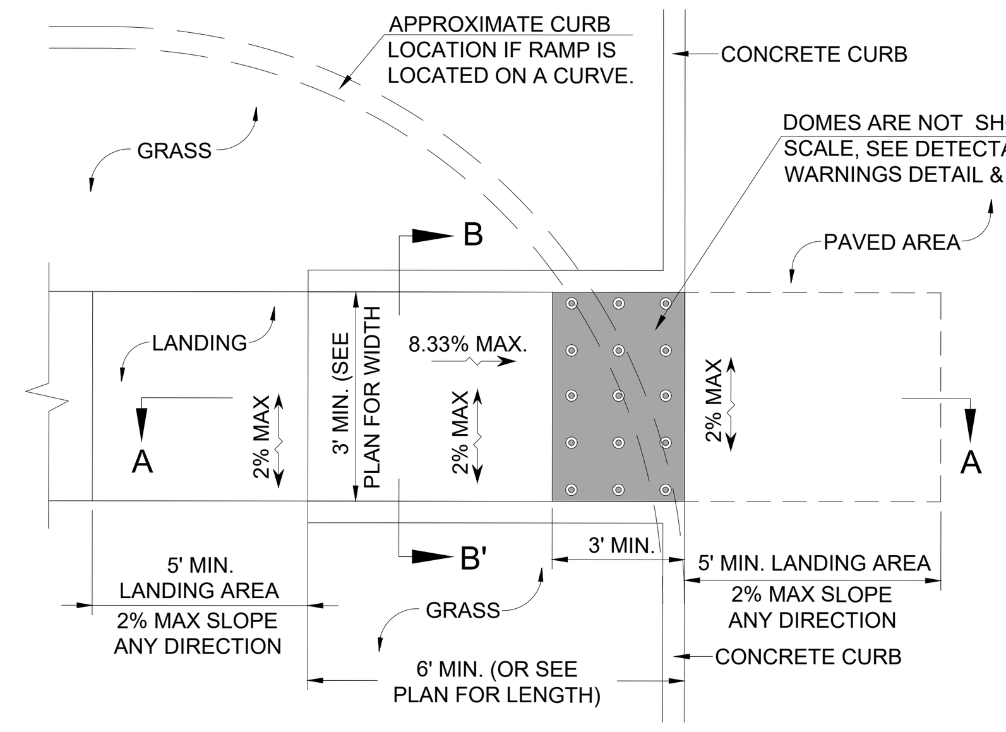




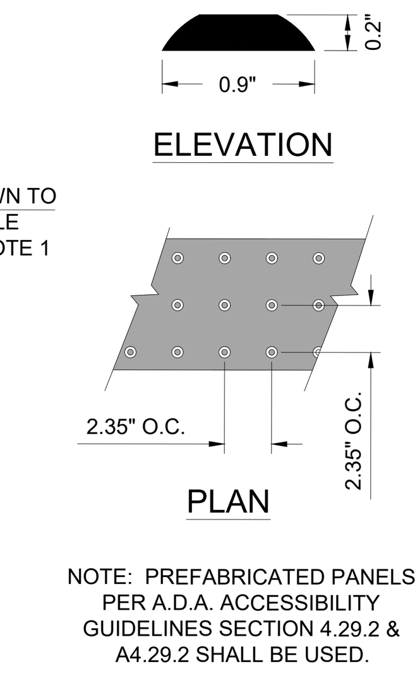
LOCATED AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY VAN LETTERING

ACCESSIBLE PARKING SYMBOL

S23 S28 PARKING STALL STRIPING
N.T.S.



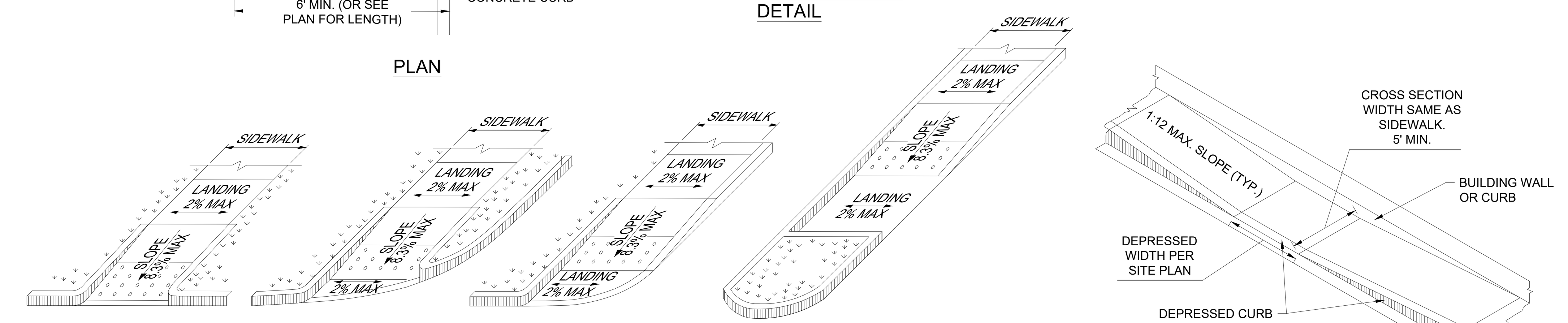
PLAN



NOTE: PREFABRICATED PANELS PER A.D.A. ACCESSIBILITY GUIDELINES SECTION 4.29.2 & A4.29.2 SHALL BE USED.

DETECTABLE WARNINGS DETAIL

NOTES:
1. THE SURFACE OF RAMP SHALL HAVE DETECTABLE WARNINGS AS SHOWN. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES. SEE DETECTABLE WARNINGS DETAIL.
2. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
3. CONSTRUCT PER A.D.A. STANDARDS.
4. REFER TO PLANS FOR ADJACENT SLOPES.
5. THE CROSS SLOPE OF THE RAMP SURFACE SHALL BE NO GREATER THAN 1:50.
6. CONCRETE SHALL BE P.C.C. 4,000 PSI
7. PROVIDE EXPANSION JOINT MATERIAL WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK, OR STRUCTURE WITH THE TOP OF JOINT FILLER PLUS SEALANT FLUSH WITH ADJACENT CONCRETE SURFACE.
8. SEAL JOINT WITH AN APPROVED SEALING MATERIAL.
9. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING FLARED SIDE RAMPS (WHERE USED).
10. CURB RAMP AND SIDE FLARE LENGTHS (WHERE USED) ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK PITCH. SEE TABLE FOR TYPICAL RAMP DIMENSIONS.
11. WHENEVER POSSIBLE, CONSTRUCT THE TRANSITION SLOPE FROM THE CURB RAMP AND FLARE SIDES TO ADJOINING SURFACES WITH A GRADUAL CURVE RATHER THAN AN ABRUPT ANGLE.



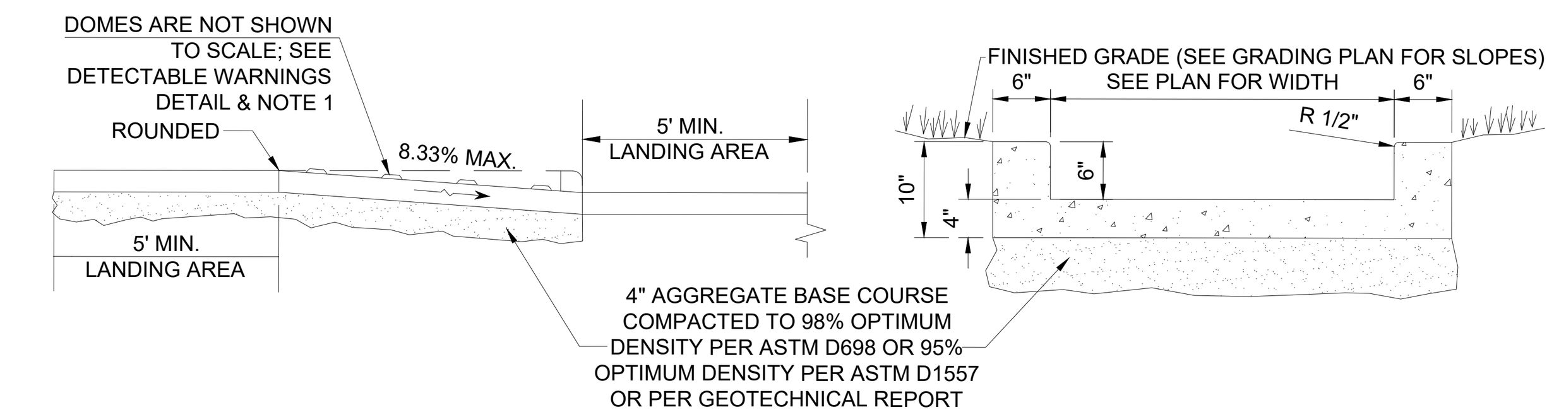
TYPE I SIDEWALK SETBACK ON STRAIGHT CURB

TYPE II SIDEWALK SETBACK FROM CURB

TYPE III SIDEWALK ADJACENT TO CURB

TYPE IV SIDEWALK LANDING INTEGRAL TO CURB

TYPE V INLINE RAMP TO SIDEWALK



SECTION A-A'

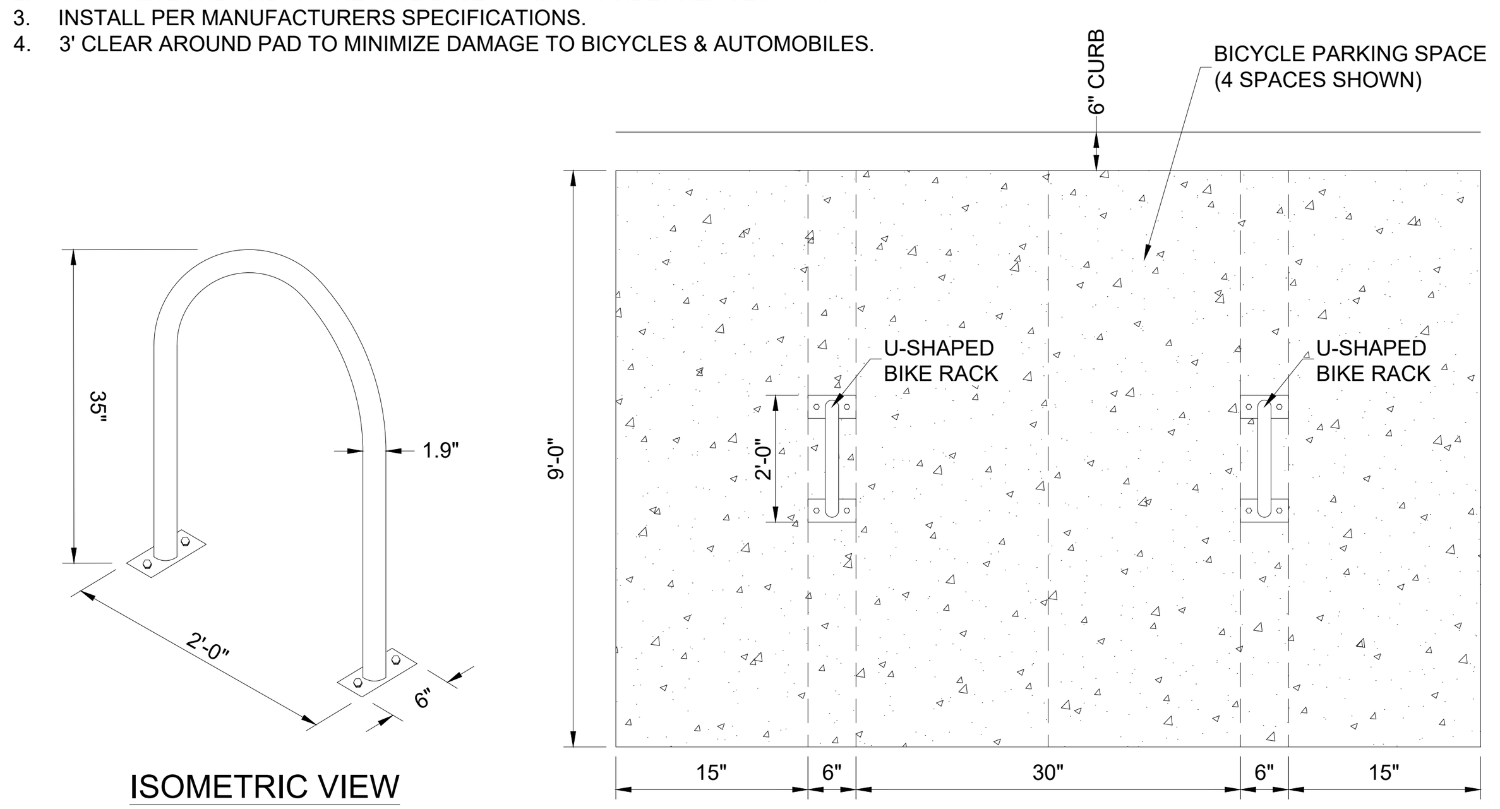
SECTION B-B'

CURB RAMP DIMENSIONS NEW CONSTRUCTION				
RISE OF RAMP*	MAX. RAMP SLOPE	NOMINAL RAMP LENGTH (1:12)	SIDE FLARE DIMENSION AT CURB (1:10) (IF USED)	SIDE FLARE DIMENSION AT CURB (1:12) (IF USED)
3"	1:12	3.0 FT	2.5 FT	3.0 FT
4"	1:12	4.0 FT	3.3 FT	4.0 FT
5"	1:12	5.0 FT	4.2 FT	5.0 FT
6"	1:12	6.0 FT	5.0 FT	6.0 FT
7"	1:12	7.0 FT	5.8 FT	7.0 FT
8"	1:12	8.0 FT	6.7 FT	8.0 FT
9"	1:12	9.0 FT	7.5 FT	9.0 FT
10"	1:12	10.0 FT	8.4 FT	10.0 FT
11"	1:12	11.0 FT	9.2 FT	11.0 FT
12"	1:12	12.0 FT	10.0 FT	12.0 FT

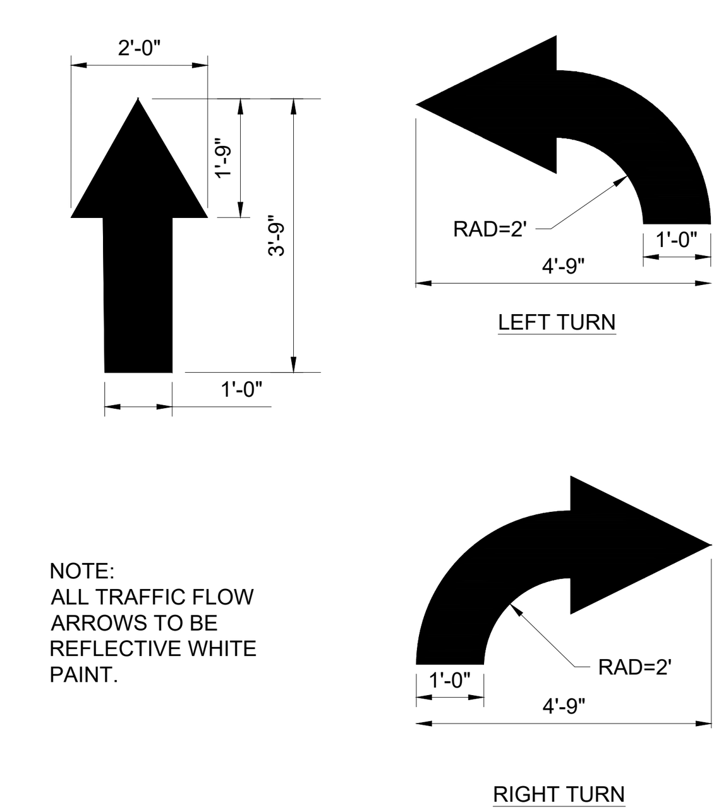
*CURB HEIGHT PLUS RISE OF SIDEWALK CROSS SLOPE

S16 S15 ADA RAMP IN SIDEWALK
N.T.S.

NOTES:
1. BIKE RACK SHALL COMPLY WITH ALL CITY OR LOCAL JURISDICTION REQUIREMENTS.
2. CONCRETE PAD AND AGGREGATE BASE TO MATCH SIDEWALK SECTION.
3. INSTALL PER MANUFACTURERS SPECIFICATIONS.
4. 3' CLEAR AROUND PAD TO MINIMIZE DAMAGE TO BICYCLES & AUTOMOBILES.



S19 U-SHAPED BIKE RACK
N.T.S.



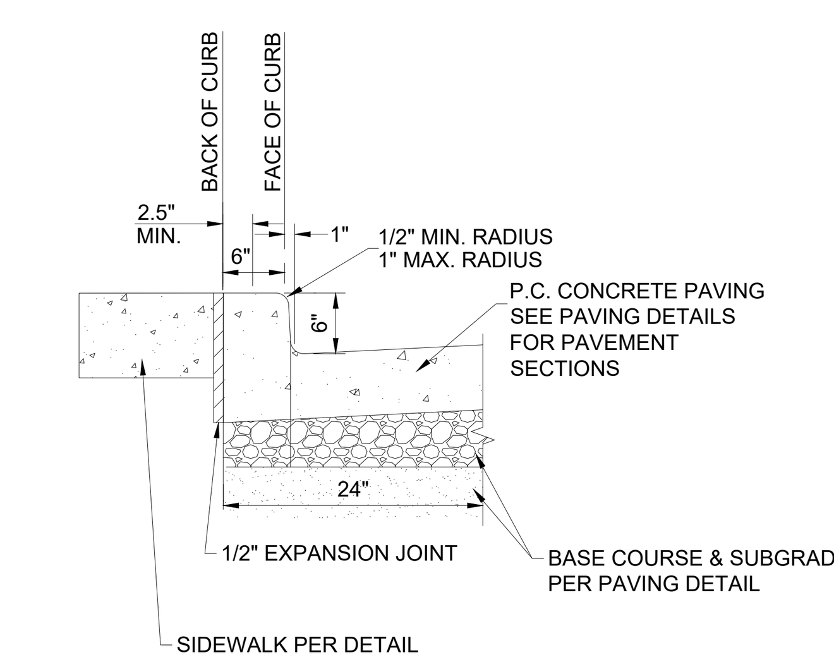
NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT.

MINIMUM REQUIREMENTS:

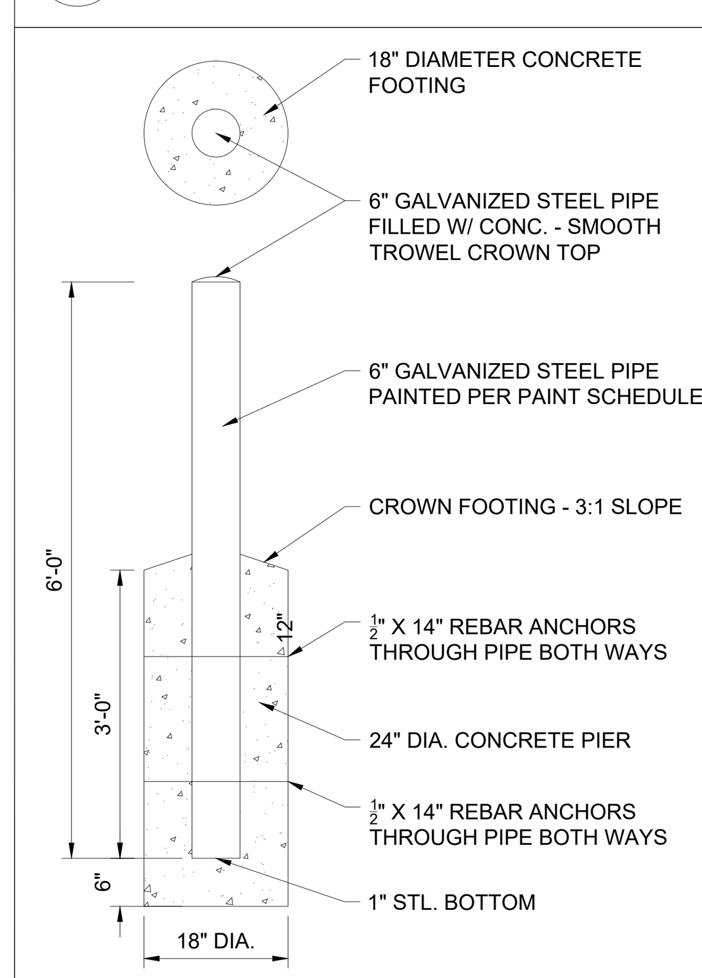
1. USE TRAINED AND EXPERIENCED PERSONNEL IN APPLYING THE PRODUCTS AND OPERATING THE EQUIPMENT REQUIRED FOR PROPERLY PERFORMED WORK.
2. PAINT SHALL BE WATERBORNE OR SOLVENT BORNE, COLOR SHALL BE REFLECTIVE WHITE UNLESS OTHERWISE SPECIFIED. PAVEMENT MARKING PAINTS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL LAWS ENACTED TO ENSURE COMPLIANCE WITH FEDERAL CLEAN AIR STANDARDS. PAINT MATERIALS SHALL CONFORM TO THE RESTRICTIONS OF THE LOCAL AIR POLLUTION CONTROL DISTRICT.
3. WATERBORNE PAINT: PAINTS SHALL CONFORM TO FEDERAL SPECIFICATION TT-P-1952 (LATEST REVISION) AND ALL APPLICABLE ASTM STANDARDS WITHIN THIS SPECIFICATION.
4. SOLVENT BORNE PAINT: PAINT SHALL CONFORM TO FEDERAL SPECIFICATION A-A-2886 OR AASHTO M248. PAINT SHALL BE NON-BLEEDING, QUICK-DRYING, AND ALKYD PETROLEUM BASE PAINT SUITABLE FOR TRAFFIC-BEARING SURFACE AND BE MIXED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION FOR COLOR YELLOW (UNLESS OTHER COLOR IS OTHERWISE SPECIFIED).
5. GLASS BEADS: AASHTO M 247, TYPE 1 OR FS TT-B-1325, TYPE 1, GRADATION A.
6. APPLY TWO COATS OF PAINT, AT MANUFACTURER'S RECOMMENDED RATE, WITHOUT ADDITION OF THINNER, WITH MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS AND DRY FILM THICKNESS OF 7 ½ MILS PER COAT. PAINT SHALL BE APPLIED FOR A TOTAL DRY FILM THICKNESS OF 15 MILS. APPLY WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES.
7. APPLY GLASS BEADS AT PEDESTRIAN CROSSWALK STRIPING AND AT LANE STRIPING AND ARROWS. BROADCAST GLASS BEADS UNIFORMLY INTO WET MARKINGS AT A RATE OF 6 LB/GAL.

S26 DIRECTIONAL TRAFFIC ARROW
N.T.S.

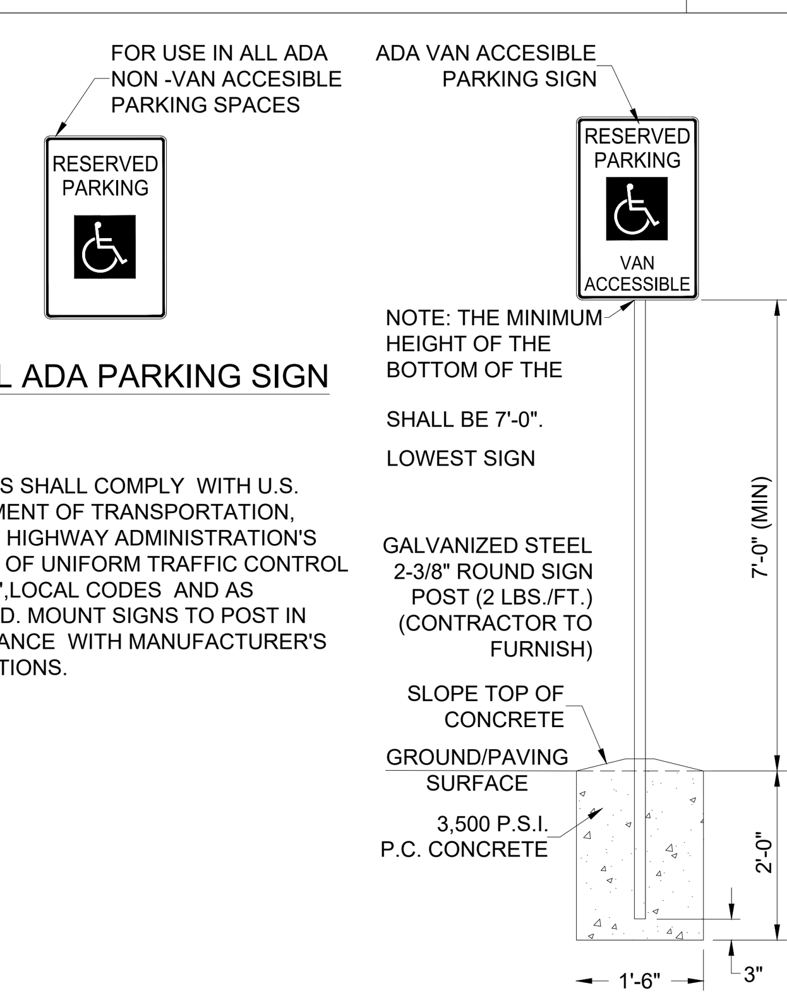
NOTES:
1. ALL CONCRETE CURBS TO BE F'C 4,000 PSI CONCRETE @ 28 DAYS.
2. CURB EXPANSION JOINTS TO MATCH SIDEWALK EXPANSION JOINT SPACING



S68 TYPE "B" CONCRETE CURB & GUTTER WITH FLUSH SIDEWALK
N.T.S.



S36 BOLLARD
N.T.S.



TYPICAL ADA PARKING SIGN

NOTE: THE MINIMUM HEIGHT OF THE BOTTOM OF THE SHALL BE 7'-0". LOWEST SIGN

GALVANIZED STEEL 2-3/8" ROUND SIGN POST (2 LBS./FT.) (CONTRACTOR TO FURNISH)

SLOPE TOP OF CONCRETE

GROUND/PAVING SURFACE

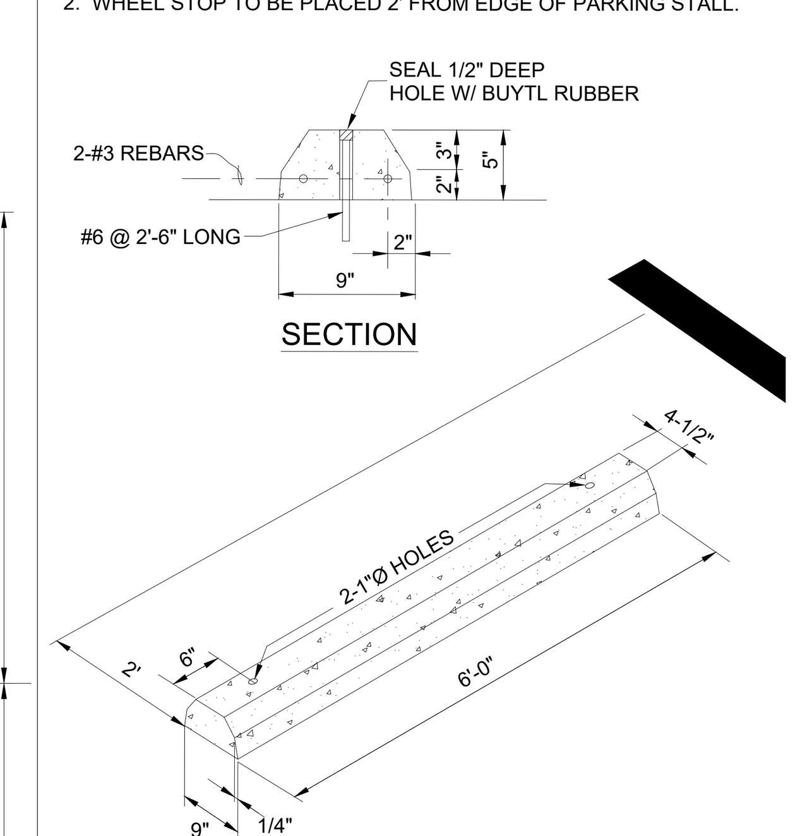
3,500 P.S.I. P.C. CONCRETE

NOTE:

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES",LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

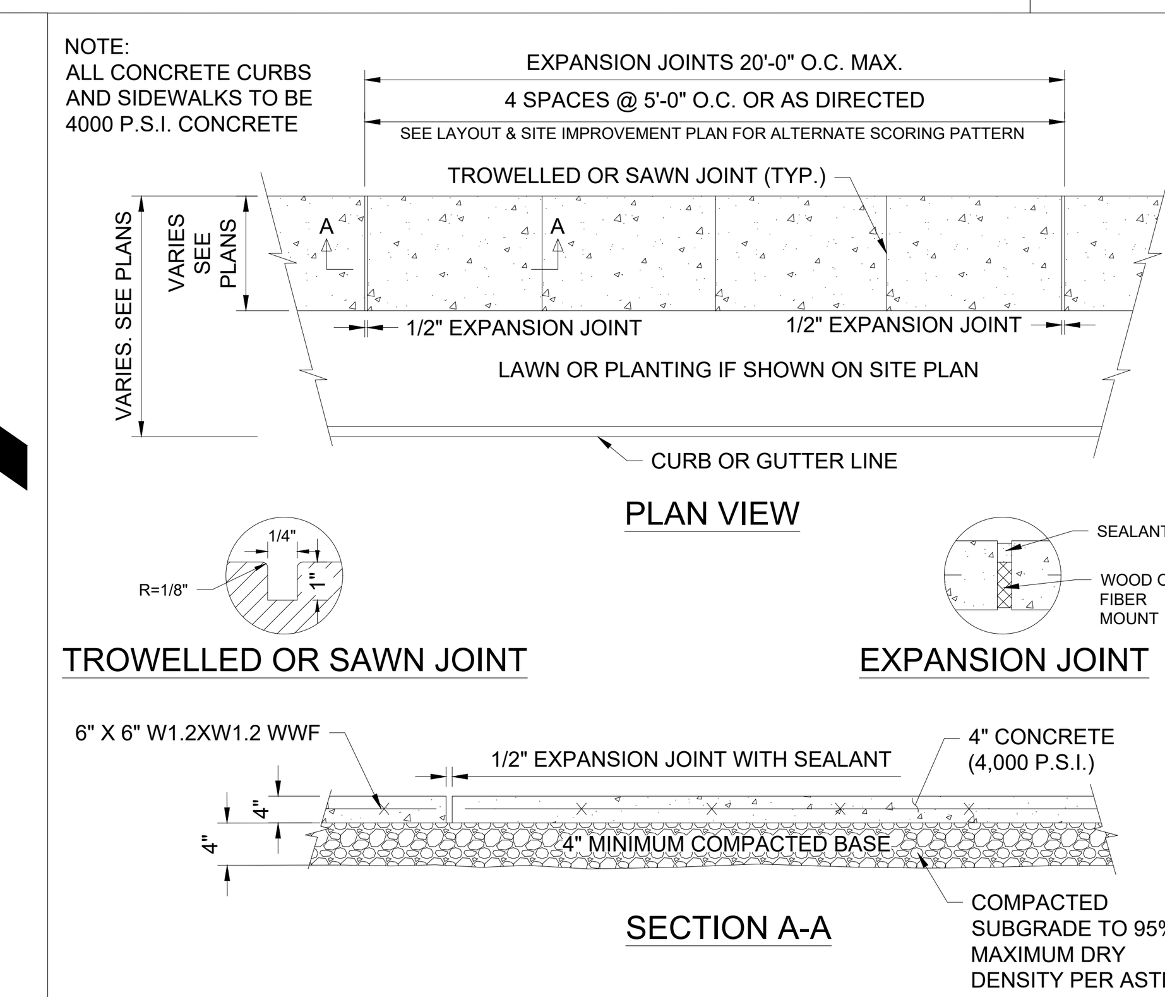
S24 ADA PARKING SIGN & SITE SIGN BASE
N.T.S.

NOTES:
1. WHEEL STOPS TO BE PROVIDED BY GENERAL CONTRACTOR
2. WHEEL STOP TO BE PLACED 2' FROM EDGE OF PARKING STALL.



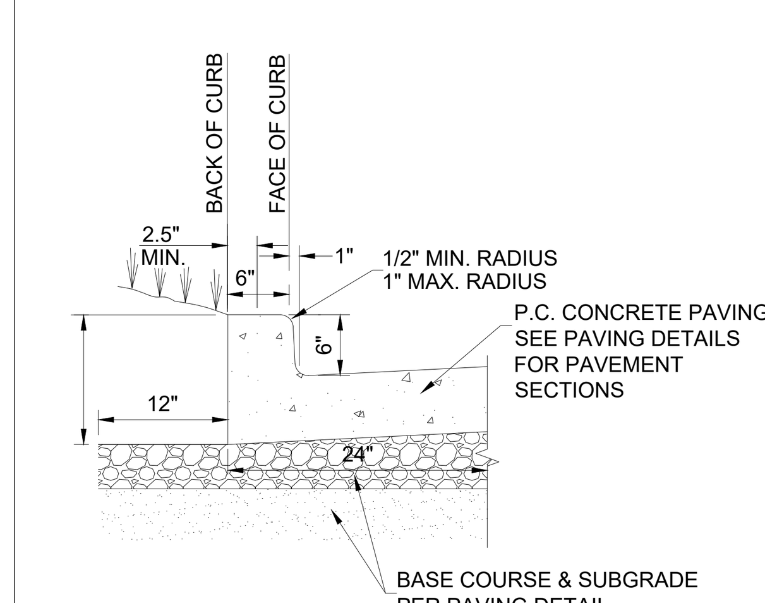
S21 PRECAST CONCRETE WHEELSTOP
N.T.S.

NOTE:
ALL CONCRETE CURBS AND SIDEWALKS TO BE 4000 P.S.I. CONCRETE



S13 CONCRETE SIDEWALK
N.T.S.

NOTES:
1. IF NEEDED, DOWEL IN TO ADJACENT CONCRETE SLAB PER THE PAVEMENT EXPANSION JOINT DETAIL
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.



S1 TYPE "B" CONCRETE CURB & GUTTER
N.T.S.

HFA
HFA-AE , LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

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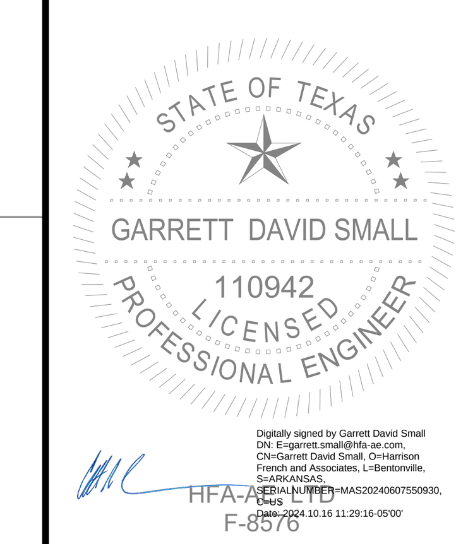
PROFESSIONAL SEAL



PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

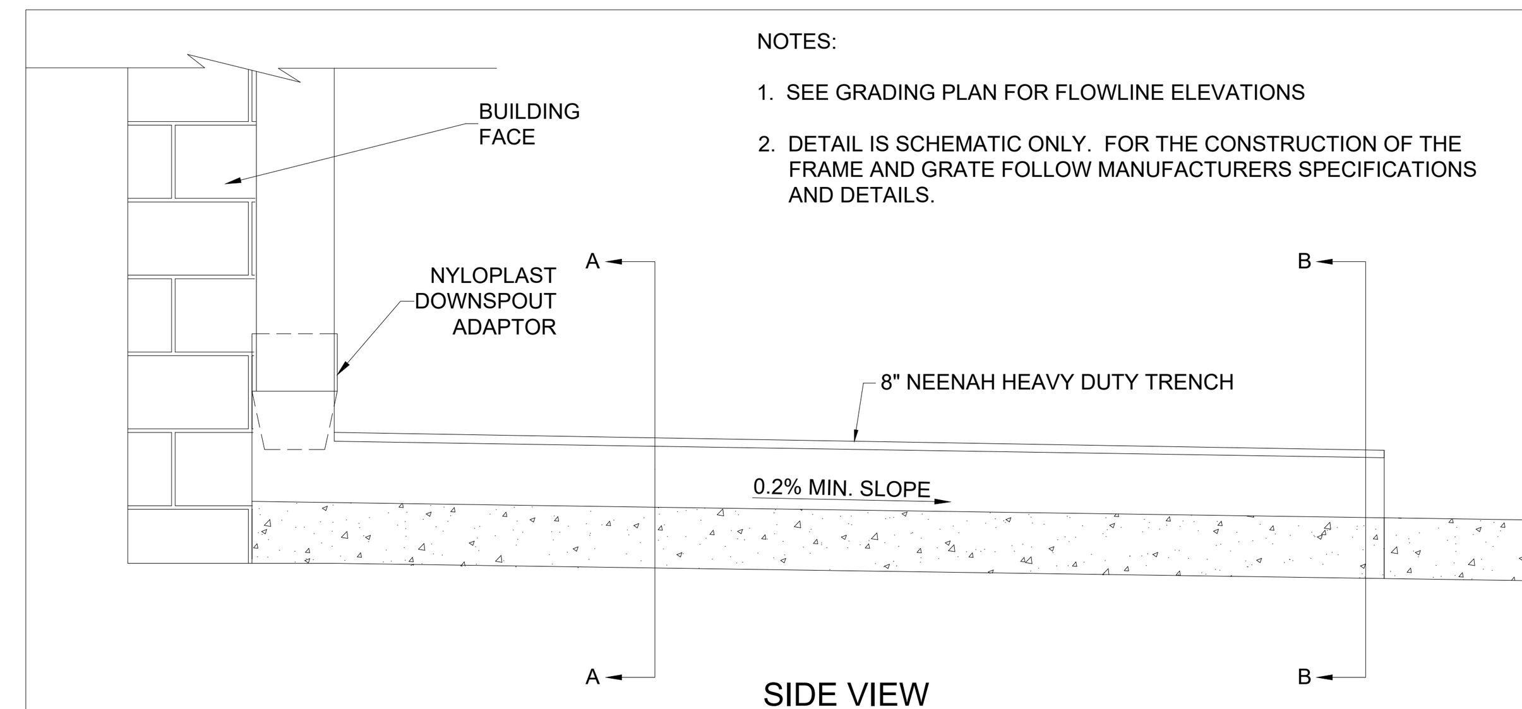
VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD. HELOTES, TX

PROJECT NUMBER
06-22-20049

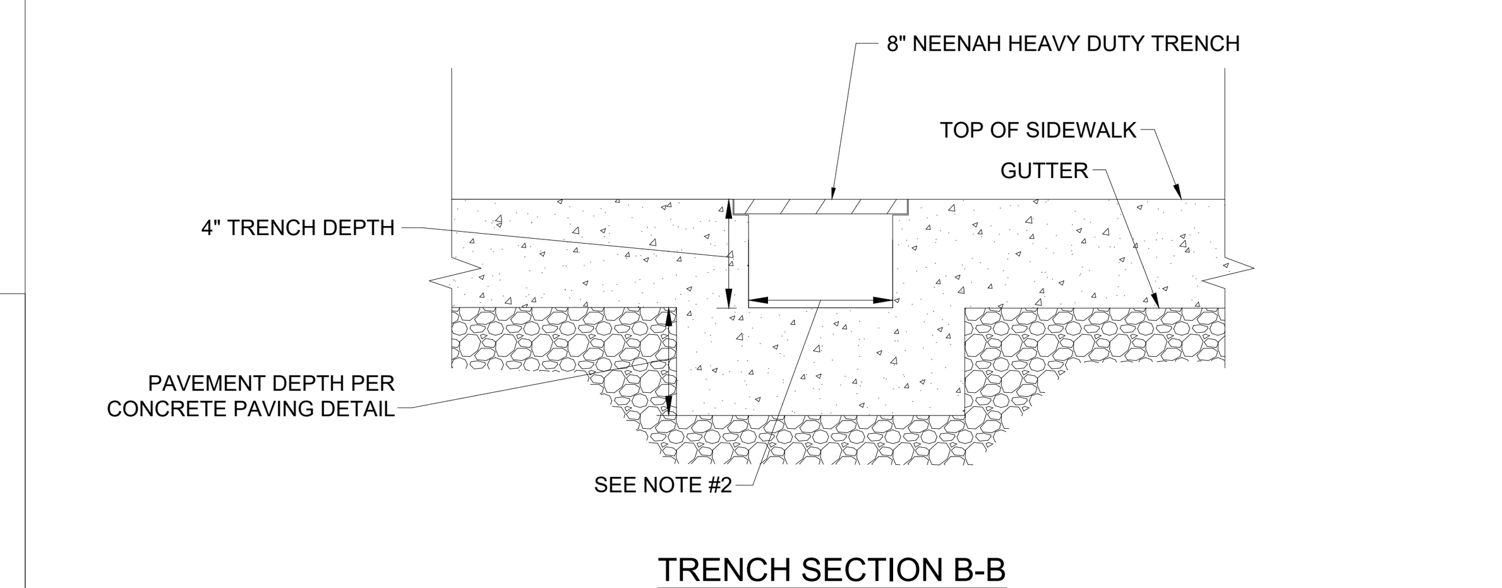
SHEET NAME
DETAILS SHEET 1 OF 4

SHEET #
C-10.0

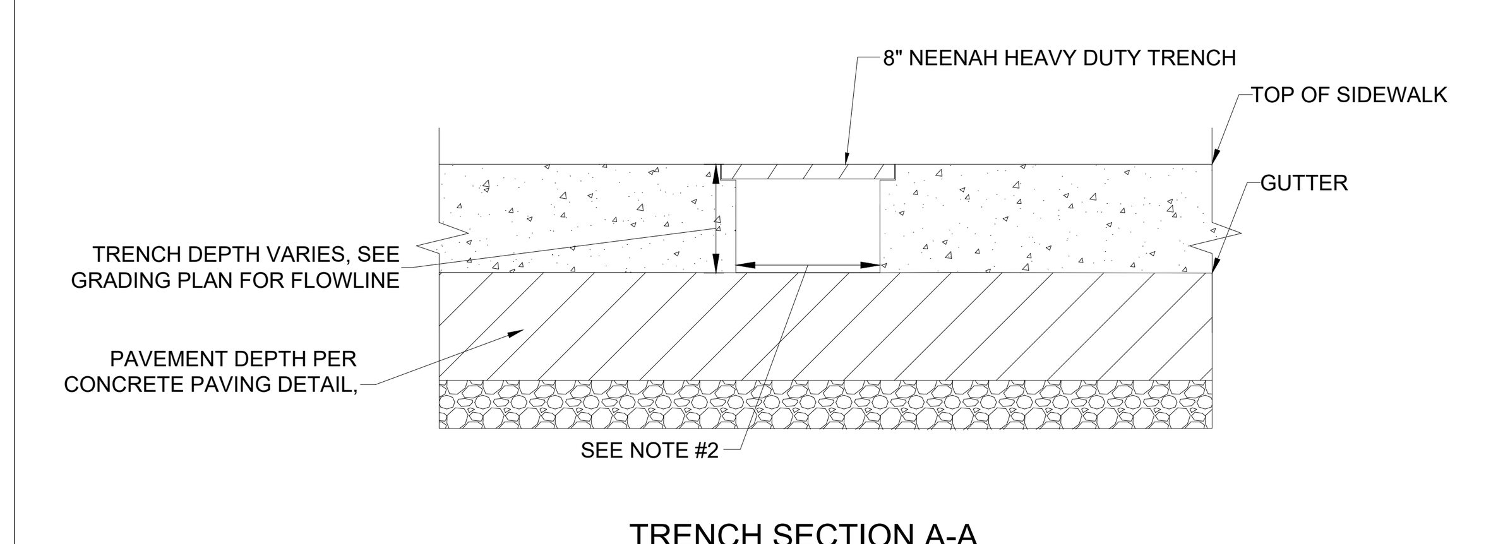


NOTES:

1. SEE GRADING PLAN FOR FLOWLINE ELEVATIONS
2. DETAIL IS SCHEMATIC ONLY. FOR THE CONSTRUCTION OF THE FRAME AND GRATE FOLLOW MANUFACTURERS SPECIFICATIONS AND DETAILS.



TRENCH SECTION B-B

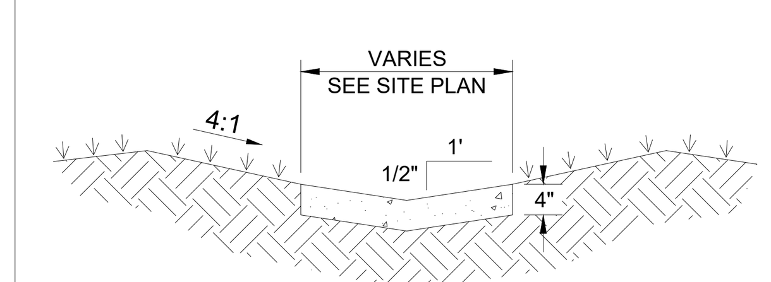


TRENCH SECTION A-A

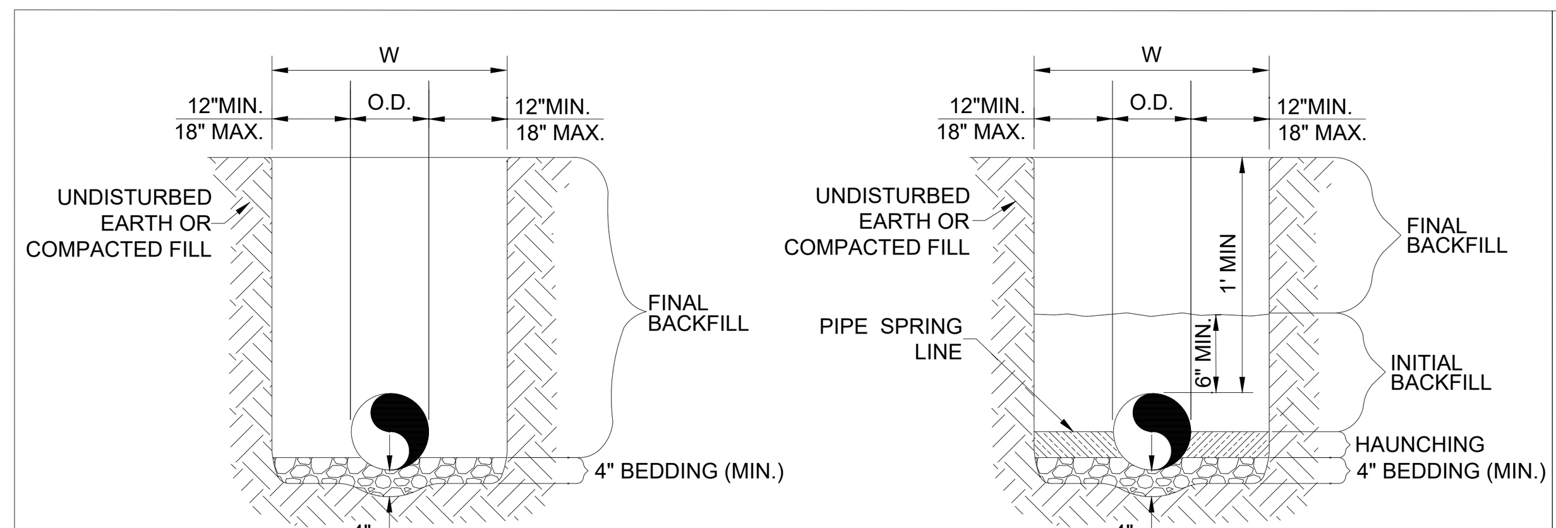
G23 CAST IN PLACE CONCRETE TRENCH DRAIN - ROOF DRAIN TO FACE OF CURB

NOTES:

1. SEE GRADING PLAN FOR TRANSVERSE SLOPE.
2. CONCRETE SHALL BE A MINIMUM OF 3500 PSI.



G22 CONCRETE DRAINAGE SWALE
N.T.S.



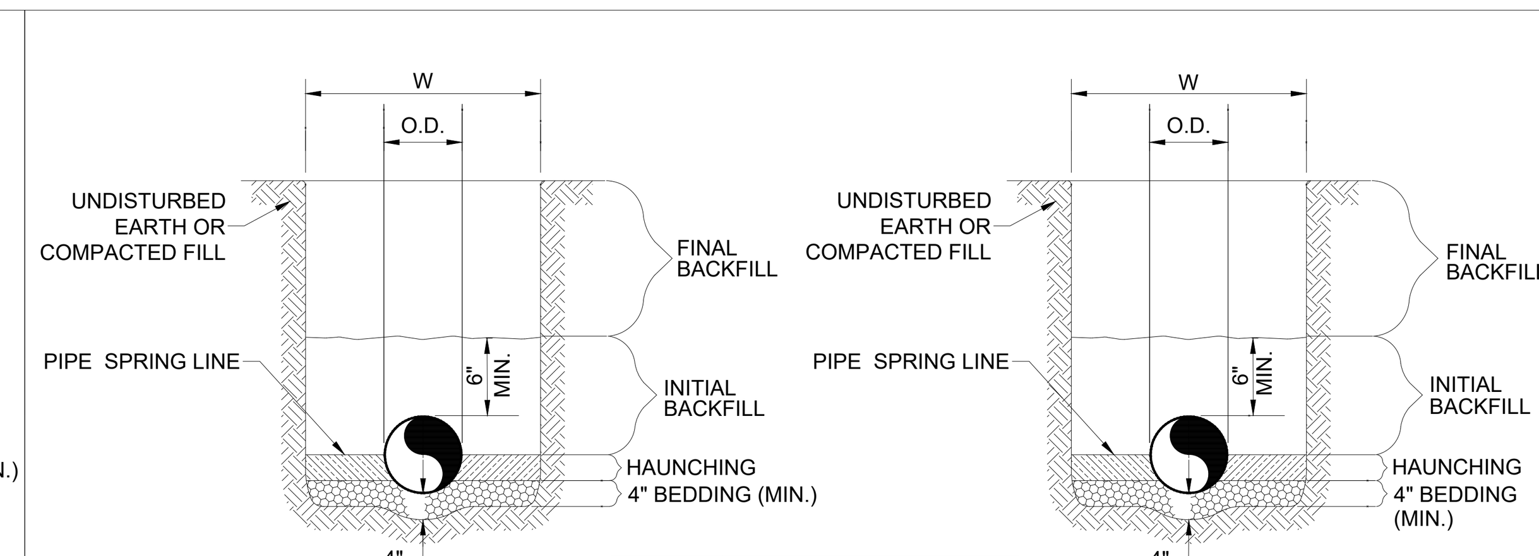
REINFORCED CONCRETE PIPE (RCP) & SPIRAL RIB PIPE SMALLER THAN 60"Ø

ALL OTHER PIPES INCLUDING SPIRAL RIB PIPE 60"Ø AND LARGER

GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-LATEST EDITION.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

G3 STORM SEWER TRENCH AND BEDDING
N.T.S.



PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

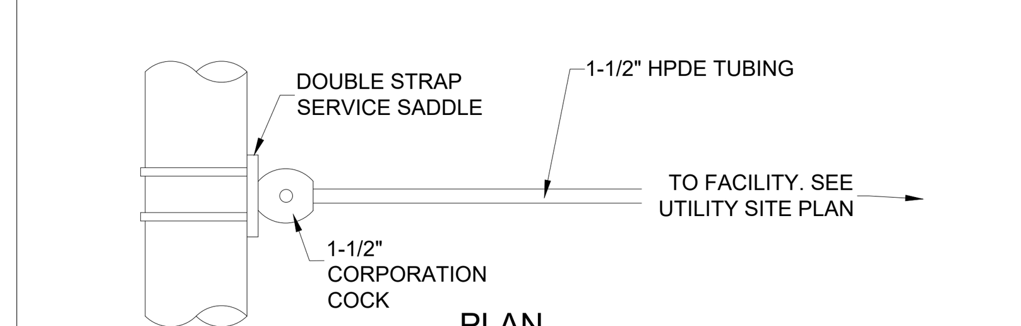
WATER LINE
N.T.S.

SANITARY SEWER
N.T.S.

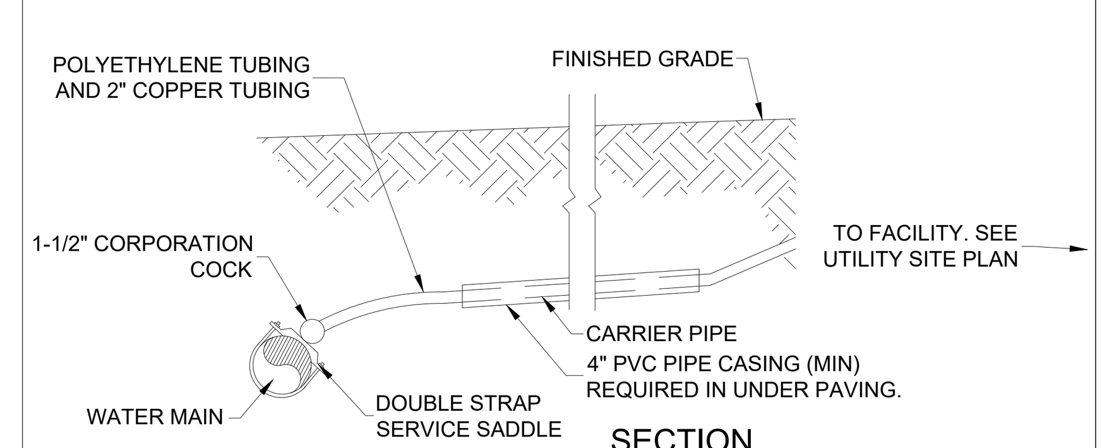
GENERAL NOTES

1. BEDDING SHALL BE CLASS I-A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I-B COMPACTED TO 85% STANDARD PROCTOR.
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I-A OR CLASS I-B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I-A WORKED BY HAND, OR CLASS I-B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV-A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321-89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV-A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

U70 UTILITY TRENCH AND BEDDING
N.T.S.



PLAN

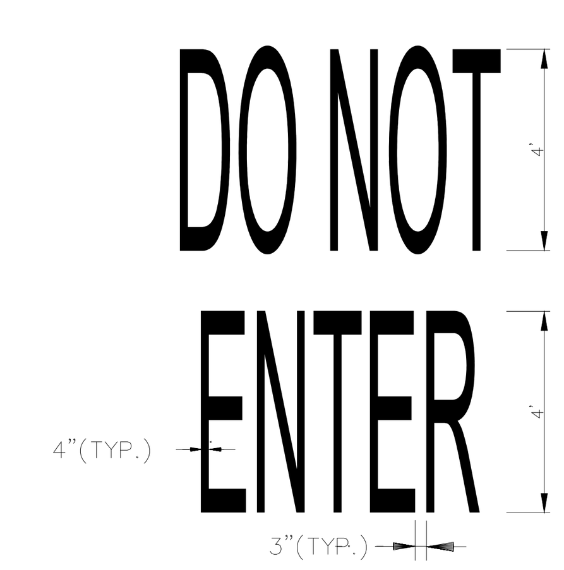


SECTION

U27 SINGLE WATER SERVICE CONNECTION
N.T.S.

NOTES:

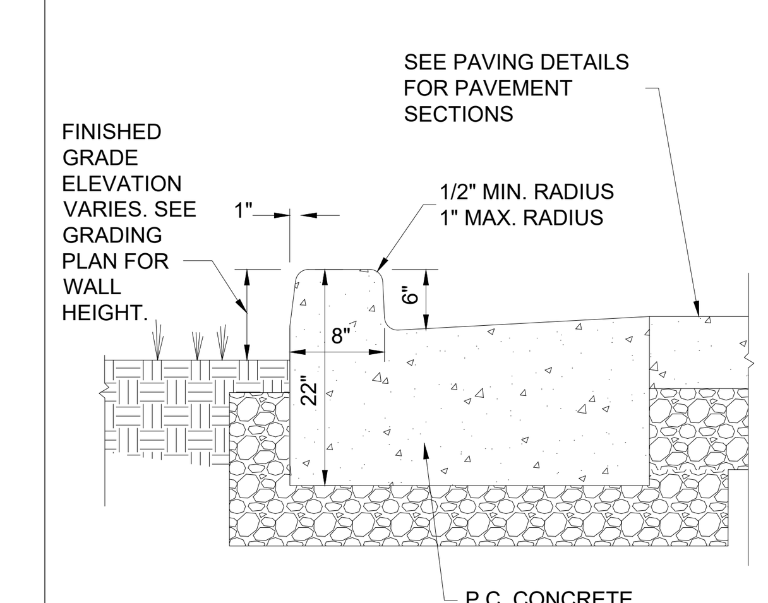
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE WORDS ARE TO BE PAINTED REFLECTIVE WHITE.



S45 DO NOT ENTER MARKING
N.T.S.

NOTES:

1. IF NEEDED, DOWEL IN TO ADJACENT CONCRETE SLAB PER THE PAVEMENT EXPANSION JOINT DETAIL
2. GUTTER SLOPE TO MATCH ADJACENT PAVEMENT, TRAVERSE AND LONGITUDINAL.



S58 CONCRETE CURB/WALL
N.T.S.

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DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED
PROFESSIONAL ENGINEER

HFA-AE, LTD
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

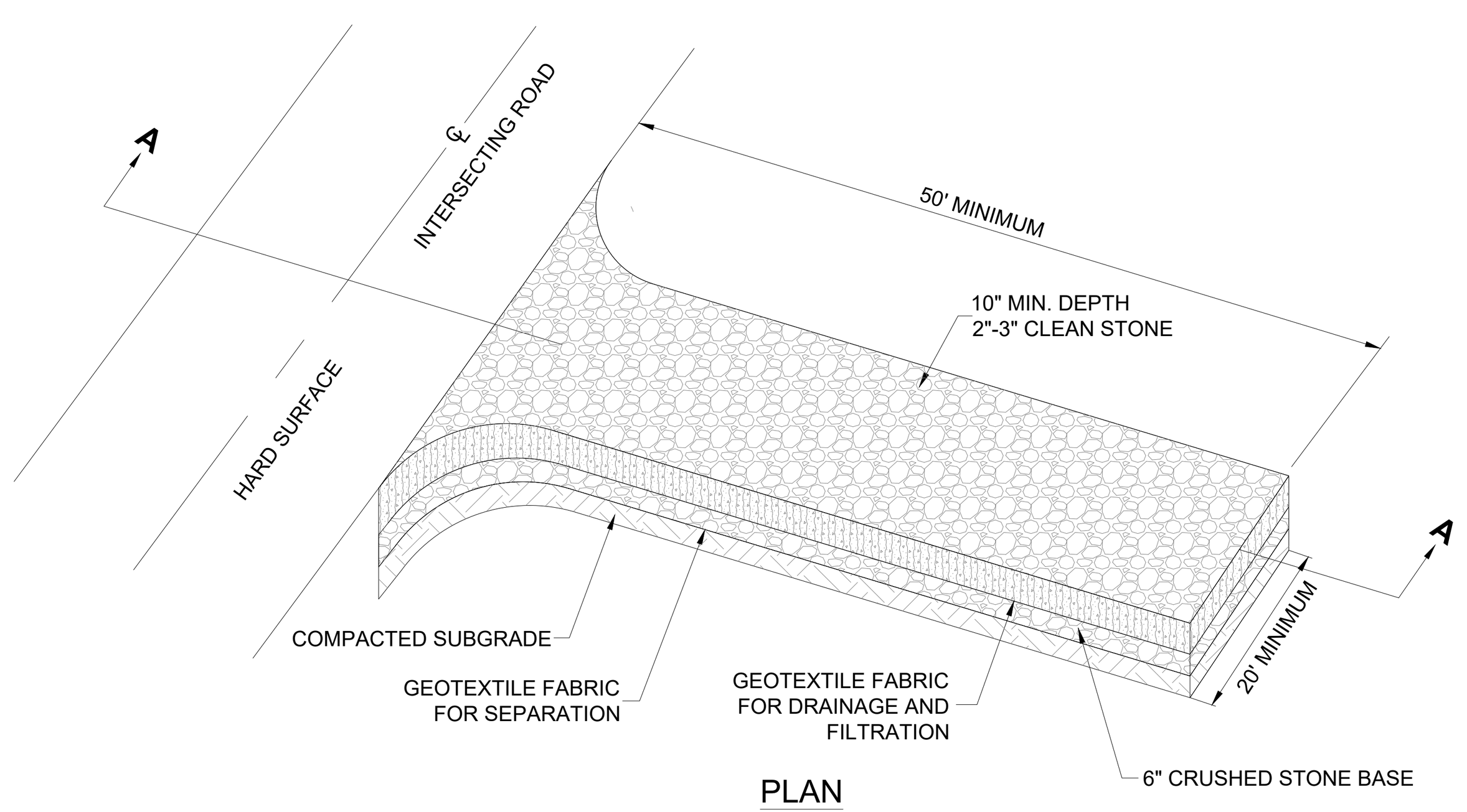
PROJECT NUMBER
06-22-20049

SHEET NAME
DETAILS SHEET 2 OF 4

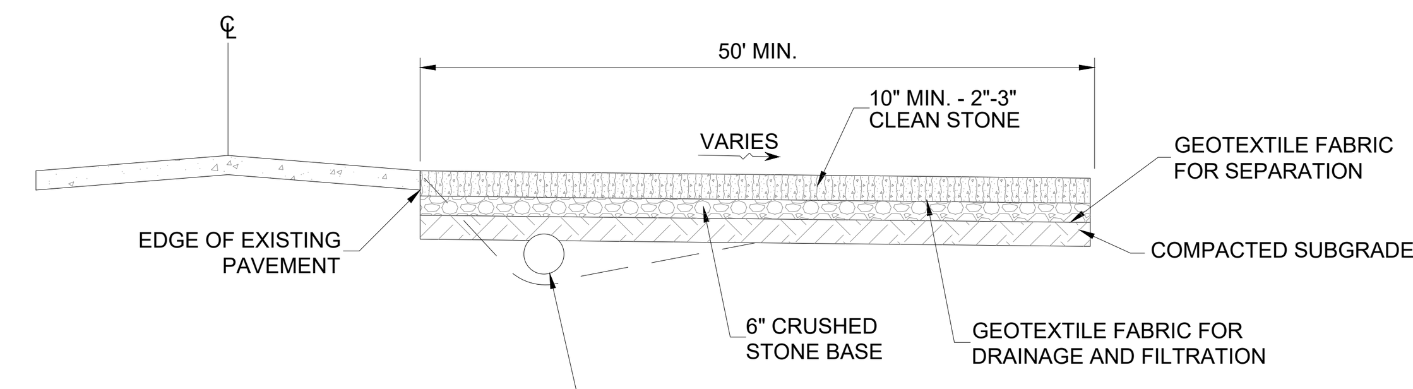
SHEET #
C-10.1

NOTES:

1. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.



PLAN



SECTION A-A

PROVIDE CULVERT AS REQUIRED TO CARRY PRE-EXISTING DITCH FLOW. SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATION.

E10 CONSTRUCTION ENTRANCE/EXIT

N.T.S.

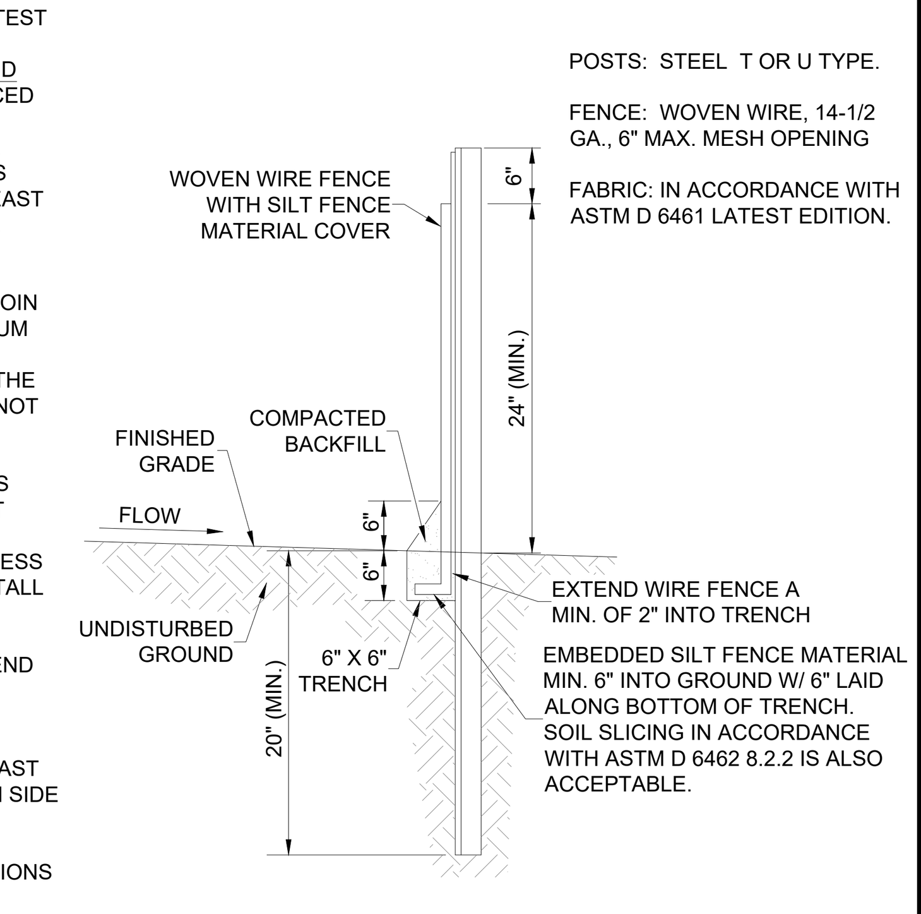
NOTES:

1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 30") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF SILT FENCE MATERIAL ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED A MINIMUM OF 60" ACROSS TWO POSTS, AS SHOWN.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED ONE-HALF THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING ONE-HALF THE HEIGHT OF THE SILT FENCE MATERIAL ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT UNLESS THE STATIC SLICING EQUIPMENT IS UTILIZED TO INSTALL THE FENCE PER DETAIL- "SILT FENCE INSTALLATION (SLICING METHOD)".
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST. COMPACT EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

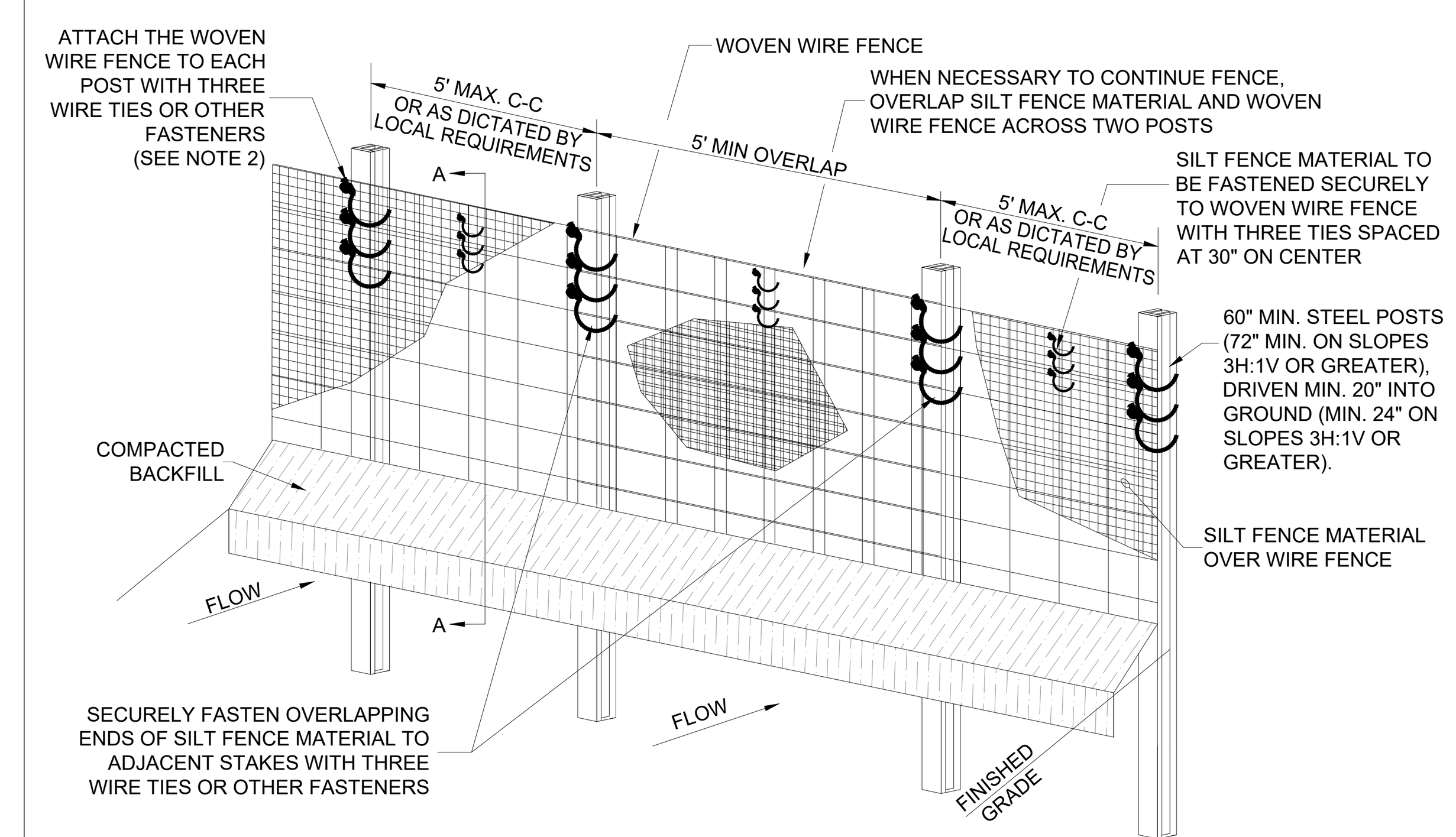
POSTS: STEEL T OR U TYPE.

FENCE: WOVEN WIRE, 14-1/2 GA., 6" MAX. MESH OPENING

FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.



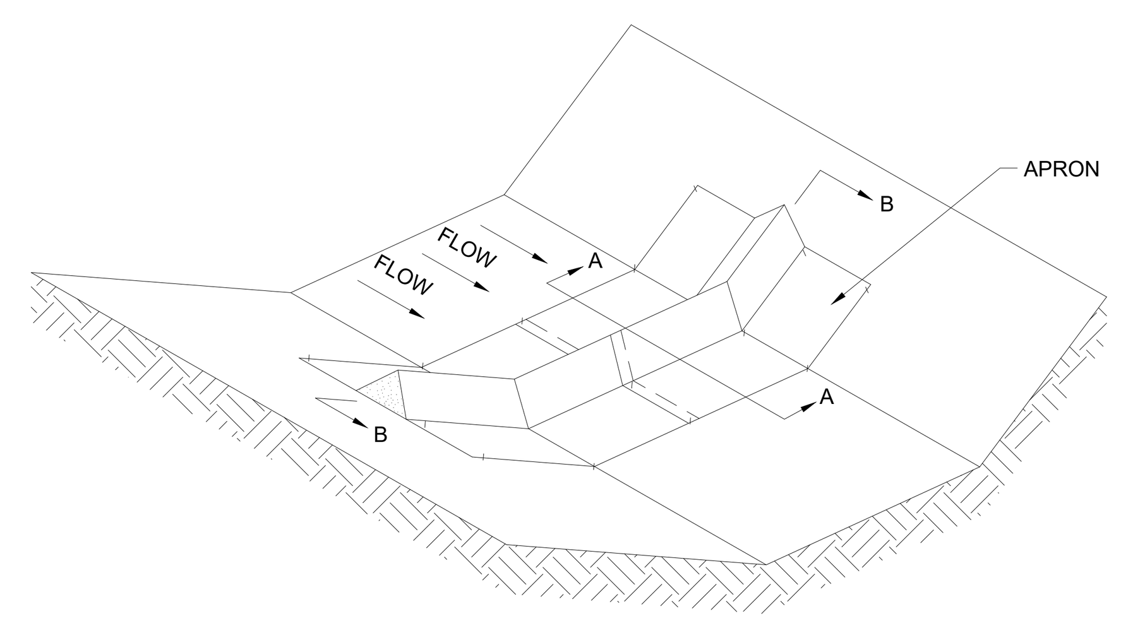
A-A-SECTION



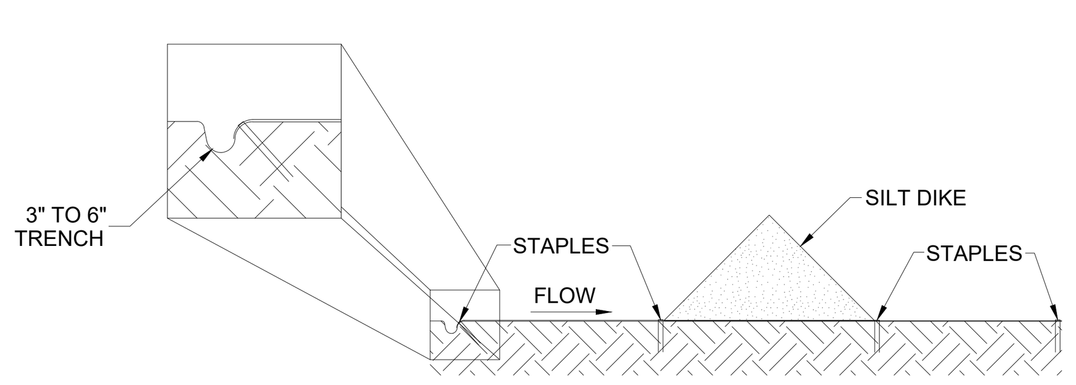
ELEVATION

E11 SEDIMENTATION/SILT FENCE WITH WIRE SUPPORT

N.T.S.



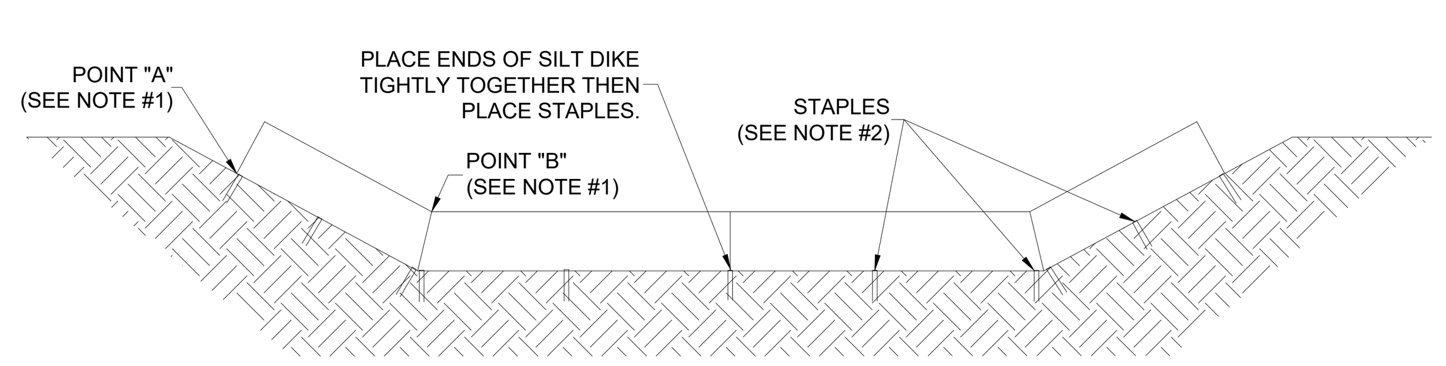
SILT DIKE UNIT



SECTION A-A

NOTES:

1. POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS.
2. STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP AND IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS



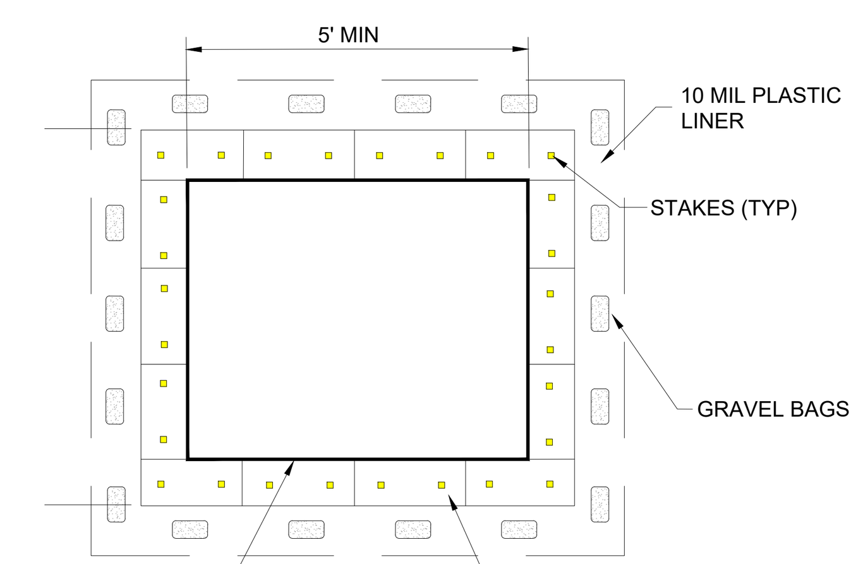
SECTION B-B

E18 SILT DIKE CHECK DAM

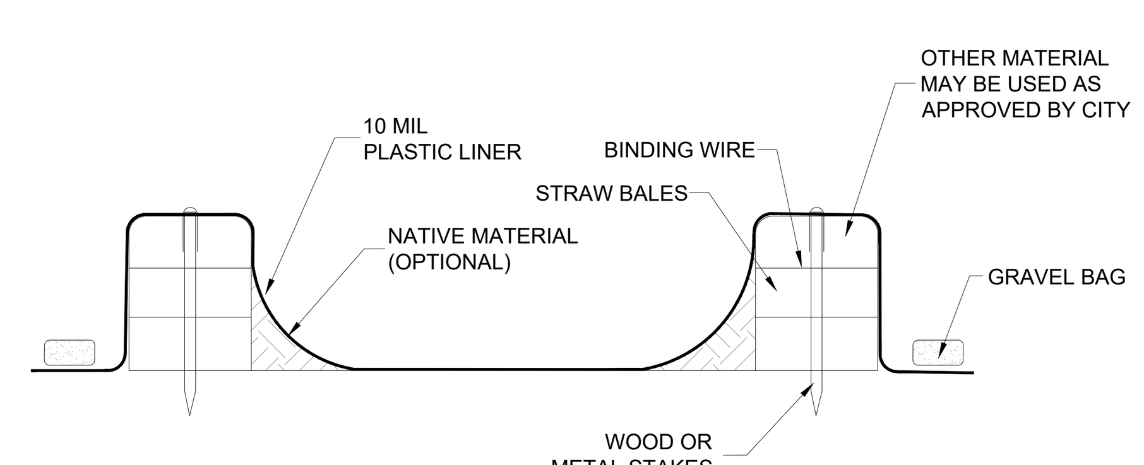
N.T.S.

WASHOUT NOTES

1. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.
2. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.
3. ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.
4. TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
5. WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
6. PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.
7. WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF.



PLAN

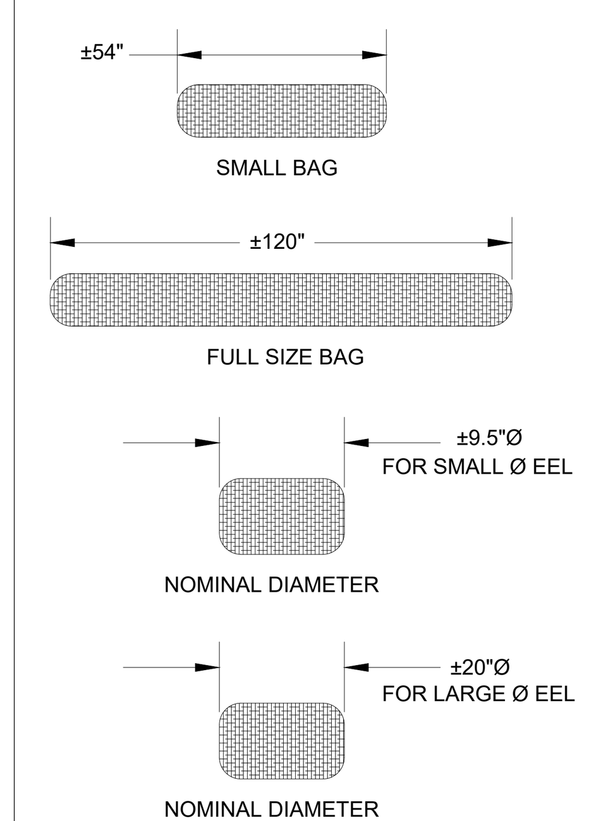


SECTION

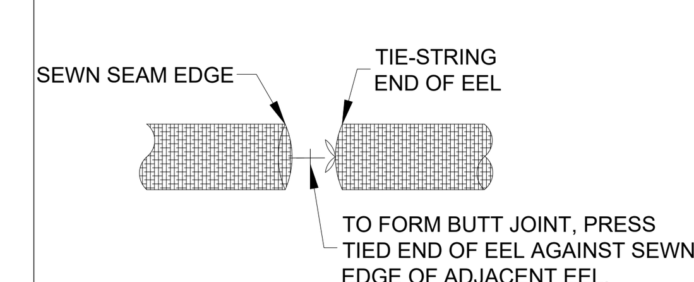
E15 CONCRETE WASHOUT

N.T.S.

NOTE: ALL EROSION EELS™ USED FOR PERIMETER CONTROL SHALL USE MIXTURE SPECIFICATIONS 1.1 AND 1.2.



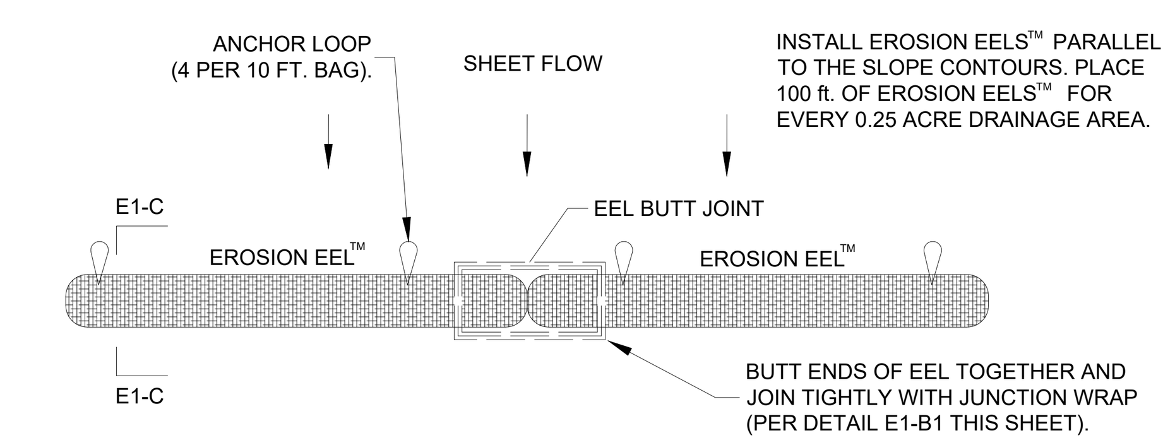
DETAIL E1-A: EROSION EELS™



DETAIL E1-B1

SPACING RECOMMENDATIONS FOR THE EROSION EEL™ FOR PERIMETER CONTROLS AND INTERCEPTING SHEET FLOW ON SLOPES

SLOPE(%)	SINGLE EEL SPACING(ft)	* STACKED DUAL EEL SPACING(ft)
0.5	300	N/A
1	200	N/A
2	160	N/A
3	80	N/A
4	50	N/A
5	40	N/A
6	35	N/A
8	30	N/A
10	25	N/A
15	+17	N/A
20	+12	+25
25	N/A	+15
33	N/A	+10
50	N/A	+6



DETAIL E1-B: INTERCEPTING SHEET FLOW PERPENDICULAR TO FLOW PATH - PLAN VIEW

GENERAL NOTES:

1. EROSION EELS™ USED IN PERIMETER CONTROL APPLICATIONS SHALL HAVE A SPECIFICATION MIXTURE 1.1 OR 1.2.
   a. MIXTURE SPECIFICATION 1.1. A FILTER MIXTURE COMPRISED OF 50% SHREDDED RUBBER AND 50% WOOD CHIP PARTICLES BY VOLUME. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03.
   b. MIXTURE SPECIFICATION 1.2. A FILTER MIXTURE COMPRISED OF 1/3 SHREDDED RUBBER, 1/3 WOOD CHIPS, AND 1/3 RECYCLED SYNTHETIC FIBERS. THE SHREDDED RUBBER SHALL BE WASHED AND PROCESSED TO REMOVE MOST, IF NOT ALL, METAL COMPONENTS. THE RUBBER SHALL BE DERIVED FROM RECYCLED TIRES AND SHALL BE SHREDDED TO PRODUCE A MAXIMUM PARTICLE SIZE OF +/- 3/4 INCH. THE WOOD CHIPS SHALL BE PRODUCED FROM HARDWOOD TREES AND SHALL CONFIRM TO AASHTO CERTIFICATION SPECIFICATION MP 9-03. THE SYNTHETIC FIBERS SHALL BE PRODUCED FROM RECYCLED, MANUFACTURED MATERIALS, SUCH AS, BUT NOT LIMITED TO, PRE-CONSUMER SCRAP CARPET, TIRE CHORD, AND TIRE FIBER MATERIALS.
2. EROSION EELS™ SHALL BE MANUFACTURED FROM A WOVEN GEOTEXTILE COVERING WITH INTERIOR FILTER MATERIALS SUCH AS 100% SHREDDED RUBBER (MIXTURE SPECIFICATION 1.0, 50% SHREDDED RUBBER/50% AASHTO-CERTIFIED WOOD CHIPS (MIXTURE SPECIFICATION 1.1).
3. LENGTHS OF EROSION EELS™ SHALL BE EITHER A NOMINAL +/-10 FT. OR +/- 4.5 FT. NOMINAL DIAMETER SHALL BE +/-9.5 INCHES.
4. EROSION EELS™ CAN BE PLACED AT THE TOP, ON THE FACE, OR AT THE TOE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW AND PROVIDE REMOVAL OF SEDIMENT FROM THE RUNOFF.
5. EROSION EELS™ SHALL BE INSTALLED ALONG THE GROUND CONTOUR, AT THE TOE OF SLOPES, AT AN ANGLE TO THE CONTOUR TO DIRECT FLOW AS A DIVERSION BERM, AROUND INLET STRUCTURES, IN A DITCH AS A CHECK DAM TO HELP REDUCE SUSPENDED SOLIDS LOADING AND RETAIN SEDIMENT, OR AS A GENERAL FILTER FOR ANY DISTURBED SOIL AREA.
6. NO TRENCHING IS REQUIRED FOR INSTALLATION OF EROSION EELS™
7. PREPARE BED FOR EEL INSTALLATION BY REMOVING ANY LARGE DEBRIS INCLUDING ROCKS, SOIL CLODS, AND WOODY VEGETATION. EROSION EELS™ CAN ALSO BE PLACED OVER PAVED SURFACES INCLUDING CONCRETE AND ASPHALT WITH NO SURFACE PREPARATION REQUIRED.
8. RAKE BED AREA WITH A HAND RAKE OR BY DRAG HARROW.
9. DO NOT PLACE EEL DIRECTLY OVER RILL AND GULLIES UNTIL AREA HAS BEEN HAND-EXCAVATED AND RAKED TO PROVIDE A LEVEL BEDDING SURFACE. ALL SURFACES SHALL BE UNIFORMLY COMPACTED FOR MAXIMUM SEATING OF EELS IN PLACE.
10. FOR LOCATIONS WHERE EELS WILL BE PLACED IN CONCENTRATED FLOWS (SUCH AS CHECK DAMS, INLET PROTECTION) AND FOR PERIMETER CONTROLS AT PRIMARY DISCHARGE LOCATIONS, BED THE EELS IN A FLOCMAT CRADLE PER THE DETAILED DRAWINGS.
11. FOR DITCH APPLICATIONS, THE MAXIMUM DRAINAGE AREA SHALL BE 10 ACRES.
12. IF MORE THAN ONE EROSION EEL™ IS PLACED IN A ROW, THE EELS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT. COMPRESS THE TWO EELS OF THE OVERLAP TIGHTLY TOGETHER EITHER BY HAND OR MANUFACTURER-APPROVED MECHANIZED MEANS.
13. WHEN USED IN DITCHES AS A CHECK DAM, EROSION EELS™ SHALL BE INSTALLED PER MANUFACTURER'S DETAILS.
14. FOR CHECK DAM APPLICATIONS, EROSION EELS™ SHALL BE PLACED PERPENDICULAR TO THE FLOW OF THE WATER. EROSION EELS SHALL CONTINUE UP THE SIDES SLOPES A MINIMUM OF 3 FEET ABOVE THE DESIGN FLOW DEPTH.
15. EROSION EELS™ SHALL REMAIN IN PLACE UNTIL FULLY ESTABLISHED VEGETATION HAS COMPLETELY DEVELOPED OR UNTIL THE STORAGE CAPACITY/FUNCTIONAL LIFE OF THE EEL HAS BEEN EXHAUSTED (REQUIRING REPLACEMENT WITH NEW EELS).
16. ANCHORING POSTS FOR CHECK DAM APPLICATIONS SHALL HAVE A MINIMUM WEIGHT OF 1.25 LBS/FT STEEL T-POSTS (5 TO 7 FT. LENGTHS) ROLLED FROM HIGH CARBON STEEL. POSTS SHOULD BE HOT-DIP GALVANIZED OR COATED WITH A WEATHER-RESISTANT PAINT FOR STEEL APPLICATION. POSTS SHOULD BE EQUIPPED WITH A METAL ANCHOR PLATE. INSTALL PER DETAILS ON THIS SHEET.
17. PLACE T-POSTS THROUGH HANDLE OF BAGS. DO NOT DRIVE POSTS THROUGH EROSION EELS.™ T-POSTS ARE TO BE EMBEDDED A MINIMUM OF 2 FT INTO GROUND.

E5 EROSION EELs™ SEDIMENT BARRIER

N.T.S.

HFA

HFA-AE , LTD.

1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
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DATE	ISSUE
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PROFESSIONAL SEAL

STATE OF TEXAS
GARRETT DAVID SMALL
110942
LICENSED PROFESSIONAL ENGINEER

HFA-AE, LTD.
F-8576

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

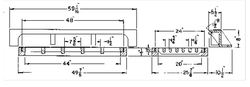
SHEET NAME
DETAILS SHEET 3 OF 4

SHEET #
C-10.2

■ Note: When specifying/ordering grates, refer to "Choosing the Proper Inlet Grate" on pages 125-126.
For a complete listing of FREE OPEN AREAS and WEIR PERIMETERS of all NEENAH grates, refer to pages 327-332.

R-3260-A
Combination Inlet Frame, Grate, Curb Box

Heavy Duty

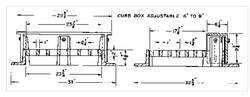


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3260-A	A	3.7	8.0
R-3260-A	L	3.8	8.0

Standard Grate (shown): Type C
Also available with 2-piece grate Type L.


Type L

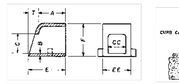
R-3261-A
Combination Inlet Frame, Grate, Curb Box

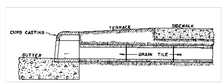


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3261-A	H	1.1	5.5

R-3262 Series
Storm Water Curb Openings

Heavy Duty



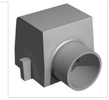


Curb opening castings are used as shown, where it is advantageous to transmit stormwater from downspout in shallow drains and discharge it through the curb to the street gutter.

Dimensions in inches

Catalog No.	A	B	C	C-C	E	E-E	F	T
R-3262-1	5	1/2	4	4	6	5	7	1
R-3262-2	6	1/2	4	4	8 1/4	5	6	2 1/4
R-3262-3*	5	1/2	4	5 1/2	6	6 1/2	6 1/2	1
R-3262-4	5	1/2	4	16	7	17	6 3/8	2
R-3262-6	6	1/2	6	6	8	7 1/4	9	2

*4" ID outlet is optional.

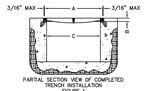

Rear view of R-3262-3 only. (optional)

CLICK HERE to return to the Table of Contents

Suggested Forming Instructions for R-4990 Frame and Grate/Lid

Unbolted Units
A typical installation is shown in Figure 1. Details and suggestions are based on using the Neenah Foundry type X Frame.

Materials
Under normal situations, use ¾ inch plywood for forming walls. 2x4s are suitable for studs, plates, bracing and spreaders.



PARTIAL SECTION VIEW OF COMPLETED TRENCH INSTALLATION
FIGURE 1

Forming Procedures
Pour the floor slab of the trench according to the plans and specifications. The width of the forming, (see Figure 2) measured from the outside edges of the forms, corresponds to the "C" dimension on Figure 1. During the entire forming procedure, verify that the forms are plumb, straight, solid and level.

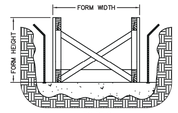


FIGURE 2

The height of the form corresponds to the final grade elevation. Extend the spreaders beyond the edge of the forms (see Figure 3 and 4) to provide a stop for the frame and seat form.

To attach the cast iron frame to the forming, the use of a "seat form" is recommended to assure that the frame is at the proper elevation and true. The seat form has the same dimensions as the frame, with the height corresponding to the frame height (the "B" dimension), and the width the same as the seat width of the frame. The seat width should be field measured to assure as proper fit. All Neenah frames have a slight radius at the corner of the seat and vertical face so the seat form should be beveled to accommodate the radius. Most 2x4's have this radius.

Nail the seat form to the frame using the holes in the frame. (Figures 3 & 4)

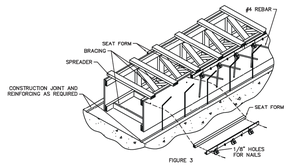


FIGURE 3

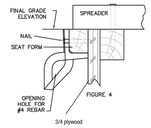


FIGURE 4

(The rebar shown in the vertical walls of the trench is for illustrative purposes only. Proper sizing and placement is the responsibility of the engineering firm providing the project design.)

Frames should butt together snugly, leaving as little gap as possible. Place a 90 degree bent #4 rebar through the holes in the anchor lugs to provide anchorage in the concrete. Verify the space between the edges of the grate and frame so grates will fit properly. There should be a gap but no greater than 3/16" (see Figure 1).

Pour concrete and use the top edge of the frame as a screed point.

CLICK HERE to return to the Table of Contents

HEAVY DUTY TRENCH

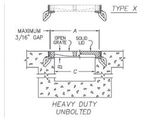
Materials: All frames and grates/lids are furnished standard in gray iron, meeting ASTM-A48 Class 35-B for heavy-duty use. For extra heavy-duty use or superior durability requirements, see our ductile iron Airport and Port Grating Series on page 286.

Neenah recommends project designers avoid the use of light duty trench installations because it is likely that applications will be subjected to heavy delivery vehicle traffic at some time. Furthermore, the use of a site could be changed to heavy duty use patterns at some unanticipated future date.

Dimensions in inches

Un-Bolted Catalog No.	A	B	C	Type A	Type C	Type D	Type E	Type P	Type Q
R-4990-AX	8	1 1/2	6	x	x	x	x	x	
R-4990-BX	10	1 1/2	8	x	x	x	x	x	
R-4990-CX	12	1 1/2	10	x	x	x	x	x	x
R-4990-DX	14	1 1/2	12	x	x	x	x	x	x
R-4990-EX	17	1 1/2	15	x	x	x	x	x	
R-4990-FX	20	1 1/2	18	x	x	x	x	x	
R-4990-GX	23	1 1/2	21	x	x*	x			
R-4990-HX	26	1 1/2	24	x	x*	x	x		x
R-4990-JX	30	2	27	x	x	x			
R-4990-KX	33	2	30	x	x	x*	x		
R-4990-LX	36	2	33	x	x	x*			
R-4990-MX	39	2	36	x	x*	x			
R-4990-NX	45	2	42	x	x*	x			
R-4990-OX	51	2	48	x		x*			

x - Indicates availability.
* Deep Ribs (consult shop drawing for dimensions).
Deep Ribs = "B" dimension times 2 or greater.



General schematic shown may not apply to all designs. Bar and rib depths, plate thicknesses and seating widths vary on different sizes and styles. If your project has design restrictions, contact your sales representative or product engineering.

Illustrating Type C trench. Trench sections are furnished in 24" standard lengths.

Note: In Type A and P grates the slots are perpendicular to the trench run. In Type C and Q grates the slots are parallel with the trench run.

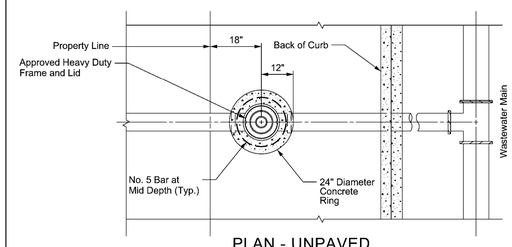
Read Carefully Before Ordering
The various standard trench drains are available with a number of alternatives. It is important to examine all of the variables carefully and specify your requirements fully. Your order will be entered correctly and promptly if it includes the following information:

- Complete catalog number
- Frame end pieces, when required
- Type of Lid or Grate: A, C, D, E, P or Q
- Length of trench sections
- Angles and intersections *
- Load requirements

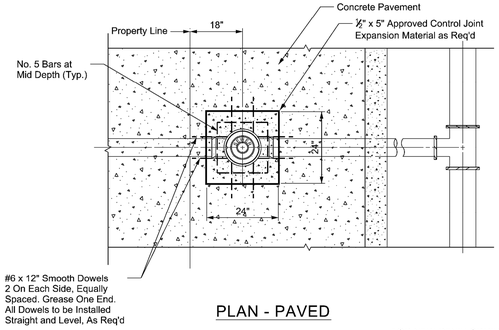
*Trenches with angles, intersections, size changes or other special requirements require detail drawings prior to ordering. Contact your sales representative or product engineering for assistance.
800-558-5075

Note: 45°, 90° and "T" available in limited sizes and types.

CLICK HERE to return to the Table of Contents



PLAN - UNPAVED

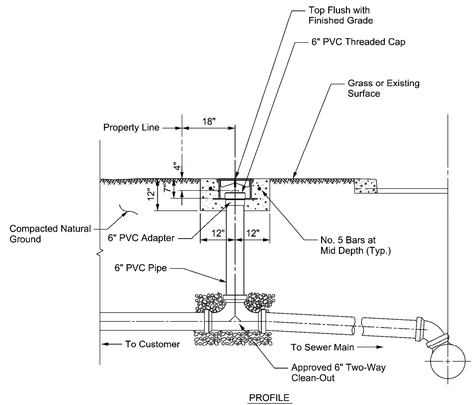


PLAN - PAVED

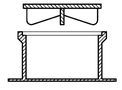
*Approved Frame & Lid (Heavy Duty)

FOR NEW DEVELOPMENT CLEAN-OUTS MAY NOT BE PLACED IN PAVED AREAS I.E. SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

PROPERTY OF	TYPICAL CLEANOUT DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS		MARCH 2008	AUG 2019
		DD-854-02	SHEET 2 OF 3



PROFILE

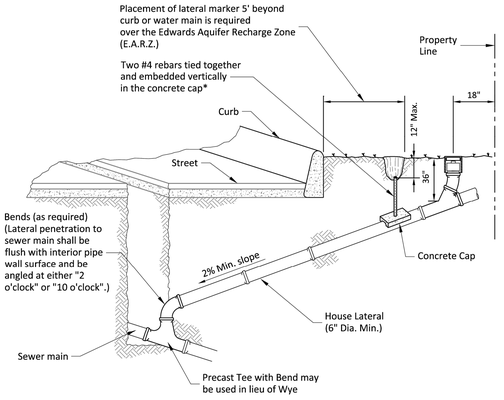


*Approved Frame & Lid (Heavy Duty)

FOR NEW DEVELOPMENT CLEAN-OUTS MAY NOT BE PLACED IN PAVED AREAS I.E. SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

PROPERTY OF	TYPICAL CLEANOUT DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS		MARCH 2008	AUG 2019
		DD-854-02	SHEET 1 OF 3

Depth and grade of service laterals as shown, are typical only. Actual depth, alignment and grade of service laterals shall be determined by the Engineer based on the elevations of the sewer main, street, natural ground and building to be serviced.



HOUSE LATERAL DETAIL

Note:
A minimum of 3' of cover to subgrade is necessary, otherwise concrete encasement will be required.

PROPERTY OF	HOUSE LATERAL DETAIL (IN THE E.A.R.Z.)	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS		March 2008	December 2018
		DD-854-EARZ	SHEET 1 OF 1

HFA
HFA-AE, LTD.
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
t 479.273.7780
f 888.520.9685
www.hfa-ae.com

DATE	ISSUE
05/29/2024	CONCEPT PLAN
05/31/2024	OWNER REVIEW
07/30/2024	OTP
10/17/2024	SAWS REV-1

PROFESSIONAL SEAL

PROFESSIONAL LICENSE NO: 110942

PROFESSIONAL IN CHARGE
GARRETT SMALL

PROJECT MANAGER
KK

QUALITY CONTROL
WFM

DRAWN BY
JKP/HV

PROJECT NAME

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE

12420 BANDERA RD.
HELOTES, TX

PROJECT NUMBER
06-22-20049

SHEET NAME
DETAILS SHEET 4 OF 4

SHEET #
C-10.3

GENERAL NOTES

1. This survey was performed utilizing that certain title report prepared by Fidelity National Title Insurance Company, OH NCS No. GLW2200562 & G.F. No. SAT-41-4000412203140-DB (Issue Date: August 9, 2023, Effective Date: August 3, 2023) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Quiddity performed no additional research of the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development.

2. The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 48029C0220G, effective date September 29, 2010, indicates that the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain" commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Quiddity or the undersigned.

3. This survey does not provide any determination concerning wetlands, fault lines, toxic wastes (or any other environmental issue), archeological sites or obscured or poorly marked gravesites. An expert consultant should address such matters.

4. The subject tract has access to the public street right-of-way of Bandera Road (Volume 9561, Page 136).

5. All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.

6. The bearings shown hereon are Texas State Coordinate System GRID, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.

7. All elevations shown hereon are NAVD'88 datum, as determined by Global Positioning System (GPS). The contour interval is one foot.

8. The underground improvements shown hereon are based upon a SUE Investigation Drawing prepared by Vosburg Welsh LLC. (dated August 12, 2023).

9. Quiddity makes no assessment whether the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA). An expert consultant should address such matters.

10. This survey does not reflect lease interests.

11. The word "certify" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee nor a warranty, expressed or implied.

12. The adjoining ownership information was obtained from the Bexar County Appraisal District tax rolls and may not reflect the current ownership status.

13. Zoning Requirements:

    Source of Zoning Information: National Due Diligence Services.
    Project # 2217726-44113, dated December 19, 2022
    Phone Number: (877) 439-2582

    The current zoning classification is: B3-OD (General Business - Overlay District) - Based on the zoning report provided to surveyor.

    The property is zoned within the City of Helotes.

    Building Setback Requirements:
    -Front: 10'
    -Corner Side: 10' (Quiddity note: not applicable for subject tract, not on corner)
    -Interior Side: None
    -Rear: None stated

    -Building Height Restrictions: 40' maximum

    -Floor Space Area Restrictions: None stated

    Please see said zoning report for additional information.

14. There was evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

15. No information was found of proposed changes in street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

16. There is no discernible parking spaces on this tract.

○ – SET 1/2–INCH IRON ROD
– TELE. BOX
– GAS METER
– ELECTRIC METER
– WATER METER
– WATER VALVE
– FIRE HYDRANT
– SIGN
– POWER POLE
– LIGHT POLE
– GUY ANCHOR
– CLEAN OUT
– TELE. PEDESTAL
– GRATE INLET
– SANITARY SEWER MANHOLE

EASEMENT LINE
BUILDING SETBACK LINE
1 FOOT CONTOUR
BURIED TELECOM
BURIED WATER
SANITARY SEWER
BURIED GAS
BURIED ELECTRIC
OVERHEAD ELECTRIC

SURVEYOR'S CERTIFICATE:

Subject to the General Notes shown hereon:

This is to certify to Valvoline LLC, a Delaware limited liability company and Fidelity National Title Insurance Company that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 through Items 7(a) and 7(b)(1); Items 8, 9, 11(b), 13, 14, 16, 17, and 19 of Table A thereof. The fieldwork was completed on August 16, 2023.

Date of Plat or Map: September 13, 2023 QUIDDITY

PRELIMINARY

Troy A. Trobaugh
Registered Professional Land Surveyor No. 6241
Signature Date: September 13, 2023

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B EXCEPTIONS FROM COVERAGE
Effective Date: August 3, 2023, 8:00 AM GF No.:SAT–41–4000412203140–DB
Issued: August 9, 2023, 8:00 AM Fidelity File No. GLW2200562

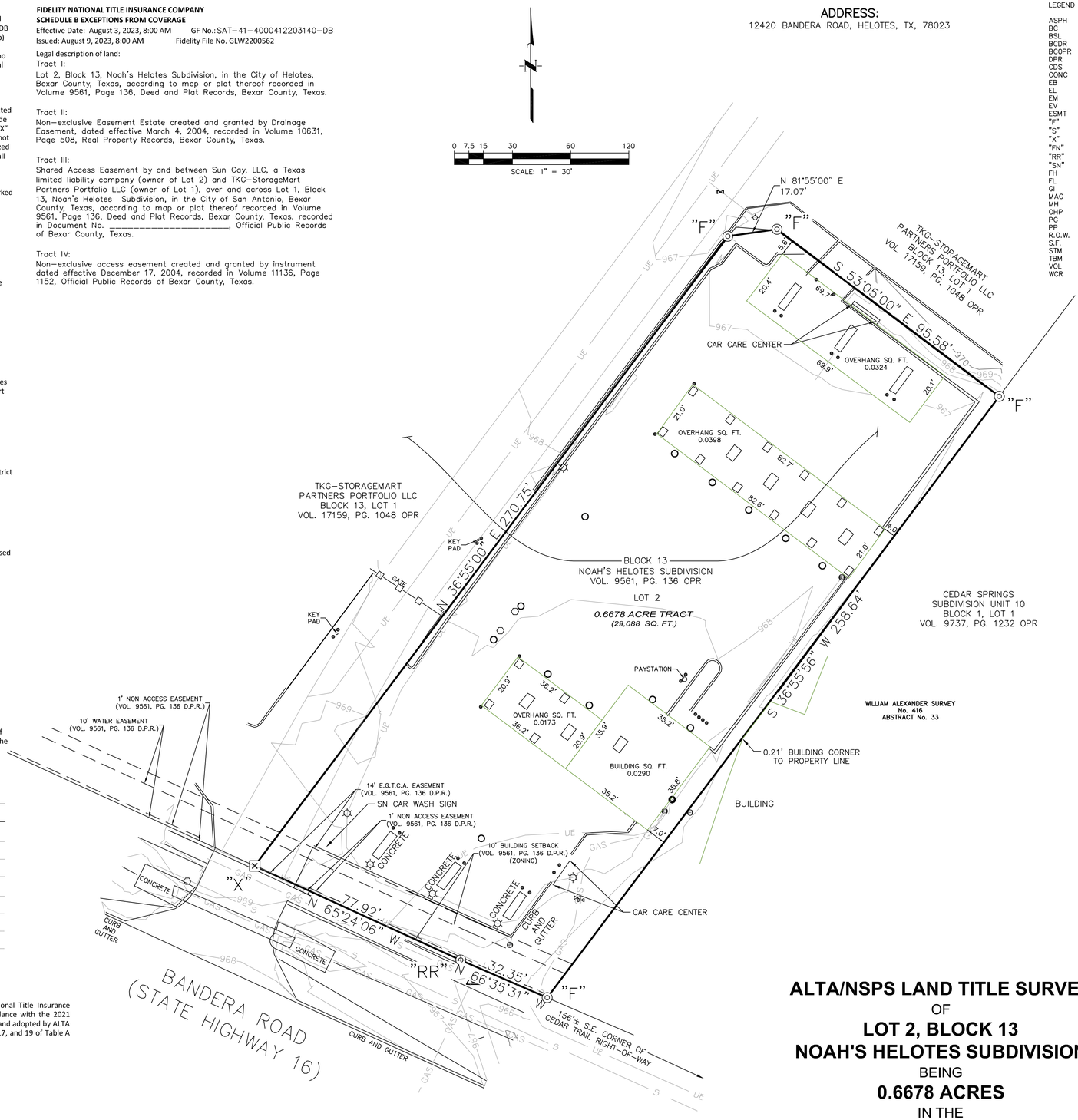
Legal description of land:

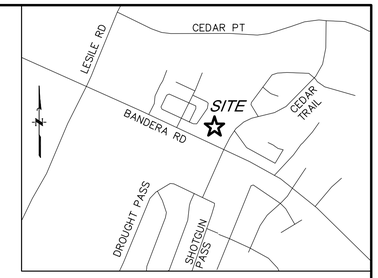
Tract I:
Lot 2, Block 13, Noah's Helotes Subdivision, in the City of Helotes, Bexar County, Texas, according to map or plat thereof recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas.

Tract II:
Non–exclusive Easement Estate created and granted by Drainage Easement, dated effective March 4, 2004, recorded in Volume 10631, Page 508, Real Property Records, Bexar County, Texas.

Tract III:
Shared Access Easement by and between Sun Cay, LLC, a Texas limited liability company (owner of Lot 2) and TKG–StorageMart Partners Portfolio LLC (owner of Lot 1), over and across Lot 1, Block 13, Noah's Helotes Subdivision, in the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas, recorded in Document No. _____, Official Public Records of Bexar County, Texas.

Tract IV:
Non–exclusive access easement created and granted by instrument dated effective December 17, 2004, recorded in Volume 11136, Page 1152, Official Public Records of Bexar County, Texas.





VICINITY MAP
NOT TO SCALE

LEGEND

ASPH	ASPHALT
BC	BACK OF CURB
BSL	BUILDING SETBACK LINE
BCDR	BEXAR COUNTY DEED RECORDS
BCOPR	BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR	BEXAR COUNTY DEED AND PLAT RECORDS
CDS	CONCRETE DITCH STRUCTURE
CONC	CONCRETE
EB	ELECTRIC BOX
EL	ELEVATION
EM	ELECTRIC METER
EV	ELECTRIC VAULT
ESMT	EASEMENT
"F"	FOUND 1/2–INCH IRON ROD
"S"	SET 1/2–INCH IRON ROD
"X"	FOUND "X" IN CONCRETE
"FN"	FOUND MAGNETIC NAIL
"RR"	FOUND UPSIDE DOWN RAILROAD SPIKE
"SN"	SET MAGNETIC NAIL
FH	FIRE HYDRANT
FL	FLOWLINE
GI	GRATE INLET
MAG	MAGNETIC
MH	MANHOLE
OHP	OVERHEAD POWER
PG	PAGE
PP	POWER POLE
R.O.W.	RIGHT–OF–WAY
S.F.	SQUARE FEET
STM	STORM SEWER MANHOLE
TBM	TEMPORARY BENCH MARK
VOL	VOLUME
WCR	WHEELCHAIR RAMP

SCHEDULE B ITEMS

Fidelity National Title Insurance Company, OH NCS No. GLW2200562 & G.F. No. SAT-41-4000412203140-DB (Issue Date: August 9, 2023, Effective Date: August 3, 2023)

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

    d. Building setback line, 10 feet wide, along Bandera Road lot line, as shown on plat recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas. [As shown hereon.]

    e. Electric, gas, telephone and cable TV easement, along Bandera Road lot line, as shown on plat recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas. [As shown hereon.]

    f. Water easement, 10 feet wide, along Bandera Road lot line, as shown on plat recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas. [As shown hereon.]

    g. Vehicular non-access easement, 1 foot wide, along Bandera Road lot line, as shown on plat recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas. [As shown hereon.]

    h. Terms, conditions and provisions of the Edwards Aquifer Protection Plan, recorded in Volume 10786, Page 1265, Real Property Records, Bexar County, Texas. [Affects, not plottable.]

    i. Easement(s), as provided therein, granted to Bandera Pad, recorded in Volume 11136, Page 1152, Real Property Records, Bexar County, Texas. [Affects, not plottable.]

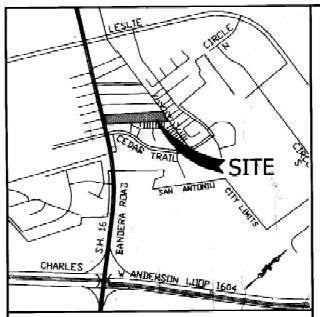
    j. Terms, conditions and provisions of that certain non-exclusive easement pursuant to Drainage Easement recorded in Volume 10631, Page 508, Real Property Records, Bexar County, Texas. [Does not affect subject tract.]

    k. Shared Access Easement by and between Sun Cay, LLC, a Texas limited liability company (owner of Lot 2) and TKG-StorageMart Partners Portfolio LLC (owner of Lot 1), over and across Lot 1, Block 13, Noah's Helotes Subdivision, in the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 9561, Page 136, Deed and Plat Records, Bexar County, Texas, recorded in Document No. _____, Official Public Records of Bexar County, Texas. [Affects, not plottable.]

ALTA/NSPS LAND TITLE SURVEY
OF
LOT 2, BLOCK 13
NOAH'S HELOTES SUBDIVISION
BEING
0.6678 ACRES
IN THE
CITY OF HELOTES
BEXAR COUNTY, TEXAS

QUIDDITY
TBPELS Registration Nos. F-23290 & 10046100
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
Austin * College Station * Dallas * Georgetown * Houston * Rosenberg * Round Rock * San Antonio * The Woodlands

Doc# 20040133425
Book 9561
Page 136
Filed & Recorded
In the Official
COUNTY CLERK
BEXAR COUNTY, TEXAS
06/15/2004 11:07:19 AM
FEES
RECORDING FEE 25.00
RECORDING SURCHARGE 4.00
RECORDING HANDICAP 1.00
COURTHOUSE SECU 1.00



LOCATION MAP SCALE: 1"=2000±

OWNER
EMIL L. & LUREN GAVLICK
323 BUCKHAVEN DRIVE
CANYON LAKE, TEXAS 78133
TEL: (830) 226-5343

DEVELOPER
NOAH'S G.P.
CONTACT PERSON: MICHAEL PARHAM
ADDRESS: 30435 HIGHWAY 281 NORTH
BULVERDE, TEXAS 78163
TEL: (210) 477-1220
FAX: (210) 477-1232

CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: DUANE A. MOY, P.E.
23705 IH-10 W, STE. 207
SAN ANTONIO, TEXAS 78257
TEL: (210) 698-5051
FAX: (210) 698-5085

SCALE: 1" = 100'

SHARED ACCESS NOTE
SHARED ACCESS SHALL BE PROVIDED BETWEEN LOT 1 AND LOT 2.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "GUY/ANNING EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES

(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

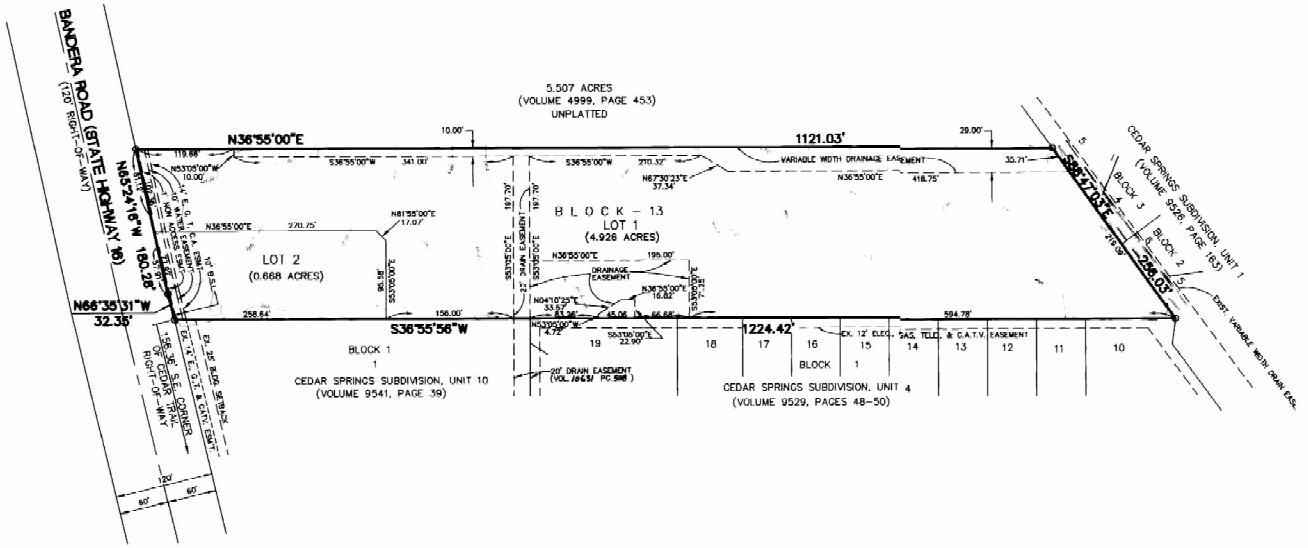
(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 212.63 FT.

(4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

LEGEND
- ● = INDICATES IRON PINS SET OR FOUND
- —678— = EXISTING CONTOUR
- E.G.T.CA. = ELECTRIC, GAS TELEPHONE, CABLE TV
- B.S.L. = BUILDING SETBACK LINE
- DRN. = DRAINAGE
- SAN. SEW. = SANITARY SEWER
- R.O.W. = RIGHT OF WAY

1/2" IRON PINS FOUND AT ALL LOT CORNERS



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

NORTHSTAR LAND SURVEYING, INC.
442 MILLWOOD LANE
SAN ANTONIO, TEXAS 78216
TEL: (210) 826-8228

THOMAS C. HABERER, R.P.L.S. #4350 — REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — THOMAS C. HABERER — 4350 — REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF May 2004

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-28-07

SANDRA G. MOY — NOTARY PUBLIC STATE OF TEXAS — COMMISSION EXPIRES: MARCH 28, 2007

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT

MOY CIVIL ENGINEERS
DUANE A. MOY, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — DUANE A. MOY — 69258 — REGISTERED PROFESSIONAL ENGINEER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF May 2004

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-28-07

SANDRA G. MOY — NOTARY PUBLIC STATE OF TEXAS — COMMISSION EXPIRES: MARCH 28, 2007

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
Noah's 61, Inc dba Noah's Ark Development
DULY AUTHORIZED AGENT
by: Jeffrey E. Eckels, VP

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jeffrey E. Eckels KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF May 2004

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SANDRA G. MOY — NOTARY PUBLIC STATE OF TEXAS — COMMISSION EXPIRES: MARCH 28, 2007

NOAH'S HELOTES

BEING 5.594 ACRES OF LAND RECORDED IN VOLUME 5015, PAGE 687, DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM ALEXANDER SURVEY NO. 416, ABSTRACT NO. 33, COUNTY BLOCK 4477, HELOTES, BEXAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
23705 IH-10 W, SUITE 207
SAN ANTONIO, TEXAS 78257
TEL: (210) 698-5051
FAX: (210) 698-5085

THIS PLAT OF NOAH'S HELOTES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 1st DAY OF June A.D. 2004

BY: MAYOR OR PRESIDING AUTHORITY

BY: SECRETARY

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER 6/8/04

STATE OF TEXAS — ROBERT DON MCCRARY — 34589 — LICENSED PROFESSIONAL ENGINEER

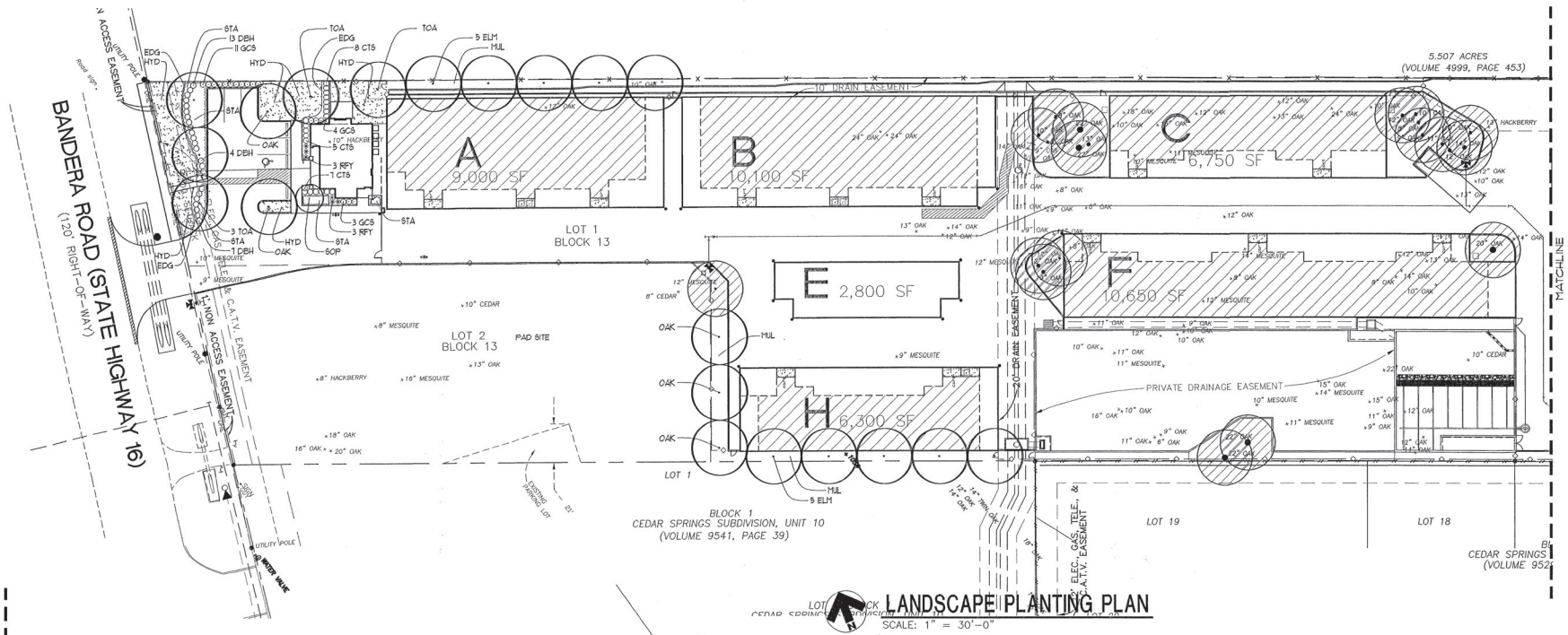
STATE OF TEXAS
COUNTY OF BEXAR

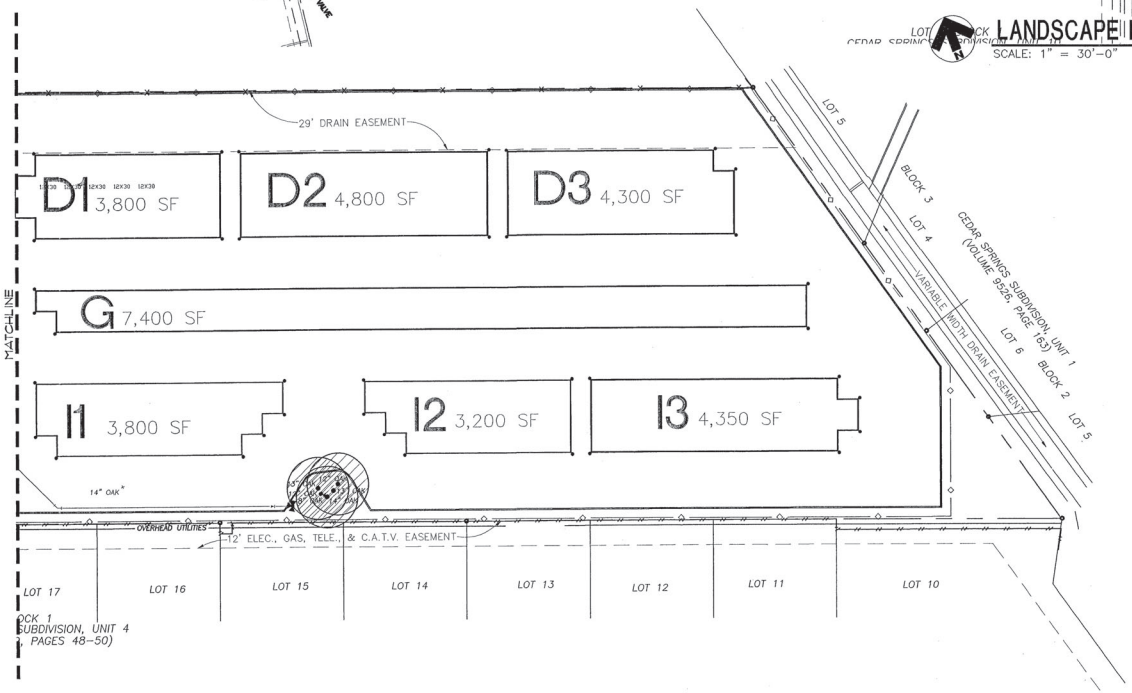
I, Henry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 15 DAY OF June A.D. 2004 AT 11:07 A.M. AND DULY RECORDED THE 15 June A.D. 2004 AT 3:30 P.M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9561, ON PAGE 136

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 15th DAY OF June A.D. 2004

COUNTY CLERK
BEXAR COUNTY, TEXAS
BY Alicia C Lopez DEPUTY

JANUARY 2004 SHEET 1 OF 1





LANDSCAPE PLANTING PLAN
SCALE: 1" = 30'-0"

The existing tree information shown on this plan (location, size & species) is from a plan provided by the owner or by a civil engineering company hired by the owner. The Landscape Architect is not responsible for the accuracy of that information and is using the information provided to prepare this Landscape Development Plan to meet city ordinance requirements.

NOTE: Quantities on the plans are estimates only. The landscape contractor shall verify quantities and is responsible for including in the bid the planting or installation of all items shown on the plan and in accordance with the specifications. Any errors on plan or quantities should be brought to the attention of the landscape architect by the contractor prior to submittal of his bid.

PLANT MATERIALS LIST
NOTE: BID "UNIT" PRICES FOR ALL ITEMS.

KEY	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION
ELM	CEDAR ELM	ULMUS CRASSIFOLIA	2½-3" CAL. CONTAINER, 12' H x 6' S
OAK	LIVE OAK	QUERCUS VIRGINIANA	2½-3" CAL. CONTAINER, 12' H x 6' S
TOA	TEXAS RED OAK	QUERCUS TEXANA	2½-3" CAL. CONTAINER, 12' H x 6' S
SOP	MOUNTAIN LAUREL	SOPHORA SECUNDIFLORA	20 GAL. CONTAINER, MULTI-TRUNK
RFY	RED FLOWERING YUCCA	HESPERALOE PARVIFLORA	5 GAL. FULL
CTS	COMPACT TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	5 GAL. FULL
DBH	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL. FULL
GCS	GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GAL. FULL
STA	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	4" POTS @ 12" O.C.
HYD	BERMUDA GRASS 'SULTAN'	CYNODON DACTYLON 'SULTAN'	HYDROMULCH @ 2 LBS/1000 SF.
EDG	EDGER	RYERSON STEEL EDGER	1/8" x 4" STAKED
MUL	BARK MULCH	BARK MULCH - SHREDDED CEDAR OR PINE	4" DEPTH

NOTE: EACH NEW TREE IS TO BE GROWN IN A CONTAINER AT THE NURSERY (NOT FIELD DUG).

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NAME
FILE LOCATION

DATE	NO.	DESCRIPTION
		REVISIONS

STATE OF TEXAS
JAMES A. COOPER
1692
REGISTERED LANDSCAPE ARCHITECT
4/1/04

JAMES A. COOPER ASLA
landscape architect
900 NE Loop 410, Suite D426
San Antonio, TX 78209
210/821-6570 Fax 210/821-6608

LANDSCAPE PLANTING PLAN
for
Noah's Ark Self Storage
Bandera Road
Helotes, Texas

DATE: 04/01/04
SCALE
1" = 30'
SHEET L1.0
OF 4

HFA

Signed Owner Authorization Form

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

COwner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Colby Sample of Games Holding Company LLC

am the owner of the property located at:12420 Bandera Road Helotes, TX

LOT 2 BLOCK 13 NOAH'S HELOTES SUBDIVISION

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

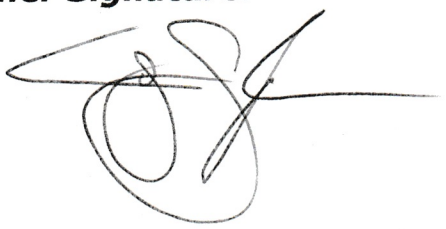
I do hereby authorize Valvoline Instant Oil Chage
To conduct An Instant Oil Change Facility
At 12420 Bandera Road.

Landowner Acknowledgement

I understand that Games Holding Company LLC

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature:

Signature 

2/19/25

THE STATE § OF Texas

County § of County

BEFORE ME, the undersigned authority, on this day personally appeared

Colby Sample

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this Day day of Month

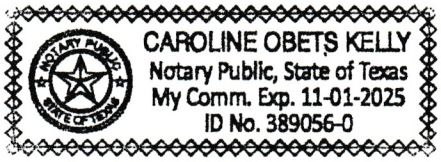
Caroline Obets Kelly

Click or tap here to add ID

NOTARY PUBLIC

Caroline Obets Kelly

Typed or Printed Name of Notary



MY COMMISSION EXPIRES: Date 11-01-2025

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

HFA

Agent Authorization Form (TCEQ-0599)

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

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

I RICHARD GALLEGOS,
Print Name

MANAGER, PRE CONSTRUCTION,
Title - Owner/President/Other

of Valvoline, LLC,
Corporation/Partnership/Entity Name

have authorized Garrett Small / Tiffany Bray / Kelsey Kreher
Print Name of Agent/Engineer

of HFA-AE, Ltd.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

7.31.24
Date

THE STATE OF Texas §

County of Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Gallegos 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 31st day of July, 2024.

NOTARY PUBLIC

CAITLYN JOANN FERGUSON
Notary Public, State of Texas
Comm. Expires 02-09-2028
Notary ID 134755111

Caitlyn Ferguson
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02.09.2028

HFA

Application Fee Form (TCEQ-0574)

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Previously Noah's Ark - Bandera Rd. Now Valvoline LLC

Regulated Entity Location: 12420 Bandera Road, Helotes, TX

Name of Customer: Previously Noah's Ark Now Valvoline LLC

Contact Person: Richard Gallegos Phone: 210-915-0042

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☐ Williamson

San Antonio Regional Office (3362)

☒ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☐ Austin Regional Office

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

☒ San Antonio Regional Office

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	0.6678 Acres	$ 3,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 1.22.25

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

HFA

Check Payable to the "Texas Commission on Environmental Quality"

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

HFA

Core Data Form (TCEQ-10400)

1705 S. Walton Blvd, Suite 3
Bentonville, AR 72712
www.hfa-ae.com

Phone: 479.273.7780
Fax: 479.273.9436

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☒ Other **WPAP Modification**

2. Customer Reference Number *(if issued)*

CN

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

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

RN

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership

☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

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

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

Valvoline, LLC

If new Customer, enter previous Customer below:

7. TX SOS/CPA Filing Number

802501811

8. TX State Tax ID (11 digits)

9. Federal Tax ID (9 digits)

61-1782197

10. DUNS Number *(if applicable)*

11. Type of Customer:

☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

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

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☐ Owner ☐ Operator ☒ Owner & Operator

☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:

100 Valvoline Way

City	Lexington	State	KY	ZIP	40509	ZIP + 4	

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

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

18. Telephone Number

19. Extension or Code

20. Fax Number *(if applicable)*

( ) -		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Noah's Ark - Bandera Road

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	12430 Bandera Rd							
	City	Helotes	**State**	TX	**ZIP**	78023	**ZIP + 4**	
24. County	Bexar							

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

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

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

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

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
4214	4225	811191	

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

previously Self Storage and General Commercial Business proposed Automotive Oil Change Services

34. Mailing Address:	30435 US Hwy 281 N							
	City	Bulverde	**State**	TX	**ZIP**	78163	**ZIP + 4**	
35. E-Mail Address:	James.Boutchyard@valvoline.com							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
( ) - (210) 447-1220		( ) - (210) 477-1232

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
		104151410		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Wendy Wert	**41. Title:**	Landscape Architect

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
( ) - (479) 273-7780	369	**( )** -	wendy.wert@hfa-ae.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:	Valvoline, LLC	**Job Title:**	Manager, PreConstruction
Name *(In Print):*	Richard Gallegos	**Phone:**	**(** 972 **)** 202- **6674**
Signature:		**Date:**	7/31/24